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PLANNING ASSESSMENT REPORT

IMPACT ASSESSMENT

550 Boundary Street, Spring Hill QLD 4000
Lot 10 on RP10397

Prepared for:
Mohsin Ali Tariq & Bushra Mumtaz

Project Reference: 26-0602

June 2026

PLANNING ASSESSMENT REPORT

Applicant name: Mohsin Ali Tariq & Bushra Mumtaz

Site address: 550 Boundary Street, Spring Hill QLD 4000

Real property description: Lot 10 on RP10397

Project reference no: 26-0602

Contact: Alex Tonkin
Director
Park Lane Planning

Proposal: Material Change of Use for a new Dwelling house within the Mixed use (inner city) zone

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1.0 Executive Summary

This report is submitted on behalf of *Mohsin Ali Tariq & Bushra Mumtaz* to support the development application for a material change of use for a new Dwelling house within the Mixed use (inner city) zone upon land at 550 Boundary Street, Spring Hill QLD 4000, formally described as Lot 10 on RP10397.

This report assesses the merits of the proposal against the relevant provisions of the Brisbane City Plan 2014, the Planning Act 2016 and other applicable legislation. A detailed assessment of the proposal against the relevant local and state planning framework is provided throughout this report and accompanying appendices.

Under the Brisbane City Plan 2014, the subject site is located within the Mixed use (inner city) zone. The purpose of the zone is to provide for a variety of uses and activities, including residential, business, retail, service industry, tourist accommodation and low impact industry uses, creating a diverse and vibrant inner-city environment.

The site has an area of 397m² and benefits from dual street frontages to Boundary Street to the north and Robert Street to the south. The site currently contains an existing two-storey dwelling house which is not protected and is proposed to be demolished as part of the development.

The proposal involves the construction of a contemporary two-storey dwelling house with a maximum building height of approximately 7.5m above natural ground level. The dwelling will contain five (5) bedrooms, six (6) bathrooms and a two (2) vehicle garage. The proposed dwelling has been designed to generally comply with the relevant provisions of the Dwelling house (small lot) code, with the only variation relating to the side boundary setback associated with the garage located within the south-western corner of the site.

As the proposal is located within the Mixed use (inner city) zone and does not comply with the acceptable outcomes for a Dwelling house, the application is Impact assessable and requires public notification for a period of 15 business days in accordance with the Planning Act 2016. Notwithstanding this, the site has an established residential use and is surrounded by existing dwelling houses to the east, west and south. Accordingly, the proposed dwelling represents a compatible and appropriate residential outcome that reinforces the established residential function of the site whilst remaining consistent with the broader mixed use intent of the locality.

The proposal's compliance with the Strategic framework, Mixed use (inner city) zone code and Dwelling house (small lot) code is demonstrated throughout this report.

Overall, the proposal satisfies the relevant provisions of the Brisbane City Plan 2014, achieves an appropriate design outcome consistent with the intent of the Mixed use (inner city) zone and surrounding residential context, and warrants approval subject to reasonable and relevant conditions.

2.0 Project Summary

Site summary and project details	
Applicant	Mohsin Ali Tariq & Bushra Mumtaz
Site Address	550 Boundary Street, Spring Hill QLD 4000
Real Property Description	Lot 10 on RP10397
Area of Site	397m ²
Local Government Area	Brisbane City Council
Planning Scheme	Brisbane City Plan 2014 (Version 36: Effective 12 June 2026)
Zoning	Mixed use (inner city) zone
Local Plan	Spring Hill neighbourhood plan Boundary Street heart precinct - NPP-003
Overlays	<ul style="list-style-type: none"> - Airports environs overlay - Bicycle network overlay - Community purposes overlay - Critical Infrastructure network overlay - Heritage overlay (adjoining) - Road hierarchy overlay - Streetscape hierarchy overlay
Proposal	Material change of use for a new dwelling house within the Mixed use (inner city) zone
Level of Assessment	Impact assessable
Prelodgement History	Not applicable
Public Notification	15 business days
Referral Agencies	Not applicable
Specialist Reports Provided	Proposal Plans by <i>Nic Sheldrake Residential Design Consultant</i>
Contact Email	alex@parklaneplanning.com.au
Contact Phone	0438 943 203

3.0 Site details

The subject site is located at 550 Boundary Street, Spring Hill QLD 4000, formally described as Lot 10 on RP10397. The site has an area of 397m² and benefits from dual street frontages to Boundary Street to the north and Robert Street to the south. The site contains no known easements or encumbrances.

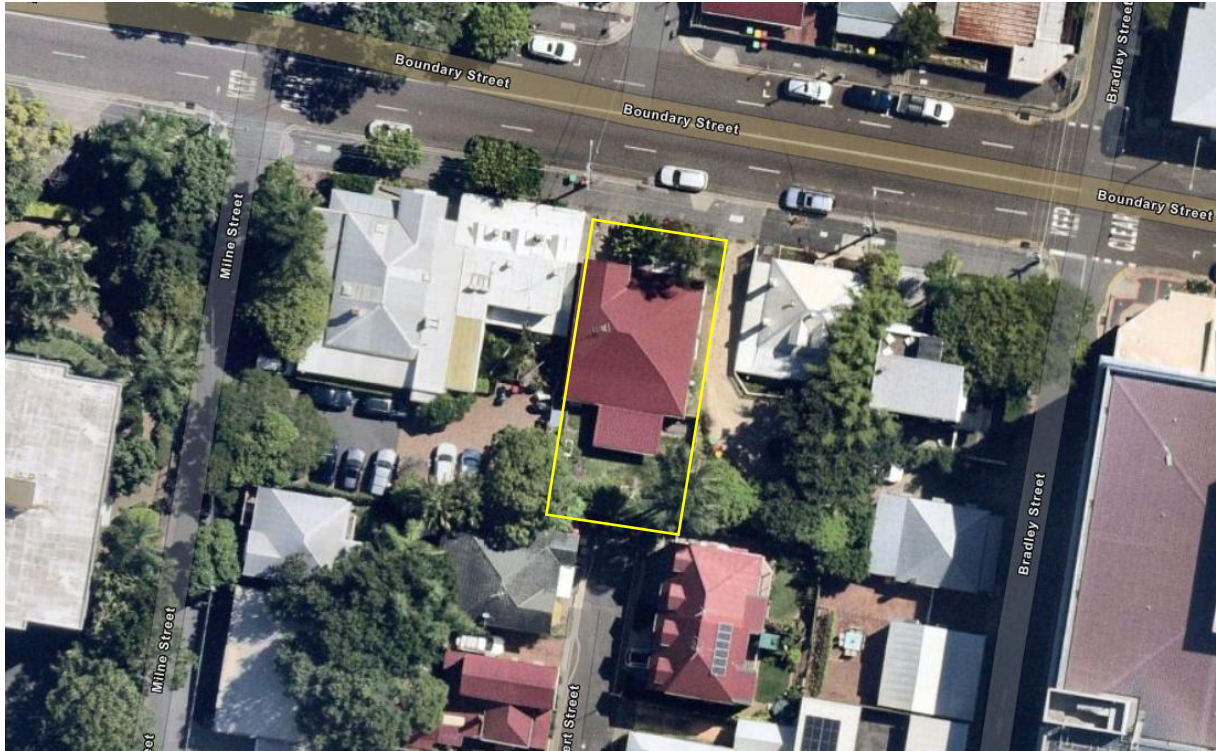


Figure 1: Site aerial (2026) – Nearmap



Figure 2: Streetview photo from Boundary Street (2024) – Google Streetview

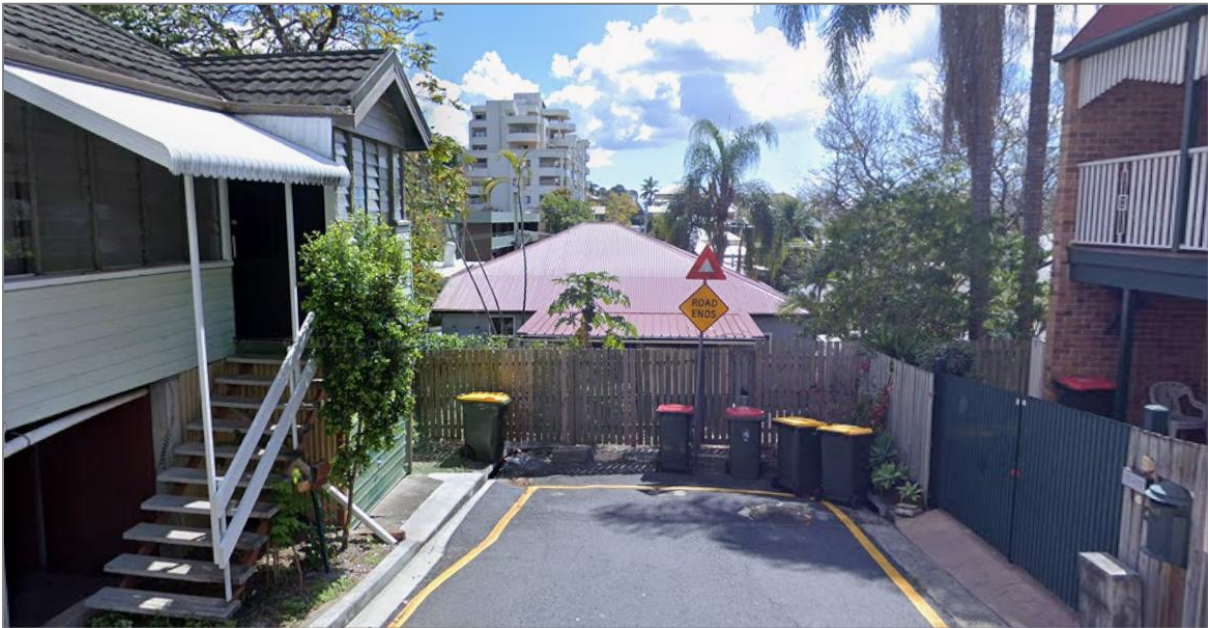


Figure 3: Streetview photo from Robert Street (2020) – Google Streetview

3.1 Site History

The site currently accommodates a two-storey dwelling house constructed prior to 1947, although it is not protected under any planning scheme overlay. The existing dwelling includes four bedrooms, one bathroom and two car spaces. It is proposed to remove the existing dwelling to facilitate the construction of a new dwelling house that better meets the current needs of the landowners whilst providing an improved residential outcome for the site.

The floor plans from the real estate advertisement from 2026 are provided in Figure 4 below.



Figure 4: Existing floor plans from the real estate advertisement from 2026

No relevant or recent development approvals or applications were found during the preparation of this application.

3.2 Location

Under the *Brisbane City Plan 2014*, the site is identified within the Mixed use (inner city) zone.

As demonstrated in Figure 5, the surrounding locality is characterised by a predominantly residential environment, comprising a mix of Character residential zoning, together with Community facilities and District centre zoned land.



Figure 5: Zoning map (BCC interactive mapping)

3.3 Site Characteristics

The following table details the relevant site characteristics.

Table 1: Site characteristics

Access	Vehicle access is proposed via a new crossover to Robert Street along the southern boundary of the site.
Road hierarchy	Boundary Street is identified as a Suburban road (major road network) and Robert Street is identified as a Local road (minor road network) under the Road hierarchy overlay.
Vegetation	The site contains minimal domestic vegetation, all of which is proposed to be removed as part of the development. The vegetation is not protected under any planning scheme overlay or Council's Natural Assets Local Law.
Topography	The site exhibits a moderate fall of approximately 5m from the southern Robert Street frontage (approximately 42.5m AHD) to

	the northern Boundary Street frontage (approximately 37.5m AHD).
Easements	The site does not contain any easements or encumbrances.
Flooding	The subject site is not identified as being affected by any flood source under the Flood overlay of the Brisbane City Plan 2014.
Infrastructure/Services	The subject site is located within a well-established area and therefore has adequate access to all necessary services, including Council's reticulated water, sewer, stormwater, electricity and telecommunications.

3.4 Adjoining land use and development

Notwithstanding the site's inclusion within the Mixed use (inner city) zone, the immediate locality exhibits a diverse mix of residential, commercial and retail land uses. The streetscape along Boundary Street and Robert Street retains a strong residential presence, with existing dwelling houses located on adjoining properties to the east, west and south. The surrounding area also contains a number of small businesses and commercial uses operating from existing traditional and older dwelling buildings, which contribute to the established mixed use character of the precinct.

Accordingly, the proposed dwelling represents a continuation of the established residential character of the site and surrounding locality, whilst remaining compatible with the broader mixed use intent of the zone.

4.0 Proposal

The proposal seeks a development permit for a Material change of use for a new Dwelling house within the Mixed use (inner city) zone upon land at 550 Boundary Street, Spring Hill QLD 4000, formally described as Lot 10 on RP10397.

The proposed design provides a built form and scale that is sensitive to the site controls and surroundings within the streetscape. The dwelling house has been strategically sited to protect the amenity of the adjoining neighbours as well as the immediate environment. The proposal is identified as generally complying with the acceptable outcomes of the relevant codes.

4.1 Proposal overview

The proposed development involves the demolition of the existing two-storey dwelling house and the construction of a new contemporary two-storey dwelling house. The proposed dwelling has been designed to respond to the site's unique topographical characteristics, dual street frontages and the established mixed use character of the surrounding locality.

The dwelling will comprise five (5) bedrooms, six (6) bathrooms, multiple living areas and a double garage accommodating two (2) vehicles. The dwelling has been designed as a high-quality residential outcome that provides generous internal living spaces, appropriate private open space areas and a functional layout suited to the ongoing residential use of the site.

The building is proposed to have a maximum height of approximately 7.5m above natural ground level and remains consistent with the prevailing scale of surrounding residential development. The dwelling incorporates a contemporary architectural design with a combination of lightweight cladding, glazing and high-quality external finishes to achieve an attractive built form outcome.

Figure 6 below shows the proposed northern elevation as viewed from Boundary Street.

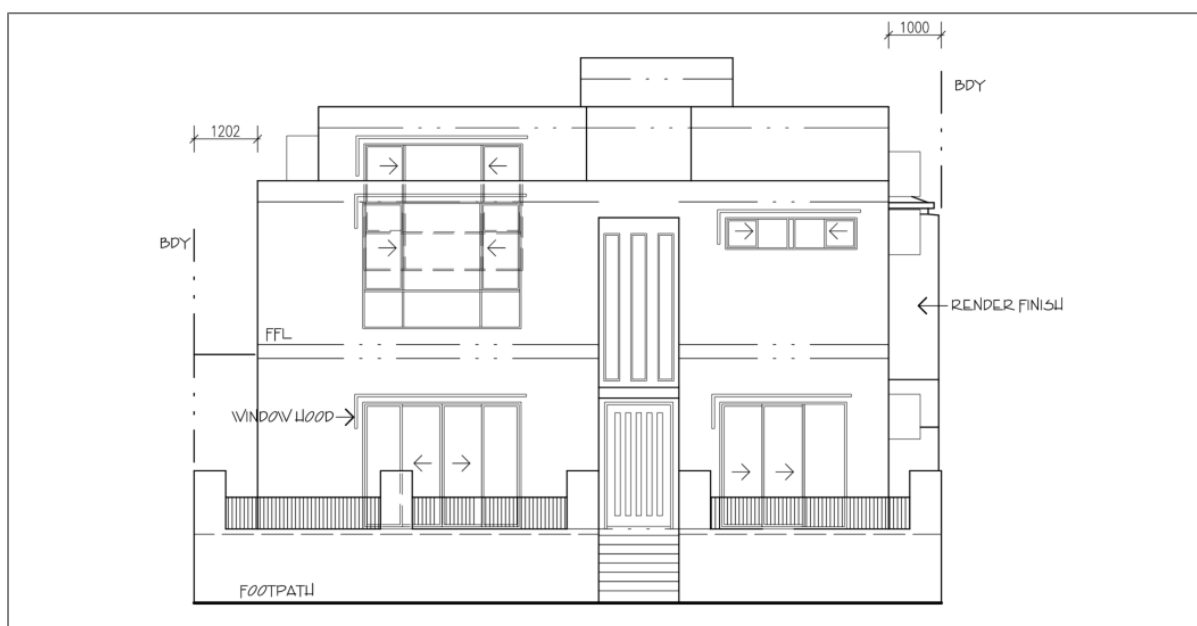


Figure 6: Proposed northern elevation of dwelling house

The new dwelling includes:

- **Ground level:** open-plan living, dining, and kitchen areas; guest bedroom and bathroom; double garage; and a swimming pool – see figure 7.
- **Upper level:** family room, four bedrooms (including master suite with walk-in robe and ensuite), and laundry – see figure 8.

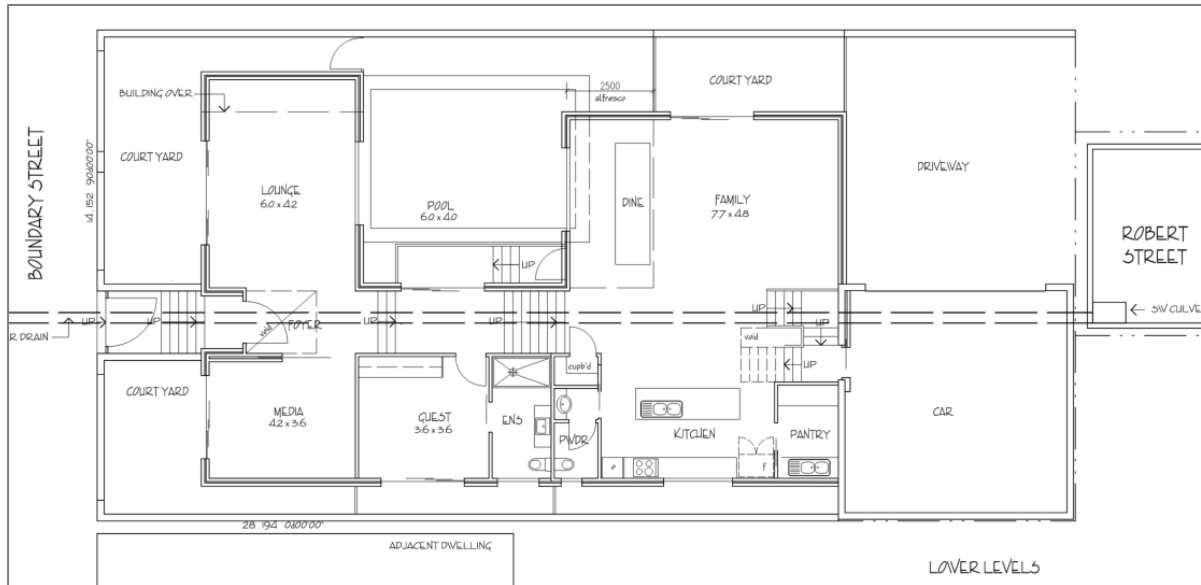


Figure 7: Proposed ground floor layout

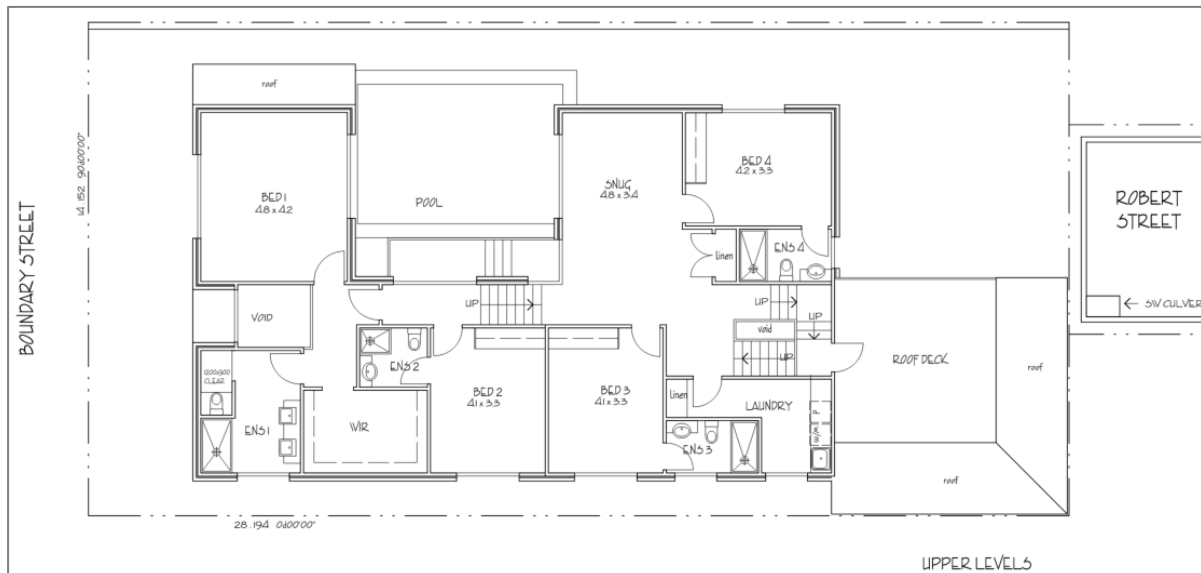


Figure 8: Proposed upper floor layout

4.2 Built form parameters

The subject site has an area of 397m² and is identified as a 'small lot' under the planning scheme. As such, the proposal is assessable against the requirements of the Dwelling house (small lot) code.

The built form outcomes for the site are governed by these codes as well as the Queensland Development Code MP1.1. A summary of the proposed built form is provided in the table below:

Table 2: Built form parameters

Component	Requirement	Proposal	Compliance
Building height	9.5m NGL	7.5m NGL	✓
Building height side and rear walls	7.5m NGL	7.5m NGL	✓
Number of storeys	2 storeys	2 storeys	✓
Site cover	60% site area	55.7% site area	✓
Front setback (Boundary Street)	3.0m to wall/balustrade	3.0m to wall	✓
Front setback (Robert Street)	0m for non-habitable spaces up to 3m building height	0m to garage	✓
Side setback (east)	1.0m to wall	1.2m to wall	✓
Side setback wall (west)	1.0m to wall	1.0m to wall	✓
Garage side setback	500mm and max height of 3.5m NGL	0m and 3.8m NGL	PO
Car accommodation	Minimum 1 car space	New double width garage	✓

As shown in Table 2 above, the proposal complies with all relevant outcomes of the planning scheme with the exception of the side boundary setback to the garage. This is addressed in the sections below.

4.3 Side boundary setback (garage)

The proposed dwelling has been designed to substantially comply with the side boundary setback requirements of the Dwelling house (small lot) code. The only variation relates to the garage located within the south-western corner of the site, where the garage marginally exceeds the prescribed height limit for a reduced side boundary setback.

The Dwelling house (small lot) code permits a garage to be setback 500mm from the side boundary where the garage does not exceed 3.5m above natural ground level. The proposed garage has a maximum height of approximately 3.8m above natural ground level, representing a minor exceedance of only 300mm. This additional height is attributable to the roof form and does not materially increase the visual bulk or scale of the structure.

The proposed variation is minor in nature and continues to achieve Performance outcome PO6 for the following reasons:

- The garage is positioned adjacent to the secondary frontage and is recessed within the south-western corner of the site, ensuring it does not dominate the streetscape or present as an overly bulky built form.
- The additional 300mm in height does not result in any appreciable increase in overshadowing, visual enclosure or loss of outlook to adjoining properties. Given the location of the garage at the rear of the site relative to the adjoining dwelling to the west and adjacent to the secondary

street frontage, the proposal maintains an appropriate level of residential amenity. Figure 9 shows the portion of the garage exceeding 3.5m above ground level.

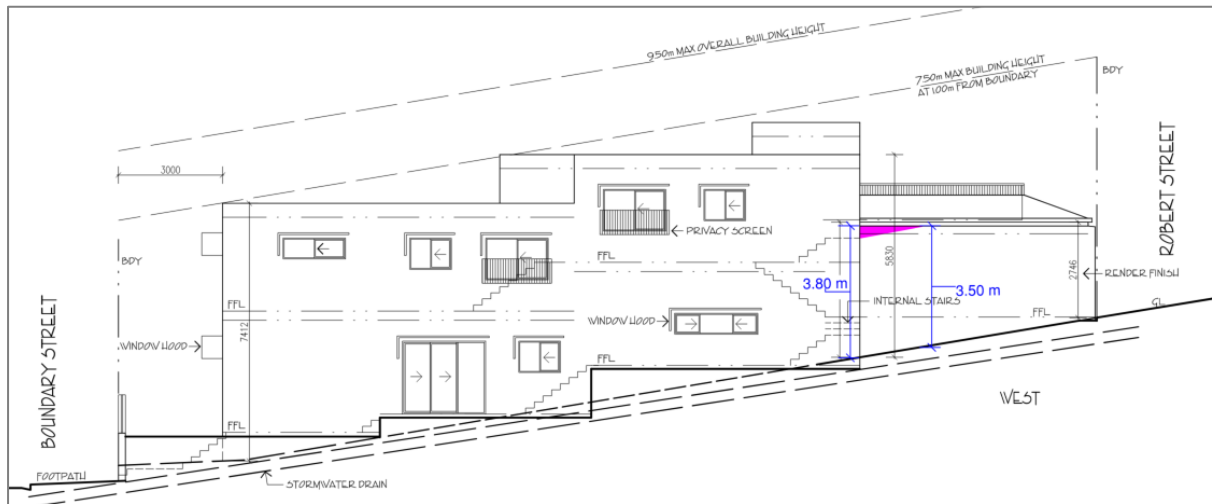


Figure 9: Proposed west elevation showing height of garage greater than 3.5m above ground level

- The variation will not adversely impact privacy, daylight or natural ventilation to neighbouring properties. The garage contains no habitable rooms or overlooking windows and therefore does not create opportunities for overlooking or unreasonable noise impacts.
- Adequate separation between the garage and adjoining development is maintained, ensuring the building continues to present an appropriate scale when viewed from neighbouring properties and the public realm.
- The proposed setback allows sufficient space for landscaping to be established adjacent to the boundary, softening the appearance of the built form and contributing positively to the streetscape.

The garage forms only a small component of the overall dwelling and the remainder of the building complies with the applicable side boundary setback provisions. Consequently, the variation is highly localised and does not alter the overall built form outcome or residential character of the development.

Overall, whilst the garage marginally exceeds the 3.5m height threshold by approximately 300mm, the proposal achieves Performance outcome PO6 of the Dwelling house (small lot) code. The variation is negligible in planning terms, does not give rise to any adverse amenity impacts and achieves a built form outcome that is consistent with the established and intended character of the surrounding locality.

Overall, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved subject to reasonable and relevant conditions.

5.0 Town Planning Framework

5.1 State Government

5.1.1 Planning Act 2016 – Framework

The *Planning Act 2016* provides the statutory planning framework for the State of Queensland. As outlined within *Planning Act 2016* all Local Government Areas must prepare *Planning Act 2016* compliance Planning Schemes that advance the purpose of the Act. The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the *Planning Act 2016*.

5.1.2 State Planning Policies

Part E of the State Planning Policy outlines the State interest policies and assessment benchmarks. These policies and assessment benchmarks are applicable to the assessment of development applications to the extent that the new State Planning Policy has not been identified in a Planning Scheme as being appropriately integrated.

The State Planning Policy is identified in the *Brisbane City Plan 2014* as being appropriately integrated with the exception of the Strategic airports and aviation facilities state interest and the Natural hazards, risk and resilience state interest. The natural hazards, risk and resilience state interests relates to bushfire requirements and mapping. Neither of the remaining State interests are triggered by the proposal.

5.1.3 Referral Agency

In accordance with the *Planning Regulation 2017*, the application does not trigger any referrals.



Figure 10: Development Assessment Mapping System

5.1.4 State Development Assessment Provisions

As this application does not trigger referral to the State Assessment and Referral Agency, the State Development Assessment Provisions do not apply.

5.1.5 South-East Queensland Regional Plan

The subject site is identified within the Urban Footprint designation of SEQ Regional Plan 2017. Land within the Urban Footprint is intended to incorporate the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space. The proposal is consistent with the intent of the Regional Plan.

5.2 Local Government

5.2.1 Definition (Brisbane City Plan 2014)

Dwelling house: means a residential use of premises involving—

- 1 dwelling and any domestic outbuildings associated with the dwelling; or
- 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.

5.2.2 Level of Assessment

Under the *Brisbane City Plan 2014*, the site is identified within the Mixed use (inner city) zone, the Spring Hill neighbourhood plan, and the following overlays:

- Airports environs overlay
- Bicycle network overlay
- Community purposes overlay
- Critical Infrastructure network overlay
- Heritage overlay (adjoining)
- Road hierarchy overlay
- Streetscape hierarchy overlay

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposed development is subject to the following category of assessment:

Table	Trigger	LOA	Benchmark
Mixed use zone	Material change of use for a dwelling house is not specified under Table 5.5.22 and therefore the new dwelling house triggers Impact assessment.	Impact assessment	The planning scheme
Spring Hill neighbourhood plan	Material change of use for a dwelling house is not specified under Table 5.9.54.A and there is no change to the level of assessment.	No change	Spring Hill neighbourhood plan code
Airport environs overlay	Material change of use for a dwelling house is not specified within Table 5.10.2	Not applicable	Not applicable
Bicycle network overlay	Material change of use for a dwelling house is not specified within Table 5.10.3	Not applicable	Not applicable
Community purposes network overlay	Material change of use for a dwelling house is not specified within Table 5.10.7A	Not applicable	Not applicable

Critical infrastructure and movement network overlay	Material change of use for a dwelling house is not specified within Table 5.10.8	Not applicable	Not applicable
Heritage overlay	Material change of use for a dwelling house in the Area adjoining heritage sub-category and adjoining a local heritage place is not specified within Table 5.10.12	Not applicable	Not applicable
Road hierarchy overlay	Building works for a dwelling house is not specified within Table 5.10.18	Not applicable	Not applicable
Streetscape hierarchy overlay	Building works for a dwelling house is not specified within Table 5.10.20	Not applicable	Not applicable

In accordance with Part 5 of the *Brisbane City Plan 2014*, the application for a material change of use for a Dwelling house within the Mixed use zone triggers **Impact Assessment** and requires public notification for a period of 15 business days.

5.2.3 Applicable Codes

In accordance with Part 5 of the *Brisbane City Plan 2014*, the following assessment benchmarks are identified as being applicable to the proposal:

Site summary and project details	
Zone code	Mixed use zone code
Neighbourhood plan code	Spring Hill neighbourhood plan code
Use code	Dwelling house code
Prescribed secondary codes	Not applicable
Overlay codes	Not applicable

These codes have been addressed in the Code Assessment which is attached to this application package.

5.2.4 Strategic Framework

The following assessment considers the proposal against the relevant provisions of the Strategic Framework, specifically Theme 2 – Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices. This element seeks to ensure Brisbane provides a diverse range of housing opportunities that respond to changing community needs whilst making efficient use of existing infrastructure and supporting well-serviced urban areas. Although the proposal involves the replacement of an existing dwelling house rather than an increase in residential density, it contributes to the continued provision of high-quality housing within an established inner-city neighbourhood, maintains an existing residential use and supports the strategic intent of providing a diverse range of housing choices within Brisbane's urban area.

Theme 2, Element 2.2 – Brisbane's housing and accommodation choices

Strategic outcome	Response
SO1 Brisbane's dwelling needs for future populations are met by matching growth to	Complies. The proposal involves the replacement of an existing dwelling house with a new dwelling

<p>the existing and planned infrastructure in the city.</p> <p>L1 Increased densities within Growth Nodes on Selected Transport Corridors are identified through a neighbourhood planning process and are in accordance with the Brisbane CityShape theme to accommodate anticipated future population.</p>	<p>house on an established residential allotment. The development utilises existing urban infrastructure and services within the inner-city area, including reticulated water, sewer, stormwater, electricity, telecommunications, public transport and community facilities. Whilst the proposal does not increase residential density, it represents the renewal of an existing dwelling within an established urban area, consistent with the efficient utilisation of existing infrastructure. The proposal does not prejudice the long-term planning intentions for the locality or the broader objectives of Brisbane CityShape.</p>
<p>SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.</p> <p>L2 Residential development contributes to housing diversity, particularly supporting ageing in place and assisted living and housing suited to households on different incomes, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan.</p>	<p>Complies. The proposal retains an established residential use within the Mixed use (inner city) zone and contributes to the ongoing diversity of housing available within Spring Hill. The proposal replaces an ageing dwelling with a contemporary family home that responds to the changing housing expectations of modern households whilst maintaining the residential character of the immediate locality. The development complements the mix of residential, commercial and retail activities that characterise the surrounding area and supports the continued provision of housing choice within the inner city.</p>
<p>SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.</p>	<p>Not applicable. The proposal is for a permanent dwelling house and does not involve visitor accommodation, tourist accommodation, student accommodation or hotel development.</p>
<p>SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.</p>	<p>Not applicable. The subject site is located within the urban area of Spring Hill and is not within a Rural Neighbourhood.</p>
<p>SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.</p>	<p>Not applicable. The proposal relates to the redevelopment of an established residential lot within Brisbane's inner city and does not involve greenfield development.</p>
<p>SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.</p>	<p>Complies. The subject site is located within the inner-city suburb of Spring Hill, in close proximity to the Brisbane CBD, employment opportunities, educational institutions, public transport and a</p>

broad range of community services. Whilst the proposal is for a detached dwelling house rather than specialised accommodation, it contributes to the continued provision of housing within an accessible and well-serviced location. The proposal maintains an established residential use that supports the broader strategic intent of providing a range of accommodation opportunities close to major employment and service centres without compromising the surrounding residential amenity.

Overall, the proposal represents an appropriate response to Brisbane's strategic planning objectives by facilitating sensitively designed urban infill development that contributes to the ongoing renewal and diversity of Brisbane's housing stock in a highly accessible inner-city environment.

5.2.5 Planning Merits

Whilst the proposal is impact assessable due to the site's location within the Mixed use (inner city) zone, the development demonstrates strong planning merit and is consistent with the broader strategic intent of the Brisbane City Plan 2014. The proposal represents the redevelopment of an existing residential property and maintains the established residential function of the site, whilst delivering a contemporary dwelling that responds appropriately to its urban context.

The subject site has been lawfully used for residential purposes for many decades and currently accommodates an existing dwelling house. The proposal does not introduce a new or incompatible land use into the locality but rather continues the long-established residential use of the land through the replacement of an ageing dwelling with a contemporary family home. The proposal therefore maintains the existing residential character of the site whilst improving the quality and functionality of the built form.

Although the site is located within the Mixed use (inner city) zone, the immediate locality is characterised by a strong residential presence. Existing dwelling houses adjoin the site to the east, west and south, with numerous other detached dwellings located throughout the surrounding streets. The locality also contains a range of small-scale commercial, retail and professional businesses operating from existing traditional and older dwelling buildings, reflecting the diverse mixed use character encouraged within the precinct. In this context, the proposal represents an entirely compatible form of development that reinforces the established residential component of the locality without prejudicing the operation of surrounding commercial activities.

The proposed dwelling has been carefully designed to respond to the site's physical characteristics, including its dual street frontages, sloping topography and surrounding development pattern. The contemporary architectural design incorporates articulated building forms, quality external materials and appropriate landscaping to achieve an attractive streetscape presentation. The development represents a significant improvement over the existing ageing dwelling and will

positively contribute to the visual amenity and ongoing renewal of the surrounding neighbourhood.

The proposal also represents an efficient use of well-serviced inner-city land. The site is fully connected to existing urban infrastructure, including reticulated water, sewer, stormwater, electricity and telecommunications, and is located within close proximity to the Brisbane CBD, public transport services, employment opportunities, educational institutions, retail centres and community facilities. Retaining residential accommodation within this highly accessible location is entirely consistent with the strategic planning objectives of accommodating housing within established urban areas supported by existing infrastructure.

Importantly, the proposal has been designed to minimise impacts upon adjoining properties and the surrounding streetscape. The dwelling complies with all relevant built form parameters relating to building height, site cover, setbacks, private open space and car parking, with the exception of a single, minor performance solution relating to the garage height adjacent to the western side boundary. The proposed garage exceeds the prescribed maximum height by only approximately 300mm, with the additional height occurring at the uppermost portion of the roof. This minor variation does not result in any material increase in visual bulk, overshadowing, overlooking or loss of amenity to neighbouring properties and achieves the intent of the relevant performance outcome.

Overall, the proposal demonstrates a high level of consistency with the planning outcomes sought by the Brisbane City Plan 2014. It maintains an established residential use, provides a high-quality contemporary dwelling, contributes positively to the ongoing renewal of the locality and preserves the amenity of surrounding properties. The proposal does not conflict with the intent of the Mixed use (inner city) zone, which expressly provides for residential uses alongside commercial and other urban activities, and accordingly represents an appropriate planning outcome that warrants approval subject to reasonable and relevant conditions.

6.0 Conclusions

This report has been prepared in support of a development application for a Material change of use for a new Dwelling house within the Mixed use (inner city) zone over land at 550 Boundary Street, Spring Hill QLD 4000.

The proposal seeks to replace an existing ageing dwelling house with a contemporary two-storey family home that has been thoughtfully designed to respond to the site's dual street frontages, sloping topography and established mixed use context. The proposal maintains the site's long-established residential use whilst providing a high-quality architectural outcome that positively contributes to the ongoing renewal of the locality.

Although the application is impact assessable due to the site's zoning, the proposal does not introduce an incompatible land use or prejudice the broader intent of the Mixed use (inner city) zone. Rather, it reinforces the established residential character of the immediate streetscape whilst remaining compatible with the surrounding mix of residential, commercial and retail activities. The site is located within a highly accessible inner-city location that is well served by existing infrastructure, public transport, employment opportunities and community facilities, making it an appropriate location for continued residential use.

The proposal has been designed to comply with the relevant provisions of the Brisbane City Plan 2014, with the exception of a single, minor performance solution relating to the height of the garage adjacent to the western side boundary. As demonstrated throughout this report, this variation is negligible in planning terms, achieves the intent of the applicable performance outcome and will not result in any adverse impacts on the amenity of adjoining properties or the surrounding streetscape.

The proposal has been assessed against the relevant provisions of the Planning Act 2016, the Brisbane City Plan 2014, the Strategic Framework, the Mixed use (inner city) zone code, the Spring Hill neighbourhood plan code and the Dwelling house (small lot) code. The assessment concludes that the development achieves the relevant strategic and code outcomes, represents sound planning practice and will deliver a positive built form outcome within the locality.

Accordingly, it is respectfully submitted that the proposal warrants approval, subject to reasonable and relevant conditions.