

Advisory Submission – Application A006958895 – 50 Kates St, Morningside - Existing stormwater issue evidence

From

Date Mon 2026-04-27 11:41 PM

To CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>; Ryan Casey <Ryan.Casey@brisbane.qld.gov.au>

 1 attachment (14 MB)

Advisory Submission – Application A006958895 – 50 Kates St, Morningside - Highlighting existing stormwater issue.pdf;

This email originates from outside of Brisbane City Council.

Dear Mr. Casey,

Please find attached an advisory submission containing annotated photos and maps of existing stormwater ingress and ponding at the site's lowest topographical point (RL 14.71m AHD).

I am providing this evidence now to assist the Council's current assessment of the **Information Request (dated 9 April 2026)**, specifically regarding stormwater management. I also draw attention to other aspects of the proposed development.

Could this submission please be met with a receipt of acknowledgement with confirmation it has been forwarded to the Assessing Officer for consideration.

Yours sincerely,

To: Brisbane City Council, Development Services (DSPlanningSupport@brisbane.qld.gov.au)
Attention: Ryan Casey (Senior Urban Planner) (Ryan.Casey@brisbane.qld.gov.au) **Subject:** Advisory Submission – Application **A006958895** – 50 Kates St, Morningside - highlighting existing stormwater issue.

Dear Mr. Casey,

While I understand the application is not yet in the formal public notification period, I wish to provide context and visual evidence of existing stormwater issues from this property to assist the Council's assessment of the response to **Information Request dated 09 April 2026**.

1. Existing Stormwater Ingress and the Lawful Point of Discharge (Item 5) The developer's SBSMP identifies the north-western corner as the Lawful Point of Discharge (LPD). However, the land naturally falls toward my property in 50 Kates' north-eastern corner, where I currently experience significant stormwater ingress to my yard and garage during rain events.

I have compiled annotated photos and videos showing existing stormwater ponding against my property and ingress to my property to prove that the current overland flow is an issue. I would like to offer this evidence to the Council to demonstrate that there is potential for impact to downstream properties as part of the development, to ensure the designs consider this issue.

I was in productive discussions with the previous resident (now deceased) about addressing the existing nuisance with the existing site, which unfortunately never reached resolution. However, with a new development proposed, I would hope that all stormwater ingress nuisance from 50 Kates is solved once and for all.

With the above in mind, I would like to draw attention to any of the proposed development's eastern boundary landscaping, driveway or other non-porous hardstand that could channel water towards my house unless adequately drained. I request that the drainage design captures 100% of the flows on this eastern side towards the LPD in the northwest of the site.

2. Risks of Regrading and Retaining Wall Failure (Item 5) The proposed filling and regrading of the site (expected to exceed 1.0m) is of great interest/concern. While the developer proposes retaining walls with subsoil drainage, these measures are only as effective as the LPD they connect to.

Can the Council please ensure that the final landform of the property is graded to push flow away from my property boundary, to address the issues with flooding and ingress that are incurred in rain events.

Additionally, can the Council please ensure that sufficient detail is provided on the proposed retaining wall to ensure it's a standalone structure, and compliant with all relevant codes to eliminate the potential for any impact on my townhome, which is built up to the property boundary in that area.

3. Precautions During Construction (Item 5 and 13) Given my property is at the north-east lowpoint of the entire site, erosion and sediment control measures are most likely insufficient for the construction phase. I ask that the Council mandates strong controls for the duration of earthworks and construction. In recent wet seasons my neighbours and I have experienced the failure of the nearby 54 Kates St development in the stormwater management regard, which drains in the same direction as 50 Kates, which resulted in considerable damage and stress for myself and other neighbouring residents.

4. Privacy, Vegetation, Boundary Amenity, Open Space, Setbacks, Refuse (Items 7, 8, 9, 10, 11, 12, 3) I strongly support the Council's requirements in all of these sections, particularly adequate privacy screening for side-facing balconies to protect the amenity of my home, vegetation cover and buffers including screening trees and shrubs, setback and open space enforcements, efforts to reduce glare and heat island effects. My property has living rooms and bedrooms facing the south and they have significant potential to be affected by the development.

Regarding lighting, I request that the Council considers neighbouring properties as part of their assessment, and ensures no impact from light pollution, especially in any common areas in the development. Furthermore, I trust that noise impacts will be mitigated given the proximity to vehicle traffic, and I would hope that the refuse bin enclosure is not moved closer to my property than currently proposed.

I'm happy to be contacted to discuss these issues further.

Yours sincerely,

The following pages provide examples of the stormwater issue, showing existing stormwater ponding against my property and ingress to my property.