



*Dedicated to a better Brisbane*

29 April 2026

4 Macdonald Street Pty Ltd Atf The 4 Macdonald Street Unit Trust  
C/- Town Planning Alliance  
PO Box 7657  
EAST BRISBANE QLD 4169

**ATTENTION:** Jordan Holman  
**Application Reference:** A006989590  
**Address of Site:** 4 MACDONALD ST KANGAROO POINT QLD 4169

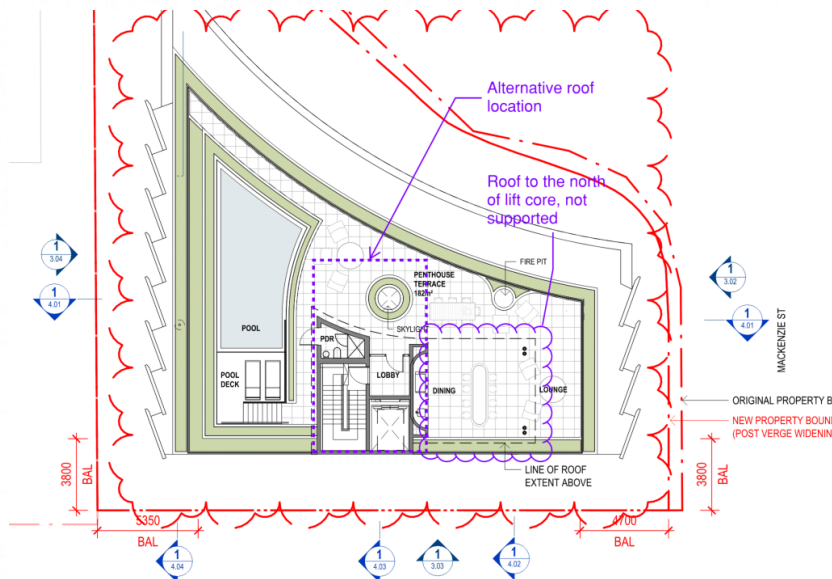
Dear Jordan,

**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.

**Built form and View corridor**

1. The proposed roof located on the roof top terrace along the northern boundary introduces additional building height and impacts the designated view corridor within the Kangaroo Point peninsula neighbourhood plan code. The roof north of the lift shaft is not supported to the extent indicated and should be removed to avoid additional impacts on the view corridor to comply with PO1, PO6 of the Kangaroo Point peninsula neighbourhood plan code and PO4, PO40 and PO41 of the Multiple dwelling code. Submit amended plans with the following changes:
  - a. Remove the roof indicated over the dining area, alternatively
  - b. Where roofing over the roof top outdoor terrace is desired, this should be relocated in front of the lift and lobby and not to extend to the side north of the lift wall.



- c. Additionally, submit a model of Virtual Brisbane to accurately allow assessment of the impact caused by the proposed changes and to demonstrate that the development

appropriately manages the impacts on views and vistas to the Story Bridge. A Virtual Brisbane model can be submitted via the following link:  
<https://www.brisbane.qld.gov.au/virtualbrisbane3drequirements>

Note: It is recommended that the floor to floor height is reduced to minimise the overall building height.

- d. Show on amended plans the RL levels for the proposed roofing at the Roof terrace plan level including the Lift run area.

### **Refuse Collection**

2. The proposed plans do not replicate amendments in red under the previous approval which were required to address assessment benchmarks related to refuse collection. Additionally, it is noted the proposed plan incorporates a gradient (1:8) which exceeds the acceptable maximum (1:14) for the transfer of mobile garbage bins. In accordance with AO32/PO32 of the Multiple dwelling code provide amended plans which demonstrate the following requirements. Submit amended plans showing following information:
  - a. Include amendments in red related to the refuse storage area made under previous minor change approval (Council ref: A006764430), i.e. size of both the recycle and general waste storage areas and position of the chute discharge.
  - b. Reinstate the maximum 1:14 gradient of the service ramp or alternatively demonstrate how the inclusion of gradients which exceed the accepted maximum will be mitigated, including details of any mechanical aid such as a bin tug, including its storage location, if proposed.

### **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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006989590.

Please phone me on the telephone number below if you have any queries regarding this matter.

Yours sincerely



Kayal Chandrasekar  
Senior Urban Planner  
Planning Services South  
Phone: 34030086  
Email: [Kayal.Chandrasekar@brisbane.qld.gov.au](mailto:Kayal.Chandrasekar@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council