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PPLAN

**Proposal:**
**Material Change of Use for a New Dwelling House (Two Storey)**

**Location:**
**54 Marquis St, Greenslopes**
**(Lot 286 on SP37423)**

**Applicant:**
**Darron Tat Long Lee**
**C/- PPlan**



# Town Planning Report

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| Author: | Reviewed By: | Date |
|---|---|---|
| Tian O'Neill-Miller- Town Planning Assistant | Bronwyn Morgan – Town Planner<br>Tracy Ryan – Director | 10/11/2026 |

PPLAN

# 1.0 REPORT SUMMARY

## 1.1 Proposal

| | |
|---|---|
| **Proposal:** | Two storey dwelling as shown on the submitted plans. |

## 1.2 Site Details

| | |
|---|---|
| **Applicant:** | Darron Tat Long Lee |
| **Address:** | 54 Marquis St, Greenslopes |
| **RPD:** | Lot 286 on SP37423 |
| **Site Area:** | 405m$^2$ |
| **Easements:** | No |
| **Zone:** | MDR- Medium Density Residential |
| **Neighbourhood Plan:** | Coorparoo and districts neighbourhood plan - Earl Street Precinct – NPP-004 |
| **Overlays:** | Airport environs overlay<br>*OLS – Approach and departure limitation surface boundary*<br>*PANS*<br>*BBS Zone – Distance from airport 3-8km*<br>Community purposes network overlay<br>Critical infrastructure and movement network overlay<br>*Critical infrastructure and movement planning area sub-category*<br>Dwelling House character overlay<br>Industrial amenity overlay<br>*Industrial Amenity investigation area sub-category*<br>Potential and actual sulphate soils overlay<br>*Potential and actual sulphate soils sub-category*<br>*Land above 5m AHD and below 20m HD sub-category*<br>Road hierarchy overlay<br>Streetscape hierarchy overlay<br>Transport air quality corridor overlay<br>Transport noise corridor overlay<br>*Designated State noise corridor Category 0 Noise Level >58 dB (A)*<br>*Designated State noise corridor Category 1: 58 dB9A) – 63 dB(A)*<br>*Designated State noise corridor Category 2: 63 dB (A)- 68 dB(A)* |
| **NALL/VPO/Local Law Matters:** | N/A |

## 1.3 Nature of Development Application

| | |
|---|---|
| **Type of Development:** | Material Change of Use |
| **Approval Type:** | Development Permit |
| **Proposed Use as Defined:** | Dwelling House |
| **Category of Assessment:** | Impact Assessment |
| **Trigger:** | Non-compliance with identified requirements in the Dwelling House (Small Lot) Code – AO2 and AO6, AO8 and AO10<br>Non- compliant with identified requirements in the Coorparoo District Neighbourhood Plan Code AO16, AO17 |
| **Assessment Manager:** | Brisbane City Council |
| **Referral Agencies:** | None |
| **Related Applications:** | N/A |

### 1.4 Owner and Applicant Details

| | |
|---|---|
| **Applicant Name:** | Darron Tat Long Lee C/- PPlan |
| **Contact Name:** | Tracy Ryan - PPlan |
| **Phone:** | 07 3707 6675 |
| **Email:** | town.planning@pplan.com.au |

# 2.0 SITE ANALYSIS

## 2.1 Site Details

The development site is located at 54 Marquis St, Greenslopes, identified as Lot 286 on SP37423. It has a total site area of 405m$^2$ and is therefore considered a small lot. The site is zoned medium density residential by the *Brisbane City Plan 2014.* The site is within the Coorparoo districts neighbourhood plan within the Earl Street Precinct. There is an existing one storey dwelling house on site, this is to be demolished for the new construction of the proposed two storey dwelling house.



**Figure 1: Google Street View- 54 Marquis Street, Greenslopes- June 2022**

The subject site is rectangular in shape with a street frontage width of 10.15m, depth of 39m, and a total area of 405m$^2$. To the immediate west of the dwelling, is the Southeast Busway and the Pacific Motorway. To the northeast and south of the development are similar residential properties of built form and shape to the proposed. To the east of the property is the Thompson Estate Reserve. Greenslopes Hospital sits approximately 1km to the southeast of the property.

### *2.1.1 Access*

The development site has a frontage width of 10.15m to a fully constructed bitumen sealed road with concrete kerb. There is currently driveway access to the existing property. A power pole is located on the southern frontage with the street; the driveway crossover will be located more than 1.0m from the power pole. A 4m wide crossover towards the northern frontage of the site connecting to the newly proposed garage has been proposed.

The site is adjacent to the South-east Busway and the Pacific Motorway – a State Controlled Road and is considered to be an "excluded material change of use" for referral purposes (i.e. not requiring a referral for the new dwelling house with an existing crossover).

### *2.1.2 Vegetation*

The development site is relatively clear of all vegetation with one tree at the very rear boundary of the property to be retained.

### *2.1.3 Topography*

There is a gradual rise from the northeast corner street frontage towards the southwest road frontage of 12.21m AHD to 13.40m AHD. The proposed dwelling on site will have a pad level of 12.750m AHD and a finished floor level of 13.135m AHD.

### *2.1.4 Constraints and Easements*

There are overlays applicable to the development site as detailed in the *Brisbane City Plan 2014.* These overlays do not change the level of assessment or trigger an assessment under the *Brisbane City Plan 2014. T*here are no easements burdening the subject lot.

### *2.1.5 Site History*

There is no site history for this property since the updated Development I in 2006.

## 2.2 Site Imagery

Below is an aerial view of the site.




**Figure 2: Aerial Imagery of 54 Marquis St, Greenslopes – Nearmap (22/06/2026)**

# 3.0 PROPOSAL

## 3.1 New Dwelling House (Two Storey)

The proposal is seeking a Development Permit for a *Material Change of Use* for a new two storey dwelling house located at 54 Marquis St Greenslopes. The proposed dwelling has been designed and sited by Plantation Homes (02/09/26) and features five bedrooms with two attached ensuites, three bathrooms, an open kitchen/living/dining space with an attached grand alfresco, a second-floor leisure area, a separate laundry, theatre, study and an attached double garage.

The proposed dwelling house will result in a total gross floor area (GFA) of 389.6m$^2$ and has the following dimensions: 27.7m (l) x 8.75m (w) and an overall height of approximately 7.84m from natural ground level. The lot is west east orientated and sited so that an adequate amount of private open space is available at the rear of the site. The two-storey dwelling will be set back 5.9m from the road frontage, a built to boundary garage wall to the northern boundary (50mm) and 1250mm for habitable walls to the northern side boundary, 1258mm from the southern side boundary and 6634mm from the outdoor alfresco to the rear boundary setback and the eastern boundary. The dwelling will be clad in rendered brickwork, selected axon cladding and a Colourbond roof pitched at 22.5 degrees with front facing parapets as depicted below:

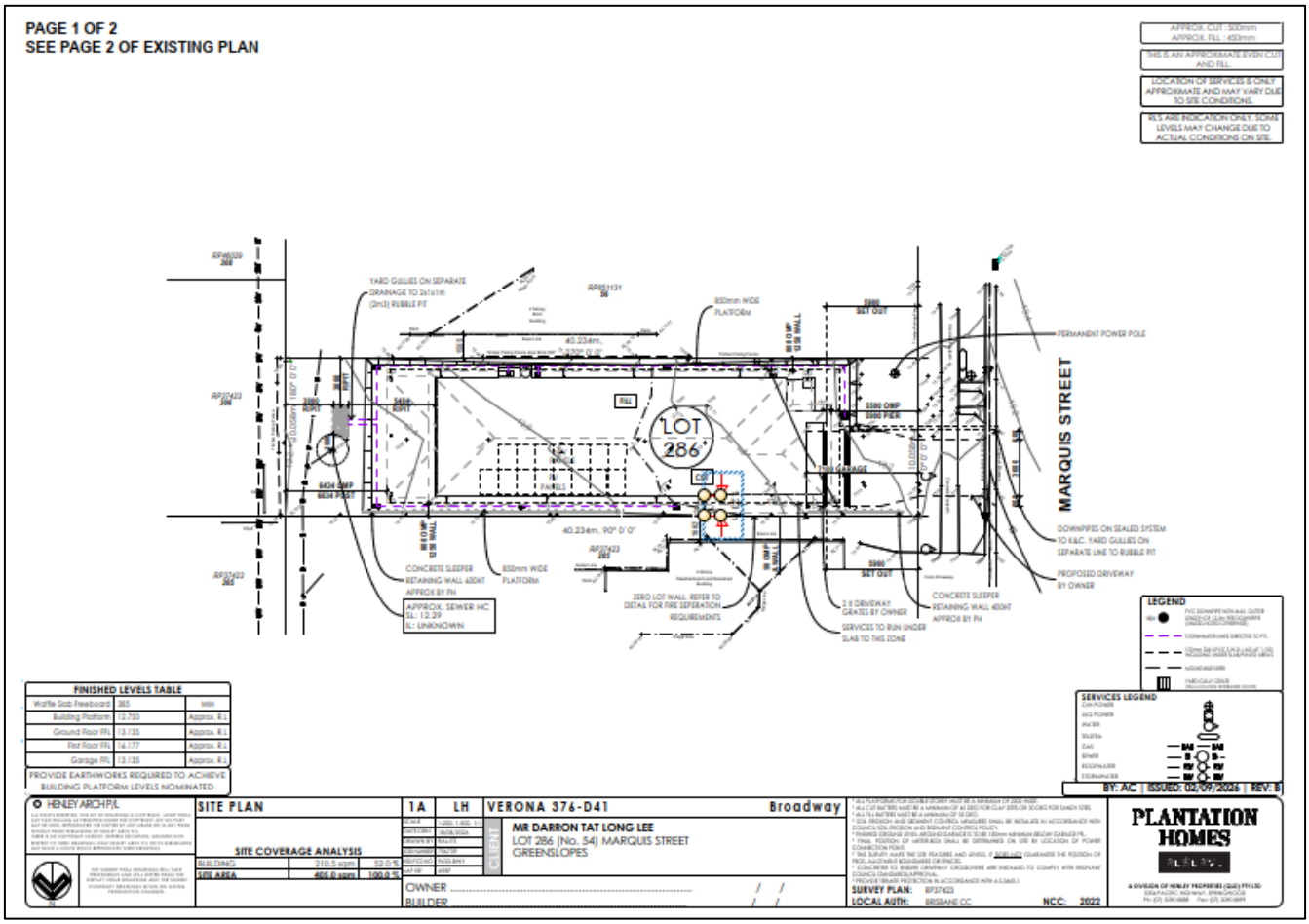



**Figure 3: Proposed Site Plan for 54 Marquis St, Greenslopes- Plantation Homes (02/09/26)**

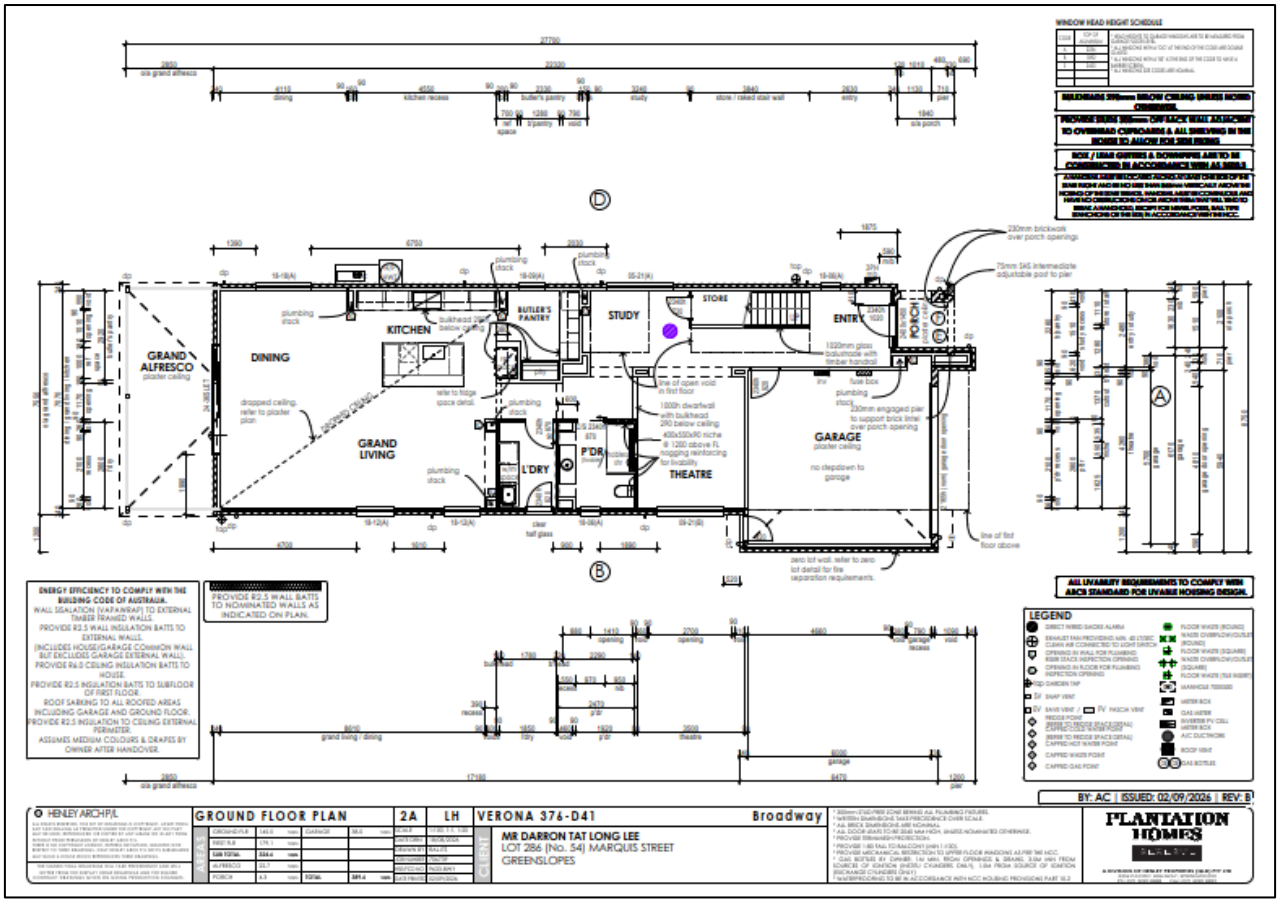



Figure 4: Proposed Ground Floor Plan for 54 Marquis St, Greenslopes- Plantation Homes (02/09/26)

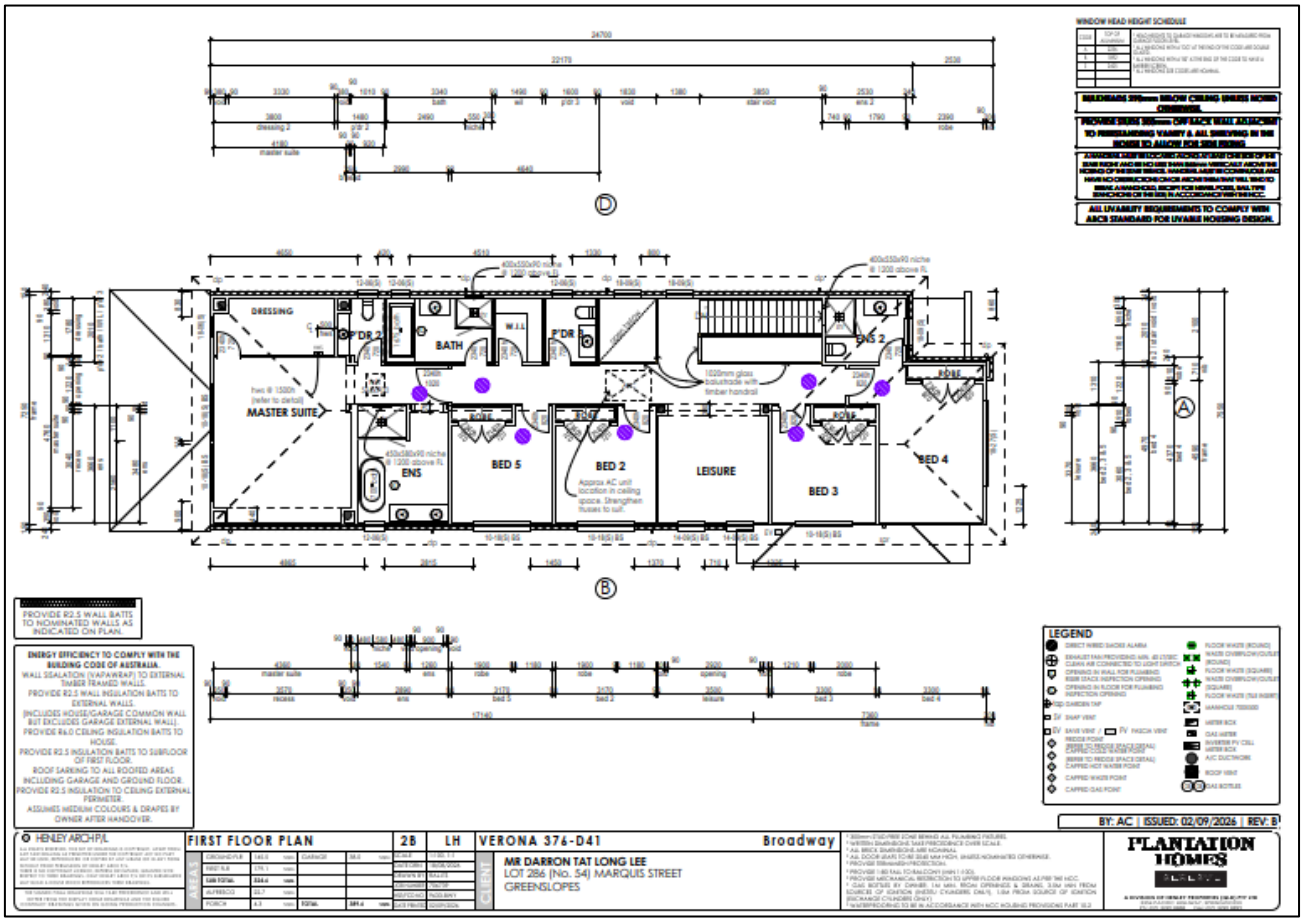



Figure 5: Proposed First Floor Plan for 54 Marquis St, Greenslopes- Plantation Homes (02/09/26)

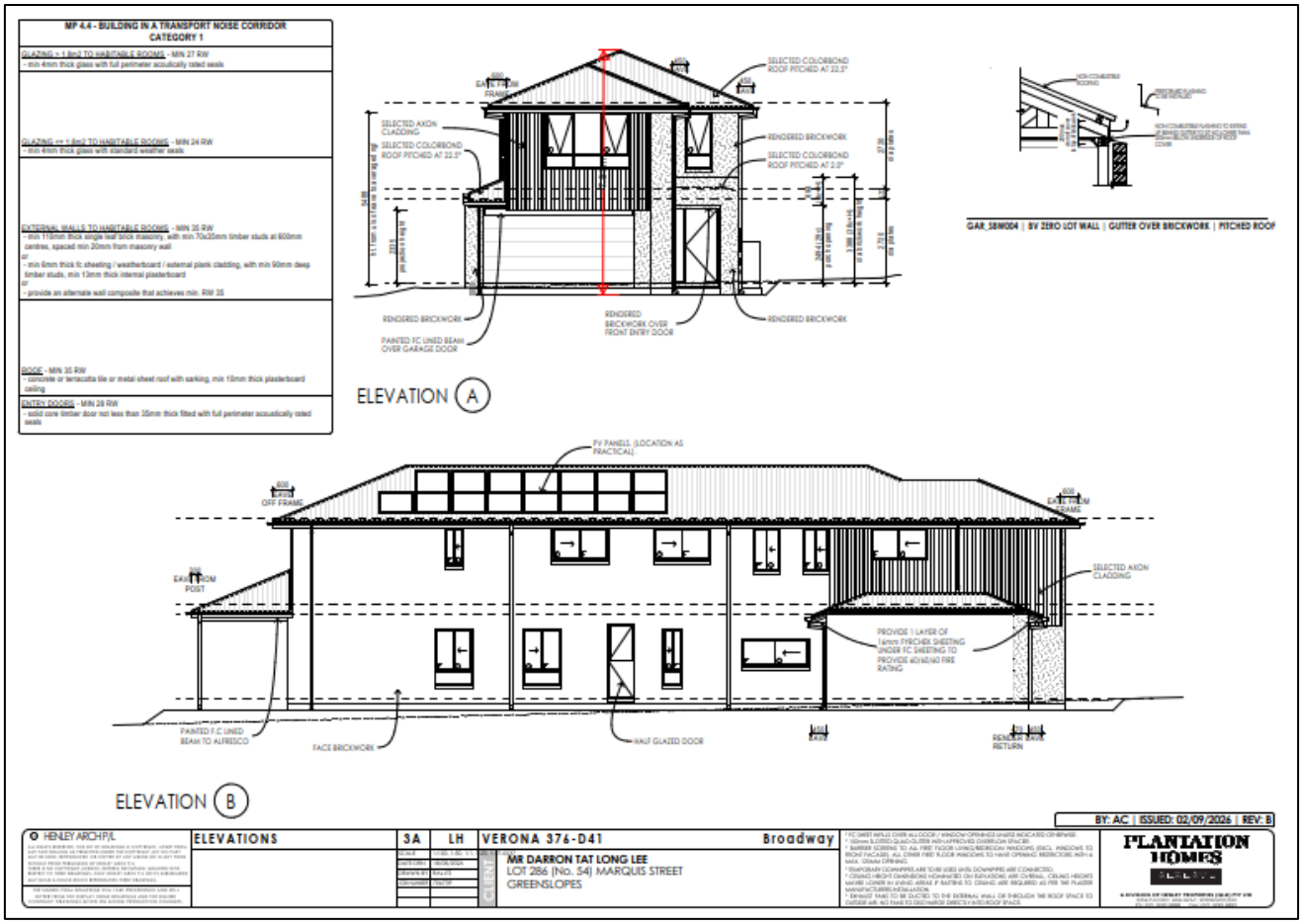



**Figure 6: Proposed Elevation Plan for 54 Marquis St, Greenslopes- Plantation Homes (02/09/26)**

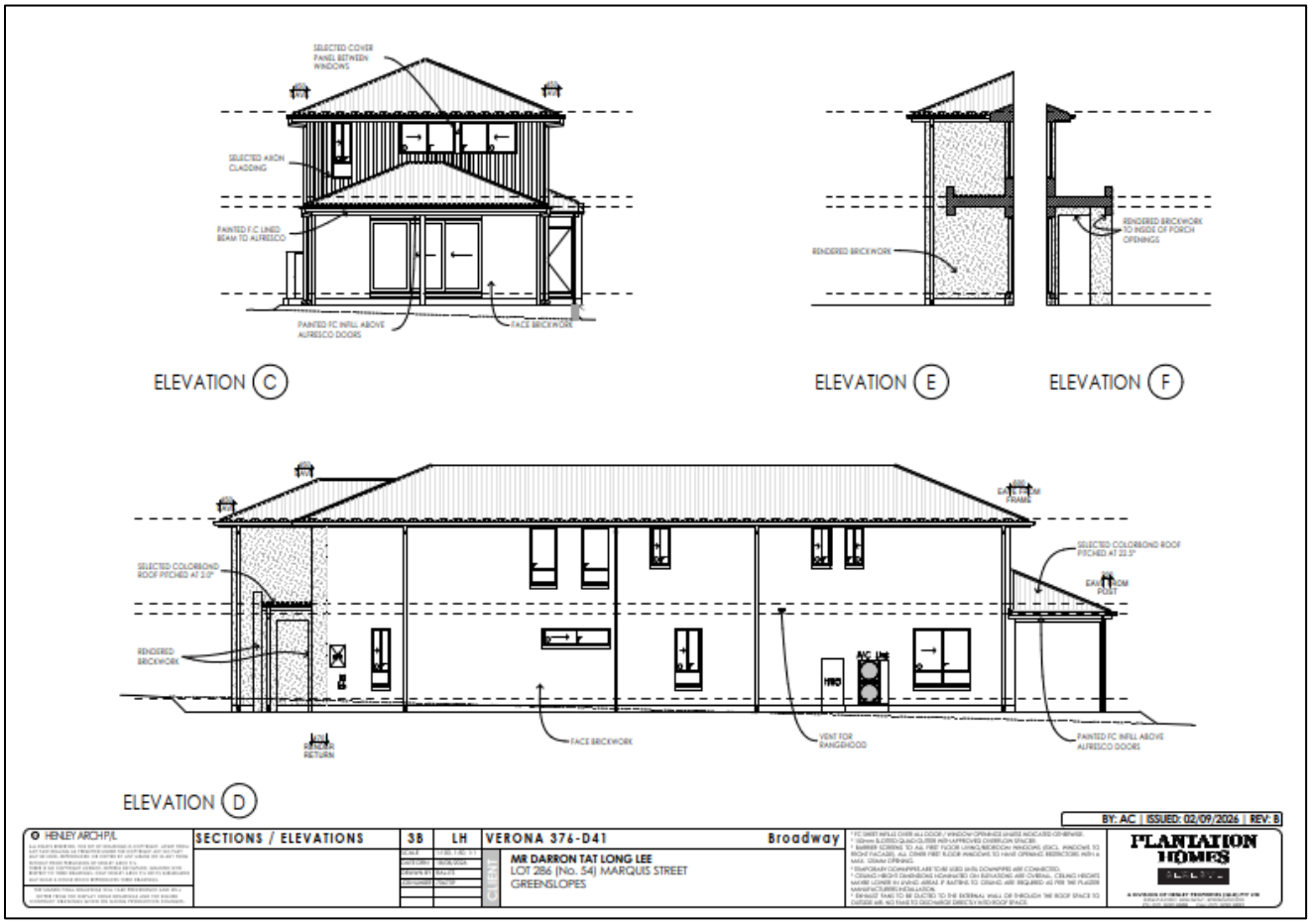



**Figure 7: Proposed Elevation Plan for 54 Marquis St, Greenslopes- Plantation Homes (02/09/26)**

## 4.0 ASSESSMENT BENCHMARKS AND COMPLIANCE

In accordance with the *Planning Act 2016*, the application must be assessed against the following assessment benchmarks.

| | |
|---|---|
| **South East Queensland Regional Plan** | SEQ Regional Plan Triggers<br>- *SEQ Regional Plan land use categories*<br>Water Resources<br>- *Water resource planning area boundaries*<br>Areas within 25m of a state transport corridor<br>- Area within 35m of a State controlled road<br>- Area within 25m o a busway corridor |
| **State Planning Policy** | Natural Hazards Risk and Resilience<br>- *Flood hazard area – Local Government flood mapping area*<br>Strategic Airports and Aviation Facilities<br>- Obstacle limitation surface area<br>- *Wildlife hazard buffer zone* |
| **Temporary Local Planning Instruments** | Not applicable. |
| **Variation Approval** | Not applicable. |
| **Planning Scheme** | *Brisbane City Plan 2014 (v37)* |

# 5.0 ASSESSMENT OF STATE PLANNING PROVISIONS

## 5.1 Planning Act 2016

The proposed development is Impact Assessable under the provisions of the *Planning Act 2016*, as such requires and assessment against all relevant assessment benchmarks to the full extent even where not integrated appropriately in the Brisbane Planning Scheme.

## 5.2 State Planning Policies

The Queensland Government's interactive mapping system for State Planning Policies identifies the following flags for assessment over the subject development site. As per section Part 2.1 of the *Brisbane City Plan 2014*, all aspects of the State Planning Policy have been integrated into the Planning Scheme, except for Bushfire prone areas. No further assessment of these provisions is required.

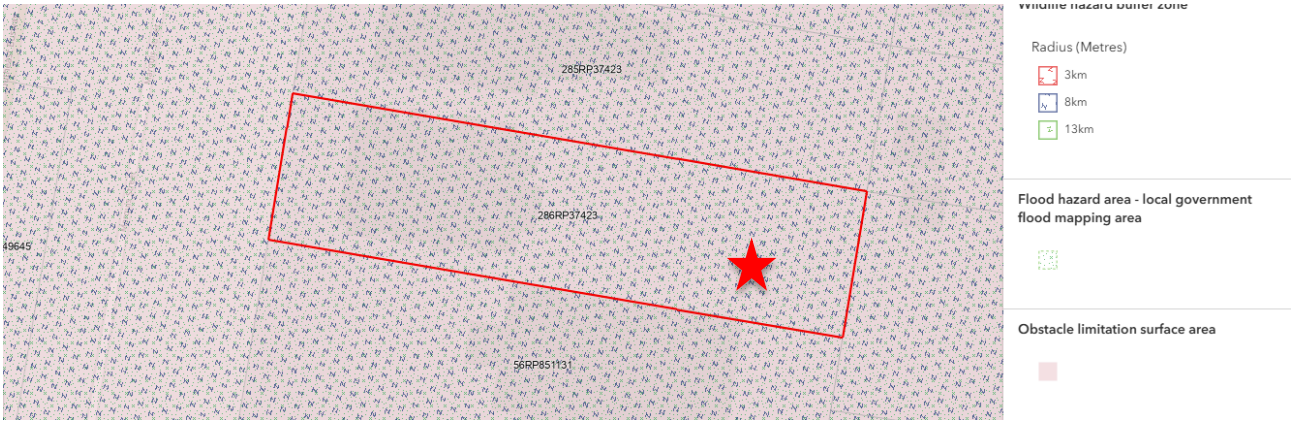



**Figure 8: SPP Mapping for 54 Marquis St, Greenslopes – QLD Govt. (17/06/2026)**

## 5.3 State Referral Agencies

The Queensland Government's interactive mapping system for the State Referral Agencies identifies the following flags for referral relating to the subject development site. Figure 9 below depicts the DAMS mapping for the lot. No referral is required for this application under Schedule 10 of the *Planning Regulation 2017*.

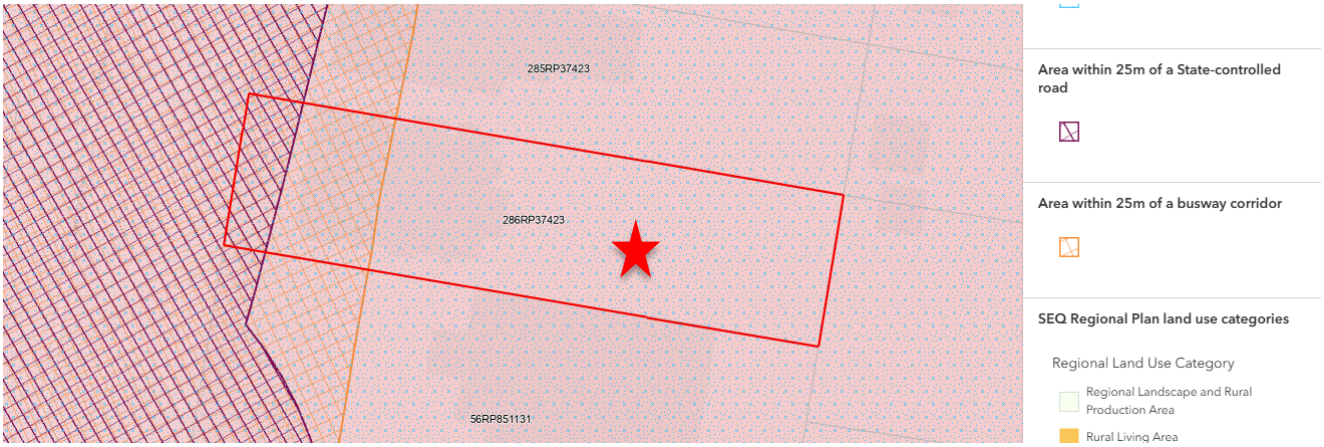



**Figure 9: DAMS State Interest Mapping for 54 Marquis St, Greenslopes– QLD Govt. (17/06/2026)**

# 6.0 LOCAL PLANNING PROVISIONS

## 6.1 Strategic Framework

### *6.1.1 Brisbane's Globally Competitive Economy*

The proposed development is intended for residential development with no development sited as centre development or industrial use. Specifically, the dwelling house will not contribute to Brisbane's Globally Competitive Economy but will have access to the existing services and facilities in the area. Therefore, Theme 1 is not applicable to the proposal.

### *6.1.2 Brisbane's Outstanding Lifestyle*

The proposed development is for a dwelling house which meets the relevant strategic outcomes of this theme. The proposed dwelling is two storeys, which is larger than the dwelling house existing on site. This will provide for Brisbane's growing population and cater for people at all stages of their lives. The two-storey dwelling house will contribute to a healthy and safe community as well as will promote an active, well-adaptive environment within Greenslopes. Therefore, the proposed development complies with Theme 2 and specifically Elements 2.1 and 2.2.

### *6.1.3 Brisbane's Clean and Green Leading Environmental Performance*

The proposed development does not involve vegetation clearing and does not involve a land use activity that is likely to cause adverse impacts to surrounding environmental values. The proposed development is consistent with the immediate area for residential development. The development will have applicable amount of open space and landscaped land at the rear of the site and will not impact the surrounding environment. Therefore, the proposed development complies with Theme 3.

### *6.1.4 Brisbane's Highly Effective Transport and Infrastructure*

The proposed development provides cohesion within the residential development of the new community. The design does not hinder the access to transport options or linkages to centres. The site will be connected to a sealed road and will utilise the existing transport options. The proposed development addresses the frontage and establishes connection to the walkways within the area as well as connection to the nearby Thompson Estate Reserve. Therefore, the proposed development complies with Theme 4.

### *6.1.5 Brisbane's City Shape*

The development site is located within the Suburban Living Area of the City Shape 2031 Mapping. Therefore, the proposed unique residential development is consistent with the intent. In addition, the siting, scale and form of the structure are consistent with the zone and the neighbourhood plan to support dwelling residences for the growth of Greenslopes. Therefore, the proposed development complies with Theme 5 and specifically the specific outcomes of Element 5.5.

The proposed development for a dwelling house is considered to meet the Strategic intent of City Plan.

## 6.1 Defined Use

The proposed use is defined under the *Brisbane City Plan 2014* as *Dwelling House:*

> *Dwelling house means a residential use of premises involving—*
>
> *a. 1 dwelling and any domestic outbuildings associated with the dwelling; or*
>
> *b. 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.*

## 6.2 Zone Code and Level of Assessment

The subject site is zoned **Medium Density Residential** and therefore the development of a dwelling in this zone is Code assessment as detailed:

| **Dwelling House** | **Assessable development—Code assessment** | |
|---|---|---|
| | If not identified in Schedule 6, part 2 of the Regulation, where not on a small lot and Not complying with all acceptable outcomes in the Dwelling house (small lot) code | Dwelling house (small lot) code<br>Coorparoo and district neighbourhood plan code |

The proposed development, however, has a site cover of 52% and as it is within the Coorparoo and District Neighbourhood Plan it does not comply with the maximum permitted as detailed below and therefore the development is Impact Assessable:

| **If in the Low-Medium density residential zone or medium density residential zone** | **Assessable development—Impact Assessment** | |
|---|---|---|
| | If involving a new premises or an existing premises with an increase in gross floor area, where development exceeds 45% site cover | The planning scheme including:<br>Coorparoo and districts neighbourhood plan |

The proposed development does not meet the identified requirements of the **Dwelling house (small lot) code**. The noted non-compliance for the Dwelling house (small lot) code is for the non-compliant built to boundary garage setback and exceeding the maximum site cover percentage as well as exceeding the total length of the building as well as building components.




Coorparoo and districts neighbourhood plan - Earl Street precinct - NPP-004

### 6.3 Overlays

Under the *Brisbane City Plan 2014*, the following overlays are applicable to the subject site. None of which have applicable benchmarks.

| Development | Categories of development and assessment | Assessment benchmarks |
|---|---|---|
| **Airport environs overlay** | | |
| Not applicable. | The overlay does not change the level of assessment. | Not applicable. |
| **Community purposes network overlay** | | |
| Not applicable. | The overlay does not change the level of assessment. | Not applicable. |
| **Critical infrastructure and movement network overlay** | | |
| Not applicable. | The overlay does not change the level of assessment. | Not applicable. |
| **Dwelling house character overlay** | **Code Assessable** | |
| MCU for a new dwelling house if in the Low density residential zone, Low-medium density residential zone, Medium density residential zone or Character residential zone | If not complying with all acceptable outcomes in the:<br>a. Dwelling house code if not on a small lot;<br>b. Dwelling house (small lot) code if on a small lot | Dwelling house code if not on a small lot<br>Dwelling house (small lot) code if on a small lot<br>The applicable zone code |
| **Industrial amenity overlay code** | | |
| Not applicable. | The overlay does not change the level of assessment. | Not applicable. |
| **Potential an actual acid sulphate soils overlay code** | | |
| Not applicable. | The overlay does not change the level of assessment. | Not applicable. |
| **Road hierarchy overlay** | | |
| Not applicable. | The overlay does not change the level of assessment. | Not applicable. |
| **Streetscape hierarchy overlay** | | |
| Not applicable. | The overlay does not change the level of assessment. | Not applicable. |
| **Transport air quality overlay** | | |
| Not applicable | The overlay does not change the level of assessment | Not applicable |
| **Transport noise corridor overlay** | | |
| Not applicable. | The overlay does not change the level of assessment. | Not applicable. |

## 7.0 COMPLIANCE SUMMARY

The proposed dwelling house is non-compliant with four (4) of the Acceptable Outcomes of the Dwelling house (small lot) code. These have been detailed below in a compliance summary for the proposal where assessment of the associated Performance Outcomes has been completed.

**Dwelling house (small lot) code**

Acceptable Outcome **AO2** refers to Dwelling houses being contained within the building envelope established on the lot. The proposed dwelling proposes a built to boundary garage setback at 50mm.

Performance Outcome **PO2** is read as:

*Development is of a bulk and scale that:*

*a. is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;*

*b. does not create overbearing development for adjoining dwelling houses and their private open space;*

*c. does not impact on the amenity and privacy of residents in adjoining dwelling houses;*

*d. does not result in the loss of significant views or outlook of adjoining residents;*

*e. provides for natural light, sunlight and breezes.*

The proposed development achieves **PO2** in the following ways:

The proposed dwelling is non-compliant with the setback requirement for the built to boundary setback of the garage at 50mm and complies with the building envelope setbacks and height for all other elements of the dwelling.

The proposed dwelling is consistent with and complements the built form of the dwellings existing in the street and will not create overbearing development for adjoining dwelling residents or their private open space. The development will not impact on any viewscape and will allow for the conveyance of natural light, sunlight and breezes within and around the site.

Acceptable Outcome **AO6** refers to the minimum side boundary setbacks for a dwelling home. The side setbacks are compliant except for the setback to the garage at 50mm.

Performance Outcome **PO6** is read as:

*Development provides side boundary setbacks that:*

*a. does not impact on the amenity and privacy of residents in adjoining dwelling houses;*

*b. provides for natural light, sunlight and breezes.*

The development achieves **PO6** in the following ways:

The garage proposes a setback of 50mm, for a length on boundary of 6.0m, with a height of 3028mm which is non-compliant however this will comply with the PO. The adjoining dwelling is setback from the boundary at ~1.5m, the low maintenance wall of the garage will have no windows and will not impact on amenity and privacy of the residents and will allow for the conveyance of natural light, sunlight and breezes.

Acceptable Outcome **AO8** refers to the site cover of the dwelling exceeding the maximum 50% for lots over 400m$^2$ with a proposed 52% site cover.

Performance Outcome **PO8** is read as:
Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space.

The development achieves **PO8** in the following ways:

- The open alfresco area provides for 22.7m$^2$ of the total site cover calculated for the site. This area provides for covered open space/recreation area at the rear of the dwelling.
- The dwelling has a rear setback of 6634mm to the open alfresco area which provides for significant space at the rear to facilitate a balance of indoor and out outdoor recreation and private open space.

Acceptable Outcome **AO10** refers to the development having a combined total length of the is building or building components of a dwelling house, that does not exceed 25m. The development has a combined total length of 27.7m.

Permeance Outcome **PO10** is read as:
Development results in a building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space.

The proposed development achieved **PO10** in the following ways:
The dwelling is of domestical scale and bulk being a two storey dwelling with a 3000mm wide rear open alfresco area contributing to the total length of the dwelling. The proposed dwelling does not create overbearing development, nor will it impact on the private open space of the neighbours.

**Coorparoo Districts Neighbourhood Plan Code**

Acceptable Outcome AO16 refers to the development incorporating expansive decks, balconies and verandas that are oriented to directly overlook public spaces. The proposed dwelling does not include a proposed deck or balcony that overlooks public areas.

Performance Outcome **PO16** is read as:

Development respects and enhances the amenity, visual appearance and uses of the sporting fields, parks and open space at Thompson Estate Reserve by:

a. Increasing casual surveillance to parks and indoor space;
b. Providing access to parks and open space;
c. Being sited and designed to avoid undue adverse impact or overshadowing to parks and open spaces.

The development achieves PO16 in the following ways

- The dwelling includes two windows from habitable rooms at the front façade that will overlook the streetscape and allow surveillance of the public realm.
- The dwelling includes a rear grand alfresco from the dining/kitchen grand; that creates a safe access to open space located at the rear of the development site.

Acceptable Outcome **AO17.4** refers to the development minimising vehicular crossovers or driveways; the development has a driveway crossover of 4m.

Performance Outcome **PO17** refers to the development being designed to promote integration with the footpath and provide a same, enjoyable and continuous pedestrian environment with minimal obstruction or interruption from vehicular crossovers and manoeuvring.

The development achieves PO17 in the following ways:

- The 4m wide crossover driveway will not affect the integration of pedestrian movement and footpaths, safe and enjoyable movement.

## 8.0 SUMMARY AND RECOMMENDATION

This report accompanies an application seeking approval for a Development Permit for a *Material Change of Use* for a new dwelling house (two storey). The proposed dwelling house is sympathetic to the lot and to the existing residential properties within the area. The dwelling is located centrally on site to provide a balance of indoor and outdoor useable space. While the proposed dwelling contains non-compliant side setbacks, length of the building as well as site cover percentage, the dwelling is submitted to be complementary to the residential development within the surrounding areas as well as will not disturb the privacy or amenity of the adjoining residential properties. The proposal complies with the *Brisbane City Plan 2014*; therefore, warrants approval subject to relevant and reasonable conditions.

# APPENDIX 1

## *Response to Medium- Density Residential Code*
## *7.2.11.4.2 Purpose and Overall Outcomes*

| Overall Outcomes | Response |
|---|---|
| **The purpose of the zone will be achieved through the following overall outcomes:** | |
| a. Development provides for a mix of well-designed, located-responsive medium rise and medium density residential development of up to 5 storeys and located on suitable sites, in well-located parts of the city, including the inner city and in close proximity to significant centres or along growth corridors or on the periphery of centres. | **Complies.**<br>The proposed development is a two-storey dwelling home. The dwelling is located on a suitable site of Greenslopes. |
| b. Development allows for urban consolidation and better use of physical and social infrastructure, capitalising on the zone's strategic location and amenity and proximity to key destinations. | **Not applicable**<br>The proposed development is for a dwelling. The dwelling home development increases the housing density within the existing urban area. The dwelling home is anticipated however does not make a strong contribution to the strategic objective of urban consolidation. |
| c. Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres. | **Complies**<br>The development of the dwelling home supports the walkable neighbourhood, with talking distance to Thomas Estate Reserve parkland, Norman Creek Bikeway as well as Greenslopes Busway Station. |
| d. Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings. | **Complies**<br>The development is for a dwelling house, the adjoining lot at 56 Marquis is a dual occupancy property, therefore there is a co-existing relationship between the two developments. |
| e. Development retains an existing dwelling house that is located on land within the Heritage overlay or Pre-1911 building overlay. | **Not applicable**<br>The development is not within the heritage overlay or pre-1911 building overlay |
| f. Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:<br>i. meets amenity expectations of residents;<br>ii. meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan if rooming accommodation;<br>iii. meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility. | **Not Applicable.**<br>The proposed development is for a dwelling house. |
| g. Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations, such as hospitals, to provide housing diversity. | **Not Applicable**<br>The proposed development is for a dwelling house. |
| h. Development for a dwelling unit may occur as part of a non-residential use. | **Not applicable**<br>The development is for a dwelling house, to be constructed for residential use. It is not for a dwelling unit. |
| i. Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a medium density, but predominantly permanent residential environment. | **Complies**<br>The dwelling house will reflect and support the surrounding residential level of comfort, quiet, privacy and safety that is reasonable for the residential medium density environment. |
| j. Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code. | **Not Applicable**<br>The development is not for active frontage use. |

| | |
|---|---|
| k. Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code. | **Not Applicable.**<br>The development is not for a commercial character building. |
| l. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:<br>i. have a gross floor area of less than 250m$^2$;<br>ii. serve local residents' day-to-day needs;<br>iii. not undermine the viability of a nearby centre. | **Not Applicable.**<br>The proposed development is for a dwelling house. |
| m. Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings. | **Not Applicable.**<br>The development will not result in the co-location of new non-residential uses. |
| n. Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.<br>o. | **Not Applicable**<br>The development is for a dwelling house. |
| p. Development for any other non-residential use serves a local community need only, such as a childcare centre or a substation. | **Not Applicable**<br>The development is for a residential use |

Refer to attached Code Compliance Table for Assessment against the AO's and PO's of the Medium Density Residential Zone Code

# APPENDIX 2

## *Response to Coorparoo Neighbourhood Plan Code*
## *7.2.11.4.2 Purpose and Overall Outcomes*

| Overall Outcomes | Response |
|---|---|
| **The overall outcomes for the neighbourhood plan area are:** | |
| a. A mix of housing densities and types of serves the needs of the community, including the neighbourhoods plans areas young adult and elderly population, as well as key workers particularly in a proximity to major employment nodes, centres and major public transport nodes and corridors. | **Complies.**<br>The proposed dwelling development will serve the needs of the residents within the community |
| b. Identified character housing and traditional character streetscapes are retained and protected. | **Not Applicable**<br>The development is not a character house or a traditional character streetscape. |
| c. Development reinforces the development of discrete centres along the Logan Road corridor with a diverse mix of land uses. | **Not Applicable.**<br>The proposed development is not located along the Logan Road corridor. |
| d. Higher-intensity residential uses cluster in and around each centre, contributing to their vitality and viability. | **Not applicable**<br>The development is not a higher intensity residential use. |
| e. Development demonstrates high-quality built form and public realm outcomes that contribute to a strong sense of place and the creation of high quality streetscapes. | **Complies.**<br>The development is for a residential dwelling house that is of high quality built form; the dwelling includes windows to the public streetscape realm. |
| f. The ecological, landscape and visual values of Stephens Mountain are retained. | **Not applicable.**<br>The dwelling home is not in the vicinity of Stephens Mountain. |
| g. Remnant vegetation on Stephens Mountain is protected. | **Not applicable.**<br>The dwelling home is not in the vicinity of Stephens Mountain. |
| h. Development of the Greenslopes Private Hospital respects the setting of a predominantly residential locality and maximises accessibility between the hospital and the Greenslopes Busway station. | **Not applicable**<br>The development is not for the Greenslopes Private Hospital as well as it will not affect the surrounding area or the Greenslopes area. |
| i. Development on Newdegate Street between Denman Street and Headfort Street provides a mix of centre and community activities that is complementary to the Greenslopes Private Hospital. | **Not Applicable**<br>Development is on a site located on Marquis Street. |
| j. Development is of a height, scale and form which is consistent with the amenity, character and infrastructure assumptions intended for the relevant precinct, sub-precinct or site. | **Complies**<br>The development is consistent with the height, scale and form of the relevant area. |
| k. Development adjacent to public spaces is designed to increase casual surveillance and activation of the public space. | **Complies**<br>The development is not adjacent to public spaces, however, has two windows to the front streetscape from habitable rooms for casual surveillance and activation. |

Refer to attached Code Compliance Table for Assessment against the AO's and PO's of the Neighbourhood Plan Code

# APPENDIX 3

## Response to Dwelling house (small lot) Code

### *9.3.8.3 Purpose and Overall Outcomes*

| Overall Outcomes | Response |
|---|---|
| **The overall outcomes for the Dwelling House (small lot) Code are:** | |
| a. Development ensures that one dwelling house or one dwelling house and one secondary dwelling is provided on a lot, each occupied by no more than one household. | **Complies**<br>The development is consistent with the outcome and is for one dwelling house with no secondary dwelling. |
| b. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space. | **Complies**<br>The development incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring properties, and private open space as per the attached building plans. |
| c. Development for a dwelling house incorporates design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants. | **Complies**<br>The development provides sufficient useable private open space for residents, as well as provides a pleasant visual outlook through future landscaping. |
| d. Development for a dwelling house incorporates design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses. | **Complies**<br>The proposed dwelling house has been designed and sited within the lot to ensure privacy of both the occupants and the adjoining properties is maintained. |
| e. Development of a dwelling house provides sufficient and safe vehicle access and parking for residents. | **Complies**<br>The proposed dwelling house has incorporated a tandem enclosed garage, in conjunction with driveway parking for residents, as well as location of the new driveway crossover away from the exiting power pole located on the southern street frontage. |
| f. Development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land. | **Complies**<br>The development has been designed to ensure stormwater lines connected to appropriate pit at the rear of the yard. No adverse impacts or flooding to adjoining land will occur as a result of the development of the dwelling house. |
| g. Development ensures that the siting of a dwelling house and any built to boundary walls does not negatively impact on the privacy and amenity of adjoining residents. | **Complies**<br>The development has been centrally sited and is of scale consistent with adjoining dwellings, with no deck nor balcony being proposed as part of the application. The built to boundary garage wall is not located where it would negatively impact the existing amenity of the adjoining property. |
| h. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. | **Complies**<br>The proposed dwelling house is of a height that is appropriate and consistent with surrounding residential dwellings, and as such meets community expectations for residential development within the locality. |
| i. Development for a dwelling house, including a domestic outbuilding, on a lot less than 180m2 ensures development is sited appropriately and provides positive built form outcomes. | **N/A**<br>The development is on a lot of 405m2. |

Refer to attached Code Compliance Table for Assessment against the AO's and PO's of the Dwelling House (small lot) Code

PPLAN

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