



28 August 2026

Urbicus Ref: URB25-181
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Applicant response to an information request under Section 13 of the DAR

Council reference: A007021687
Property details: 685 Mains Road, Macgregor QLD 4109

We refer to Councils “Information Request” dated 2nd July 2026, relating to the above site (the Site) and application (the Application), and advise that we are providing all the information requested in accordance with Section 13.2 of the Development Assessment Rules.

In support of our response the following documents are provided:

1. **Appendix A** – Amended Architectural Plans
2. **Appendix B** – Amended Landscape Concept Plan
3. **Appendix C** – Traffic Response
4. **Appendix D** – Amended Civil Drawings

We address the specific items raised in Council’s “Information Request” as follows:

- In response to **Items 1 & 2**, refer to **Appendix C**.

Item	Side boundary planting
3	<i>The proposal does not currently provide sufficient boundary planting to the southern boundary to meet the requirements of PO28 of the Multiple dwelling code. The acceptable outcome specifies a minimum 1.5m-wide planting bed, which has</i>

not been achieved along this boundary. The landscape area is to be widened to allow for the provision of screen trees to enhance privacy, improve amenity, and contribute positively to the site's microclimate.

a) Provide amended plans that demonstrate provision of a minimum 1.5m wide planting area along the southern boundary with adequate screen planting.

Response: Refer to **Appendix A & B** (and **Figure 1** below). In accordance with PO28 of the Multiple Dwelling Code, the Site Plan and Ground Floor Plan has been amended to increase the southern side boundary planting area to a minimum width of 1m (from 500mm), which is considered suitable for accommodating screen trees to ameliorate the driveway and car parking areas from the adjoining multiple dwelling to the south.

concepts



Figure 1 Amended Ground Floor Plan

We further note that:

- The adjoining site to the south is improved by a 5-storey multiple dwelling and that the southern boundary of the Site interfaces with an unenclosed car parking area, associated hardstand and a thin landscape strip of a similar size and width to the adjoining landscape strip over the Site (refer to **Figures 2 & 3**).

- The balance of the perimeter of the Site has been accommodated with deep planting areas to provide privacy and further soften the building form.
- A 1m landscape strip along the southern side boundary provides a balance of landscaping, building setbacks and building form, while also addressing site access, swept paths, and car parking.

Given the above-made changes and representations, the proposed 1m landscape strip along the southern side boundary is suitable and satisfies PO28 of the Multiple Dwelling code.



Figure 2 2026 Aerial of the Site and adjoining/ surrounding development



Figure 3 Street View (Gonzales Street) of the Site and adjoining site to the south

Item	Setbacks
4	While articulation and opportunity to maintain visual connection to the street has been demonstrated through the built form proposed, as well as incorporation of deep planting to assist in buffering out noise and air pollutants, the current building setbacks are not achieving the acceptable minimum setbacks as prescribed in AO2 of Mt Gravatt corridor neighbourhood plan and AO3 and AO6 of the Multiple dwelling code to provide comfort and liveable spaces for residents. a) Provide proposed plans to demonstrate compliance with minimum setback requirements, particularly in relation to front setbacks, as per the Mt Gravatt corridor neighbourhood plan and Multiple dwelling code.

Response: Refer to **Appendix A**. To address PO2 of the Mt Gravatt corridor neighbourhood plan and PO3 & PO6 of the Multiple Dwelling code, the following changes to building setbacks have been made:

- Corner of Laver Street & Mains Road front setback: **1.932m** (from 1.58m)
- Laver Street front setback: **4.083m** (balcony – from 3.583m) and **4.607m** (wall - from

4.107m)

- Corner of Gonzales Street and Laver Street front setback: **1.981m** (from 1.627m)
- Southern side boundary setback (from level 1 up): **3.419m** (from 3.928m)

Overall, greater front boundary setbacks to road frontages have been provided. Despite the reduction in the southern side boundary setback to **3.419m**, we note that:

- The non-compliance is minor (581mm) and only relates to the upper levels.
- A 6.419m southern side boundary setback on the ground level to wall has been provided in lieu of 4m.
- Additional landscaping has been provided to the southern side boundary to provide additional tree screening to soften the car parking areas and driveway areas and provide further privacy to adjoining development.
- The adjoining site to the south is improved by a 5-storey multiple dwelling and that the southern boundary of the Site interfaces with an unenclosed car parking area, associated hardstand and a thin landscape strip of a similar size to the adjoining landscape strip over the Site (refer to **Figures 2 & 3**).

In relation to the amended front boundary setbacks, we first note that the Site has three (3) frontages:

- **Laver Street** (north) – primary street frontage
- **Gonzales Street** (east) - secondary street frontage
- **Mains Road** (west) – secondary street frontage

The non-compliances in front boundary setbacks are primarily to the corner frontages/ parts of the Site and are a by-product of the shape of the lot. The building setbacks to the core walls and balconies are generally compliant with AO3 & AO6 of the Multiple Dwelling code, except for the front boundary setback (to wall) to Laver Street. Notwithstanding, we note that:

- The Laver Street frontage has historically functioned as the primary street frontage - by way of vehicular access and dwelling orientation – versus Mains Road, which is a higher-order road. The proposed development maintains this established pattern by orienting balconies, street surveillance and the pedestrian entrances to Laver Street. Existing ancillary dwelling structures over the Site are currently built to the Laver and Gonzales street frontages.

- The proposed balcony and wall setbacks (including to Laver Street) are consistent with, or comparable to, the approved multiple dwelling setbacks at 2 Laver Street (Council reference A003766833) of approximately 4-4.5m. This development proposal (now constructed and completed) is of a bulk, form and scale (i.e., 3-storey townhouses) consistent with the proposal. Accordingly, the reduced setback to Laver Street has previously been determined by Council as visually dominating or being overbearing within the streetscape. See **Figure 2**.
- The Site has three road frontages and functions as a corner lot, with Mains Road and Gonzales Street functioning as secondary frontages. Under Brisbane City Plan 2014, secondary street frontages for corner lots may accommodate reduced setbacks of up to 1.5m. In this instance, the proposal provides a 3.008m setback (to wall), a greater setback than the prescribed 1.5m setback allowable under **AO27** of the **Subdivision Code** for secondary street frontages.
- Notwithstanding the above, the proposed dwellings are well articulated and will not result in unreasonable amenity impacts or detract from the established streetscape character. The building form is limited to **three storeys**, which is below the maximum of **five storeys** permitted under the MDR Code, and therefore does not present an overbearing built form.
- The development also incorporates a high-quality landscape outcome, including deep planting within the frontage that contributes positively to the streetscape, as demonstrated in the amended Landscape Concept Plan (**Appendix B**). Deep Planting areas in excess of 10% (15.8%) across the Site is proposed, which will assist in softening the built form to all street frontages.

Given the above-made design changes and representations, the proposal is suitable and satisfies PO4 & PO6 of the Multiple Dwelling code.

Item	Private Open Space
5	<i>While ground level private open spaces have been shown on plan, clarify the area dedicated to private open space for Unit 1 and Unit 3 separate to the deep planting zones.</i>
Item	Private Open Space
6	<i>Provide clarification around the floor finish to the roof terrace and whether shading will be provided to demonstrate usability of this space.</i>

Response: Refer to **Appendix A**. The private open space areas on ground level for each proposed lot and dwelling have been clearly delineated from deep planting areas (see ground floor plan). In addition, the floor finish on the rooftop terraces has been nominated on the rooftop plan.

Item	Air Quality – Transport Corridor - A sub-category
7	The proposed development is located within the Transport air quality corridor A subcategory. The proposed Lot 3 and 'Unit 3' multiple dwelling shown on the proposed plans appear to be partially within this subcategory. a) Submit information showing the entire building (particularly Lot 3 and Unit 3 closest to Mains Road) complies with separation distances in AO1(a), supported by drawings. i. The site is affected by a Category 1 road for Transport air quality overlay and therefore as per Table 8.2.23.3.B, the required minimum separation distance measured from the kerb (m), is 10m horizontal and 5m vertical. ii. If minimum separation distance in AO1(a) cannot be demonstrated as achieved, ducted mechanical ventilation must be provided in accordance with AO1(b) i.e. mechanical ventilation air intakes must either achieve the prescribed separation distances from the kerb, or incorporate filtration (minimum F6 or MERV 9). Where filtration is used, ongoing maintenance is required to ensure continued performance.

Response: It is requested that ducted mechanical ventilation be conditioned for Proposed Lot 3 (Unit 3).

Item	Road Noise - State designated Transport Noise Corridor
8	The site is located within a designated State Transport Noise Corridor - Road. Residential buildings that are located within the corridor need to comply with the Queensland Development Code Mandatory Part 4.4 – 'Buildings in a transport noise corridor' (QDC MP 4.4). Under the code, residential buildings need to achieve certain levels of noise reduction for occupants (through incorporating appropriate building materials to the building's external envelope (e.g. windows, walls roof, floors and entry doors). Compliance with QDC MP4.4 is the responsibility of the Building Certifier. Council will not be assessing traffic noise impact reports for the subject site.

Response: Compliance with QDC MP4.4 can be a condition of approval.

In accordance with Section 60 of the *Planning Act 2016* the Information and Referral Part under the DA Rules is now at an end and we will proceed with Public Notification of the Application.

Should you have any queries please contact our office.

Kind Regards



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