



Dedicated to a better Brisbane

15 July 2026

54 Kates Street Pty Ltd
C/- Steffan Harries
PO Box 6258
FAIRFIELD QLD 4103

ATTENTION: Mike Harries
Application Reference: A007047128
Address of Site: 54 KATES ST MORNINGSIDE QLD 4170

Dear Mike

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. Please address the following:

Landscaping

- 1) 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.
- 2) 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.

Private open space

- 3) 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.

Privacy screening

- 4) 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.

Mail collection

- 5) 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.

Subtropical Design

- 6) 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.

Refuse

- 7) 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.

Advice

- 8) 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.coredownload.pdf>
- 9) 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.

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 A007047128.

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

Yours sincerely



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