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**City Planning and Economic Development Services
Development Services**

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25 August 2026

SCAS Leaf 4 Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Tom Kedda

Application Reference: A007074136

Address of Site: 101 MT GRAVATT-CAPALABA RD UPPER MOUNT GRAVATT
QLD 4122

Dear Tom,

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Staging

1. It is noted that tower 3 is proposed to be constructed as stage 2, however it is unclear how this will occur, as once stage 1 is constructed and occupied it may be difficult to get trades, plant and equipment on site without impacting on the accessway, car parking and landscaping of stage 1.
 - a) Provide details of the constructability of Tower 3 in stage 2 and how this will impact on stage 1.

Lodgement material

2. To enable an accurate assessment of the proposed development amended architectural plans and sections are required. Provide amended plans that include:
 - a) Dimensions to all boundary setbacks including setbacks to all basement walls.
 - b) Deep planting zones shown on basement levels for clarity.
 - c) General arrangement plans showing the location of adjoining developments, location of their habitable windows and private open spaces.
 - d) Removal of vehicle turning movement from the Ground Floor (Level 1) and Level 2 Plans.
 - e) Floor to ceiling heights shown within the sections.
 - f) Natural groundlines shown on all elevations and sections.

Stormwater

3. The submitted Stormwater Management Plan addresses stormwater quantity and quality management for the proposed development, including the provision of stormwater detention and discharge to a lawful point of discharge within Mt Gravatt-Capalaba Road. However, the

submitted information does not adequately demonstrate compliance with Section 7.6.5 of the Infrastructure Design Planning Scheme Policy. In particular, the submitted plans do not demonstrate the provision of stormwater connections for the upslope properties at 22 and 28 Mascar Street (Lots 19 and 20 on RP70001). Provide amended Stormwater Management Plan drawings prepared in accordance with Section 7.6.5 of the Infrastructure Design Planning Scheme Policy which demonstrate:

- a) Stormwater connection arrangements for Lot 19 on RP70001 (22 Mascar Street).
 - b) Stormwater connection arrangements for Lot 20 on RP70001 (28 Mascar Street).
 - c) The location, size, grade and capacity of all proposed drainage infrastructure required to convey runoff from the upslope properties through the development site.
 - d) Any drainage easements or arrangements required to facilitate upstream drainage through the site.
 - e) How runoff from the upslope allotments will be conveyed to the lawful point of discharge.
4. Provide an assessment against Section 7.6.5 of the Infrastructure Design Planning Scheme Policy demonstrating compliance with upstream drainage requirements.

Parking and Servicing Layout

5. The submitted parking and servicing layout generally addresses the operational requirements of the development. However, the proposed arrangement does not adequately demonstrate that service vehicle movements can occur without conflict with adjacent parking and visitor bicycle parking facilities. The provision of the tandem small car bays adjacent to the service vehicle turning area is considered to present a risk of vehicles encroaching on the aisle and manoeuvring area. Provide amended plans demonstrating that service vehicle manoeuvring can occur safely and efficiently within the site, including:
- a) Assessment of the tandem small-car spaces located adjacent to the service vehicle turning area.
 - b) Demonstration that parked vehicles will not encroach into the service vehicle swept path or manoeuvring area.
 - c) Review of the visitor bicycle parking adjacent to parking space V22, or alternatively provide justification demonstrating that the proposed arrangement does not adversely impact service vehicle manoeuvring, parking operation or accessibility.
 - d) Confirmation that servicing operations can occur safely and efficiently within the site.

Refuse collection

6. It is noted that a 'Bin Room' has been provided between the MSB Room and Visitor carpark (v03) to enable the Tower 1 Ground Level units to dispose of waste. However, the 'Bin Room' is required to be roofed and wholly screened. To address PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 & AO8.2 of the Infrastructure design code, demonstrate the following:
- a) Provide amended architectural plans which clearly demonstrates the 'Bin Room' for Tower 1's ground level units is roofed and wholly screened and provided with a minimum area of 3.6m² (internal dimensions of 3m x 1.2m).
 - b) Denote the area (m²) and internal dimensions of the 'Bin Room' on the plans.
7. Provide sectional plans which demonstrates the entire 6.5m wide two-way aisle/carriageway, turnaround area and loading bay utilised by the Refuse Collection Vehicle (RCV) is provided with a minimum vertical operational clearance of 3.6m between the Ground Floor (Level 1) FFL and lowest projection above. Ensure additional clearance is provide for slung services, fixtures, fittings etc.

8. To address PO1/A01, PO19/AO19.1, AO19.2 & AO19.3 of the Transport, access parking and servicing code and PO8/AO8.1 & AO8.2 of the Infrastructure design code, provide the following:
 - a) Submit an RPEQ certified swept path analysis for a 10.24m Rear Loading Refuse Collection Vehicle (RCV) (As per BSD-3008-2) as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient on-site servicing can be undertaken whilst utilising a lock-to-lock time of 6.00s and curb-to-curb turning radius of 9.757m.
 - b) Ensure the RPEQ certified swept path includes the vehicle specifications utilised in the vehicle tracking (i.e., length, width, track, operational height, lock-to-lock time, curb-to-curb etc).

Building Separation/Privacy

9. The location of the raised patios and communal courtyard to the top of the basement carparking of the north-eastern boundary of Tower 1 and the south-western boundary of Tower 3 raises potential overlooking/privacy concerns to the adjoining development due to the height above ground (between 1.5-2.4m) and setback only 1m from the boundary.
 - a) Provide increased setbacks, buffer landscaping and supporting information regarding the location of habitable rooms and spaces within the adjoining development.

Site Cover

10. The proposed Tower site cover of 61% or 2,820m² of the 4599m² site area significantly exceeds the maximum 40% site cover permitted within PO8 of the Multiple dwelling code. The proposed site cover does not allow for the development to ensure that the proportion of buildings to open space and landscaping on the site is consistent with the intended form, character and intensity of the local area. Specifically, the proposed 61% tower site cover combined with the extent of basement below ground prevents the development from providing a minimum 10% or 459m² of deep planting areas with dimensions at ground level and built form setbacks to establish large subtropical shade trees. Only one proposed deep planting area (within the rear setback of Tower 3) provides areas and dimensions at ground level and built form setbacks for large subtropical tree species. Furthermore, the proposed extent of basements and hardstand areas adjoining proposed car parking and private open spaces, prevents the provision of minimum 1.5m landscape buffers to the full extent of all side boundaries. The limited landscape buffer widths and setbacks to basements will impact the opportunity to provide effective landscape screening and adversely impact the amenity and privacy of future residents and adjoining properties. A reduction of site cover is required to facilitate more compliant deep planting areas to balance the built form/building bulk and scale.
 - a) Amend the development to provide a maximum 40% tower site cover to deliver a suitable proportion of buildings to open space and landscaping consistent with the local area.
 - b) Provide a reduction of extent of basement and hardstand and private open space areas at ground level adjoining all side boundaries to provide minimum 1.5m wide, in ground side boundary landscape buffers to provide amenity and privacy.
 - c) Provide side boundary planting species, densities and stock sizes that accommodate maintenance access and moderate built form impacts.
 - d) Provide indicative cross-sections through the site frontage and side boundary landscape buffers to illustrate the landscape outcomes to be provided.
 - e) Provide a minimum of 10% (459m²) of the site as deep planting within natural ground, free of underground infrastructure and of sufficient size and dimension for large subtropical shade trees.
 - f) Deep planting areas are to feature tree species that at maturity are complementary in scale and height to the building form and respond to design needs.

Deep Planting

11. The submitted plans propose to provide 304m² or 6.6% of the 4599m² site area as deep planting this is significantly less than the minimum 10% or 459m² of the site required by PO3, PO8 and PO29/AO29.2 of the Multiple dwelling code and PO1, PO2 and PO4 of the Mt Gravatt corridor neighbourhood plan (MGCNP). The proposed 61% tower site cover and built form setbacks prevents the development from providing a minimum 10% of deep planting areas with dimensions at ground level and built form setbacks to establish large subtropical shade trees. Furthermore, many of the proposed deep planting areas do not provide dimensions or areas at ground level or built form setbacks above ground level to accommodate large subtropical trees within the development site. Additionally, the proposed deep planting areas adjoining both frontages include retaining walls which fragment landscape areas, constrain the dimensions at ground level and prevents the deep planting areas from being wholly located within natural ground.
- a) Provide a maximum 40% tower site cover and revision to the built form setbacks and extent of basement and hardstand and private open space areas at ground level.
 - b) Provide a minimum of 10% or 459m² of the 4599m² site area as deep planting for large subtropical tree species.
 - c) Provide deep planting areas with minimum 4m dimensions in any direction, wholly located within natural ground and free of all underground infrastructure.
 - d) All deep planting areas are to feature large tree species that at maturity are complementary in scale and height to the building form.
 - e) Provide a deep planting plan to document the tree species, indicative mature canopy and the number of large subtropical trees to be provided for the development.

Side Boundary Landscape Buffers

12. It is noted that the development proposes side boundary landscape to the full extent of both the north-eastern and south-western side boundaries, however the proposed extent of basement below ground, car parking areas and private open spaces at ground level, prevents the development from providing the required minimum 1.5m wide landscape buffers to the full extent of all side boundaries. The constrained in ground dimensions and widths at ground level impact on the development providing sustainable, maintainable and effective landscape screening to deliver amenity and privacy for future residents and adjoining properties. In accordance with PO1, PO2 and PO4 of the Mt Gravatt corridor neighbourhood plan (MGCNP), PO3, PO7 and PO8 of the Landscape work code and PO3, PO7, PO8, PO28 and PO35 of the Multiple dwelling code, submit revised plans which provide:
- a) A maximum 40% tower site cover to deliver a suitable proportion of buildings to open space and landscaping consistent with the local area.
 - b) A reduction of extent of basement and hardstand and private open space areas at ground level adjoining all side boundaries to provide minimum 1.5m wide, in ground landscape buffers to the full extent of all side boundaries.
 - c) Side boundary planting species, densities and stock sizes to moderate built form impacts, provide amenity and privacy between the site and neighbouring properties and allow for safe and effective maintenance access.
 - d) Indicative cross-sections through site frontage and side boundary landscape buffers to illustrate the landscape outcomes to be provided.

Rooftop Communal Open Space

13. The proposed development provides communal open space (COS) with opportunities for passive and active recreation and landscape areas with planting to provide a pleasant outlook for residents in response to PO8 and PO30 of the Multiple dwelling code. However, there are significant concerns regarding the extensive areas of synthetic turf proposed within the rooftop

COS areas that are likely to impact the functionality and usability spaces due to the radiant heat and urban heat island effects caused by synthetic turf. It is recommended that all proposed areas of artificial turf are removed and replaced with either areas of natural turf (with minimum 300mm soil depths) or an alternative hard surface material suitable to the proposed use. Further information and amendments are required to ensure that each rooftop COS is provided with landscape planters and shade tree species to achieve the minimum 25% shade cover within 5 years as required by AO30.1/PO30 of the Multiple dwelling code and PO16 of the Landscape work code.

- a) Remove all proposed areas of artificial turf and replace with areas of natural turf (with minimum 300mm soil depths) or an alternative hard surface material.
- b) Provide additional or revised containerised planters for the rooftop COS areas with soil depths, widths and volumes in accordance with the Landscape design planning scheme policy to support small to medium shade tree species.
- c) Provide a rooftop communal open space shading plan to demonstrate how a minimum 25% natural shade cover will be provided to each COS area within 5 years.

Note: Artificial turf can reach surface temperatures substantially higher than natural grass because it lacks evapotranspiration, the natural cooling process provided by living vegetation. Studies and field observations have reported artificial turf surfaces reaching 70°C to over 90°C during hot weather, with temperatures significantly higher than adjacent natural turf.

Private open space

14. The information provided in the Assessment report suggests that the development achieves compliant Private open space with a minimum of 12m² for dwellings above ground storey and 35m² for ground storey dwellings, however a review of the plans indicate that some units do not achieve compliant private open space. The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting.
 - a) Amend the development to provide compliant private open spaces to each unit, ensuring these areas are calculated outside of air conditioning units and deep planting areas.

Stormwater Capture, Storage and Landscape Irrigation

15. The submitted Landscape Concept Plan includes information regarding onsite stormwater capture and storage and reuse for landscape irrigation. The submitted architectural plans show a proposed detention tank within basement 1 and 2 however, it is unclear if this tank is for the purpose of stormwater catchment and storage. The irrigation report has not nominated the proposed irrigation rates to be provided or how the development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised. In accordance with PO4, PO12, PO13 and PO15 of the Landscape work code, the Subtropical building design planning scheme policy and the Landscape design planning scheme policy (LDPSP), submit amended plans and information demonstrating:
 - a) The landscape Irrigation application rates (L/m²/week) prepared by a suitably qualified irrigation designer accredited by the Irrigation Association of Australia (Diploma of Irrigation or equivalent).
 - b) How the development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised.
 - c) The proposed size, capacity and location of the water storage device/s to service the irrigation requirements of this development.

Air Quality - Airport Environs Overlay Code

16. It is noted that the site is affected by the PANS sub-category of the Airport Environs Overlay. However, a response to AO1 and AO2 of the Airport environs overlay code has not been provided and compliance with AO3 has not been demonstrated. Therefore a revised code response addressing AO1-AO3 of the *Airport Environs Overlay Code* is required to be provided, including justification where a provision is considered not applicable. The response should also confirm whether any rooftop exhaust systems, emergency generators, fuel-burning equipment or other emission sources are proposed as part of the development, and whether these have implications for compliance with AO1-AO3. Where compliance with the Acceptable Outcome cannot be adequately demonstrated, compliance with the corresponding Performance Outcome (PO1-PO3) must be demonstrated.

Air Quality – Transport Corridor - A sub-category

17. The proposed development is partly located within the Transport Air Quality Corridor A Sub-category. Insufficient information has been provided to demonstrate how AO1 of the Transport Air Quality Corridor overlay code will be achieved for the proposed development.
- a) Provide plans and further supporting information identifying the portions of the development affected by the overlay and demonstrate how compliance with AO1 will be achieved. This should identify any affected units, habitable rooms and outdoor living areas located within the prescribed separation distances.

Where the prescribed separation distances in AO1(a) cannot be achieved, identify the affected units and demonstrate how compliance with AO1(b) will be achieved, including the provision of ducted mechanical ventilation, outdoor air intake locations and, where required, filtration measures in accordance with the Code.

Stormwater Quality – Stormwater Quality Management Plan

18. The site is a high-risk site from a stormwater quality perspective as it is greater than 2,500m² as per Section B of the Stormwater Code. Compliance with AO16 and AO17 of the Stormwater Code is required to be demonstrated. It is noted that a stormwater management plan by MPN dated 6 July 2026 has been provided however further information is required to support the report.
- a) Provide a copy of the MUSIC model to demonstrate that the proposed stormwater quality treatment for the operational phase Site Based Stormwater Quality Management Plan in accordance with Section 7.9.3 “Permanent Methods of Water Quality Control” of the *Infrastructure Design Planning Scheme Policy*.

The plan must contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. Furthermore, site plans must be presented that demonstrate all run-off will be directed to these proposed devices before discharge off-site.

Fuel Burning or Power Generator – Potential Industry use Trigger

19. The proposed development may include the use of fuel burning (e.g. gas boiler that involves fuel burning) or a back-up/emergency power generator. Such uses are defined as “Fuel Burning” in Schedule 1 Definitions – Industry Thresholds:

Medium impact industry – B

Fuel burning where not a utility installation, with an installed capacity of 0.1 MW or less, if:

- ☐ *operating more than 100 hours per year;*
- ☐ *not involving coal combustion*

High impact industry

Fuel burning where not a utility installation with an installed capacity of more than 0.1 MW, if:

- ☐ *less than 10 MW;*

- ☐ *not involving coal combustion*

Special industry

- ☐ *Fuel burning where not a Utility installation, with an installed capacity of 10 MW or greater or burning coal or coal products*

- a) Submit further information outlining whether a power generator/fuel burning (e.g. gas boiler that involves fuel burning) is proposed. Such information is to include maximum fuel burning capacity in MW; potential hours of use, type and quantity of fuel stored, air quality controls and type of engine. (In some circumstances an Air Quality Report may be required demonstrating compliance with PO1 of the *Industry Code*).

NOTE - Amendment to the DA form and an amendment to the proposed application may be required if a new industry use/threshold is triggered.

ADVICE

Road Noise - State designated Transport Noise Corridor

The site is located within a designated State Transport Noise Corridor - Road. A Noise Report prepared by Acoustic Works, dated 14 July 2026, has been submitted with the application. Council does not require or assess traffic noise impact reports for the purposes of demonstrating compliance with QDC MP4.4 and will therefore not be assessing or approving the report.

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 applicant’s Building Certifier. Council will not be assessing traffic noise impact reports for the subject site.

Transport Noise Corridor Overlay Code

An Acoustic Report has been provided prepared by Acoustic Works, dated 14 July 2026. Council does not require or assess traffic noise impact reports for internal building attenuation requirements under QDC MP4.4, and will not be assessing or approving those aspects of the report.

Notwithstanding the above, the report includes an assessment of private open space/passive recreation areas (Tables 13-15) and recommends solid balustrade treatments to nominated balconies (Tables 21-23), which may form part of the proposed response to PO1 of the Transport Noise Corridor Overlay Code.

If these measures are taken to demonstrate compliance with PO1, confirm that the relevant balcony treatments form part of the proposal and are accurately reflected on the plans. Where alternative balcony or balustrade designs are proposed, provide details demonstrating how PO1 of the Transport Noise Corridor Overlay Code will continue to be achieved.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A007074136.

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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