



D.Line Pty Ltd

D Treacy B.Arch

ACN:129635347

45 Beatrice St Bardon Q4065

Phone 0409124719

dgtreacy@bigpond.net.au

Ryan Casey
Senior Urban Planner
Planning Services SouthHouse & Homes
Development Services
Brisbane City Council

Dear Ryan,

Application Reference: A006958895

Address of Site: 50 KATES ST MORNINGSIDE QLD 4170

Subject: Response to Information Request

It should be noted that significant steps have been taken by the owner to adequately address all the points highlighted in the information request. Most noteworthy is the fact that the development has now been reduced to only 9 dwellings. There have been great measures taken to protect the amenity of both neighbours and occupants with extensive landscaping and private open space areas.

Access

- 1) A traffic report certified by a Registered Professional Engineer of Queensland is attached with this response. The proposal plans have been amended to match this report where all issues raised in the Information Request have been addressed with a recommendation by the engineer to approve the proposal.
- 2) A clearly marked pedestrian path is clearly shown on the plans and is highlighted in the traffic report.

Refuse

- 3) A refuse enclosure nominating the 4 x 1000L bulk bins is clearly shown on the plans. The traffic engineer has endorsed a slightly longer and narrower bin area which will adequately accommodate these bins as nominated on the plan
- 4) The RCV standing and loading areas as well as access and egress have been addressed in the Traffic report.

Stormwater and Earthworks.

- 5) Following extensive discussions with the Council Delegate and the Council Engineering Team, a proposal as endorsed by all parties has now been documented.

External design

- 6) (a) Committing to a colour scheme is unusual at this Planning stage, and in our understanding is not required and not usually part of Councils remit. Colour is however alluded to in addressing point 14 of the information request. The building is highly modulated creating shadows, recesses and projections which form the basis of the design, regardless of colour. Colours will be predominantly light in line with current trends

(b) A roof plan has been added to the drawing set., showing pitch and building lines as requested. Downpipes however will be nominated as part of a building certification set of drawings and will be as nominated by a hydraulic engineer, it is inappropriate for these to be nominated here.

- 7) Private spaces on upper levels are designed to promote excellent cross ventilation. They are completely separated from adjoining units with dividing walls and set back as required from all boundaries to protect the amenity of neighbours. There is a large 6300 clearance to the East side well away from the neighbouring development (currently being built) and deep recesses to the West ensure that shade is adequate. The adjoining development to the East has courtyards facing front or rear (towards Kate st or to the rear) with only carparking or minor elevations facing the proposal. All in all this proposal appears to exceed expectations where privacy impacts are concerned.

It is interesting to note that all boundary clearances are greater than those proposed for the recently advertised development at 54 Kates st. where cross ventilation through the main living also seems more constrained.

Landscape design

- 8) A landscape concept plan has been prepared by a qualified landscape architect. This clearly addresses all the items raised in the information request. it is clear that the landscaping is a feature of this application with large areas of deep planting to both the street and the rear. A rich and varied subtropical environment is to be created with greater/larger and more useful landscaped areas than surrounding developments.
- 9) The Eastern boundary has been significantly altered and now provides excellent landscape amenity, again in excess of other developments in the surrounding area.

Existing vegetation

- 10) Privately owned and planted vegetation may not all comply with councils requirements for species and location for desired effect and it would be impossible to retain this landscaping on a working building site. As previously

noted in point 8, the landscape plan shows more than adequate compensation for a highly curated and luxuriant landscape proposal.

Communal open space

- 11) This is not a requirement for a 9 dwelling proposal

Setbacks and Site Cover

- 12) Setbacks are in excess of requirements and Site cover is well within expectations for the area. In addition the large areas of landscaping adjacent to key boundaries ensure that both the amenity of users and neighbours is enhanced.
- 13) The rear boundary clearance is now greater than 8m

Design advice

- 14) Whilst design advice is appreciated, it should be noted that these unit plans have been tried, tested, approved build and sold in at least two other recently approved developments. Indicative photos are attached here to show how successful these spaces are.







- 15) All stairs will comply with NCC requirements
- 16) All balustrading will comply with NCC requirements and as shown can indeed comply with the code as horizontal members are allowed where the verandah/deck surface is less than 4m to the ground. As with most developments, final choices will be made by the owner during the construction documentation phase.

Refuse Advice

- 17) This advice is appreciated and consideration of the green waste initiative will be put to the owner, however it is unknown at this stage whether or not this service will be utilised and it will not be catered for as part of this application

DA Form 1

- 18) An amended Form 1 is attached.

I note that this response and the accompanying revised drawing sets, and DA Form 1 constitutes a full response to the information request and as such we ask that you proceed with the Assessment Process. Please let me know if you need any further information.

Yours faithfully,
Derek Treacy
B Arch