

26 February 2026

The Hamptons (Qld) Pty Ltd  
c/- Mercury Design  
7 Chermside Street  
Teneriffe Qld 4005

Attention: Mr Rod Ward

**BCC DS**  
**RECEIVED**  
07/04/2026  
**APPLICATION REF**  
A006743933

Dear Rod,

**Re: 39 LACEY ROAD, CARSELDINE  
INFORMATION REQUEST RESPONSE**

**INTRODUCTION**

This letter has been prepared by PTT, on behalf of The Hamptons (Qld) Pty Ltd, in response to the traffic engineering related issues raised in Brisbane City Council's (BCC) Information Request (IR), dated 14 July 2025. The development application (Reference: A006743933) seeks approval for a development permit for a material change of use for an extension to an existing multiple dwelling, resulting in three additional dwellings, on land located at 39 Lacey Road, Carseldine.

**ITEM 1: FULL EXTENT OF CHANGES**

Item 1 of BCC's information request states:

*"A review of the proposal plans, approved plans and constructed development appear to indicate changes are proposed or have already been undertaken, beyond what has been explained in the accompanying assessment report. This includes changes to visitor parking locations and landscaping to the Lacey Road frontage, changes to visitor parking and hardstand in the middle of the Stage 2 area and changes to the extent and design of Communal open space in both Stage 1 and 2 areas. To enable Council to complete an assessment of the change application, provide a clear description of all changes proposed, including those which have already been completed and for which retrospective approval is being sought. Note: This is not to be read as Council necessarily supporting all changes."*

## Response

In accordance with Item 1, we have assessed the whole development, as presently proposed, against the relevant provisions of the local planning scheme. The aim being to demonstrate the proposal's overall compliance with the scheme.

### **ITEM 4: PARKING PROVISION**

Item 4 of BCC's information request states:

*"The submitted Area Summary & Exclusive Use Areas plan indicates the change application is increasing the number of exclusive private parking spaces and reducing the existing number of visitor spaces for the overall development. It is noted that in the original approval the parking spaces proposed to be located at the road frontage, were not accepted and the plans marked in red to replaced them with landscaping. In addition, the layout of visitors' spaces in the original approval are presented differently to what is now shown on proposed drawing number DA-01 dated 21.02.2025 page D10 of 11. The layout as shown as existing does not align with and is not consistent with the original approval A003575073. The total spaces as per the original approval conditions requires 73 spaces including (36 spaces exclusive use and 37 spaces for visitors) and 37 bicycle spaces located within each unit inside the garages.*

- (a) *The number of spaces within the parking summary as shown on DA-01-page D10 of 11, does not align with the number of spaces approved (as per the approved conditions and approved plans) and proposes a combined 94 number of spaces. Submit additional information accurately describing the number of spaces approved (existing) and the number of spaces when the changes have been completed. Clearly show any existing spaces that will be removed and how or if they will be replaced.*
- (b) *The parking for the additional units (only), may meet the proposed number of spaces. However, the overall changes redistribute and diminish the number of visitor spaces significantly as the whole site is proposed to amended (for parking). The current standard required of the overall development, seeks 110 spaces (including 10 visitor spaces) and 10 bicycles spaces for visitors. The proposal only allows for 94 spaces in total, with no provision for bicycle spaces for visitors. It also proposes to locate visitor spaces at the road frontage, when this was not accepted under the original approval and has been marked in red on the approved plans for landscaping. The proposed changes to the development represent a parking short fall of more than 16 spaces.*
  - (i) *Provide a traffic report endorsed by an RPEQ (a minor statement or letter is likely sufficient) to demonstrate that the proposal complies with the TAPS PSP. Any performance outcome is to be justified by the RPEQ (ie the short fall in parking, a review of the breakdown of exclusive use and visitor parking, including provision for bikes in the overall development)*

## Proposed Development

The proposed development comprises 40 x 4-bedroom dwellings.

### Car Parking Required

According to Table 14 in Council's Transport, Access, Parking and Serving (TAPS ) Planning Scheme Policy (PSP), 4-bedroom multiple dwelling units are required to provide car parking at the following rates:

- resident parking: 2.5 spaces per unit
- visitor parking: 0.25 spaces per unit

Application of the above rates equates to a requirement for 100 resident car parking spaces and 10 visitor car parking spaces.

### Car Parking Provided

The proposed plan of development (attached) incorporates two resident car parking spaces per unit in a lock-up garage (ie 80 resident spaces in total) and 10 visitor car parking spaces, not counting the four exclusive use "visitor" spaces in front of Units 37-40, located as follows:

- two visitor spaces adjacent to the lacey Road driveway
- two visitor spaces between units 22 and 25
- one visitor space east of Unit 36
- four visitor spaces on the northern side of the internal road leading to the eastern driveway
- one visitor space on the southern side of the internal road leading to the eastern driveway

### Visitor Parking

The proposal complies with AO13 of the TAPS Code with respect to visitor car parking, but not resident car parking.

### Resident Parking

We have extracted car-ownership data from the 2021 ABS Census for townhouses in Carseldine, returning a sample of 194 dwellings with 4-bedrooms, which represents a statistically significant sample. A copy of these data is attached.

According to Austroads Guide to Traffic Management Part 11:

*"Conventional practice is not to provide parking supply to meet demand on the busiest day of the year as this approach would be uneconomical because parking supply would exceed demand for all but one day of the year. Likewise, it would be inappropriate to link the supply of parking to the demand on an average day as this would mean that there would be insufficient parking available on half the days of every year. Instead accepted practice is to adopt a level of supply to satisfy the parking demand that will only be exceeded for a number of hours or days each year. This demand is most often taken to be equivalent to the 85th percentile hourly utilisation level experienced throughout the year."*

Based on the attached ABS Census data, we calculate the 85th percentile parking demand for 4-bedroom townhouses in Carseldine to be 1.99 spaces per dwelling. Accordingly, the provision of two resident car parking spaces per unit satisfies PO13 the TAPS Code with respect to resident car parking.

### *Bicycle Parking Required*

According to Table 21 in Council's TAPS PSP, multiple dwelling units are required to provide bicycle parking at the following rates:

- 1 lockable, covered, bicycle parking space per unit (in either the garage or separate on-site facility)
- 1 visitor bicycle parking space per 4 units or part thereof

Application of the above rates equates to a requirement for 40 resident bicycle parking spaces and 10 visitor bicycle parking spaces.

### *Bicycle Parking Provided*

The proposed plan of development (attached) incorporates a wall mounted bike rack within the lock-up garage of each the new units and 10 visitor bicycle parking spaces in front of the BBQ area. Thus, the proposal is compliant with respect to the provision of bicycle parking spaces for the new units and visitor bicycle parking across the whole development.

## **CONCLUSION**

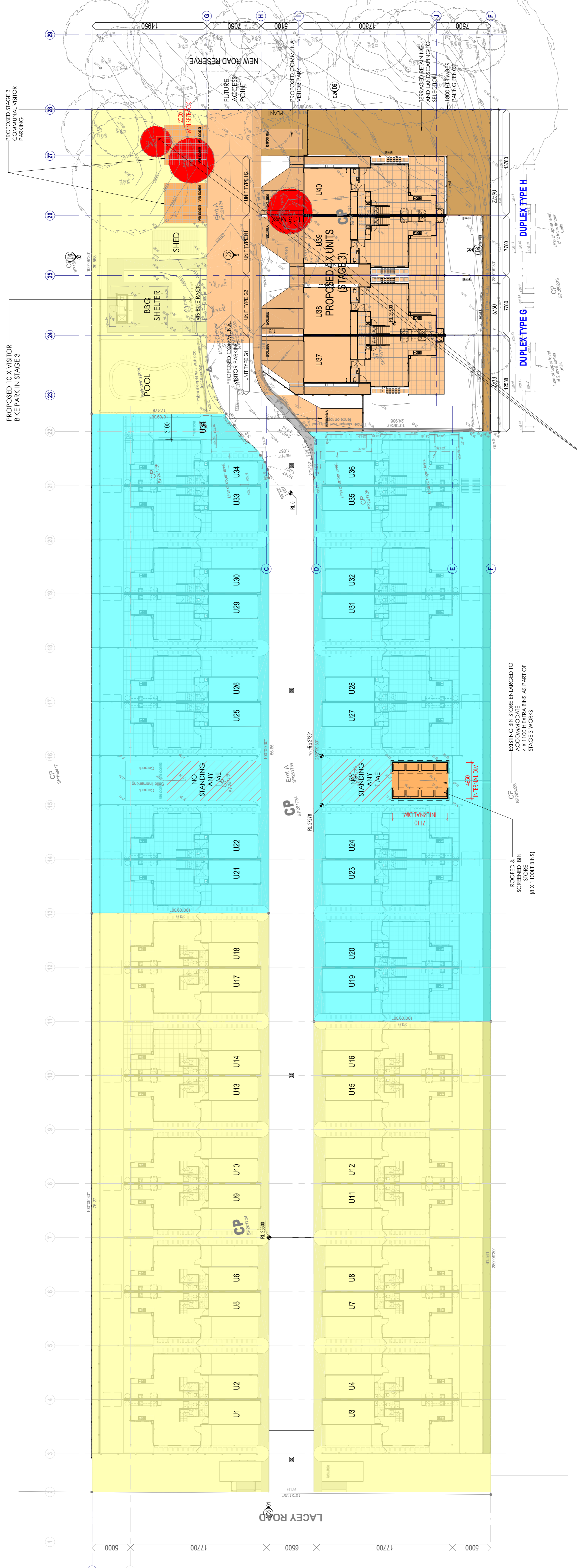
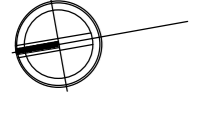
If you have any questions regarding this matter, then please do not hessite to contact the undersigned.

Yours sincerely,



Adam Pekol  
Managing Director (RPEQ 5286)

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- STAGE 1 (EXISTING)
- STAGE 2 (EXISTING)
- STAGE 3 (PROPOSED)

TREE REMOVAL IN CONJUNCTION WITH ARBORIST'S REPORT AND ON SITE SUPERVISION

**1 GENERAL ARRANGEMENT GROUND FLOOR PLAN**  
Scale: 1:1,250

39 LACEY ROAD, CARSEDDINE QLD, 4034  
TOWNHOUSE DEVELOPMENT

HAMPIONS PTY LTD (CLIENT)

GENERAL ARRANGEMENT GROUND FLOOR PLAN  
BDH  
SCALE: 1:1,250  
DATE: DA - 04  
DRAWN: DA - 04  
DATE: 20.02.2026  
PROJECT: 2012300-3  
D4 OF 13

1: 1300 133 917  
info@mercurydesign.com

**MERCURY DESIGN**  
ARCHITECTS

PRELIMINARY





**2021 Census - counting dwellings, place of enumeration  
STRD Dwelling Structure and BEDD Number of Bedrooms in Private Dwelling by VEHRD Number of Motor Vehicles (ranges) by SAL (EN)  
Counting: Dwelling Records**

**Filters:**

Default Summation Dwelling Records  
SAL (EN) Carseidline

VEHRD Number of Motor Vehicles (ranges)		No motor vehicles	One motor vehicle	Two motor vehicles	Three motor vehicles	Four or more motor vehicles
STRD Dwelling Structure	BEDD Number of Bedrooms in					
	1 bedroom	14	9	0	0	0
	2 bedrooms	40	74	17	0	0
	3 bedrooms	14	171	142	28	9
	4 bedrooms	3	77	86	23	5
with two or more	0	0	0	0	0	

194 Total sample size

Dataset: Census of Population and Housing, 2021, TableBuilder

INFO Cells in this table have been randomly adjusted to avoid the release of confidential data. No reliance should be placed on small cells.

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