



Dedicated to a better Brisbane

17 June 2026

GV Dental Trust
C/- BNC Planning
Office 7, 41 Denham St
TOWNSVILLE QLD 4810

ATTENTION: Benjamin Collings

Application Reference: A006867290
Address of Site: 7 MORTLAKE RD GRACEVILLE QLD 4075

Dear Benjamin,

RE: Further advice

Council have undertaken an assessment of the proposed development and further information and changes are required for a favourable outcome. The existing use on the site of a small dental practice is acknowledged, however the current scale of the proposal is not reflective of the zone, the context of the site, and community expectations. The extent of demolition and proposed extension toward Honour Avenue is not supported due to impacts on the traditional building character of the pre-1946 dwelling. The design/scale of the proposal will need to be modified to accommodate the changes required.

Traditional Building Character Design and Demolition

- 1) The minor amendments to the proposal are acknowledged, however the proposal continues to significantly impact the primary elevations of this pre-1946 building to both Honour Avenue and Mortlake Road frontages. The submitted 'existing elevations' plans do not accurately depict the arrangement of external features of the house and its relevance in the streetscape, being a highly visible corner site. The existing dwelling presents numerous high-quality building forms, elements and decorative features on the upper and lower levels; many of which are intended to be demolished as a result of the proposed development. These include decorative window box supports, decorative sweeps, battened enclosures, existing lower level windows, cladding and building forms.

The demolition of elements on the street facing facades does not meet PO1, PO3a or PO3b of the Traditional building character (TBC) (demolition) overlay code and will impact the streetscapes of Honour Avenue and Mortlake Road.

- a) Provide amended plans, removing all proposed demolition and extensions to the eastern side (Honour Ave).
- b) Any extensions are to be to the north of the dwelling and designed in accordance with the TBC (design) overlay code.

Use

- 2) The proposed development is located in the Character residential zone and is located on a suburban and neighbourhood road in close proximity to the Centre zone along Honour Avenue to the south. The application has not demonstrated compliance the Small-scale non-residential uses code being a relevant assessment benchmark. Further clear information is required around the existing and the proposed operation of the dental surgery.
 - a) Provide a code assessment of the Small-scale non-residential uses code.
 - b) Provide further detail of the proposed increase in scale of the Dental practice from the existing practice including existing and the proposed operations for number of staff (i.e. dentists, support staff), operating rooms and areas used, customer volumes, hours of operations, and any other changes to current servicing and operations. (i.e. Refuse collection).

Street Trees

- 3) A 2m clearance has not been achieved to the trunk of the *Corymbia torelliana* street tree as per BSD-2021 and BSD-2022. The proposed new crossover is located 640mm from the edge of the tree trunk, which results in works within the structural root zone of the tree including significant excavation and associated root removal to facilitate the new crossover.
 - a) Provide amended plans redesigning the proposed access to achieve the minimum 2m clearance, **OR**
 - b) Provide an Arboricultural Impact Assessment prepared by a suitably qualified Arborist (AQF Level 5) to assess the proposed impact to the street tree and find an alternative solution that may result in a reduced clearance but retains and maintains the viability of all existing trees in accordance with PO2 of the Streetscape hierarchy overlay code. The Arborist Report is to provide recommendations that ensure the retention of the tree and demonstrate the following:
 - i) Botanical species name of trees;
 - ii) Height, diameter of tree trunk at breast height and crown diameter;
 - iii) General health assessment and character of trees including habitat values;
 - iv) Identification and illustration of the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of trees in accordance with AS:4970;
 - v) Description of the proposed works and construction methodology to be used within TPZ of trees;
 - vi) Evaluation of proposed construction methodology and potential impacts on the trees;
 - vii) Evaluation of any pruning works (including canopy and/or root pruning) which may be required as a result of the proposed works.

Landscaping

- 4) Based on the current submitted design the landscaping proposed does not comply with the outcomes within the Character zone, the Sherwood-Graceville Neighbourhood plan code and community expectations. The proposed outcome along the western boundary with no landscaping or acoustic fencing has not sufficiently addressed the amenity of the existing dwelling house. Increased setbacks and landscape buffers are required for the development where new aspects of development are proposed.

- a) Based on the required design changes identified at point 1 above, provide amended plans having a landscape buffer (minimum 2m) and/or acoustic fence along the boundaries. Noting that any performance outcomes sought will be dependent upon the final design.

Car Parking

The provision of adequate carparking within the site has not yet been resolved. There is conflicting information in the planning report, the Traffic Report and the proposal plans. As part of any performance outcome for car parking the information requested above in point 2 on the operation of the development is relevant to understand the peak parking demand of the site. This information is necessary in understanding any performance outcome that may be supported. Further with any potential redesign of the building, the area currently nominated for additional on site parking to the north may not be feasible.

- a) Provide an amended traffic report, demonstrating the peak parking demand on the site.
- b) Provide amended plans providing appropriate car parking for the peak parking demand on the site (noting that a redesign is required as part of the items identified above).

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,



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Development Services
Brisbane City Council