

Our ref: STP4929
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Friday, 14 August 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434,
Brisbane QLD 4001

Attention: Beau Morris
Via email: dsplanningsupport@brisbane.qld.gov.au

RE: RESPONSE TO INFORMATION REQUEST

Multiple Dwellings (3 Storeys)
COUNCIL REF: [A007047128](#)
54 Kates Street, Morningside QLD 4170
Lot 12 on RP12854

Dear Beau Morris,

I refer to the Information Request received from Brisbane City Council dated 15 July 2026 in relation to the development application lodged for a Multiple Dwellings (3 Storeys) at 54 Kates Street, Morningside. On behalf of the applicant, Steffan Harries provides the following response in addition to the following attachments:

- **Appendix A** - Revised Proposal Plans
- **Appendix B** - Revised Landscape Plan

Matter Raised:

Landscaping

- a) The front setback is heavily constrained by hard stand areas and infrastructure that removes opportunities for landscaping per AO28.1 of the Multiple dwelling code. Further opportunities for landscaping are to be investigated in order to address PO28, PO33 and PO34 of the Multiple dwelling code.
- (a) Submit amended plans showing a 2m deep landscaping strip between the visitor car parking spaces and the front property boundary to demonstrate compliance with PO28, PO33 and PO34 of the Multiple dwelling code;
- (b) Submit amended plans with a 1m deep landscaping bed between the bin store for TH1-3 and the front property boundary to meet PO28, PO33 and PO34 of the Multiple dwelling code.
- (c) Include a min 500mm garden bed along the eastern side boundary, containing small to medium height shrubs, to improve access to viable soil conditions for proposed vine plantings, and to provide visual cues to drivers in order to minimise impacts to the acoustic fence along the boundary.

- (d) Identify the location and details of the existing street tree fronting the site. Include dimensions on plan to identify the required 2m offset from tree trunk (outside edge) to splay, as measured along the kerb. Refer to Brisbane Standard Drawings BSD-2021 for tree offset requirements.

Response:

To address the concerns raised by Council, the planting along the front of the site has been increased, and maximum deep planting also incorporate where possible. The amended landscape concept plan (**Appendix B**) demonstrates that the proposal provides landscaping that contributes to shade, amenity, subtropical microclimate and built form softening across the site. The revised landscape plan includes shade trees, feature trees, deep planting, frontage planting, low-height shrubs and groundcovers, buffer planting, climbing species to trellis and columns, and retention of the existing street tree subject to arborist confirmation and protection in accordance with AS 4970-2009. The planting layout maintains sightlines to the street while enhancing the Kates Street frontage, softening the driveway, hardstand and built form presentation, and improving the interface to adjoining residential properties in compliance with PO28 of the Multiple Dwelling Code.

As requested, a 1m planting strip has been provided to the proposed bin store for TH1-3. Additionally, the proposed landscape strip along the eastern side of the site has been maximised where possible, with larger beds provided to compliment the proposed climbing planters proposed along the vertical columns. This additional planting will significantly reduce the impacts of the acoustic fencing through this area, whilst providing permeable areas. In relation to the street tree, this is not proposed to be retained. As per the original permit issued for Multiple Dwellings on the subject site, this is not possible to be retained and will be removed and replaced.

Matter Raised:**Landscaping**

- b)** The deep planting area at the rear of the site appears to be allocated to TH5 which places an unnecessary burden on future owners and may lead to improper maintenance.
- (a) Consider submitting amended plans to show that the deep planting areas can be allocated to areas of common property;
 - (b) Ensure that areas calculated as deep planting are not burdened by underground infrastructure.

Response:

The revised landscape plans provided as **Appendix B** and proposed plan provided as **Appendix A**, retain two deep planting areas at ground level, comprising approximately 18.96m² toward the frontage and 65.94m² at the rear of the site, with a total deep planting provision of 85m² or 13% of the site area. The landscape plan identifies these areas as deep planting in natural ground, capable of accommodating feature and shade trees and supporting understorey planting. The private open space area for Townhouse 5 has been modified to keep the deep planting area as common. Should the location of the quantity tank be problematic, this can be relocated as required.

Matter Raised:**Private open space**

c) Most balconies are orientated towards the side boundary contrary to AO14.1, AO31.3, AO31.5 of the Multiple dwelling code with setbacks less than what is prescribed under Table 9.3.14.3.B of the Multiple dwelling code. The eastern side balcony of TH1 is of **particular** concern at a setback of 1.36m contrary to the setback requirements of AO3 and AO7.1 of the Multiple dwelling code.

- (a) Submit amended plans showing the eastern side balcony of TH1 is relocated to the street facing façade of the unit to meet PO3, PO7, PO14 and PO31 of the Multiple dwelling code.
- (b) Demonstrate that the proposed side facing balconies are adequately separated and/or screened to ensure no privacy impacts to adjoining development to meet PO3, PO7 and PO14 of the Multiple dwelling code.

Response:

The amended proposal maintains compliant private open space outcomes for each townhouse. The proposal statistics identify total private open space of 131m² at ground level and 69m² in balconies, with each townhouse provided with a ground-level private open space area and an upper-level balcony. The revised first level plans identify balconies of 12.07m², 13.34m², 12.07m², 12.07m² and 13.12m², each achieving the 12m² balcony area benchmark. The amended plans also incorporate screening and design refinements, including a 1500mm high frosted glass screening and revised screening to west-facing balcony areas. These measures assist in maintaining private open space functionality while mitigating overlooking and privacy impacts to adjoining development.

Matter Raised:

Privacy screening

d) Submit amended plans showing how all windows and balconies will be screened in accordance with PO14, AO17.1-AO17.3 and PO17 of the Multiple dwelling code.

Response:

The amended proposal plans include additional privacy screening measures. The first level plan identifies a 1500mm high frosted glass screen associated with the TH1 balcony, while the change schedule identifies screening amendments and the elevations show vertical aluminium louvre screening elements. The landscape plan also incorporates climbing species to be trained to trellis and columns to provide vertical green screening, together with boundary planting and feature/shade trees to soften the side and rear interfaces. These built form and landscape screening measures collectively assist in addressing privacy, overlooking and interface impacts to adjoining residential properties. It is noted that the adjoining site is also applying for a similar Material Change of Use at the moment. As the final built form has not been decided, we suggest that a reasonable and relevant condition be imposed. This will ensure that unnecessary screening is not provided that may reduce access to light and breezes.

Matter Raised:

Mail collection

e) The proposal currently appears to show that letter boxes may not be accessible if visitor carpark 01 is occupied. PO12 of Multiple dwelling code requires conveniently located mailboxes for residents.

- (a) Clarify how the mailboxes are safely accessible at all times for residents to meet PO12 of the Multiple dwelling code.

Response:

The amended detailed ground floor plan (**Appendix A**) clarifies that the letterboxes are accessed from the street frontage, rather than relying on access through visitor car parking space O1. The letterboxes are located adjacent to the pedestrian entry and frontage pathway, enabling residents to access mail from the Kates Street frontage independently of whether the visitor car parking spaces are occupied. This provides a convenient and legible mailbox arrangement for residents consistent with PO12.

Matter Raised:**Subtropical Design**

- f) Further consideration is required to ensure the proposal is adequately designed to cater for subtropical living. Consider the size of windows and sun shading devices to windows to meet AO26.2 and PO26 of the Multiple dwelling code.
- (a) Submit amended drawings that provide sun shading hoods to all windows on the western façade.
 - (b) Submit amended drawings that propose operable full height screening devices to west facing unit balconies. Refer to the Subtropical Building Design Planning Scheme Policy for more information.

Response:

The amended proposal plans (**Appendix A**) include additional subtropical design responses to the western elevation. The change schedules identify the inclusion of western sunhoods, and the west elevation shows powdercoated aluminium sunhoods to windows on the western façade. The first level plans and elevations also identify screening measures, including vertical aluminium louvre screening, to assist in managing solar exposure and privacy for west-facing openings and balcony areas. These revisions improve weather protection, solar shading, passive comfort and façade articulation in a manner consistent with subtropical design principles.

Matter Raised:**Refuse**

- g) It is acknowledged that the location of 'TH1 – TH3 Bin Store' and 'TH4 & TH5 Bin Store' has been demonstrated on the 'Ground Floor Plan'. However, the refuse enclosures have not been shown to be roofed and wholly screened, nor has the area (m²) and internal dimensions of each 'Bin Store' been denoted on the plans.
- (a) Submit amended plans that demonstrate that the 'TH1 – TH3 Bin Store' and 'TH4 & TH5 Bin Store' are to be roofed and wholly screened to meet PO32/ AO32 of the Multiple dwelling code and PO8/ AO8.1 & AO8.2 of the Infrastructure design code;
 - (b) Submit amended plans to show the area (m²) and internal dimensions of each 'Bin Store' accordingly to allow further assessment of PO32/ AO32 of the Multiple dwelling code and PO8/ AO8.1 & AO8.2 of the Infrastructure design code.

Response:

The amended ground floor plans (**Appendix A**) identify the TH1–TH3 bin store and TH4–TH5 bin store, with the detailed ground floor plans providing enlarged details of each refuse storage area. The plans note that each bin store is a fully enclosed bin enclosure with planter over, demonstrating that the refuse areas are to be screened from public view and integrated into the built form and landscape treatment. The amended plans therefore provide further clarification

regarding the location, enclosure and screening of refuse storage areas. Any final internal dimensions and operational requirements can be confirmed through detailed design and waste management documentation if required by Council.

Matter Raised:**Advice**

- h)** Council core services include general refuse, commingled 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 proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage. Refer to <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf>.

Response:

The advice regarding Council's green waste service is noted. Given the nature of the proposed dwellings, a green bin for the premises is unlikely to be useful or in demand. As a result, these won't be provided for the development.

Matter Raised:**Advice**

- i)** The inclusion of the 6kL rainwater tank could be negated where the roofwater of the subject development is able to discharge into Kates Street. Accordingly, the proposed connection to the 150mm diameter pipe via the downstream property would be able to capture surface flows from the driveway. Consideration could be given to exploring the possibility of reducing the reliance on the 6kL rainwater detention tank with a lawful point of discharge (roofwater) to the Kates Street kerb and channel. Consideration could also be given to grading the first 15m of the site's frontage towards Kates Street.

Response:

The advice regarding stormwater discharge and the potential reduction in reliance on the 6kL rainwater detention tank is noted. However, due to the requirement of additional earthworks to achieve this outcome, the originally proposed solution is preferred and remains unchanged.

As per section 13.2 of the DA Rules, this letter provides a response to:

- a)** all of the information requested.

Should Council have any outstanding issues associated with the information provided within this report, we formally request that Council informs us prior to making a decision.

Kind regards,



Mike Harries | Director
Steffan Harries

Email: mike@steffanharries.au