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

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21 August 2026

Petbarn Pty Limited
C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Jared Stewart

Application Reference: A007067434

Address of Site: 548 KESSELS RD MACGREGOR QLD 4109

Dear Jared

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.

Refuse Collection

1. It is noted that architectural plans have demonstrated a "Bin Store" for the proposed Veterinary Service use. However, the location of the shops existing refuse storage area has not been denoted. This, it is unclear if the shop uses existing refuse solution has sufficient storage, capacity, and source separation to cater for the proposed shop extensions potential additional generated 543L of general refuse and 4,340L of commingle recycling per week. Minor changes are required to be made to the proposed Veterinary Service uses refuse solution.

To address PO4/ AO4 & PO29/ AO29 of the Specialised centre code and PO8/ AO8.1 & AO8.2 of the infrastructure design code, provide amended architectural plans addressing the following:

- a. Clearly demonstrate the location of the shops existing refuse storage area.
 - b. Denote the quantity, size of bins and service frequency of the shops refuse solution.
 - c. Demonstrate the Veterinary Services "Bin Store" has been roofed and wholly screened.
 - d. Annotate the area (m2) and internal dimensions of the "Bin Store".
2. The proposed Veterinary Service use has the potential to produce clinical and related waste which is classified as regulated waste (refer section 42 of the Environmental Protection Regulation 2019). Although not part of Council assessment, segregation, correct storage, and handling of regulated waste must be considered and demonstrated in accordance with Part 5B of the Waste Reduction and Recycling Regulation 2011. Therefore, the proposal must demonstrate that the refuse storage areas for general refuse

and regulated waste are separate and clearly labelled. The refuse storage areas must be either within a building or an enclosure. Demonstrate the following:

- a. Provide amended architectural plans which clearly demonstrates a separate regulated waste storeroom (within a building), or regulated waste enclosure (roofed & wholly screened) has been provided for the proposed Veterinary Services use.

Note – to satisfy this item the indicative location of regulated waste/ clinical bins within each consulting room, treatment & operation rooms on amended architectural plans will suffice.

Pedestrian Path

3. The architectural plans show storage areas for gas cylinders, NG and bins along the northern side of the building which appears to conflict with a pedestrian path.
 - a. Provide further clarification demonstrating safe pedestrian access is provided.

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 A007067434.

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