



Dedicated to a better Brisbane

09 April 2026

Derek Treacy
45 Beatrice St
BARDON QLD 4065

ATTENTION: Derek Treacy
Application Reference: A006958895
Address of Site: 50 KATES ST MORNINGSIDE QLD 4170

Dear Derek

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. Please provide a response to the following items.

Access

- 1) The proposal has not suitably addressed the access and car parking requirements of the Transport, access, parking and servicing (TAPS) code or TAPS planning scheme policy (PSP). A Traffic Report certified by a Registered Professional Engineer of Queensland (RPEQ) is required to address and justify any performance solutions. The Traffic Report is to include, but not be limited to, the following items:
 - a) Driveway location, width, and grades, with consideration for the Refuse Collection Vehicle (RCV) manoeuvring and loading area.
 - b) Demonstration of safe manoeuvring into the site for a RCV and other service vehicles. Swept paths are to be provided with consideration of parked cars on either side of the Kates Street frontage.
 - c) Vertical clearances and measures to mitigate the reduced clearance from the projection of level 1 over the driveway.
 - d) Separation from existing infrastructure, including the local area traffic management (i.e. traffic calming) and power pole.
 - e) The tandem and double garages as per s7.8.3 of the TAPS PSP.
 - f) Clearances around parking spaces as per s7.8.4 of the TAPS PSP.
- 2) With reference to AO33.1 / PO33 of the Multiple dwelling code, it is unclear how the proposal provides an appropriate and legible pedestrian access arrangement between the street and the front door of each dwelling. The submitted plans do not clearly demonstrate a pedestrian path that is distinct from vehicular access.
 - a) Submit amended plans demonstrating a dedicated pedestrian entrance path that is separated from the driveway.
 - b) Indicate line marking and/or a change in pavement material or colour on amended plans to clearly demarcate the pedestrian throughfare where it runs alongside the driveway.

Refuse

- 3) The proposed 'Refuse Bin Enclosure' does not provide adequate storage, capacity or source separation for the development's waste streams. Moreover, the location of the 'Bulk Bin Storage' against the eastern side boundary is not supported as it does not provide an appropriate buffer to the adjoining (future) residents. In accordance with AO32 / PO32 of the Multiple dwelling code and AO8.1-8.2 / PO8 of the Infrastructure design code:
- a) Provide amended architectural plans demonstrating a roofed and wholly screened refuse enclosure with a minimum internal area of 13.4m² (5.6m x 2.4m internally) to accommodate 4 x 1,100L bulk bins. Dimensions are to be shown on the plans and indicative bin references are not accepted.
 - b) Ensure all plans use consistent annotations and clearly identify the refuse enclosure as roofed and wholly screened.
 - c) Provide a minimum 1.5m wide landscaped buffer between the amended refuse enclosure and the eastern side boundary, consistent with Item 9 below.
- 4) The proposal plans indicate that the driveway crossover (5.5m) and two-way aisle (5.8m) trafficked by the RCV is less than the required width of 6.5m. Furthermore, the 'living level' overhangs into the area trafficked by the 10.24m Rear Loading RCV and does not provide a minimum vertical operational clearance of 3.6m across the entire 6.5m wide aisle / carriageway. In accordance with AO32 / PO32 of the Multiple dwelling code, AO8.1-8.2 / PO8 of the Infrastructure design code, and AO1 / PO1 and AO19.2-19.3 / PO19 of the TAPS code:
- a) Provide amended architectural plans that demonstrate the RCV is provided with a 6.5m wide Type B2 crossover in accordance with Table 9 of the TAPS PSP.
 - b) Demonstrate the entire two-way aisle / carriageway trafficked by the RCV is 6.5m wide.
 - c) Demonstrate that the RCV standing / loading area has been provided with a minimum vertical operational clearance of 3.6m above the ground finished floor level and lowest projection above for the entire 6.5m wide aisle / carriageway for a length of 11.5m.
 - d) Provide an RPEQ certified swept path analysis for a 10.24m Rear Loading RCV (as per standard drawing BSD-3008-2) as specified in Table 3 of the Refuse PSP that demonstrates safe and efficient on site servicing can be undertaken whilst utilising a lock-to-lock time of 6.00s and kerb-to-kerb turning radius of 9.757m. Ensure the swept path includes vehicle specification Table.

Stormwater and Earthworks

- 5) The Lawful Point of Discharge (LPD) nominated in the Site Based Stormwater Management Plan (SBSMP) prepared by DRW Consulting, being an existing 100mm diameter pipe, does not appear to have sufficient capacity, particularly in consideration of existing connections servicing 46 Kates Street and 21 Deviney Street. In addition, Council's records and detailed survey plan do not identify the presence of the nominated pipe and pit at the corner of the site. Given the apparent constraints of the existing LPD, including limited diameter and susceptibility to blockage, the suitability of this discharge point has not been established. A revised concept plan is attached for your consideration and will require the RPEQ to confirm its location, size, and suitability.
- a) Submit a revised Concept Earthworks Plan and Stormwater Management Plan in accordance with the marked-up attachment. An RPEQ must confirm the location, level, and suitability of the downstream drainage to provide the LPD. Ensure the revised Concept Earthworks Plan clearly demonstrates the proposed cut and fill extents and retaining wall solution in accordance with AO37.3 / PO37 of the Multiple dwelling code.

External Design

- 6) While the development proposes to vary the built form and external materials, additional detail is required to support in Council's assessment of the proposal against AO9.1-9.4 / PO9 and AO10.1 / PO10 of the Multiple dwelling code.
- a) Submit updated building elevations or additional architectural plans clearly identifying the proposed colour scheme.
 - b) Submit a roof plan illustrating roof form and pitch, building line under, eaves, and location of downpipes.
- 7) In accordance with AO14.1 / PO14, AO17.2 / PO17 and AO31.3-31.5 / PO35 of the Multiple dwelling code, private open space balcony areas are to be located to face the street frontage and rear boundary and are to be predominately located on the north-eastern aspect to facilitate good levels of privacy and passive solar access. In consideration of a performance solution:
- a) Submit amended plans to demonstrate that side facing balconies are adequately separated and/or screened to ensure there are no undue privacy impacts to the adjoining residential premises.

Landscape Design

- 8) A Landscape Concept Plan has not been provided in support of the application. A Landscape Concept Plan is required to demonstrate how landscape outcomes on site will be delivered to demonstrate compliance with City Plan 2014.
- a) Submit a Landscape Concept Plan to demonstrate how landscape outcomes required in the River Gateway neighbourhood plan, Multiple dwelling code, and Landscape works code are achieved. The plan is required to be prepared by a suitably qualified Landscape Architect and address the following:
 - i) Provide large subtropical shade trees species capable of growing to a minimum canopy diameter and height that at maturity are complementary in scale and height to the building form and respond to the site location and design needs in accordance with AO29.1-29.4 / PO29 of the Multiple dwelling code.
 - ii) Provide understory plantings made up of a varied palette of shrubs and groundcovers to all landscape areas at a density that achieves full coverage within 2 years of planting in accordance with AO8.1 / PO8 of the Landscape work code.
 - iii) Provide landscape buffers along the boundaries of the site support landscaping that effectively soften and screens the extent of built form and hardstand in accordance with AO3 / PO3 of the Landscape work code and AO28.1-28.2 / PO28 of the Multiple dwelling code.
 - iv) Demonstrate that all deep planting areas are free of surface and subsurface infrastructure in accordance with AO29.4 / PO29 of the Multiple dwelling code.
 - v) Include details of a planting palette that details the selected plant species including planting densities and stock sizes in accordance with AO7 / PO7 and AO8.1-8.2 / PO8 of the Landscape work code.
 - vi) Detail how the proposal will achieve water sensitive design measures as outlined in AO12.1-12.4 / PO12 of the Landscape work code.
- 9) The eastern boundary of the site contains significant hardstand, including car parking and refuse servicing without any form of a landscape buffer. Landscaping must be incorporated along the length of the side boundaries that effectively softens the development from adjoining properties and addresses amenity impacts including overlooking, glare, and heat island effect in accordance with AO28.1-28.2 / PO28 and AO35.2 / PO35 of the Multiple dwelling code.

- a) Submit amended plans, including a Landscape Concept Plan prepared by a suitably qualified Landscape Architect, which demonstrate the following:
 - i) Provision of large subtropical shade trees that can achieve a minimum height and canopy diameter of 5m at maturity within the landscape areas currently proposed along the eastern boundary.
 - ii) Provide additional landscaping along the eastern boundary, including columnar screening trees and shrubs. A minimum landscape strip width of 1.5m is to be provided.
 - iii) Amend the pavement design of the visitor car and bicycle parking to be a permeable pavement to create improved growing conditions for the adjacent landscaping and address glare, heat island, and impervious area impacts.

Existing Vegetation

- 10) Preliminary assessment indicates that vegetation proposed for removal on site that meets the definition of significant vegetation as defined by the Vegetation PSP. Development at the site is to retain significant vegetation, or where vegetation is not possible to retain, development provides compensatory planting that addresses the design needs of the site including balancing the bulk, scale, and form of the development and support the provision of shade in accordance with AO27.1-27.3 / PO27 of the Multiple dwelling code.
 - a) Provide amended plans, including a Landscape Concept Plan prepared by a suitably qualified Landscape Architect, which:
 - i) Demonstrate opportunities for the retention of existing vegetation which is demonstrated through an Arboricultural Impact Assessment prepared by an AQF Level 5 Arborist.
OR
 - ii) Incorporate a large subtropical shade tree at the frontage of the site that can achieve a minimum height of 15m at maturity at a mature stock size.
 - iii) Incorporate shade tree planting that achieves a minimum of 50% shade cover to the site's open space areas.

Communal Open Space

- 11) The lack of communal open space is not supported. The proposal is to incorporate a communal open space that offers a range of passive and active recreational opportunities that enhance the amenity and outlook for residents in accordance with AO30.1-30.2 / PO30 of the Multiple dwelling code. Consideration should be given to reducing the total area of the proposed units or reduction in total yield to forgo the requirements of a communal open space area. A reduction of deep planting or private open space area to facilitate the communal open space area would not be supported.
 - a) Provide amended plans in accordance with AO30.1-30.2 / PO30 of the Multiple dwelling code that demonstrates a communal open space area that include the following:
 - i) Is a minimum of 5% or 40m² of the site area, whichever is greater.
 - ii) Is one consolidated useable space, or where exceeding 100m², two separate useable areas within the site.
 - iii) Is a minimum 50% open to the sky.
 - iv) Is a minimum of 25% landscaping.
 - v) Is a minimum of 25% shaded by trees within 5 years.
 - vi) Is a maximum 25% as internal dedicated created space.
 - vii) Is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool, and vegetable gardens.

viii) Incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction.

OR

b) Provide amended plans with a reduction of total unit yield from 10 units to 9 units.

Setbacks & Site Cover

12) The proposal seeks a performance solution for site cover of 49%, in lieu of the suggested maximum of 45% under AO8 / PO8 of the Multiple dwelling code. However, the proposal does not achieve PO8(e) of the code to provide for well-located communal open space areas for the number of dwelling units within the development. Moreover, the proposed rear setback to wall is less than the 6m outcome intended under AO3 / PO3 and AO7.1 / PO7 of the code. Accordingly:

a) Amend the proposal to incorporate a communal open space that offers a range of passive and active recreational opportunities that enhance the amenity and outlook for residents in accordance with AO30.1-30.2 / PO30 of the Multiple dwelling code.

OR

b) Amend the proposal to reduce the number total unit yield from 10 units to 9 units to support improved residential amenity and facilitate retention of some of the existing established vegetation on the site.

13) The submitted architectural drawings do not demonstrate compliance with the outcomes intended by AO3 / PO3 of the Multiple dwelling code. The proposal provides a rear boundary setback of approximately 5.46m to the wall at all levels, in lieu of 6m to wall. Given the proposal also does not achieve the intent of the acceptable outcomes relating to site cover, building separation, building height, private open space, and communal open space provisions:

a) Submit amended architectural plans that incorporate a minimum rear boundary setback of 6m measured to the wall at all levels.

Design Advice

14) Due to the constrained width of the units, a few of the living and kitchen areas may not function adequately for their intended use. It is recommended that furniture layouts be provided to demonstrate that the nominated room sizes and spatial allocations are suitable. The layouts should consider:

- Clear circulation around doorways, stairs and key movement paths.
- Window and door locations to support practical furniture placement.
- Adequate storage provision (including linen and laundry areas) to support the functional needs of future residents.

15) It is recommended that the stair design, including length of the stair risers is reviewed to seek efficiency in overall stair length. A length of approximately 4.5m may accommodating the required rise, subject to detailed design and standards compliance.

16) It is recommended that the balustrade design be reviewed, as the current arrangement appears to facilitate climbing and may not comply with the relevant National Construction Code requirements.

Refuse Advice

17) Council core services include general refuse, co-mingled recycling, and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend the proposed plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage bins.

Refer to:

<https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf.coredownload.pdf>.

DA Form 1

18) Submission of an amended DA Form 1 is requested to reflect that the proposal is subject to Impact assessment.

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 A006958895.

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

Yours sincerely



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Development Services
Brisbane City Council