



Dedicated to a better Brisbane

02 July 2026

Jawad Siddique
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

ATTENTION: Max Clayton

Application Reference: A007021687
Address of Site: 685 MAINS RD MACGREGOR QLD 4109

Dear Max

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.

Visitor parking

- 1) The submitted plans do not demonstrate the provision of visitor parking for the proposed multiple dwelling development. One visitor parking space is required for a 3-Unit multiple dwelling in accordance with Table 14 of the Transport, access, parking and servicing planning scheme policy (TAPS PSP).
 - a) Provide amended plans demonstrating one visitor parking space that is available for use by all units, in accordance with AO1/PO1 and AO13/PO13 of the TAPS code.

Verge width

- 2) The proposal does not provide for a 3.75m wide verge along the full frontage of Gonzales Street and Laver Street. To comply with PO3 of the Road hierarchy overlay code, AO1/PO1 of the Streetscape hierarchy overlay code, AO4.3/PO4 of the Subdivision code and with AO4/PO4 of the Infrastructure design code:
 - a) Provide amended plans that include a non-trunk verge widening on both Gonzales Street and Laver Street, along the full frontages of the subject site, to achieve a 3.75m wide verge from the existing kerb and channel.
 - b) Consequently, a revised six metres by 6m x 3m chord truncation will be required at the intersections of Laver Street/Mains Road and Gonzales Street/Laver Street.

Side boundary planting

- 3) 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 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.

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.

Private Open Space

- 5) 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.
- 6) Provide clarification around the floor finish to the roof terrace and whether shading will be provided to demonstrate usability of this space.

Air Quality – Transport Corridor - A sub-category

- 7) The proposed development is located within the Transport air quality corridor A sub-category. 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.

ADVICE

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.

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 A007021687.

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

Yours sincerely



Joanna Stavrianos
Senior Urban Planner
Planning Services South
Phone: 31785568
Email: Joanna.Stavrianos@brisbane.qld.gov.au
Development Services
Brisbane City Council