



Dedicated to a better Brisbane

15 May 2026

Harmony International Investment Pty Ltd
C/- Gaskell Planning Consultants
PO Box 8103
WOOLLOONGABBA QLD 4102

ATTENTION: Luke Butler
Application Reference: A007000564
Address of Site: 41 KELBURN ST UPPER MOUNT GRAVATT QLD 4122

Dear Luke

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.

Stormwater

- 1) The proposed stormwater detention tank (2.5m³) is not considered a practical solution, as each town house will be operating separately, once the subject site is subdivided. Each proposed lot is required to have an individual connection to the stormwater infrastructure. In accordance PO1 of Stormwater code:
 - a) Provide amended plans showing a separate connection to the stormwater infrastructure for each lot, as per the mark-up provided.
 - b) Note: Plan Reference 25-2451-1A is to be revised to reflect the 3.0m wide (diverted) Council underground drainage easement along the Mirimar Street frontage.

Site Cover

- 2) The proposal provides a 60.3% site cover, exceeding the maximum 40% site cover prescribed under PO8/AO8 of the Multiple dwelling code for development in the High density residential zone. The excessive site cover limits compliance with the minimum 4m side setbacks required under the Mount Gravatt corridor neighbourhood plan, constrains landscape buffer provision, reduces privacy and amenity outcomes, and prevents the provision of a minimum 35m² of private open space for each dwelling. In accordance with PO8, PO28 and PO31 of the Multiple dwelling code:
 - a) Provide amended plans that:
 - i) Revise the development and its building footprint to achieve a maximum 40% site cover for the development; and

- ii) Demonstrate an appropriate balance between buildings, open space and landscaping, including effective side and rear landscape buffers and a minimum 35m² of private open space per dwelling.

Private Open Space

- 2) It is acknowledged that private open space is provided for all dwellings in accordance with PO31 of the Multiple dwelling code, however the minimum 35m² required for ground-level dwellings is not met. The reduced courtyard widths (less than 3m) and limited areas restrict landscape buffer provision and diminish amenity and privacy. In accordance with PO8 and PO31 of the Multiple dwelling code and PO3, PO7 and PO8 of the Landscape work code:
 - a) Provide amended plans that:
 - i) Revise the development to achieve a maximum 40% site cover;
 - ii) Provide a minimum 35m² of private open space per dwelling, incorporating spaces with a minimum 3m dimension in any direction; and
 - iii) Provide ground-level private open space that includes a minimum 1.5m wide western side boundary landscape buffer with screening planting.

Privacy

- 3) The proposed development is located within 9m on the upper levels to the adjoining multiple dwelling with habitable rooms facing one another. The development is currently impacting residential amenity and privacy by creating direct overlooking between the two developments. In accordance with PO3, PO7, PO14 and PO17 of the Multiple dwelling code:
 - a) Update documentation to locate habitable rooms and balconies on the adjoining MUD and determine the extent of screening for the proposal required.
 - b) Update the design to include privacy screening to the kitchen and bedroom windows, where impacted. The design of the screening is to comply with figure h within section 9.3.14 of the Multiple dwelling code.
 - c) Consider amending the design of the ground floor private open spaces to facilitate improved screen planting.
 - i) Relocate the clothesline to be attached to the building wall,
 - ii) provide for a greater width landscape buffer,
 - iii) provide for permeable pavers to support the landscaping.

Subtropical building design and form

- 4) The proposed development does not include dual aspect windows, or 2.7m ceilings (particularly to bedroom levels), and the building appearance lacks a response to Brisbane's subtropical climate or character. The proposal must demonstrate how it reduces reliance on mechanical heating and cooling and break down building bulk through deep shadow casting elements. In accordance with PO9 and PO26 of Multiple dwelling code:
 - a) Amend the design to provide 2.7m ceiling heights to all habitable rooms;
 - i) Alternatively, demonstrate fans will be installed and provide louvre windows to increase the window opening and improve air flow.
 - b) Provide window hoods or awnings to all windows (particularly the south and east windows) to allow for operation in all weather conditions.
 - c) Increase the depth of the proposed north facing window hoods to provide expressive shadow casting elements.

- d) Provide vertical shading to the western façade to protect from low western sun
- e) Consider providing an alternative balustrade type to provide additional variation between units to break down bulk. Battens or other permeable balustrade types would be considered suitable.

Street Parking

- 5) The proposed driveway crossovers do not have a positive impact on streetscape character as required within Multiple dwelling code while also not allowing for any on-site car parking to occur on Mirimar Street frontage. An alternative solution should be explored to retain the existing on-street parking along Mirimar Street. In accordance with AO33.1/PO33 of Multiple dwelling code and AO27.4/ PO27 of Subdivision code:
 - a) Submit revised RPEQ swept path analysis and linemarking plans which explore retention of on-street parking (5.4m length) along Mirimar Street between the proposed crossovers.

Verge Width

- 6) The Mirimar Street and Kelburn Street frontages are mapped as Centre Street minor streets within the Streetscape hierarchy overlay code and are required to provide a minimum 3.75m wide verge. The submitted plans for application show that the existing verge provides less than the minimum 3.75m width. In accordance with PO1 of the Streetscape hierarchy overlay code:
 - a) Provide amended plans that:
 - i) Clearly illustrate the nominal face of kerb for the full length of the Mirimar Street and Kelburn Street frontages of this lot to identify the existing verge widths;
 - ii) Provide the necessary area as land dedication to achieve a 3.75m verge width for the full length of the Mirimar Street and Kelburn Street frontages; and
 - iii) Annotate the area to be provided as land dedication as 'new road - verge widening'.

Refuse and Streetscape Works

- 7) Kelburn Street and Mirimar Street are mapped as Centre street minor streets and require a minimum 3.75m verge width in accordance with the Streetscape hierarchy overlay code and the Infrastructure design planning scheme policy (IDPSP). Centre street minor streets are to provide a minimum 2.4m wide unobstructed footpaths for high levels of pedestrian movement and minimum 1.2m wide garden beds to accommodate street trees and planting. The submitted plans propose refuse bins within the Kelburn Street frontage that do not allow for garden beds and street trees within this frontage. Amendments are required to the proposed refuse bin locations to allow for both efficient refuse collection to occur and opportunities to provide garden beds with planting and street trees to be provided. In accordance with PO5 and PO32 of the Multiple dwelling code, PO8 of the Infrastructure design code, PO1 and PO2 of the Streetscape hierarchy overlay code, PO19 of the Transport, access, parking and servicing code, IDPSP and the Refuse planning scheme policy:
 - b) submit revised plans that illustrate:
 - i) The proposed refuse bin collection locations shown within the Plan Markup Snip below to allow for safe and efficient refuse collection to occur. This includes:

- i. Refuse collection point 1: immediately adjoining the southern edge of unit 1-2 driveway crossover kerb taper demonstrate a collection point with a minimum width of 2,075mm.
 - ii. Refuse collection point 2: immediately adjoining the northern edge of unit 1-2 driveway crossover kerb taper demonstrate a collection point with a minimum width of 600mm.
 - iii. Refuse collection point 3: immediately adjoining the southern edge of unit 3-4 driveway crossover kerb taper demonstrate a collection point with a minimum width of 1,330mm.
 - iv. Refuse collection point 4: immediately adjoining the northern edge of unit 3-4 driveway crossover kerb taper demonstrate a collection point with a minimum width of 1,330mm.
 - v. Refuse collection point 5: immediately adjoining the southern edge of unit 5 driveway crossover kerb taper demonstrate a collection point with a minimum width of 1,330mm
- ii) The indicative 1.2m wide garden bed areas within the Plan Markup Snip below, and,
 - iii) Unobstructed 2.4m wide footpaths with areas of full width footpath to allow for high levels of pedestrian movement and safe and efficient refuse collection to occur.
- c) Note: Centre street minor streetscape conditions will be applied for both the Kelburn Street and Mirimar Street frontages of the site for this application. This will require submission of streetscape works plans to Council via a Compliance Assessment application including the review and approval of streetscape works plans by Design Review – Landscape Architecture Team following approval of this application.
- d) Provide amended plans that demonstrate the dimension and area of the 'BIN STORE' for each unit/dwelling.

Landscape Buffers

- 8) It is acknowledged that the development proposes a landscape buffer in response to PO8 and PO28 of the Multiple dwelling code; however, the reduced setbacks and site cover limit buffer widths and planting capacity, particularly along the northern and western side boundaries. The proposed landscape buffers do not demonstrate the ability to provide effective privacy or amenity. Inconsistencies are also identified between the Architectural and Landscape plans regarding the stormwater channel location along the northern boundary. In accordance with PO8 and PO31 of the Multiple dwelling code and PO3, PO7 and PO8 of the Landscape work code:
- a) Provide amended plans that:-
 - i) Revise the development footprint to achieve a maximum 40% site cover and adequate side and frontage landscape buffers;
 - ii) Provide a minimum 1.5m wide western side boundary landscape buffer with screening planting for the full boundary length (excluding built-to-boundary sections);
 - iii) Include two indicative cross sections through the western side boundary showing the relationship between planting and adjoining dwellings;
 - iv) Include one indicative cross section through the northern side boundary showing the stormwater channel and landscape buffer to adjoining dwellings; and,

- v) Provide details of landscape buffer planting species, densities and stock sizes sufficient to provide privacy and amenity at commencement of use.

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 A007000564.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



Farnoosh Shokoofan
Urban Planner
Planning Services South
Phone: +61731782407
Email: Farnoosh.Shokoofan@brisbane.qld.gov.au
Development Services
Brisbane City Council