



TOWN PLANNING REPORT

Multiple Dwellings (3 Storeys)

54 Kates Street,
Morningside QLD 4170
Lot 12 on RP12854

Our ref: STP4929



DOCUMENT CONTROL

QUALITY ASSURANCE		
Project Manager	Mike Harries	Director/ Principal Planner
Prepared By	Mike Harries Jack Denham	Director/ Principal Planner Undergraduate Town Planner

Revision No.	Date	Description	Prepared by	Checked By
A	08/06/2026	Draft	Mike Harries	MH

STEFFAN HARRIES

For the purposes of this document, The Trustee for M & R Trust & The Trustee for The AMS Trust Partnership is referred to as “Steffan Harries”

ABN 60 871 545 650

Website www.steffanharries.au

Email contact@steffanharries.au

Phone 07 3317 0042

Mail PO Box 6258, Fairfield Qld 4103

Visit Unit 4, 34 Old Cleveland Road, Stones Corner Qld 4120

TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	5
2	APPLICATION SUMMARY	6
2.1	SITE OVERVIEW	6
2.2	APPLICATION DETAILS.....	6
2.3	APPROVALS SOUGHT	7
2.4	FEE PAYABLE (CURRENT FINANCIAL YEAR).....	7
2.5	LEVEL OF ASSESSMENT	7
3	SITE INFORMATION AND ANALYSIS	8
3.1	AREA CLASSIFICATION AND DEVELOPMENT SITE	8
3.1.1	<i>Property description and zone.....</i>	<i>8</i>
3.1.2	<i>Development site features.....</i>	<i>8</i>
3.2	EXISTING DEVELOPMENT AND SITE CHARACTERISTICS	8
3.2.1	<i>Services and Infrastructure</i>	<i>8</i>
3.2.2	<i>Vehicular Access.....</i>	<i>8</i>
3.2.3	<i>Significant Vegetation.....</i>	<i>8</i>
3.2.4	<i>Site History.....</i>	<i>8</i>
4	PROPOSED DEVELOPMENT.....	10
4.1	GENERAL DESCRIPTION	10
4.2	CIVIL ENGINEERING.....	10
4.3	TRAFFIC	11
4.4	LANDSCAPE PLAN	11
5	STATE PLANNING FRAMEWORK	12
5.1	STATE PLANNING POLICY.....	12
5.2	SOUTH-EAST QUEENSLAND REGIONAL PLAN (SHAPINGSEQ)	12
5.3	DEVELOPMENT ASSESSMENT MAPPING SYSTEM (DAMS) LAYERS.....	13
5.3.1	<i>State Assessment and Referral Agency (SARA) DAMS Layers:.....</i>	<i>13</i>
5.3.2	<i>Non-SARA DAMS Layers:</i>	<i>13</i>
5.4	DEVELOPMENT ASSESSMENT FORMS	13
5.5	REFERRAL AGENCIES.....	13
5.6	STATE DEVELOPMENT ASSESSMENT PROVISIONS	13
5.7	PUBLIC NOTIFICATION	13
6	LOCAL PLANNING FRAMEWORK.....	15
6.1	INTRODUCTION.....	15
6.2	BRISBANE CITY PLAN 2014 (V36) PLANNING PROVISIONS	15
6.2.1	<i>Zone.....</i>	<i>15</i>
6.2.2	<i>Overlays.....</i>	<i>15</i>
6.2.3	<i>Neighbourhood Plan / Local Plan.....</i>	<i>16</i>
6.2.4	<i>Level of Assessment.....</i>	<i>16</i>
6.2.5	<i>Applicable Codes.....</i>	<i>16</i>
6.2.6	<i>Infrastructure charges.....</i>	<i>17</i>
7	KEY PLANNING MATTERS.....	18
7.1	OTHER RELEVANT MATTERS	18
7.1.1	<i>Citywide amendment – More Homes, Sooner – Low-medium density residential design 18</i>	
7.1.2	<i>A005332325 – Previous Approval.....</i>	<i>19</i>
7.2	LOW-MEDIUM DENSITY RESIDENTIAL ZONE CODE.....	19
7.3	STRATEGIC FRAMEWORK.....	20
7.4	MULTIPLE DWELLING CODE.....	20
7.4.1	<i>Building Height and Setbacks.....</i>	<i>20</i>
7.4.2	<i>Site Cover.....</i>	<i>21</i>
7.4.3	<i>Private Open Space.....</i>	<i>21</i>
7.5	STORMWATER AND CIVIL ENGINEERING REPORTS	21
7.6	TRAFFIC ENGINEERING.....	21
7.7	LANDSCAPE PLAN	21
8	CONCLUSION.....	23

List of Appendices & Attachments

- Appendix A:** Proposed Plans
- Appendix B:** Code Response
- Appendix C:** Civil Engineering
- Appendix D:** Landscape Plan
- Appendix E:** Stormwater Management Plan
- Appendix F:** Traffic Engineering

DA Form 1

List of Figures

Figure 1: Location of the subject site. Source: Google	6
Figure 2: Aerial view depicting the subject site. Source: Google	8
Figure 3: Front (north) elevation Not to scale. Source: Extract from HAL Architects.	10
Figure 4: Aerial view depicting the zoning of the property. Source: Brisbane City Council	15
Figure 5: Proposed Zoning Map from More Homes Sooner amendment. Subject site identified in yellow. Source: Brisbane City Council	18
Figure 6: Walking distance analysis to nearby District Centre Zone Source: Qld Globe	19

1 EXECUTIVE SUMMARY

This application seeks approval from Brisbane City Council for a Development Permit for a Multiple Dwellings (3 Storeys) at 54 Kates Street, Morningside QLD 4170, properly described as Lot 12 on RP12854.

The proposed development comprises five (5) attached townhouse-style multiple dwellings arranged across three storeys on the 842 m² site. Each townhouse (TH1 to TH5) incorporates an integral garage at ground level, open-plan kitchen, dining and lounge with a balcony to the northern (street) frontage at first floor level and a master bedroom with ensuite, additional bedrooms and bathroom at second floor level. Vehicle access is via a single shared internal driveway from Kates Street, serving five integral garages and two visitor car parking spaces in the front setback. Private open space is provided for each dwelling at ground level, ranging from approximately 24.21m² to 34.07m². A 1.8m acoustic fence is provided along the southern boundary and deep planting zones are provided at the western (Kates Street) frontage and eastern (rear) boundary. The proposed development is three (3) storeys in height and is well located within the suburb of Morningside, within 400m of the nearby Centre Zoned land to the south.

After assessment against the relevant Assessment Benchmarks which included the Acceptable Outcomes, Performance Outcomes, and Overall Outcomes of the Zone, Neighbourhood Plan, Overlays and Secondary Codes, no significant planning issues were identified and the proposed Multiple Dwellings (3 Storeys) was found to be compliant with the intention of the codes.

Consequently, as a result of the findings of this report and assessment, Steffan Harries concludes by respectfully requesting a favourable decision from Brisbane City Council with regards to this development application, subject to reasonable and relevant conditions.

2 APPLICATION SUMMARY

2.1 Site overview

Street Address	54 Kates Street, Morningside QLD 4170
Real Property Description	Lot 12 on RP12854
Site Area	842m ²
Current Development	Vacant
Local Government Authority	Brisbane City Council
Applicable Planning Scheme	Brisbane City Plan 2014 (v36)
Planning Scheme: Area Classification	LMR2 Low-medium density residential (2 or 3 storey mix)
Planning Scheme: Applicable Local Plan	River gateway neighbourhood plan
Planning Scheme: Applicable Overlays	Airport environs overlay; Community purposes network overlay; Critical infrastructure and movement network overlay; Dwelling house character overlay; Potential and actual acid sulfate soils overlay; Road hierarchy overlay; Streetscape hierarchy overlay
Applicable Regional Plan	South East Queensland Regional Plan
Regional Plan Area:	Urban Footprint

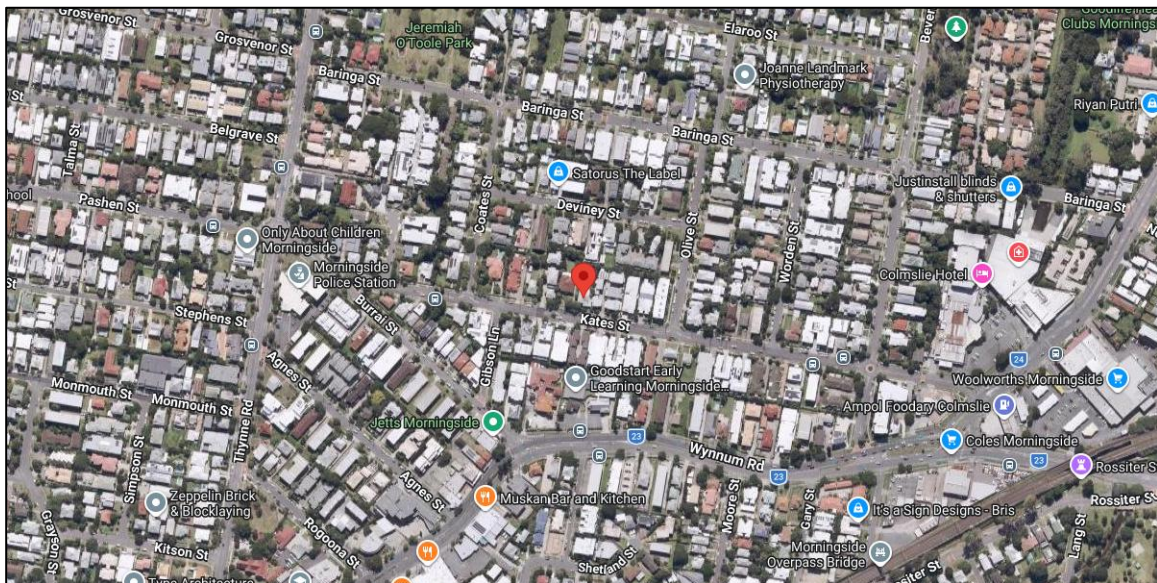


Figure 1: Location of the subject site. Source: Google

2.2 Application Details

Description of Proposal	Multiple Dwellings (5 dwellings)
Type of Application	Material Change of use – Multiple Dwellings
Level of Assessment	Impact Assessable
Applicant	54 Kates Street Pty Ltd C/o Steffan Harries PO Box 6258, Fairfield Qld 4103

Contact Person

Mike Harries
mike@steffanharries.au
07 3317 0042
www.steffanharries.au

2.3 Approvals Sought

Type of Development	Impact Assessable	
	Preliminary Approval	Development Permit
Material Change of Use Multiple Dwellings (3 Storeys)		✓

2.4 Fee Payable (current financial year)

Land Use Definition	Level of Assessment	Associated Fee
Multiple Dwellings (5 dwellings) – Material Change of Use	Impact Assessable	\$ 26,455.00
TOTAL		\$ 26,455.00

2.5 Level of Assessment

Under the Table of Assessment for the LMR2 Low-medium density residential (2 or 3 storey mix) (Part 5 of the *Brisbane City Plan 2014 (v36)*), the proposed Multiple Dwellings (3 Storeys) requires Impact Assessment. Please find an extract below:

Zone / Overlay	Categories of Development and Assessment	Assessment Benchmarks
Low Medium Density Zone	<p>Any other use not listed in this table.</p> <p>Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column.</p> <p>Any other undefined use.</p>	The Planning Scheme

3 SITE INFORMATION AND ANALYSIS

3.1 Area Classification and Development Site

3.1.1 Property description and zone

The subject site is located at 54 Kates Street, Morningside QLD 4170, formally described as Lot 12 on RP12854. The site falls within the LMR2 Low-medium density residential (2 or 3 storey mix).

3.1.2 Development site features

The site features a rectangular-shaped lot, with a total area of 842m² with an approximate average width of 16.78m fronting Kates Street and a depth of approximately 50.3m. The property is generally level with the natural ground level consistent across the site.

The site is currently vacant.

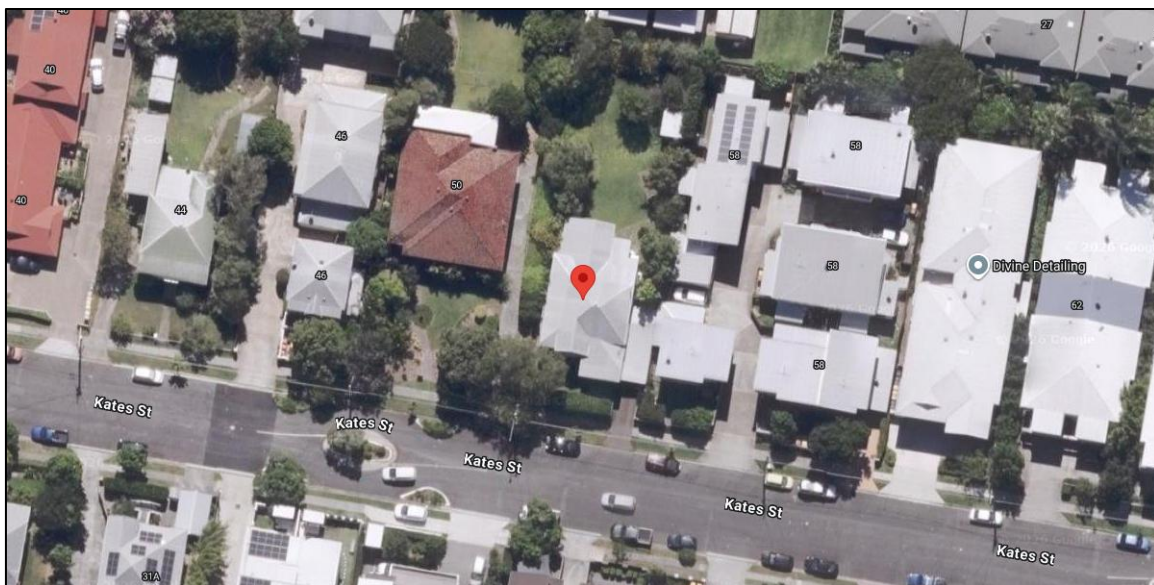


Figure 2: Aerial view depicting the subject site. Source: Google

3.2 Existing Development and Site Characteristics

3.2.1 Services and Infrastructure

The subject site is connected to all services required for the intended land use.

3.2.2 Vehicular Access

The subject site currently has one vehicular access via the frontage onto Kates Street.

3.2.3 Significant Vegetation

The subject site is clear of any significant vegetation and does not have any street trees within the frontage of the property.

3.2.4 Site History

By way of searching all available online resources, the subject site is affected by the following applications:

Application Number	Type of Application	Description of Application
A005332325	Material Change of use for Multiple Dwellings	This approval involved the removal of the existing dwelling house, as well as five (5) new townhouses on the site.

		The approval involves deep planting at the rear, as well as a new stormwater pit and pipe near the north eastern corner of the site.
A005687730	Minor Change application to the development permit for Townhouses (Ref: A005332325)	<p>The nature of the changes involved the following:</p> <ul style="list-style-type: none"> • Inclusion of a bin enclosure at the front • Inclusion of pedestrian pathway • Removal of stairs from balcony to all • Minor alterations to building facades. <p>Refer to an extract below of the approvals plans and engineering plans.</p>
A006427005	Reconfigure a Lot	1 into 2 lot Reconfiguring a Lot Approval

4 PROPOSED DEVELOPMENT

4.1 General Description

This application seeks Council approval for a Development Permit for a Multiple Dwellings (3 Storeys) located at 54 Kates Street, Morningside QLD 4170, properly described as Lot 12 on RP12854. Please find a set of proposed plans attached as **Appendix A** and an extract below.

The application proposes five (5) attached townhouses (TH1–TH5) arranged as a single building block across the site. Key features:

- **Layout:** Each townhouse has a ground floor garage and entry, first floor open-plan living/dining with a north-facing balcony, and a second floor with master bedroom, ensuite and additional bedrooms. GFA is approximately 222–239 m² per unit.
- **Access & parking:** A single shared driveway from Kates Street serves five garages plus two visitor spaces in the front setback.
- **Open space:** Private open space at ground level for each unit ranges from ~24 to 34m². Deep planting zones at the front and rear boundaries. Beyond that, each dwelling will contain a minimum of 12m² of deck space on the upper floors, off the main living spaces.
- **Materials:** Vertical FC cladding in three finishes (Dulux Lexicon, Pale Tendril and timber-look), crazy paver stonework, aluminium louvre screens, and aluminium/glass balustrades.
- **Height:** 3 storeys with a continuous monopitch/skillion roof to RL 26,150 AHD.

Please refer to **Figure 3** below for the front elevation.



Figure 3: Front (north) elevation Not to scale. **Source:** Extract from HAL Architects.

4.2 Civil Engineering

Appendix C is a Civil Engineering Report prepared by DRW Consulting Pty Ltd. It assesses the proposed development against the Infrastructure Design Code, Stormwater Management Code, and Filling and Excavation Code under the Brisbane City Plan 2014. The report confirms the site is well-serviced, with reticulated water, sewerage, electricity and telecommunications all available and able to be connected to the proposed development. Stormwater will be directed to an existing underground connection at the rear of the site. The site is not flood affected. Earthworks and filling are assessed as compliant, with appropriate retaining measures to be designed and certified by a Registered Professional Engineer Queensland.

The report includes concept servicing and earthworks plans, a BCC Erosion Hazard Assessment, and a FloodWise Property Report confirming no flood levels apply to the site. Additionally, a Site Based Stormwater Management Plan is provided for the development a **Appendix E**.

4.3 Traffic

Please find attached as **Appendix F**, traffic turning circles prepared for the development by QTraffic. These have been RPEQ endorsed demonstrating compliance for the development.

4.4 Landscape Plan

Appendix D is a Landscape Concept Plan prepared by LAUD ink. The landscape design provides deep planting zones at the western (Kates Street) frontage and the eastern (rear) boundary, boundary planting along the northern and southern fences, and landscaping within the private open space areas for each townhouse.

5 STATE PLANNING FRAMEWORK

The PA establishes the framework and process for development assessment throughout the State of Queensland. The PA states the following is applicable to an Impact Assessable application.

Chapter 3, Part 1, 45(5)

- An **impact assessment** is an assessment that—
- a) must be carried out—
 - i. against the assessment benchmarks in a categorising instrument for the development; and
 - ii. having regard to any matters prescribed by regulation for this subparagraph; and
 - b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

- a planning need
- the current relevance of the assessment benchmarks in the light of changed circumstances
- whether assessment benchmarks or other prescribed matters were based on material errors

The subordinate legislation to the PA is the *Planning Regulation 2017* (PR). The PR states the following in relation to assessment benchmarks.

Planning Regulation 2017, Part 4, Division 4, Subdivision 1, 30 – Assessment benchmarks generally

1. For [section 45\(5\)\(a\)\(i\)](#) of the [Act](#), the impact assessment must be carried out against the assessment benchmarks for the development stated in [schedules 9](#) and [10](#).
2. Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—
 - a. the assessment benchmarks stated in—
 - i. the regional plan for a region; and
 - ii. the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - iii. a temporary State planning policy applying to the premises;
 - b. if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;
 - c. if the local government is an infrastructure provider—the local government's LGIP.
3. However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

The following section of this report provides a response to the identified assessment benchmarks as prescribed by the PA.

5.1 State Planning Policy

The State Planning Policy was adopted on 3 July 2017 and is Queensland's pre-eminent state planning instrument. It expresses the state interests in land-use planning and development. The current version of the Brisbane City Council *Brisbane City Plan 2014 (v36)* is considered to be aligned with the State Planning Policy. Subsequently, no further assessment is required.

5.2 South-East Queensland Regional Plan (ShapingSEQ)

The site is included within the Urban Footprint of the South-East Queensland (SEQ) Regional Plan (ShapingSEQ). The proposed development is consistent with the intent for the regional land use category.

5.3 Development Assessment Mapping System (DAMS) Layers

5.3.1 State Assessment and Referral Agency (SARA) DAMS Layers:

Layer	Applicable
SEQ Regional Plan Land Use Categories	Urban Footprint
Queensland heritage place	N/A
Unexploded Ordnance	N/A
Coastal Protection	N/A
Fish Habitat Areas	N/A
Water Resources	Water resource planning area boundary
Wetland Protection Areas	N/A
Native Vegetation Clearing	N/A
Koala Habitat in SEQ Region	N/A
Maritime Safety and Development	N/A
Port of Brisbane	N/A
State Transport	N/A

5.3.2 Non-SARA DAMS Layers:

Layer	Applicable
Electricity Infrastructure	N/A

5.4 Development Assessment Forms

The Development Assessment forms are the approved forms under the PA and must be used for applications lodged under this Act. The following forms are included in this submission to the Local Council:

- DA Form 1 – Development Application Details.

5.5 Referral Agencies

A referral agency is a generic term and covers both ‘advice’ agencies and ‘concurrence’ agencies. If there is a requirement under the PR for an entity other than the assessment manager to have input in the assessment of a specified development application, the application is referred to that agency. No referral agencies have been identified as part of this application.

5.6 State Development Assessment Provisions

As the proposed development does not trigger assessment under the PA, the State Development Assessment Provisions aren’t applicable to this application.

5.7 Public Notification

As the proposed application is Impact Assessable, public consultation will be required to be undertaken in accordance with Part 4 of the Development Assessment Rules [s68 of the Planning Act 2016]. The applicant is required to give public notice by:

- publishing a notice at least once in a newspaper circulating generally in the locality of the premises the subject of the application;
- placing notice on the premises the subject of the application that must remain on the premises for the period of time up to and including the stated day; and
- giving notice to the adjoining owners of all adjoining the premises the subject of the application.

Public consultation will begin as required under the DA Rules at the conclusion of the Information Request Stage.

6 LOCAL PLANNING FRAMEWORK

6.1 Introduction

The site is located within the Brisbane City Council area and is subject to assessment against the *Brisbane City Plan 2014 (v36)*. This application has been made in accordance with Chapter 3 of the *Planning Act 2016 (PA)* and constitutes an application for an Impact Assessable Development Permit for a Material Change of Use and/or Building Work.

6.2 Brisbane City Plan 2014 (v36) Planning Provisions

6.2.1 Zone

The subject site is located within the LMR2 Low-medium density residential (2 or 3 storey mix) as depicted in the below imagery.



Figure 4: Aerial view depicting the zoning of the property. Source: Brisbane City Council

6.2.2 Overlays

Under the *Brisbane City Plan 2014 (v36)*, the site is identified as being affected by a number of overlays as demonstrated below in Table A. Assessment against the relevant overlays has been undertaken. Complete responses to each applicable overlay code have been provided in **Appendix B**.

The following overlays are applicable to the subject site under the Brisbane City Plan 2014 (v36):

Table A – Overlay Assessment		
Overlay	Assessment (assessed under Part 5 of the Brisbane City Plan 2014 (v36))	Assessment Benchmark
Airport environs overlay	Impact Assessable Assessment undertaken – refer to Appendix B	Airport environs overlay code
Community purposes network overlay	Impact Assessable Assessment undertaken – refer to Appendix B	Community purposes network overlay code
Critical infrastructure and movement network overlay	N/A	Critical infrastructure and movement network overlay code
Dwelling house character overlay	N/A No applicable overlay code	No applicable overlay code

Table A – Overlay Assessment

Overlay	Assessment (assessed under Part 5 of the Brisbane City Plan 2014 (v36))	Assessment Benchmark
	for Multiple Dwellings (MCU)	
Potential and actual acid sulfate soils overlay	N/A	Potential and actual acid sulfate soils overlay code
Road hierarchy overlay	Impact Assessable Assessment undertaken – refer to Appendix B	Road hierarchy overlay code
Streetscape hierarchy overlay	Impact Assessable Assessment undertaken – refer to Appendix B	Streetscape hierarchy overlay code

6.2.3 Neighbourhood Plan / Local Plan

The subject site is located within the following Neighbourhood Plan or Local Plan and will form part of the relevant Assessment Benchmarks:

- River gateway neighbourhood plan

6.2.4 Level of Assessment

Under the Table of Assessment for the LMR2 Low-medium density residential (2 or 3 storey mix) zone (Part 5 of the Brisbane City Plan 2014 (v36)), the proposed Multiple Dwellings (3 Storeys) requires Impact Assessment.

6.2.5 Applicable Codes

The proposed development application will be subject to assessment against the *Brisbane City Plan 2014 (v36)*. The following planning scheme codes have been identified as Assessment Benchmarks:

Strategic Framework

Zone Code:

- Low-Medium Density Residential Zone Code

Primary Codes:

- Multiple Dwelling Code

Neighbourhood Plan Codes:

- River Gateway Neighbourhood Plan Code

Overlay Codes:

- Airport Environs Overlay Code
- Community Purposes Network Overlay Code
- Road Hierarchy Overlay Code
- Streetscape Hierarchy Overlay Code

Secondary Codes:

- Filling and Excavation Code
- Infrastructure Design Code
- Landscape Work Code
- Outdoor Lighting Code
- Park Planning and Design Code
- Stormwater Code
- Transport Access, Parking and Servicing Code
- Wastewater Code

Please find attached as **Appendix B**, an assessment against these codes.

6.2.6 Infrastructure charges

No infrastructure charges will be payable as part of this application.

7 KEY PLANNING MATTERS

The proposed Multiple Dwellings (3 Storeys) was found to be generally consistent with the intent of the *Brisbane City Plan 2014 (v36)* and its associated planning provisions and relevant Assessment Benchmarks. Please refer to **Appendix B** for a full response to the applicable codes as noted in section 6.2.5 of this report. An overview of the key planning matters has been provided below in support of the proposal.

7.1 Other Relevant Matters

7.1.1 Citywide amendment – More Homes, Sooner – Low-medium density residential design

The proposed More Homes, Sooner – Low-medium density residential design amendment by Brisbane City Council is intended to increase housing supply and diversity in well-located areas while maintaining compatibility with Brisbane’s suburban character, climate and local setting. It proposes to simplify the current low-medium density residential zone by combining the two existing precincts into a new Low-medium density residential (3 or 4 storey mix zone precinct), with development outcomes tailored according to proximity to centres and high-frequency public transport.

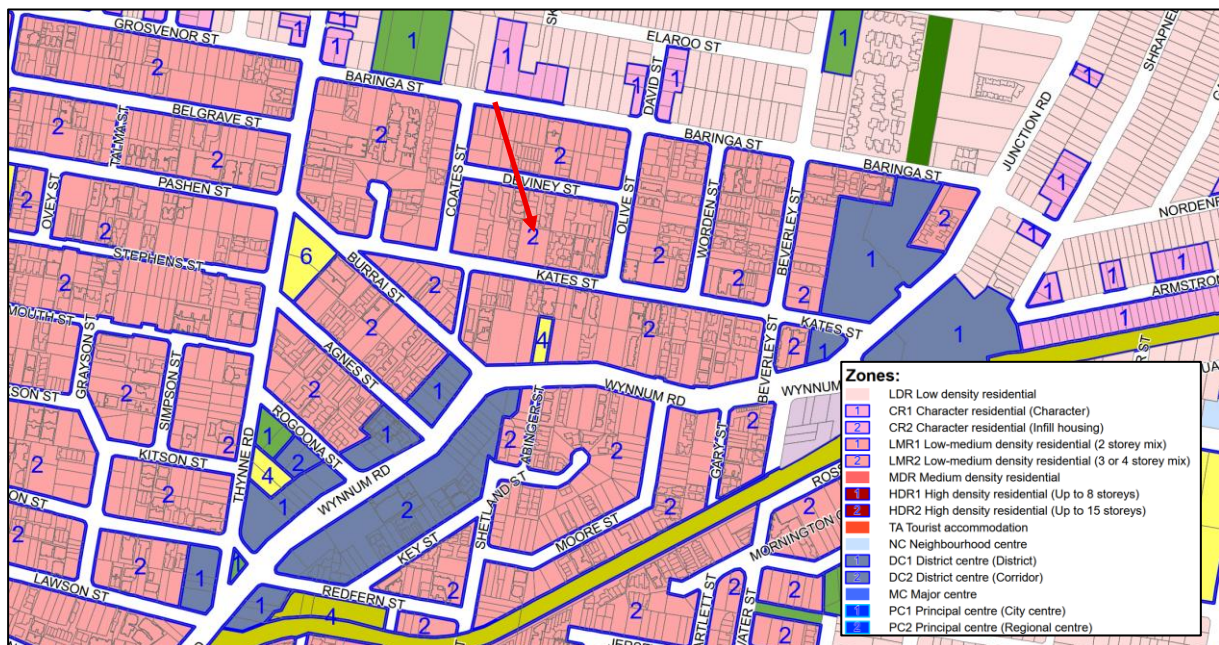


Figure 5: Proposed Zoning Map from More Homes Sooner amendment. Subject site identified in yellow. **Source:** Brisbane City Council

A key feature of the amendment is the introduction of Key Locations, being sites closer to centres and high-frequency public transport. In these locations, the amendment proposes to allow multiple dwellings up to 4 storeys, while generally increasing the baseline height across the LMR zone to 3 storeys. The amendment also proposes to reduce the minimum lot size to 120m² in parts of the new precinct where sites are more than 400 metres walking distance from frequent public transport or centres, subject to specific design and servicing requirements.

As outlined in this proposed amendment, the subject site is to be changed to the Low-Medium Density (3 Storey) zone (refer to **Figure 5** above). When this occurs, 3 storeys will be permitted throughout this pocket of Morningside. Beyond this, the subject site also meets the definition of Key Location, meaning that 4 storeys could be permitted.

The subject site meets the definition of Key Location. Please find below the definition from this proposed amendment:

Key Location

Land within the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or Land within 400m walking distance of:

- a. dedicated public pedestrian access point of a major public transport interchange; or
- b. a public transport stop that is serviced with a maximum headway of 20 minutes between 7am and 7pm on weekdays, and a maximum headway of 30 minutes between 7am and 7pm on weekends; or
- c. land within the Principal centre zone, Major centre zone, District centre zone or Mixed use zone.

As demonstrated in **Figure 6** below, the subject site is approximately 260m walking distance to land within the District Centre Zone, hence achieving compliance with this definition.



Figure 6: Walking distance analysis to nearby District Centre Zone **Source:** Qld Globe

Overall, the intent from BCC is that additional density is to occur across the City, including the subject site and this pocket of Morningside. The proposed development is consistent with this amendment and as such this is a “relevant matter” to be considered in the assessment of this application and should be given weight in the decision making process. As the development is consistent with this amendment, we are of the opinion that it should be supported by Council.

7.1.2 A005332325 – Previous Approval

The subject site has had a number of previous approvals issued over it for a variety of different development proposals over the past few years. One of these approvals was A005332325 for 5 multiple dwellings. It is noted that the proposed development is consistent with a number of key performance outcomes issued for this development. These include but are not limited to:

- Site cover
- Front setback
- Visitor parking location

Given this and the fact that the planning scheme in relation to these matters has remained consistent over this period, the original decisions made should be factored into the assessment of this application.

7.2 Low-medium Density Residential Zone Code

The proposed development is generally consistent with the *Low-medium density residential zone code*. The proposal comprises five townhouse-style multiple dwellings within the LMR2 (2 or 3 storey mix) zone precinct and delivers a form of residential development expressly

contemplated by the zone. In this regard, the development supports urban consolidation and more efficient use of existing physical and social infrastructure through the provision of additional housing on a well-located 842m² site in Morningside. The site is within walking distance of public transport services, nearby centres, recreational opportunities and community facilities, thereby supporting a more walkable neighbourhood and reducing reliance on private vehicles. The proposed built form is also appropriate to the site and its locality, with the development incorporating a scale, form and landscaped presentation that is capable of co-existing with surrounding residential development while maintaining the low-medium rise character anticipated by the zone. Overall, the proposal is considered to achieve the relevant overall outcomes of the code and to be consistent with the intended function of the Low-medium density residential zone.

7.3 Strategic Framework

The proposed development is generally consistent with the *Strategic Framework* of the *Brisbane City Plan 2014 (v36)*. As demonstrated in **Appendix B**, the proposal supports Theme 2 by contributing to Brisbane's housing and accommodation choices through the delivery of five townhouse-style multiple dwellings in an established inner-suburban location that is well serviced by existing infrastructure. The development increases housing supply and diversity within the LMR2 zone and provides an alternative dwelling typology suited to a range of household types. The proposal is also consistent with Theme 5, particularly the elements relating to Brisbane's suburban living areas, by facilitating a small-scale multiple dwelling outcome on a well-located site with good access to public transport, centres, services and community facilities. Importantly, the built form, landscaping and site planning respond appropriately to the surrounding neighbourhood character and amenity through setbacks, deep planting, private open space and a scale commensurate with the intended low-medium density character of the locality. To the extent that the Strategic Framework addresses growth nodes and selected transport corridors, these provisions are not directly applicable to the site. Overall, the proposal represents an appropriate form of urban consolidation that aligns with the strategic policy direction for housing growth, neighbourhood character and sustainable suburban development.

7.4 Multiple Dwelling Code

The proposed development is generally consistent with the *Multiple dwelling code*. The application relates to a small-scale townhouse development comprising five attached multiple dwellings on an 842m² site with frontage to Kates Street. As demonstrated in **Appendix B**, the site area and frontage are sufficient to accommodate the scale and form of the development, together with vehicle access, visitor parking, landscaping and private open space. The proposed built form incorporates an articulated three-storey presentation with varied materials, balconies and landscaping that collectively reduce perceived bulk and provide a coherent residential streetscape outcome. The development also provides an appropriate level of amenity for future residents and adjoining properties through building separation, setbacks, private open space, passive surveillance and subtropical design measures. Deep planting, frontage landscaping and private outdoor areas further contribute to the landscape character and soften the appearance of built form and hardstand areas. Vehicle access, on-site manoeuvring, resident and visitor parking, refuse storage and servicing have also been designed to operate safely and efficiently without adversely affecting the streetscape or surrounding residential amenity. Overall, the proposal is considered to achieve the relevant performance outcomes of the *Multiple dwelling code* and provides a well-resolved form of medium-density housing in a location intended to accommodate this development typology. Please find below a summary of key areas of compliance.

7.4.1 Building Height and Setbacks

The proposed building height and setbacks are considered generally consistent with the intent of the *Multiple dwelling code*. While the development presents as three storeys, this built form is considered appropriate having regard to the site's location within the LMR2 (2 or 3 storey mix) zone precinct, the emerging planning context under the proposed More Homes, Sooner amendment, and the site's proximity to centre-zoned land. In relation to setbacks, the development provides a 5.4m front setback to Kates Street, which is consistent with the established streetscape pattern and supports landscaping, passive surveillance and articulation of the built form. A rear setback of 6.16m is also provided, achieving compliance with the relevant code provisions, while the side setbacks maintain appropriate separation to adjoining properties to support privacy, access to light and ventilation, and opportunities for landscape planting. Although portions of the side setbacks are marginally reduced in parts, the overall design, building separation and landscaping ensure the development remains compatible with adjoining residential uses and provides a

sensitive transition in scale and form. On balance, the proposed height and setbacks are considered to achieve the relevant performance outcomes of the *Multiple dwelling code*.

7.4.2 Site Cover

The proposed site cover is considered acceptable having regard to the overall intent of the *Multiple dwelling code* and the broader development outcome achieved on the site. While the proposal exceeds the 45% acceptable outcome, with a site cover of approximately 59%, the development nevertheless provides an appropriate balance between built form, landscaping and private open space. As demonstrated in **Appendix B**, the proposal incorporates deep planting in excess of the minimum 10% requirement, with approximately 13% of the site allocated to deep planting areas capable of supporting substantial landscape planting and subtropical shade trees. In this respect, the development maintains meaningful landscape relief, softens the appearance of the built form and hardstand areas, and preserves the landscaped character expected for this form of development. The proposed site cover is also consistent with the earlier approval for the site, which was assessed by Council against the same code framework. On balance, the development is considered to satisfy the relevant performance outcome for site cover by achieving a suitable relationship between building footprint, open space and landscaping.

7.4.3 Private Open Space

The proposed private open space is considered to achieve the intent of the *Multiple dwelling code* and to provide a suitable level of amenity for future residents. As demonstrated in **Appendix B**, each dwelling is provided with a balcony of at least 12m² with a minimum dimension of 3m, directly accessible from the primary internal living areas and capable of functioning as a genuine outdoor living space. In addition, each townhouse has access to ground level private open space of approximately 24m² to 34m², which further enhances resident amenity and provides opportunities for outdoor recreation, landscaping and private use. The proposed open space areas are designed to be functional, attractive and appropriately integrated with the built form, while screened service areas and privacy treatments ensure that practical requirements such as clothes drying and air-conditioning can be accommodated without detracting from usability or appearance. Overall, the development is considered to provide a generous and well-resolved private open space outcome that satisfies the relevant performance outcomes of the *Multiple dwelling code*.

7.5 Stormwater and Civil Engineering Reports

The supporting engineering documentation demonstrates that the proposed development can be appropriately serviced and constructed without creating unacceptable impacts. As outlined in **Appendix C** and **Appendix E**, the site is capable of being connected to reticulated water, sewer, electricity and telecommunications infrastructure, with stormwater directed to a lawful point of discharge via the existing rear connection. The Site Based Stormwater Management Plan confirms that, although the post-development scenario increases impervious area and unmitigated runoff, a 6kL above-ground detention tank will mitigate peak discharge rates to pre-development levels for storm events up to and including the 1% AEP event. The reports also confirm that the site is not flood affected, does not trigger State stormwater quality requirements due to its size, and can be managed through appropriate erosion, sediment and construction controls. Overall, the civil and stormwater engineering reports support the conclusion that the proposal can be delivered with suitable servicing, drainage and earthworks outcomes in accordance with the relevant planning and engineering standards.

7.6 Traffic Engineering

The traffic engineering material in **Appendix F** demonstrates that the proposed development has been designed to operate safely and efficiently from a vehicular access perspective. The plans show that the shared driveway, internal circulation and parking layout are capable of accommodating the anticipated vehicle movements associated with five townhouse dwellings, including ingress and egress to Kates Street. The swept path and turning circle diagrams indicate that vehicles can manoeuvre within the site in an orderly manner, supporting the functionality of the proposed garages, visitor parking spaces and access arrangements. Overall, the traffic engineering plans support the conclusion that the proposal provides an appropriate traffic and access outcome for the scale of development proposed.

7.7 Landscape Plan

The landscape concept plan in **Appendix D** demonstrates that the proposed development incorporates a considered landscaping outcome that supports the amenity and presentation

of the site. The plan provides deep planting zones to the Kates Street frontage and rear boundary, together with additional planting alongside boundaries and within private open space areas to soften the built form and reinforce a subtropical residential character. The landscape design is intended to improve streetscape presentation, provide meaningful visual relief from hardstand and built elements, and contribute to the privacy and amenity of future residents. Overall, the landscape plan supports the conclusion that the proposal will achieve an appropriate balance between built form and planting, consistent with the expected character of this form of development.

8 CONCLUSION

This application seeks approval from Brisbane City Council for a Development Permit for a Multiple Dwellings (3 Storeys) at 54 Kates Street, Morningside QLD 4170, properly described as Lot 12 on RP12854.

The proposed development should be supported by Brisbane City Council for several reasons.

- Firstly, the proposal comprises a form of residential development that is expressly anticipated within the LMR2 Low-medium density residential (2 or 3 storey mix) zone precinct and provides an appropriate medium-density housing outcome on a well-located site within Morningside. The development responds to the physical attributes of the site and surrounding locality through a built form that maintains an appropriate relationship to adjoining properties, incorporates articulation and varied materials, and provides landscaping and private open space commensurate with the expectations of the zone and the *Multiple dwelling code*. In this respect, the proposed development is considered to maintain the intended low-medium rise residential character of the locality while contributing to greater housing supply and diversity in an established urban area.
- Secondly, the proposal has been assessed against the relevant assessment benchmarks of the *Brisbane City Plan 2014 (v36)*, including the zone code, neighbourhood plan code, applicable overlay codes and relevant secondary codes, with no significant planning issues identified. The assessment demonstrates that the development is generally consistent with the intent and performance outcomes of the *Low-medium density residential zone code* and the *Multiple dwelling code*, including in relation to building height, setbacks, amenity, landscaping, private open space, site planning and streetscape presentation. Importantly, the proposal is also supported by a range of relevant technical documentation, including the civil engineering, stormwater, traffic engineering and landscape reports, which confirm that the development can be appropriately serviced, drained, accessed and landscaped without creating unacceptable impacts on the locality or surrounding properties.
- In addition, the proposal is supported by relevant matters that weigh in favour of approval, including the emerging More Homes, Sooner amendment and the site's prior approval history for a comparable multiple dwelling outcome. These matters reinforce that the subject site is suitable for a form of development of this nature and scale, and that the proposal aligns with the broader strategic planning direction for increased housing in well-located areas close to centres, services and public transport. Having regard to the applicable assessment benchmarks, the supporting technical material and the relevant matters discussed in this report, the proposed development is considered to represent an appropriate planning outcome for the site.

Accordingly, Steffan Harries respectfully requests that Brisbane City Council issue a favourable decision for the proposed Multiple Dwellings (3 Storeys), subject to reasonable and relevant conditions.