

10 September 2026

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: Katarina Segovic, Senior Urban Planner – Planning Services South

Dear Katarina,

**RESPONSE TO BRISBANE CITY COUNCIL INFORMATION REQUEST: S.13 OF THE
DEVELOPMENT ASSESSMENT RULES**

**DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR SHOP (EXTENSION) AND
VETERINARY SERVICE OVER LAND AT 548 KESSLES ROAD, MACGREGOR (LOT 102 ON
SP249183)**

COUNCIL REFERENCE: A007067434

Mewing Planning Consultants act on behalf of Petbarn Pty Limited (**the Applicant**) in relation to the site at 548 Kessels Road, MacGregor (**the site**).

We refer to the correspondence from Brisbane City Council dated 21 August 2026 constituting an Information Request, pursuant to Section 13 of the *Development Assessment Rules* (**DA Rules**).

In accordance with Section 13.2(b) of the DA Rules, please accept this correspondence, on behalf of the Applicant, as a response to the Information request, providing part of the requested information. We advise that Brisbane City Council should progress with the assessment of the Development Application in accordance with Section 13.3 of the DA Rules.

The following attached response extracts each part of Council's Information Request and provides a corresponding response. The response includes the following documentation:

- **Attachment A** – Brisbane City Council Information Request; and
- **Attachment B** – Amended Architectural Plans, prepared by MCA Architects.

We would welcome the opportunity to discuss any aspect of this Information Request Response. Should you wish to discuss, please contact Jared Stewart on 0432 154 328 or at jared.stewart@mewing.com.au.

Yours sincerely,



Jared Stewart
Principal Planner
Mewing Planning Consultants

Information Request Response

548 Kessels Road, MacGregor

M E W I N G
P L A N N I N G
C O N S U L T A N T S

Introduction

The following correspondence provides a response to Brisbane City Council's (**Council**) Information Request dated 21 August 2026. The correspondence has extracted each part of Council's Information Request in italicised text and provides a corresponding response below.

Refuse Collection

Item 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".*

Item 1 Response

The Architectural Plans have been amended to address the matters raised in Item 1 (refer to **Attachment B**) with the following detailed responses provided for (a) – (d).

- (a) All bins associated with the proposed shop expansion (Pet Barn) are currently stored within the existing 'back of house' (within the building and adjacent to the roller shutter). On collection day, the bins are temporary stored in front of the roller shutter for collection and then returned to the 'back of house' area. The expanded 'back of house' is of sufficient area and dimension area to accommodate the required bins for both general refuse and commingle recycling (based on the refuse generation rates under the Refuse PSP).
- (b) Petbarn has advised their existing shop includes 1 x 900L bulk bin for 'general waste' and 2 x 900L bulk bin for 'commingle recycling'. General waste is collected once a week, whereas commingle recycling is collected twice a week. These collection frequencies are proposed to be maintained, however additional bulk bins will be installed to account for the expected increase in refuse waste to be generated as part of the proposed expansion. It is recommended that relevant conditions be imposed to ensure compliance with PO4 / PO29 of the Specialised Centre Code, PO8 of the Infrastructure Design Code and the Refuse PSP.

- (c) Bins associated with the proposed vet clinic are to be stored in a roofed and screened bin enclosure that is located outside the building and adjacent to the online loading / servicing bay (as illustrated in **Figure 1**). The bin enclosure has been designed to accommodate 1 x 1,100L 'general waste' and 1 x 1,000L 'commingle recycling'.

Clinical waste is stored within the vet clinic (1 x 120L bin within the treatment area and 2 x 120L bin adjacent to the rear exit, along with sharps bins in each consult rooms). The clinical waste will be collected weekly, with the private waste contractor (Pet Eternal) to collect the waste by entering the vet clinic during business hours (bins taken to RCV by the contractor and then returned).

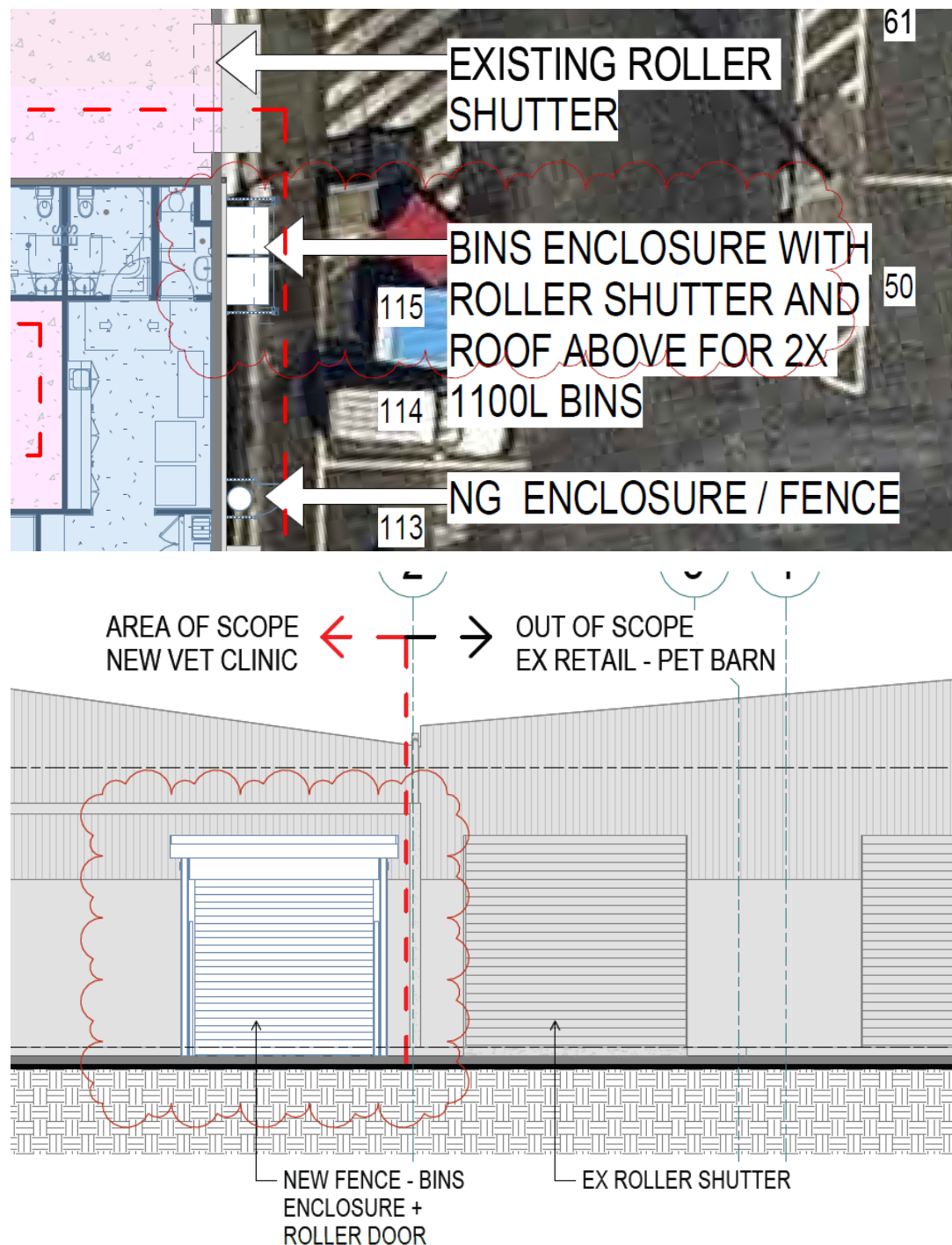


Figure 1 – Proposed Refuse Enclosure for Vet Clinic (MCA Architects, 2026)

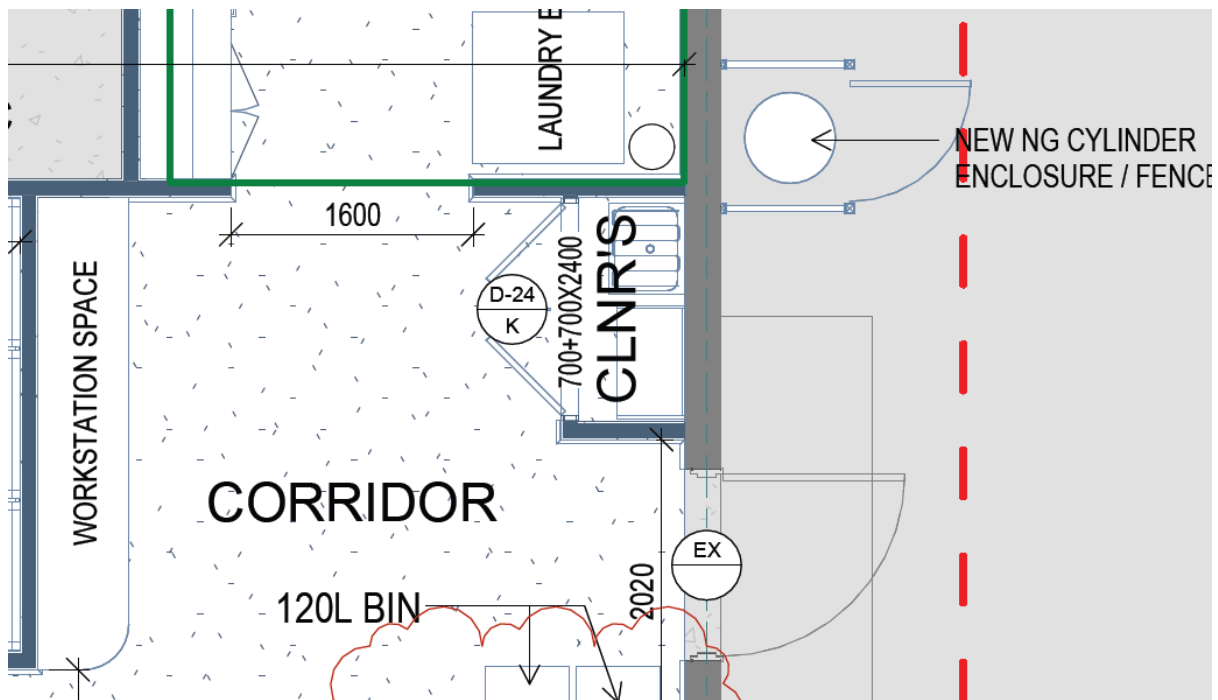


Figure 3 – Proposed Clinical Bin Store adjacent to rear exit (MCA Architects, 2026)

Pedestrian Path

Item 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.*

Item 3 Response

The storage areas for the gas cylinders, NF and bins have been maintained along the northern side of the building, with this area not intended to be used for pedestrian movement due to the proximity of car parking spaces in this location.

These seven (7) car parking spaces will be line marked as 'staff only' (long-stay parking), with customers to utilise the spaces over the broader car parking area.

A new pedestrian crossing is proposed to provide safe access from the concrete footpath along the eastern side of the building (where the customer entrances are located) to the car parking area (as illustrated in **Figure 4**). Appropriate signage will be installed to direct the path of travel of pedestrians towards the new crossing.

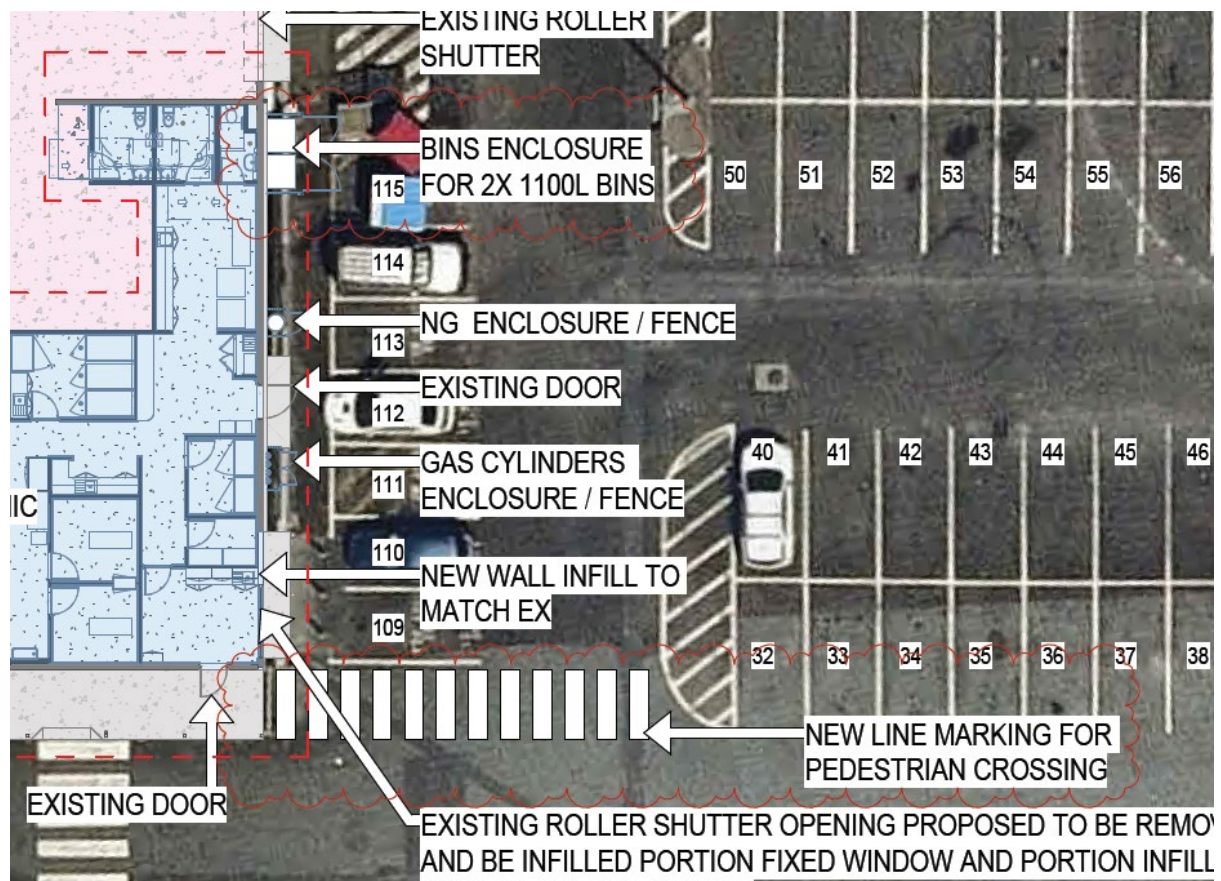


Figure 4 – Proposed pedestrian crossing (MCA Architects, 2026)