

# Planning Report

Change Application (Other) to DA6715745 For a Development Permit For Material Change of Use For Showroom, Outdoor Sales and Low Impact Industry (Motor Vehicle Repair Workshop)  
603 Mains Road, Macgregor and  
Described as Lot 1 on SP303661 and part of Lot 8 on SP273257  
Prepared for: DMC Projects C/- Guy Kits  
Reference No: BRMM7050.000.109.1  
June 2026

## Document Information

Prepared for: PRESTIGE GROUP HOLDINGS PTY C/- Guy Kits  
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Issue	Date	Author	Approved
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Lodgement	17/06/2026	Georgina Roth	JW

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## EXECUTIVE SUMMARY

This report has been prepared by MNG LandPartners on behalf of PRESTIGE GROUP HOLDINGS PTY (**applicant**), in support of a request to make a Change Application (Other) to amend the Decision Notice DA6715745 For a Development Permit for a Material Change Of Use for Showroom, Outdoor Sales and Low Impact Industry (Motor Vehicle Repair Workshop), at 603 Mains Road, Macgregor on land described as Lot 1 on Plan SP303661 and part of Lot 8 on SP273257 (**premises**).

This application is made in the approved form to the Brisbane City Council as the assessment manager, in accordance with s78 of the *Planning Act 2016* and is subject to the relevant assessment benchmarks for Impact Assessment under the *Planning Act 2016*. The Department of State Development, Manufacturing, Infrastructure & Planning has been identified as a Concurrence Agency under the *Planning Regulation 2017*.

The proposal has been submitted to formalise the use of the easement area only. The access easement has been approved through a Development Permit for Reconfiguring a Lot issued by Council on 26 March 2026 (Council Reference: A006870887). No change to the existing approved land uses are proposed and the proposal will not result in any additional access points.

A full assessment of the proposed development against the assessment benchmarks has determined that the proposal generally complies. Any alternative solutions proposed are justified and provide an appropriate design response.

This planning report, together with the accompanying plans and specialist reports, demonstrate that the application should be supported by the Council, subject to relevant and reasonably required conditions, and that approval of this application is warranted.



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## 1. SYNOPSIS

### 1.1 Development application details

<b>Applicant:</b>	PRESTIGE GROUP HOLDINGS PTY C/- MNG LandPartners
<b>Proposed development:</b>	Change Application (Other) to amend the Decision Notice DA6715745 for a Development Permit for a Material Change of Use for Showroom, Outdoor Sales and Low Impact Industry (Motor Vehicle Repair Workshop)
<b>Address:</b>	603 Mains Road, Macgregor and part of 520 Kessels Road, Macgregor
<b>Lot / plan description:</b>	Lot 1 on Plan SP303661, part of Lot 8 on SP273257
<b>Area:</b>	Lot 1 on SP303661 - 26770 Lot 8 on SP273257 – 11,100m <sup>2</sup> (application over part only)
<b>Easements:</b>	Yes <ul style="list-style-type: none"><li>• Lot 1 on SP303661 -<ul style="list-style-type: none"><li>- No 718931442 burdening the land to Lot 8 on SP273257 over Easement A on SP303649</li><li>- Easement in Gross No 723389444 burdening the land to Brisbane City Council over Easement E on SP344067</li><li>- EASEMENT IN GROSS No 724065272 burdening the land to<ul style="list-style-type: none"><li>- ENERGEX LIMITED A.C.N. 078 849 055 over Easement EA</li><li>- on SP350916</li><li>- Easement AA in Lot 1 on SP303661</li></ul></li></ul></li><li>• Lot 8 on SP273257 –<ul style="list-style-type: none"><li>- Proposed Easement AB in Lot 8 on SP273257 having an area of 698m<sup>2</sup></li></ul></li></ul>
<b>Owner of the premises:</b>	<ul style="list-style-type: none"><li>• Lot 1 on SP303661 - PRESTIGE GROUP HOLDINGS PTY LIMITED A.C.N. 073 650 512</li><li>• Lot 8 on SP273257 – VL PROPERTY INVESTMENTS NO 4 PTY LTD A.C.N. 621 004 420 – TRUSTEE UNDER INSTRUMENT 720760728</li></ul> <p>Current Title Search included as <b>Appendix F</b></p>



<b>Local government:</b>	Brisbane City Council
<b>Pre-lodgement meeting:</b>	No

## 1.2 Planning instrument details

<b>QLD planning legislation:</b>	<i>Planning Act 2016 (PA2016) and Planning Regulation 2017 (PR2017)</i>
<b>State planning policy:</b>	<i>State Planning Policy (July 2017)</i>
<b>Regional plan designation:</b>	<i>SEQ Regional Plan 2023 – Urban Footprint</i>
<b>Additional matters established under PR2017:</b>	N/A
<b>Temporary local planning instrument:</b>	N/A
<b>Existing variation approval:</b>	N/A
<b>Planning scheme:</b>	<i>Brisbane City Plan 2014 (Version v 36.00/2026)</i>  <i>(previous approval under Brisbane City Plan 2014 Version v 31.00/2024)</i>
<b>Zone:</b>	Specialised Centre (Large Format Retail Precinct) Zone
<b>Neighbourhood Plan:</b>	Mt Gravatt Corridor Neighbourhood Plan <ul style="list-style-type: none"> <li>• Kessels Road Precinct (NPP-004)</li> <li>• Kessels Road Corridor Sub-Precinct (NPP-004a)</li> </ul>
<b>Overlays:</b>	<ul style="list-style-type: none"> <li>• Airport Environs Overlay</li> <li>• Bicycle Network Overlay</li> <li>• Community Purposes Overlay</li> <li>• Critical Infrastructure and Movement Network Overlay</li> <li>• Road Hierarchy Overlay</li> <li>• Streetscape Hierarchy Overlay</li> <li>• Transport Air Quality Corridor Overlay</li> <li>• Transport Noise Corridor Overlay</li> </ul>
<b>Category of assessment:</b>	Impact Assessment (15BD notification)



<b>Assessment benchmarks:</b>	The planning scheme, including: <ul style="list-style-type: none"><li>• Specialised Centre Zone Code</li><li>• Mt Gravatt Corridor Neighbourhood Plan Code</li><li>• Bicycle Network Overlay Code</li><li>• Road Hierarchy Overlay Code</li><li>• Streetscape Hierarchy Overlay Code</li><li>• Specialised Centre Zone Code</li><li>• Industry Code</li><li>• Infrastructure Design Code</li><li>• Landscape Work Code</li><li>• Outdoor Lighting Code</li><li>• Stormwater Code</li><li>• Transport, Access, Parking and Servicing Code</li></ul>
<b>Infrastructure charges:</b>	The subject site is located within the Priority infrastructure area. As part of the change application a revised Infrastructure Charges Notice is to be provided.

### 1.3 Referral

<b>Referral agency:</b>	Department of State Development, Infrastructure and Planning as a Concurrence Agency- <ul style="list-style-type: none"><li>• <i>Sch. 10, part 9, div. 4, sub. 2, table 4, item 1</i> of the PR2017 (State transport corridors)</li></ul>
<b>State development assessment provisions:</b>	SDAP version 3.5- <ul style="list-style-type: none"><li>• State code 1 (Development in a state-controlled road environment)</li></ul>



## 1.4 Common material

In addition to this Planning Report, the following documents have been attached in support of the application as appendices for Council consideration:

### Appendix A

- DA Form 1 (Development application details)
- Landowner Consent

### Appendix B

Assessment benchmarks (*State Development Assessment Provisions*) -

- State Code 1 (Development in a state-controlled road environment)

### Appendix C

Assessment benchmarks (*Brisbane City Plan v36.00/2026*)-

- Mt Gravatt Corridor Neighbourhood Plan Code
- Bicycle Network Overlay Code
- Road Hierarchy Overlay Code
- Streetscape Hierarchy Overlay Code
- Specialised Centre Code
- Industry Code
- Infrastructure Design Code
- Landscape Work Code
- Outdoor Lighting Code
- Stormwater Code
- Transport, Access, Parking and Servicing Code
- Wastewater Code

### Appendix D

- Relevant plans

### Appendix E

- Approved Plan – DA A006870887

### Appendix F

Title documents

- Current Title Search

### Appendix G

Relevant searches-

- SmartMap
- Environmental Management Register (EMR) / Contaminated Land Register (CLR)
- State Planning Policy Mapping (SPP)
- Development Assessment Mapping System (DAMS) – SARA Map
- Council Property Report and Mapping



## 2. SUBJECT PREMISES

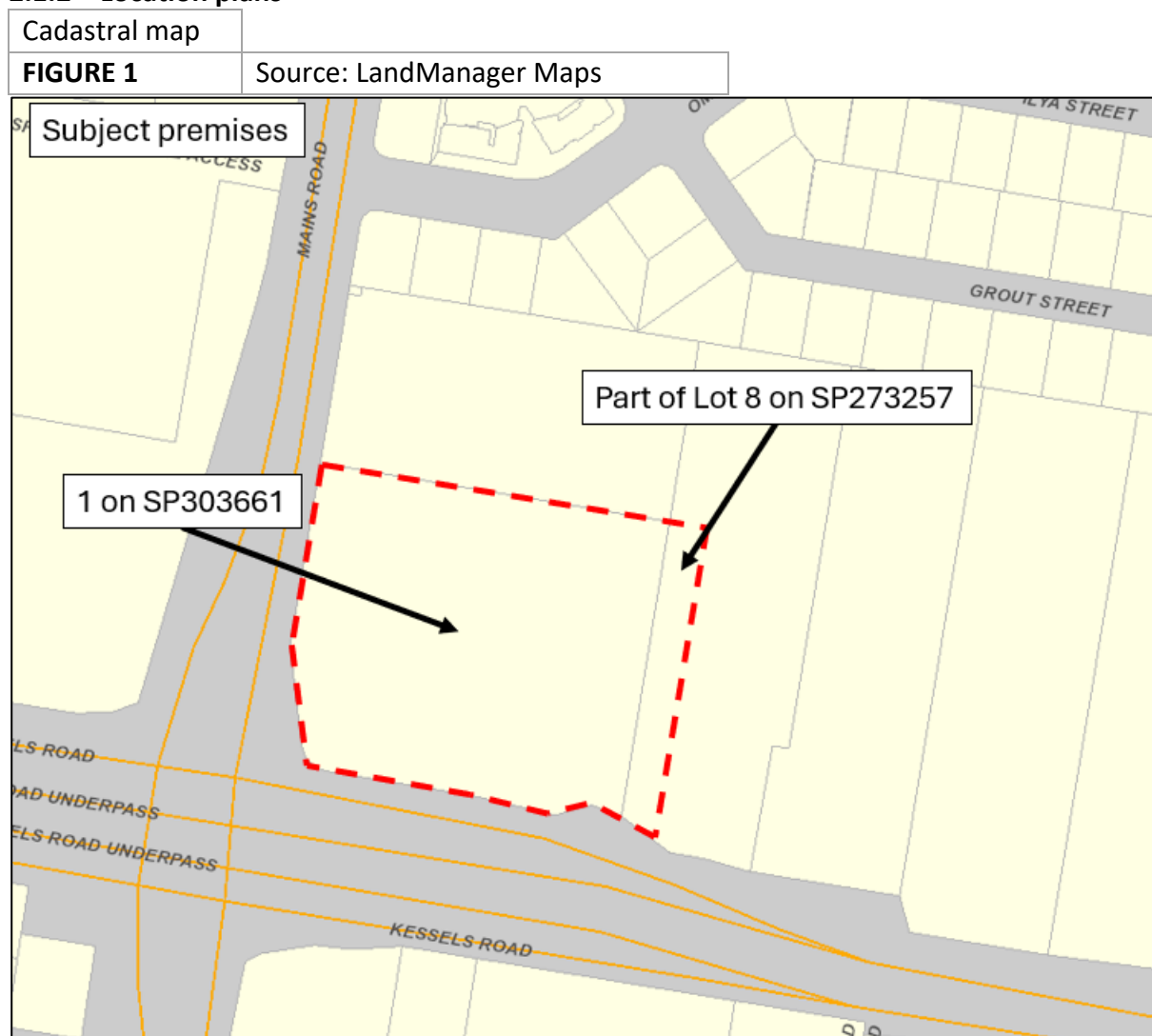
### 2.1 Characteristics

#### 2.1.1 Location

As shown on Figures 1 and 2 below, the premises are located at 603 Mains Road and 520 Kessels Road, Macgregor, described as Lot 1 on SP303661 and Lot 8 on SP27357, with a total area of 26,770m<sup>2</sup>.

The premises are situated within the Brisbane City Council local government area. The premises has frontage to Mains Road in the west and Kessels Road in the south which are multi-laned, State-controlled roads. The intersection is signalled with an underpass beneath Mains Road providing for Kessels Road through traffic. An access (ramp) lane runs along the Kessels Road frontage of the site facilitating traffic movements from Mains Road.

#### 2.1.2 Location plans





Aerial Image	
<b>FIGURE 2</b>	Source: MNG Maps



### 2.1.3 Land tenure, easements and encumbrances

The premises are freehold land, with Lot 1 on SP303661 owned by Prestige Group Holdings Pty Ltd, and Lot 8 on SP273257 owned by VL Property Investments No 4 Pty Ltd Trustee under instrument 720860728, as per the Current Title Searches included as **Appendix F**. The premises are identified as either benefiting or burdened by registered easements as follows:

- Lot 1 on SP303661 -
  - Easement No 718931442 burdening the land to Lot 8 on SP273257 over Easement A on SP303649
  - Easement in Gross No 723389444 burdening the land to Brisbane City Council over Easement E on SP344067
  - EASEMENT IN GROSS No 724065272 burdening the land to ENERGEX LIMITED A.C.N. 078 849 055 over Easement EA on SP350916
- Lot 8 on SP273257 –
  - Easement No 718931442 16/08/2018 benefiting the land over Easement A on SP303649
  - Easement in Gross No 723389446 11/07/2024 burdening the land Brisbane City Council over Easement CC on SP337686



#### 2.1.4 Existing land use

Lot 1 on SP303661 is currently improved by Mercedes Benz MacGregor to the northern boundary of the premises with a Volkswagen dealership currently to the southern side as approved via Council Change (Minor) Decision Notice A006331351. Lot 8 on SP273257 features large format retail activity uses.

The uses on Lot 1 on SP303661 currently achieve access via an existing driveway to Mains Road on a left-in, left-out basis and includes hardstand areas used for manoeuvring and vehicle display. The existing uses on Lot 8 on SP273257 achieve access via an existing driveway to Kessels Road on a left-in, left-out basis. This driveway access includes existing access Easement A on Lot 1 SP303649.

Easement AA on Lot 1 on SP303661 and Easement AB in Lot 8 on SP273257 were approved by Council over this driveway as part of Decision Notice A006870887.

#### 2.1.5 Surrounding land use

- North – Warehouse being a Self-storage facility (National Storage);
- East – Mixed use centre incorporating showroom, shop, indoor sport and recreation uses and low impact industry (being a motor vehicle repair workshop);
- South – Mixed use centre comprising shop and showroom; and
- West – Indoor sport and recreation and Outdoor sport and recreation being the Nissan Arena and the Queensland Sport and Athletics Centre.

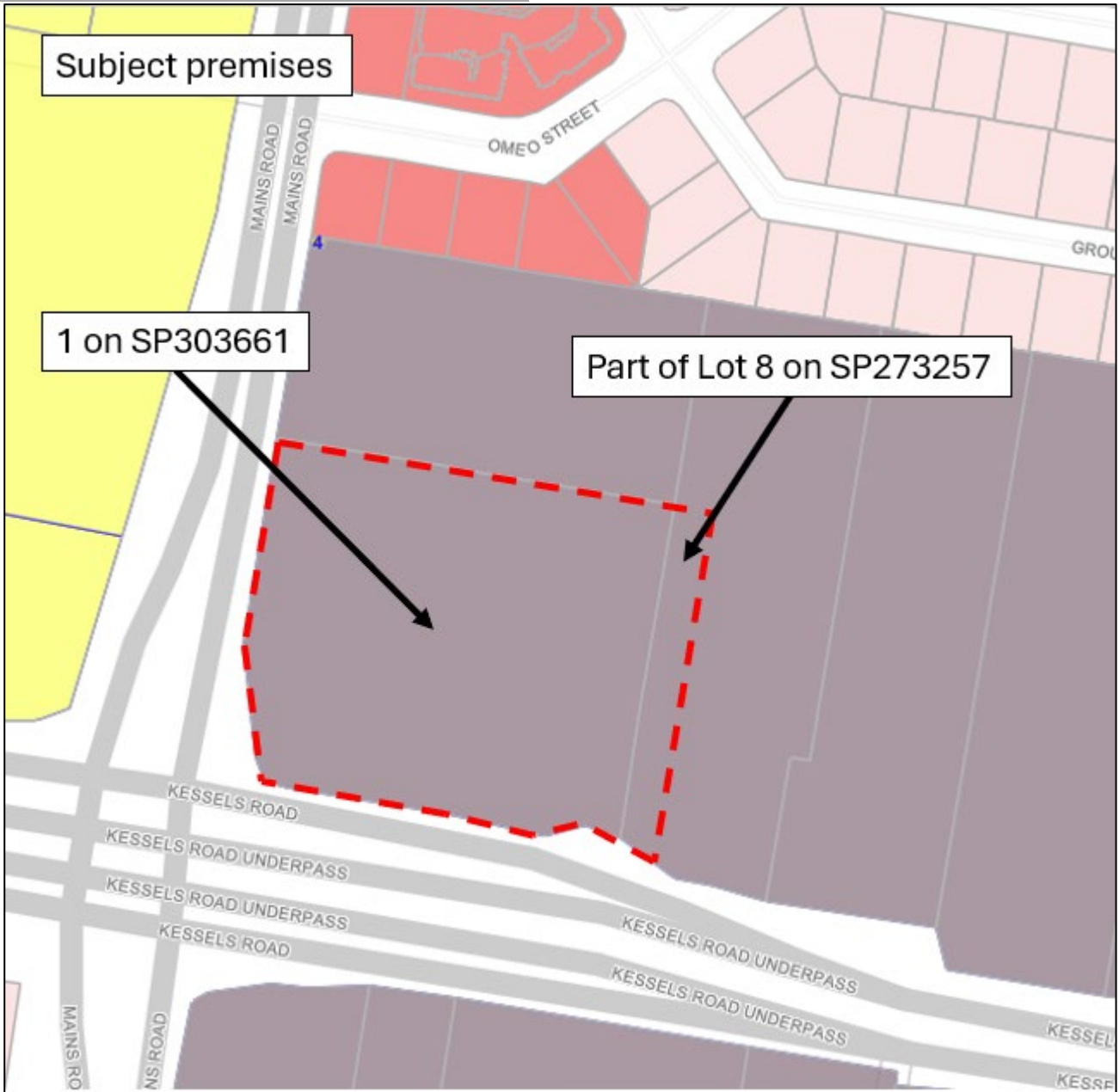
#### 2.1.6 Zone map

The premises are identified within the Specialised Centre Zone of the Brisbane City Plan 2014 (v36.00/2026) as shown in Figure 3 below and discussed in detail further in this report.

The land adjoining the premises is similarly zoned as Specialised Centre Zone. Further north of the site the land is identified within the Medium Density Residential zone and Low-Density Residential Zone. To the west of the site, the land is zoned as Community Facilities. To the south and east of the site, the land is zoned as Specialised Centre Zone.



Zone Map  
**FIGURE 3** Source: City Plan 2014





## 3. PROPOSAL

### 3.1 Development type and definition

#### 3.1.1 Description

The proposal seeks a Change Application (Other) – DA006715745 for a Development Permit for a Material Change of Use for Showroom, Outdoor Sales and Low Impact Industry (Motor Vehicle Repair Workshop).

#### 3.1.2 Definition under the Planning Act

The proposed changes are not considered minor and therefore have been assessed in accordance with the requirements of s82 of the *Planning Act 2016*. An assessment of the relevant benchmarks to the extent they are applicable to the proposed change has been provided in **Appendix B and C**.

### 3.2 Application History

The relevant application history is summarised as follows:

- Decision Notice A005664381, being a Material Change of Use Development Permit (Showroom, Low Impact Industry, Outdoor Sales) was granted on 7 October 2021. The approved development comprised of a 984 m<sup>2</sup> Showroom, a 1,372m<sup>2</sup> Low Impact Industry (Motor Vehicle Repair Workshop) and adjacent Outdoor Sales of 1,075 m<sup>2</sup> over the subject site. The original proposal included access via the existing left-in, left-out access driveway to Mains Road and retention of the existing access easement (containing the slop road providing access from Kessels Road to the adjoining site to the east.
- A Change (Minor) was made to the proposal under Decision Notice A006331351 and was granted on 28 November 2023 for a Material Change of Use (Showroom, Outdoor Sales and Low Impact Industry (Motor Vehicle Repair Workshop)). The approved Change (Minor) incorporated a revised stormwater management plan which provided for a gravity drainage system through the adjoining lots, connecting to Council infrastructure within Lot 202 on RP115382 through Lot 8 on SP273257, providing a lawful point of discharge to the north-eastern corner of the premises. The consent of the adjoining owners to the works was provided. Subsequent to the approval easements have been created for underground drainage generally in accordance with the approved plans of development to facilitate the stormwater management system.
- A second Change (Minor) under Decision Notice A006715745 was granted on 5 April 2025 for a Material Change of Use (Showroom, Outdoor Sales and Low Impact Industry (Motor Vehicle Repair Workshop)). The approved Change (Minor) incorporated a revised stormwater management plan to incorporate a revised stormwater quality treatment system, with changes being limited to an update to the Stormwater Management Plan.
- On 26 March 2026 application number A006870887 was granted for Reconfiguring a Lot. The approval was for the creation of reciprocal access easements over existing Lot 1 on SP303661 and Lot 8 on SP273257. The access easements approved under this Decision Notice are to be incorporated within the proposed Change (Other) and will support the inclusion of part of the additional lot (being part of Lot 8 on SP273257) to the approval.



### 3.3 Details of proposed changes

As shown on the proposal plans included as **Appendix D** and the approved Easement Plan for Decision Notice A006870887 (Drawing Number: BRMM7050-000-27-1), included as **Appendix E**, the proposal seeks to formalise vehicular access to Mains Road and Kessels Road via the existing driveways which benefit from the following approved easements as detailed in Figure 3:

- Easement AA in Lot 1 on SP303661 having an area of 1,257m<sup>2</sup>; and
- Easement AB in Lot 8 on SP273257 having an area of 698m<sup>2</sup>.

The access easements have been approved by Council under development permit A006870887. The purpose of this proposed change seeks to formalise the use of these easements for the approved land uses on Lot 1 (being the showroom, outdoor sales and low impact industry (motor vehicle servicing) approved under development permit A006715745). The proposal has been submitted to formalise the use of the easement area only. No change to the existing approved land uses are proposed and the proposal will not result in any additional access points.

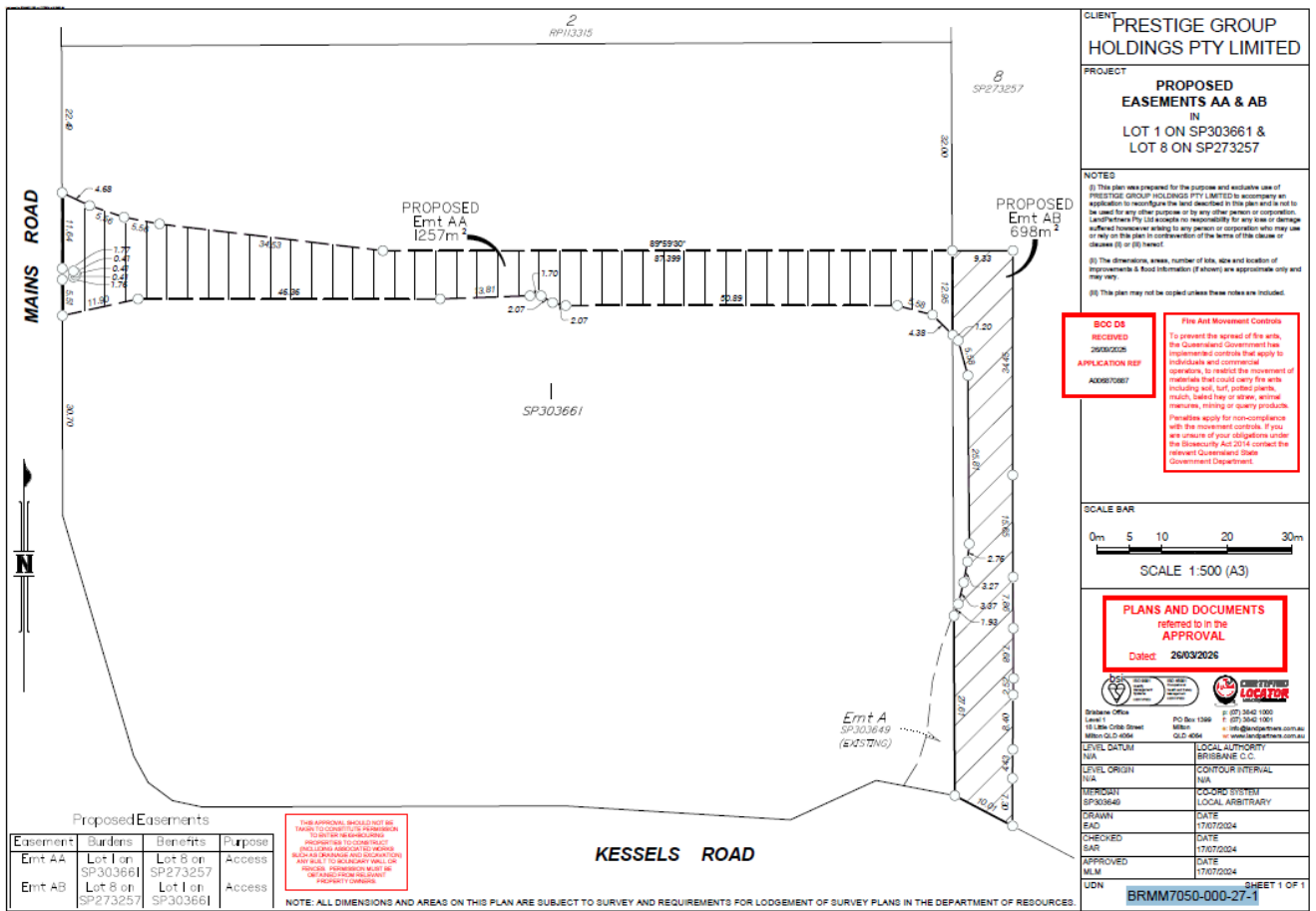
No changes are proposed to the existing access points to the premises as part of this application, with the easements (approved via Decision Notice A006870887) created over the existing and approved driveway areas. The proposed easements have been configured to ensure the continued provision of access, driveway, parking, servicing and manoeuvring areas to the developments on the premises.

The proposed change is sought to ensure alignment of the development approvals over the site and will not impact on the current operation of the approved uses on the site.



Approved Access Easements  
**FIGURE 3**

Source: LandPartners, 2025





## 4. DEVELOPMENT ASSESSMENT

### 4.1 Category of assessment

In accordance with Section 82 of the *Planning Act 2016*, assessing and deciding a change application for other changes are to be assessed against the relevant provisions as if –

- a. *The responsible entity were the assessment manager; and*
- b. *The change application were the original development application, with the changes included, but was made when the change application was made;*

In accordance with the categories of assessment table 5.5.26 for the Specialised Centre Zone of the *Brisbane City Plan 2014* the proposed development is subject to **Impact Assessment**, as prescribed in section 45(5) of the *Planning Act 2016* and section 31(1) of the *Planning Regulation 2017*, and therefore requires public notification (15BD notification period). It is noted the Council Overlays do not change the category of assessment in this instance.

The following sections of this planning report include an assessment of the proposed development against the relevant components of the Brisbane City Council planning documents (including the Brisbane City Plan 2014), and the other assessment benchmarks identified above.

### 4.2 Matters established in the Planning Regulation

The following are the key considerations under schedule 10 of the *Planning Regulation 2017*, as relevant to the application. It is noted that the proposal does not constitute *prohibited development* under the regulation.

#### 4.2.1 Referral

Based on a review of schedule 10 of the *Planning Regulation 2017* (detailed in next section), the application triggers referral to the Referral Agencies detailed in **Table 2** below, which will be carried out in accordance with the *Development Assessment Rules*:

<b>TABLE 2</b>	Referral details
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TRIGGER	MATTER	ASSESSMENT BENCHMARK	REFERRAL AGENCY & TYPE
<i>Sch. 10, part 9, div. 4, sub. 2, table 4, item 1</i>	<i>Material change of use of premises near a State transport corridor or that is a future State transport corridor</i>	State Code 1: Development in a state-controlled road environment	Department of State Development, Infrastructure & Planning as a <b>Concurrence Agency</b>

Based on the referral matters and assessment benchmarks identified above, the proposal has been assessed against the *State Development Assessment Provisions* (3.6) included as **Appendix B**.



#### 4.2.2 Development assessment under Schedule 10 of PR2017

Based on the State Government searches included as **Appendix G**, the following is a statement in relation to the matters prescribed under schedule 10 of the *Planning Regulation 2017*:

**TABLE 3** Assessment under the planning regulation

PART	ASPECT	COMMENT / ASSESSMENT
Sch. 10, part 1	<b>Airport land</b>	Not applicable, the premises do not include airport land.
Sch. 10, part 2	<b>Battery storage facilities</b>	Not applicable, the proposal does not include battery storage facilities.
Sch. 10, part 2A	<b>Caboolture West interim structure plan</b>	Not applicable, the premises is not mapped within the Caboolture West Interim structure plan area.
Sch. 10, part 3	<b>Clearing native vegetation</b>	Not applicable, the premises is an existing developed site and does not contain native vegetation.
Sch. 10, part 4	<b>Contaminated land</b>	Not applicable, the premises are not included on the Contaminated Land Register or the Environmental Management Register ( <b>Appendix G</b> ) and are not identified as an <i>area of substantial unexploded ordnance potential (UXO)</i> on the State Government mapping.
Sch. 10, part 5	<b>Environmentally relevant activities (ERA)</b>	Not applicable, the proposal does not include an ERA prescribed under schedule 2 of the <i>Environmental Protection Regulation</i> .
Sch. 10, part 6	<b>Fisheries</b>	Not applicable, the proposal does not include aquaculture activities.
Sch. 10, part 7	<b>Hazardous chemical facilities</b>	Not applicable, the proposal does not include a hazardous chemical facility.
Sch. 10, part 8	<b>Heritage places</b>	Not applicable, the premises are not identified as a local heritage place (based on Council's planning scheme) or a Queensland heritage place on the State Government database ( <b>Appendix G</b> ).



PART	ASPECT	COMMENT / ASSESSMENT
Sch. 10, part 9	<b>Infrastructure-related referrals</b>	<p>Applicable, the premises are located in proximity to existing or future State transport corridors being Mains Road and Kessels Road.</p> <p>It is noted that:</p> <ul style="list-style-type: none"> <li>• the premises are not identified as designated premises;</li> <li>• the premises are not subject to an electricity easement or near a substation;</li> <li>• the premises are not subject to a pipeline easement;</li> <li>• the proposal does not exceed a threshold prescribed in schedule 20.</li> </ul>
Sch. 10, part 10	<b>Koala habitat in SEQ region</b>	<p>Not applicable, the premises are mapped outside the Koala Priority Area and on the State Government mapping (<b>Appendix G</b>) and are not mapped as containing koala habitat area. Accordingly, an assessment of the assessment benchmarks prescribed under Schedule 11 of the <i>Planning Regulation 2017</i> is not required in this instance.</p>
Sch. 10, part 11	<b>Noise sensitive place on noise attenuation land</b>	<p>Not applicable, the premises are not identified as <i>noise attenuation land</i> on the State Government mapping (<b>Appendix G</b>).</p>
Sch. 10, part 12	<b>Operational work for reconfiguring a lot</b>	<p>Not applicable, the application does not include an Operational Work component.</p>
Sch. 10, part 13	<b>Ports</b>	<p>Not applicable, given-</p> <ul style="list-style-type: none"> <li>• the premises are not located on Brisbane core port land;</li> <li>• the premises are not land within the Port of Brisbane's limits or other ports;</li> <li>• the premises are not a priority port master planned area; and</li> <li>• the premises are not strategic port land.</li> </ul>
Sch. 10, part 14	<b>Reconfiguring a lot under <i>Land Title Act</i></b>	<p>Not applicable, the application does not include a Reconfiguring a lot component.</p>
Sch. 10, part 15	<b>SEQ development area and SEQ</b>	<p>Not applicable, the premises are not located within a SEQ development area or SEQ major enterprise and industrial area.</p>



PART	ASPECT	COMMENT / ASSESSMENT
	<b>major enterprise and industrial areas</b>	
Sch. 10, part 16	<b>SEQ regional landscape and rural production area and SEQ rural living area</b>	Not applicable, the premises are not located within the SEQ <i>Regional landscape and rural production area</i> or the <i>Rural living area</i> on the State Government mapping ( <b>Appendix G</b> ).
Sch. 10, part 16AA	<b>Solar farms</b>	Not applicable, the proposal does not include a solar farm.
Sch. 10, part 16A	<b>Southport Spit</b>	Not applicable, the proposed development is not located within the Southport Spit area.
Sch. 10, part 16B	<b>SEQ northern inter-urban break</b>	Not applicable, the proposed development is not located within the SEQ northern inter-urban break.
Sch. 10, part 17	<b>Tidal works or work in a coastal management district</b>	Not applicable, the proposed development does not involve tidal works and the premises are not located within the coastal management district on the State Government mapping ( <b>Appendix G</b> ).
Sch. 10, part 18	<b>Urban design</b>	Not applicable, the proposal does not exceed the development thresholds.
Sch. 10, part 19	<b>Water-related development</b>	Not applicable, the proposal does not include an Operational Work component that involves taking or interfering with water.
Sch. 10, part 20	<b>Wetland protection area</b>	Not applicable, the premises are not identified as a <i>wetland protection area</i> on the State Government mapping ( <b>Appendix G</b> ).
Sch. 10, part 21	<b>Wind farms</b>	Not applicable, the proposal does not include a wind farm.



## 4.3 State planning policy

### 4.3.1 State interest mapping

As shown on the State Government mapping included as **Appendix G**, the premises are identified as containing the following State overlays:

- Natural hazards, risk and resilience:
  - Flood hazard area – Local government flood mapping area
- Transport infrastructure
  - State-controlled road
- Strategic airports and aviation facilities
  - Lighting area buffer 6km
  - Wildlife hazard buffer zone

### 4.3.2 State interest policies

Section 2.1 of the *Brisbane City Plan 2014* states that the following aspects of the *State Planning Policy* (July 2017) are appropriately integrated into, or are not relevant to, the planning scheme. It is however noted that the following aspects of the *State Planning Policy 2017* have not been integrated into the planning scheme:

- *Natural hazards, risk and resilience* – The bushfire prone area in the planning scheme does not reflect the State mapping layer.
- *Strategic airports and aviation facilities* – The building restricted area is not identified in the planning scheme.

MNG LandPartners have carried out an assessment of the proposed development against the State interest policies and the prescribed assessment benchmarks in Part E of the *State Planning Policy* (July 2017), as detailed below:

<b>TABLE 4</b>	State interest policies
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STATE INTEREST	COMMENT / ASSESSMENT
<b>Natural hazards, risk and resilience</b>	Not applicable, the premises is not mapped as being impacted by bushfire prone areas / flood hazard areas / landslide hazard areas / storm tide inundation areas / erosion prone areas. As such further consideration is not required in this instance.
<b>Strategic airports and aviation facilities</b>	Not applicable, the premises are not located within proximity of a strategic airport or aviation facility, identified in the <i>State Planning Policy</i> , and therefore further consideration to the prescribed assessment benchmarks is not required in this instance.

Having regard for the above, it is considered that the proposed development is consistent with the applicable provisions of the *State Planning Policy* (July 2017), and therefore further assessment is not required in this instance.



## 4.4 Regional plan

The premises are identified within the Urban Footprint of the *SEQ Regional Plan 2023* ('*ShapingSEQ*'). The stated intent for the Urban Footprint is to *accommodate a full range of urban uses with priority given to accommodate urban growth*.

The proposal seeks a change (other) to an existing approved development permit for material change of use for Showroom, Outdoor Sales and Low Impact Industry (Motor Vehicle Repair Workshop). All proposed uses are of an urban nature. Therefore, it is considered that the proposal is in keeping with the intent of the regional plan and further assessment is not required in this instance.

## 4.5 Temporary local planning instruments

It is noted that the Brisbane City Council currently has adopted the following Temporary Local Planning Instruments:

- *Queensland Government TLPI 01/25* – Colmslie Road Industry Precinct
- *Queensland Government TLPI 02/25* – Kurilpa Sustainable Growth Precinct

Both TLPs are location specific and are not applicable to the premises, therefore it is considered that further assessment is not required in this instance.

## 4.6 Brisbane City Plan 2014 - Assessment

The planning scheme relevant to the application is the *Brisbane City Plan 2014*, Version 36.00/2026, with the key aspects detailed below:

### 4.6.1 Strategic framework

The proposal requires assessment against the assessment benchmarks of the strategic framework as detailed in the Specialised Centre Zone code:

- *Theme 1: Brisbane's globally competitive economy, Element 1.1 – Brisbane as a centre for global business and Element 1.3 – Brisbane's population-serving economy;*
- *Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.2 – Brisbane's other infrastructure networks;*
- *Theme 5: Brisbane's CityShape and Element 5.4 – Brisbane's Special Centres.*

The proposed change seeks to formalise the use of the approved access easements (being Easement AA in Lot 1 on SP303661 and Easement AB in Lot 8 on SP273257) for the approved land uses on the site (being the showroom, outdoor sales and low impact industry (motor vehicle servicing) approved under development permit A006715745).

No change is proposed to the approved land uses on site or the operation of these uses.

As such the proposed change is considered to align with the intent of Strategic Framework.



#### 4.6.2 Zone / precinct

The premises are identified within the Large format retail precinct of the Specialised centre zone with the stated intent being to:

- *provide for large indoor or outdoor premises requiring direct vehicular access for handling, storage and display for sale, auction, hire or lease of goods and services;*
- *Development is in a form that utilises larger scale buildings or outdoor display areas with customer car parking around the buildings or outdoor display areas and may be stand-alone premises or integrated with other premises in the Large format retail zone precinct.*

The proposed change seeks to formalise the use of the approved access easements (being Easement AA in Lot 1 on SP303661 and Easement AB in Lot 8 on SP273257) for the approved land uses on the site (being the showroom, outdoor sales and low impact industry (motor vehicle servicing) approved under development permit A006715745. No change is proposed to the approved land uses on site or the operation of these uses.

As such the proposed change is considered to align with the intent of the Specialised Centre zone.

#### 4.6.3 Neighbourhood plan

The premises are identified within the Kessels Road Precinct of the Mt Gravatt Corridor Neighbourhood Plan with the stated intent being to:

- *reinforce and protect the showroom uses along Kessels Road, which require large floor plates not suitable within the Upper Mt Gravatt precinct;*
- *maintains allotments greater than 2,500m<sup>2</sup> unless facilitating the primary use/purpose of the sub-precinct;*
- *creates a network of shared driveways, access ways and service roads between sites to minimise access to Kessels Road;*
- *ensures that landscaped buffers to adjoining residential development minimise visual and amenity impacts.*

The proposed change seeks to formalise the use of the approved access easements (being Easement AA in Lot 1 on SP303661 and Easement AB in Lot 8 on SP273257) for the approved land uses on the site (being the showroom, outdoor sales and low impact industry (motor vehicle servicing) approved under development permit A006715745. No change is proposed to the approved land uses on site or the operation of these uses.

The proposed change will continue to support the safe and efficient use of the approved development on the premises and the existing showroom uses on the adjoining site through the formalised access easement arrangements.

As such the proposed change is considered to align with the intent of the Mt Gravatt Corridor Neighbourhood Plan.

#### 4.6.4 Overlays

The premises are identified on the following Council Overlays:

- Airport environs overlay
- Bicycle network overlay



- Community purposes overlay
- Critical infrastructure and movement network overlay
- Road hierarchy overlay
- Streetscape hierarchy overlay
- Transport air quality corridor overlay

The proposed change seeks to formalise the use of the approved access easements (being Easement AA in Lot 1 on SP303661 and Easement AB in Lot 8 on SP273257) for the approved land uses on the site (being the showroom, outdoor sales and low impact industry (motor vehicle servicing) approved under development permit A006715745. No change is proposed to the approved land uses on site or the operation of these uses.

The proposal will continue to appropriately address the identified Council Overlays in line with the original approval.

Having regard for the above, it is considered that the proposed development has been appropriately designed to accommodate and address the constraints of the premises, as identified on Council's Overlays.

#### **4.6.5 Assessment benchmarks**

Based on the zone and overlays identified above and the corresponding category of assessment tables in the planning scheme, the following assessment benchmarks are identified as applicable to the proposal, with the assessment undertaken by the respective consultants as detailed below:

- Specialised centre zone code
- Mt Gravatt corridor neighbourhood plan code
- Specialised centre code
- Industry code
- Infrastructure design code
- Landscape work code
- Outdoor lighting code
- Stormwater code
- Transport, access, parking and servicing code

An assessment of the abovementioned codes has been undertaken by MNG LandPartners, included as **Appendix C**.

#### **4.6.6 Planning scheme policies**

It is considered that the Planning Scheme Policies have been appropriately incorporated as part of the assessment of the relevant Codes; therefore, further assessment against these documents is considered unnecessary in this instance.



## 4.7 Infrastructure charges

As the proposal seeks a Change (Other) to the approved development permit, revised infrastructure charges are required to be calculated based on the *Brisbane Infrastructure Charges Resolution (No. 14) 2025*.

In accordance with Part 3, Section 16(3)(b) of the *Brisbane Infrastructure Charges Resolution (No. 14) 2025*, demand credits apply to the site based on the previous lawful use on the premises.

## 5. RECOMMENDATION

MNG LandPartners have carried out a full assessment of the proposed Change (Other) Application at 603 Mains Road and 520 Kessels Road, MacGregor on land described as Lot 1 on SP303661 and part of Lot 8 on SP273257, against the applicable State and Local Government assessment benchmarks and associated legislation for an Impact Assessable application.

It is recommended that the Brisbane City Council approve the proposed change subject to relevant and reasonably required conditions, having regard for the following:

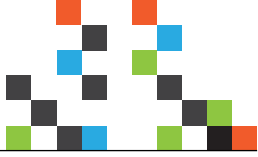
- The premises are appropriately located within the Urban Footprint of the *SEQ Regional Plan 2023*, which supports the proposed development;
- The proposed development provides for the incorporation of the existing approved access easements over existing Lot 1 on SP303661 and part of Lot 8 on SP273257, for the approved land uses on the site (being the showroom, outdoor sales and low impact industry (motor vehicle servicing) approved under development permit A006715745 only;
- No new or additional access points are proposed to the premises with all access to the site to be achieved via the existing driveway access points;
- The proposed access easements have been configured to ensure the continued provision of access, driveway, parking, servicing and manoeuvring areas to the existing and under construction developments on the premises through a formalised arrangement;
- Mains Road and Kessels Road are State-controlled roads however no new or additional access points are proposed to the premises;
- No changes to the existing approved operation of the land uses on the premises is proposed;
- The development will continue to be connected to the appropriate infrastructure networks and services, including connection to the reticulated water supply network, reticulated sewerage network, stormwater management, telecommunications and electricity supply in accordance with the relevant standards; and
- The proposed change has been assessed against the relevant assessment benchmarks of the *Brisbane City Plan 2014 (v36.00/2026)* and generally complies. Where necessary, suitable alternative solutions have been proposed and justified and provide an appropriate development response to the requirements of the planning scheme and



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relevant instruments. The proposed development is consistent with the outcomes envisaged under the planning scheme.

This planning report, together with the accompanying plans, demonstrate that the application should be supported by Council and that the approval of this application is warranted in this instance.



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## 6. APPENDICES



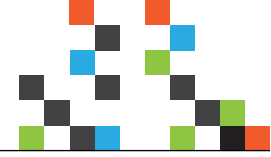
# APPENDIX A

DA Form 1 (Development application details)  
and Landowner Consent



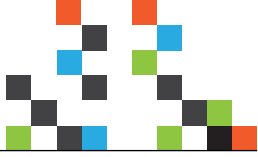
# APPENDIX B

Assessment benchmarks  
*(State Development Assessment Provisions)*



# APPENDIX C

Assessment benchmarks  
*(Brisbane City Council Assessment Provisions)*



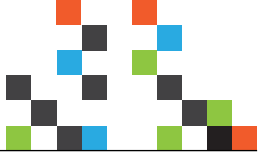
# APPENDIX D

## Relevant Plans



# APPENDIX E

Approved Plan (BCC Reference: A006870887)



# APPENDIX F

Title Documents



# APPENDIX G

## Relevant Searches