

Project Reference: *Curcuruto_Minimine 2024-125*
Date: *31st March 2026*

Attn: Katarina Segovic
Email: DSPlanningSupport@brisbane.qld.gov.au
Phone: (07) 3403 1937
Brisbane City Council

Re: Response to Further Advice

Council Reference	A006805491
Address	42 Minimine Street, Stafford QLD 4053
Lot and Plan	Lots 14, 15 & 16 on RP74335
Proposed Use	Material Change of Use (Multiple Dwellings)

Ashleigh,

Please find below our response to Councils Further Advice Letter dated 21st January 2026.

Additional supporting information has been attached as Appendices:

- Appendix A: Architectural Plans (DA Issue I)
- Appendix B: Civil Response

Setbacks and Building Separation

1) It is noted the proposal continues to seek a performance outcome for the rear boundary setback, providing a 4m setback in lieu of the Centre or mixed use code's acceptable 6m. Whilst the plans have been amended to provide obscured glazing for the balustrades, there remains concern that from the rear balconies future residents of the proposal may look directly into the private open space areas of the adjoining low density residential development. Consideration is to be given to incorporating additional screening to the rear elevation to minimise privacy impacts to adjoining development in the Low density residential zone. Some potential locations for additional screening are shown in the plan mark-up below.

Response:

Additional screening has been added to the balconies of units facing the rear as per Council's mark-up. Refer to the updated Architectural Plans attached as Appendix A.

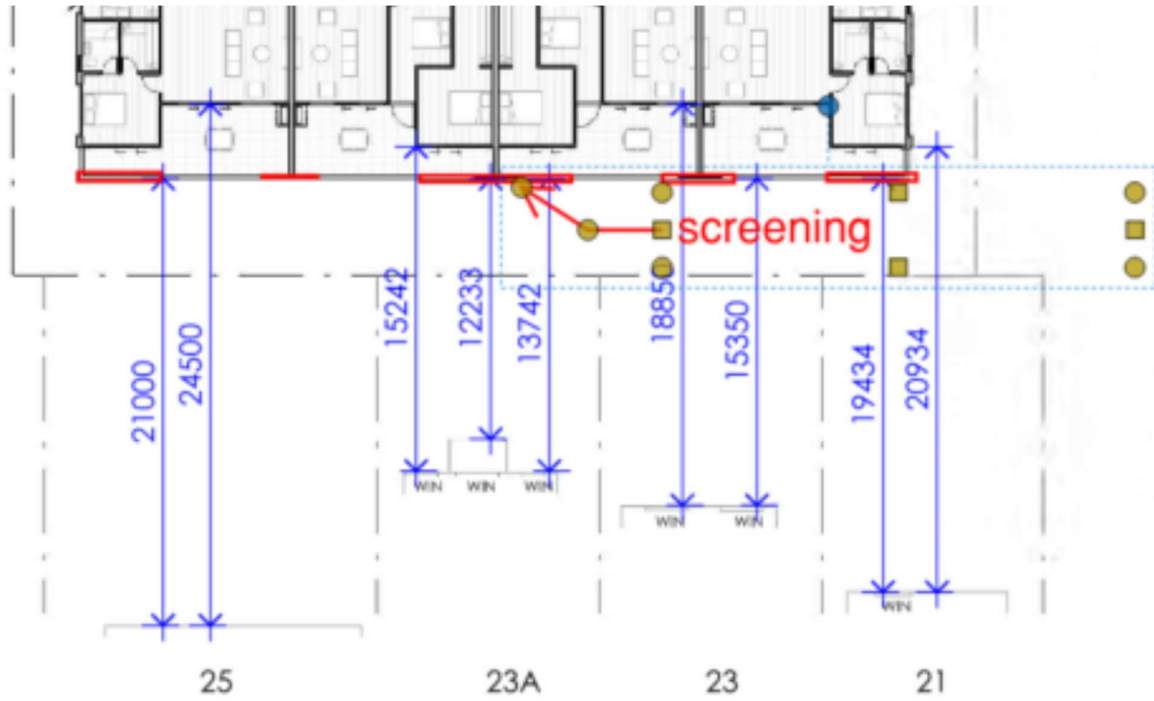


Figure 01- Extract from Council's Further Advice letter

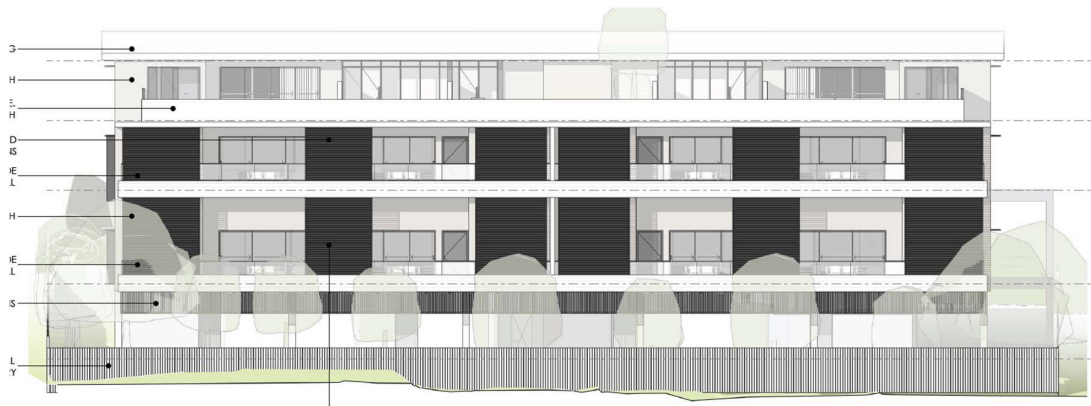


Figure 02- Revised Rear elevation showing additional privacy screens



Figure 03 – Revised Rear view showing additional privacy screens

Refuse

2) The width of the door to the 'Res Bins' room is insufficient for bulk bins to enter and exit the room.

Provide amended plans that demonstrate a 1,100L bulk bin can pass through the room door, ensuring that residential refuse and recycling is able to be stored and collected within the site.

Response:

Architectural drawings have been updated, and doors have been made wider to allow for refuse bin to enter and exit the room. Refer to Appendix A.

Earthworks

3) It is noted a concept bulk earthwork plan as been submitted in response to the information request, with this plan demonstrating that some of the earthworks exceeding 1m in height. However, it is unclear from the plan which earthworks are not ancillary to the building works. In accordance with PO1 / AO1 of the Excavation and

filling code applicable to the proposal, any earthworks that are not ancillary to the building works should have a maximum height of 1m.

- a) Provide an amended RPEQ signed concept bulk earthworks plan that clearly delineates those earthworks that are ancillary to the building works and those that are not ancillary.*
- b) Provide cross sections through areas that are not ancillary to the building works. For example, along the southern boundary in an east-west direction where deep planting is proposed.*
- c) Clearly label the existing and proposed surface levels and the extent / height of earthworks.*

Response:

Refer to the written response including Concept Bulk Earthworks Plan in Appendix B.

Services

4) The response to Council's information request notes a services contractor has been engaged to provide electrical engineering advice and request supply capacity from Energex; however, this information was not available at the time the information request response was submitted, and therefore the additional information request by item 14 of the information request remains outstanding.

Provide confirmation from Energex on the possible requirements for a pad mount transformer to ensure that this is planned for and does not result in plant / servicing dominating the street frontage.

Response:

Advice has been received from Energex indicating that based on the preliminary Maximum Demand Calculation submitted, that a Pad Mount Transformer would be required. The architectural plans have been amended to include a pad mount transformer. Refer to Appendix A.

Air Quality – Basement Car Park

5) It is acknowledged the information request response indicates the basement is partially open, and therefore it can be naturally ventilated and mechanical ventilation exhausts may not be required. It is also noted the response indicates that a condition could be imposed requiring a minimum separation of 15m between exhaust vents from any car park and any sensitive uses, as per AO3.3 of the Centre or mixed use code and AO20.1 of the Multiple dwelling code. This approach relies on future mechanical design for the proposal (including the basement) and does not demonstrate compliance with these acceptable outcomes is achievable.

Given the proposal includes multiple residential levels and adjoins the Low density residential zone, delaying this matter to the Building Application phase of development creates uncertainty, and therefore the ventilation design (including any roof discharge) needs to be considered.

Provide amended plans that indicate locations and design details of mechanical ventilation showing how the minimum 15m between car park exhausts vents and sensitive uses is achieved as per AO3.3 of the Centre or mixed use code and AO20.1 of the Multiple dwelling code.

Where compliance with these acceptable outcomes cannot be achieved by the proposal, provide an air quality impact report in accordance with PO3 and PO20 of the codes, respectively. Guidance on report preparation can be found in the Air quality planning scheme policy.

Response:

Architectural plans have been amended to show the exhaust vent setback a minimum 15m from the adjoining sensitive uses. Refer to Appendix A.

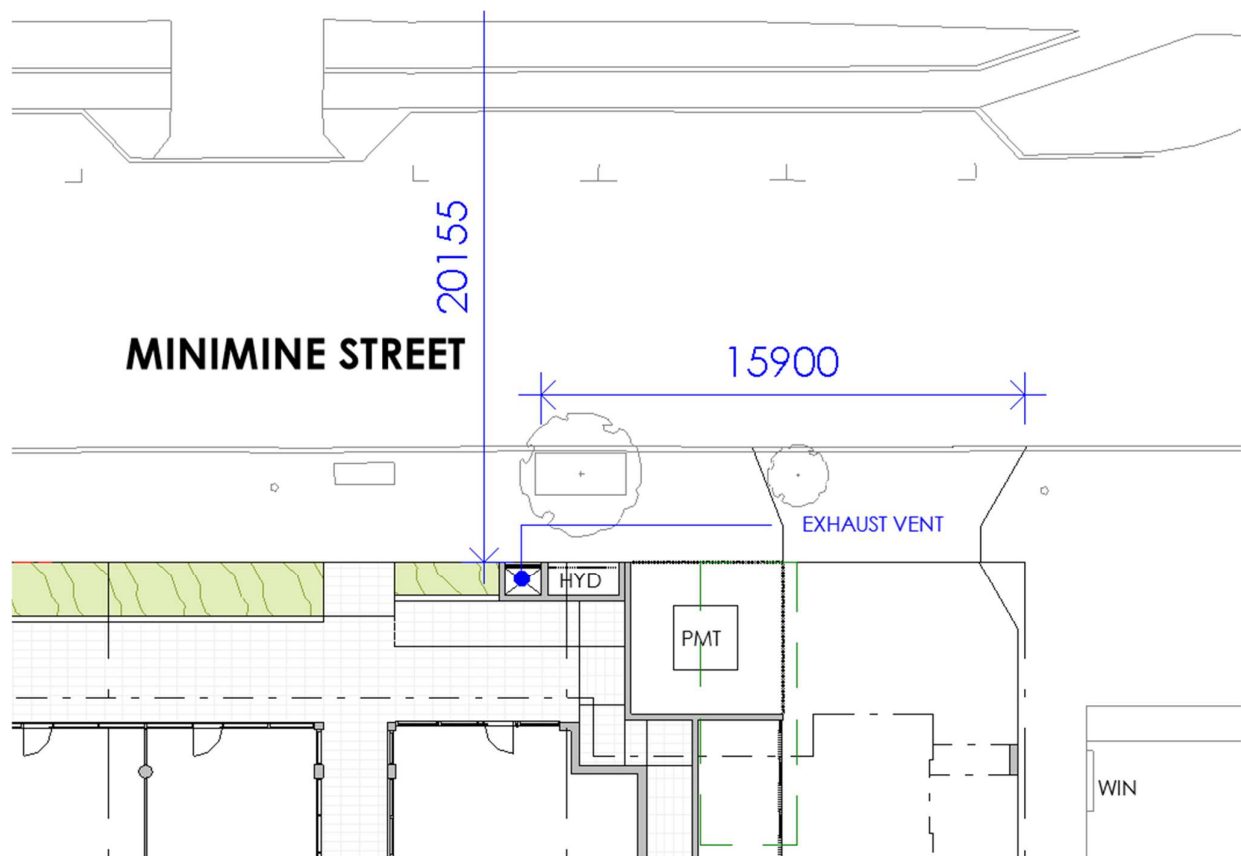


Figure 04- Location of exhaust vent

Conclusion

This correspondence, combined with the attached Appendices A and B provides a response to the items raised in Council's Further Issues Letter.

Please feel free to contact me if you require any further information.

Regards,

Michael Lowe

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Enclosed:

- Appendix A: Architectural Plans (DA Issue I)
- Appendix B: Earthworks Plan