



DTS Group Qld Pty Ltd – Urban Planning

39 York Street, Coorparoo QLD 4151

Development Permit for Material Change of Use and Building
Work – Dual Occupancy

On behalf of

Bac & Na Nguyen

September 2026

Impact Assessable Development Application Report

39 York Street, Coorparoo QLD 4151
Being described as Lot 2 on RP73606

On behalf of
Bac & Na Nguyen
September 2026

Revision No.	Description	Company	Author/Reviewer	Date
1	Draft Report	DTS Group QLD	Georgina Stacey	27/08/2026
2	Technical & Quality Review	DTS Group QLD	Siena Monnier	07/09/2026
3	Final Report	DTS Group QLD	Mel Lowe	08/09/2026

Level 6, 52 Merivale Street, SOUTH BRISBANE QLD 4101
PO Box 3128, WEST END QLD 4101
Telephone: 07 3118 0600
Facsimile: 07 3118 0699

© 2026 – DTS Group Qld Pty Ltd
ABN 21 010 000 843

Limitations

This report was prepared for the use of Bac & Na Nguyen in accordance with generally accepted consulting practice. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has not been prepared for use by parties other than the client stated. It may not contain sufficient information for the purposes of other parties or for other uses. It is recommended that any works planned by others and relating specifically to the content of this report be reviewed by DTS Group QLD to verify that the intent of our recommendations is properly reflected in the final design. To the best of our knowledge, information contained in this report is accurate at the date of issue.

Table of Contents

Executive Summary	i
Site Details	i
Application Details	i
Synopsis	i
1 Introduction	1
1.1 Level of Assessment	2
2 Site Characteristics	4
2.1 Planning Scheme Classifications	4
2.2 Planning Scheme Overlays	4
2.3 Topography	7
2.4 Frontage and Access	7
2.5 Urban Services	7
3 The Proposed Development	8
3.1 Details	8
3.2 Dual Occupancy	8
3.3 Site Area and Frontage	9
3.4 Key Development Statistics	9
3.5 Site Cover	9
3.6 Boundary Setbacks	10
3.7 Landscaping	11
3.8 Vehicular Access	11
3.9 Car Parking	12
3.10 Street Trees	12
3.11 Flood Hazard	12
3.12 Stormwater Management	13
4 Town Planning Framework	14
4.1 Planning Act 2016	14
4.2 Categories of Development and Benchmarks	14
4.3 Public Notification	15
4.4 Referral Agencies	15
4.4.1 State Development Assessment Provisions	15
4.5 South East Queensland Regional Plan	15
4.6 State Planning Policy	15
4.7 Local Government Infrastructure Plan	15
4.8 Temporary State Planning Policy	15
5 Categorising Instrument – Brisbane City Plan 2014	16
5.1 Strategic Framework	16
5.1.1 Five (5) Strategic Framework Themes	16
5.1.2 Theme 2: Brisbane’s Outstanding Lifestyle	17

5.1.3	Theme 5: Brisbane's CityShape	19
5.2	Low-Medium Density Residential Zone	23
5.2.1	Purpose	23
5.2.2	Overall outcomes.....	23
5.3	Coorparoo and Districts Neighbourhood Plan	27
6	Development Codes.....	29
6.1	Primary Codes	29
6.2	Secondary Codes	29
6.3	Overlay Codes	29
7	Conclusion.....	30

Tables

Table 1	Level of Assessment & Applicable Assessment Benchmarks	2
Table 2	Brisbane City Plan 2014 Zone.....	4
Table 3	Brisbane City Plan 2014 Property Overlays	5
Table 4	Development Statistics	9
Table 5	Brisbane City Plan 2014 – Strategic Framework Themes	16
Table 6	Strategic Framework – Theme 2 – Element 2.2.....	17
Table 7	Strategic Framework – Theme 5 – Element 5.5.....	19
Table 8	Low-Medium Density Residential Zone Code – Zone Role Overall Outcomes	23
Table 9	Low-Medium Density Residential Zone Code – Development Location and Uses	23
Overall Outcomes		23
Table 10	Low-Medium Density Residential Zone Code – Development Form Overall Outcomes	25

Figures

Figure 1	Locational Context.....	1
Figure 2	Aerial Photograph.....	2
Figure 3	As Constructed Services	7
Figure 4	Proposed Site Plan.....	8
Figure 5	Proposed Landscaping Plan	11

Appendix

Appendix A	Code Assessment	A
Appendix B	Architectural Plans.....	A
Appendix C	Arborist Report	A
Appendix D	Flood Report.....	A
Appendix E	Hydraulic Drawings.....	A

Executive Summary

Site Details

Address:	39 York Street, Coorparoo QLD 4151
Lot Description:	Lot 2 on RP73606
Zone:	Low-Medium Density Residential Zone
Zone Precinct:	2 or 3 Storey Mix Precinct
Neighbourhood Plan:	Coorparoo and Districts Neighbourhood Plan
Site Area:	577m ²
Registered Landowner:	Bac & Na Nguyen

Application Details

Application:	Development Permit for a Material Change of Use and Building Work
Defined Use:	Dual Occupancy
Applicant:	Bac & Na Nguyen C/- DTS Group QLD Pty Ltd PO Box 3128 West End QLD 4101
DTS Reference:	BNE250502

Synopsis

This planning assessment report seeks a development approval for a Development Permit for Material Change of Use and Building Work to establish a Dual Occupancy located at 39 York Street, Coorparoo.

The proposal delivers a high-quality Dual Occupancy product that can comfortably co-exist with the existing residential development within the street. The development involves a height of two storeys and includes two crossovers to York Street, double-width carport for each unit, on-site landscaping, and private open space which achieves a suitable balance between open space and built form elements.

This report clearly outlines the development's compliance with the *Brisbane City Plan 2014*. The proposal achieves a subtropical design outcome that has a building form, scale and character consistent with the intended character of the local area, in accordance with the Low-Medium Density Residential Zone Code, Coorparoo and Districts Neighbourhood Plan Code, Dual Occupancy Code, prescribed secondary codes, and application overlay codes.

1 Introduction

This planning assessment report accompanies a development application a Material Change of Use and Building Work for Dual Occupancy on land located at 39 York Street, Coorparoo being described as Lot 2 on RP73606, hereafter referred to as “the subject site”. The location of the subject site is illustrated in **Figure 1 – Locational Context** and **Figure 2 – Aerial Photograph** to this report.

The site is mapped within the Low-Medium Density Residential (2 or 3 Storey Mix) Zone and the Coorparoo and Districts Neighbourhood Plan area of the *Brisbane City Plan 2014*. The development has been assessed against the overall outcomes, intents and acceptable solutions of the relevant planning scheme codes as well as relevant state and regional provisions. The below reporting has been prepared to logically address the town planning considerations relevant to the application for Development Permit for a Material Change of Use and Building Work, and based on assessment, illustrates sufficient town planning grounds to warrant approval.

The proposed development of this report together with the Proposal Plans contain detailed information with regard to the proposed design and layout of the proposed lot subdivision and dual occupancy. Having regard to Schedule 2 “Dictionary” of the *Planning Act 2016*, the proposal is considered to constitute:

- **Material Change of Use;**
- **Building Work**

Accompanying this report in support of the development is:

- **Code Assessment** prepared by DTS Group Qld, attached under **Appendix A**;
- **Architectural Plans** prepared by McCarthy Homes, attached under **Appendix B**;
- **Arborist Report** prepared by Glascott, attached under **Appendix C**;
- **Flood Report** prepared by Flood Smart Engineering, attached under **Appendix D**;
- **Hydraulic Drawings** prepared by H Design Hydraulic Engineering Group, attached under **Appendix E**.

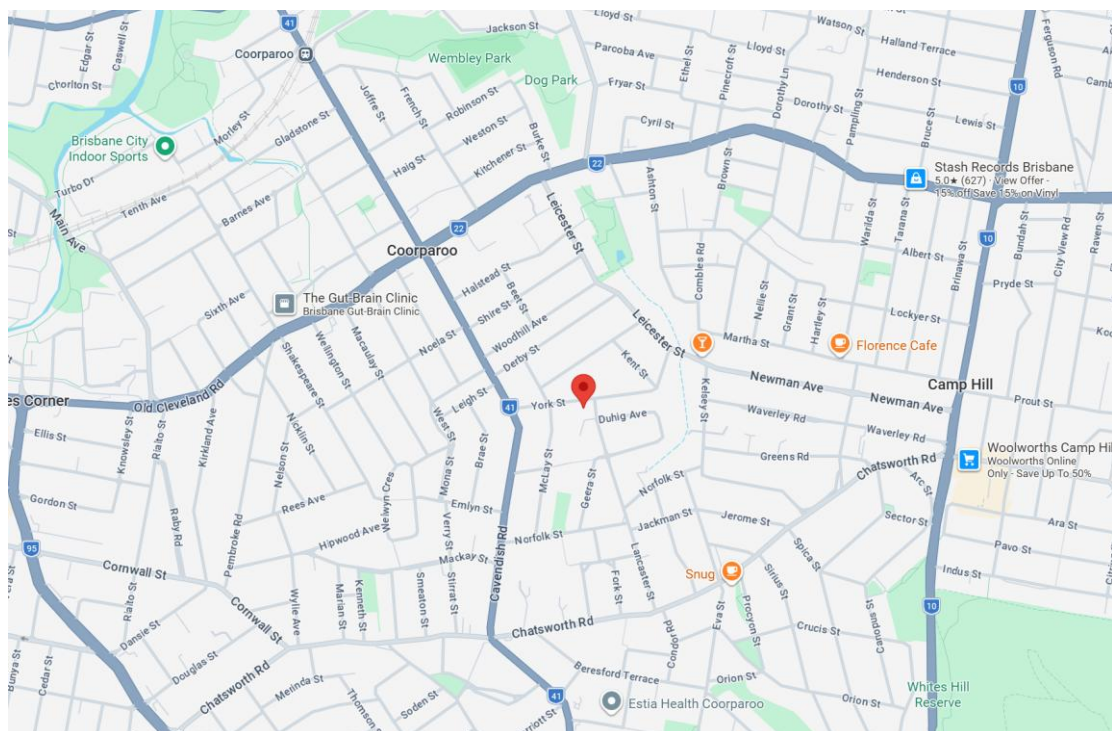


Figure 1 Locational Context

Source: Google Maps, 2026



Figure 2 Aerial Photograph

Source: Near Map, August 2026

1.1 Level of Assessment

The development application seeks a Development Permit for a Material Change of Use and Building Work for a Dual Occupancy. **Table 1** below provides an assessment against Part 5 of the *Brisbane City Plan 2014* and has determined that the applicable level of assessment for this application is **Impact Assessment**.

Table 1 Level of Assessment & Applicable Assessment Benchmarks

City Plan 2014	Level of Assessment	Assessment Benchmarks
Zoning		
Low-Medium Density Residential (2 or 3 Storey Mix) Zone	Code Assessment – no greater than 2 storey and 9.5m in building height	Low-Medium Density Residential Zone Code Dual Occupancy Code Prescribed Secondary Codes
Neighbourhood Plan		
Coorparoo and Districts Neighbourhood Plan	Impact Assessment – if involving a new premises with an increase in gross floor area, where development exceeds 45% site cover	The planning scheme, including: Coorparoo and Districts Neighbourhood Plan Code
Overlays		
Airport Environs Overlay	Code Assessment	Airport Environs Overlay Code

City Plan 2014	Level of Assessment	Assessment Benchmarks
<i>(OLS – Horizontal limitation surface boundary; Procedures for air navigation surfaces (PANS); BBS zone – Distance from airport 8-13km)</i>		
Community Purposes Network Overlay	Code Assessment	Community Purposes Network Overlay Code
Critical Infrastructure and Movement Network Overlay <i>(Critical infrastructure and movement planning area sub-category)</i>	Not Applicable	Not Applicable
Dwelling House Character Overlay	Not Applicable	Not Applicable
Flood Overlay <i>(Overland flow flood planning area)</i>	Code Assessment	Flood Overlay Code
Potential and Actual Acid Sulfate Soils Overlay <i>(Land above 5m AHD and below 20m AHD sub-category)</i>	Not Applicable	Not Applicable
Road Hierarchy Overlay <i>(Neighbourhood Road)</i>	Code Assessment	Road Hierarchy Overlay Code
Streetscape Hierarchy Overlay <i>(Neighbourhood Street Minor)</i>	Code Assessment	Streetscape Hierarchy Overlay Code

2 Site Characteristics

The subject site is located at 39 York Street, Coorparoo, being described as Lot 2 on RP73606. The site maintains a primary frontage of approximately 19.15m to York Street along the northern property boundary and has a total area of 577m². The site is currently improved by a dwelling house that is to be removed as part of the development.

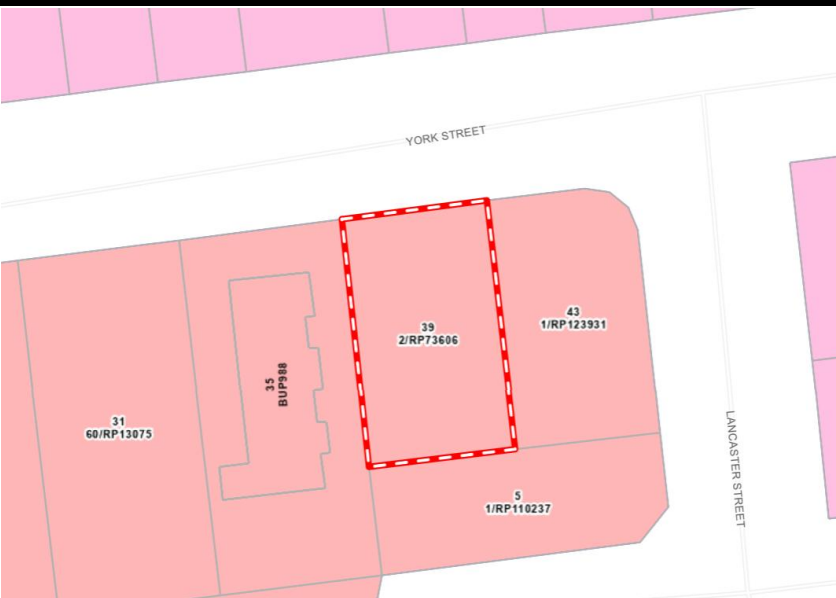
In the broader context, the subject site is located within the suburb of Coorparoo and is situated approximately 4km south-east of the Brisbane CBD. The immediate locality is characterised by a varied low-medium density residential setting, comprising traditional detached dwelling houses, contemporary infill dwellings, dual occupancies and small-scale multiple dwelling developments. The site is well positioned within proximity to Old Cleveland Road, Cavendish Road and Stanley Street East, which provide convenient access to local services, public transport and the broader arterial road network.

The surrounding area benefits from access to a range of centre activities and community facilities, including Coorparoo Square, Coorparoo Marketplace and local shops and services along Old Cleveland Road. The site is also located within reasonable proximity to educational establishments including Coorparoo State School, St James Catholic Primary School and Villanova College, as well as recreational open space such as Wembley Park, Langlands Park and nearby neighbourhood parks. Overall, the locality supports an established residential character with convenient access to services, transport and recreation, making it suitable for appropriately designed infill residential development.

2.1 Planning Scheme Classifications

Brisbane City Councils *City Plan 2014* Interactive Mapping outlines the below property flags apply to the subject site:

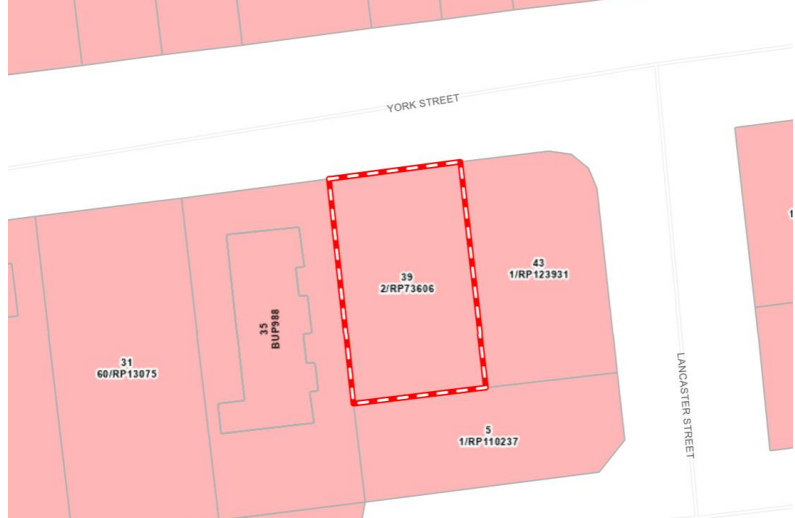
Table 2 Brisbane City Plan 2014 Zone

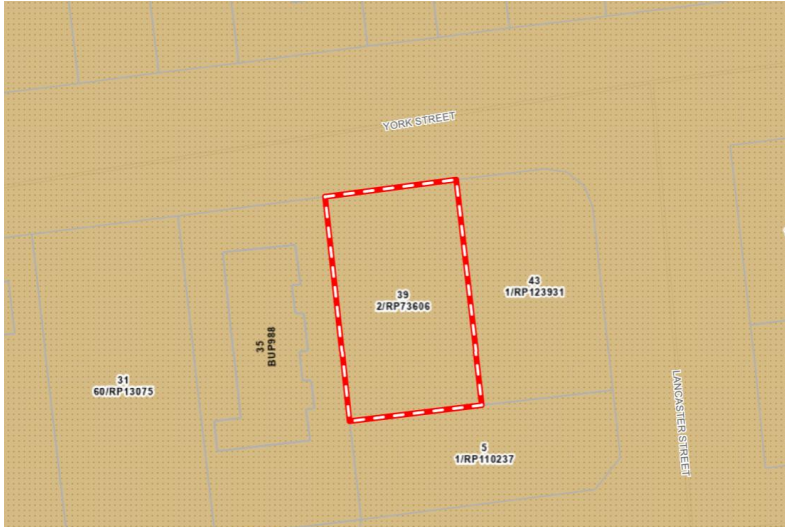
Zone Description	Mapped Location
Low-Medium Density Residential (2 or 3 Storey Mix) Zone	

2.2 Planning Scheme Overlays

Brisbane City Council's *City Plan 2014* Interactive Mapping outlines the below Overlays apply to the subject site and proposed development.

Table 3 **Brisbane City Plan 2014 Property Overlays**

Overlay Description	Mapped Location
Community Purposes Network Overlay	
Dwelling House Character Overlay	
Flood Overlay (Overland flow flood planning area)	

Overlay Description	Mapped Location
Potential and Actual Acid Sulfate Soils Overlay <i>(Land above 5m AHD and below 20m AHD sub-category)</i>	
Road Hierarchy Overlay <i>(Neighbourhood Road)</i>	
Streetscape Hierarchy Overlay <i>(Neighbourhood Street Minor)</i>	

2.3 Topography

According to Council's 2002 contours, the subject site is generally flat with a level of approximately 14m AHD.

2.4 Frontage and Access

The subject site has a primary frontage of approximately 19.15m to York Street along the northern property boundary. The allotment currently achieves access to York Street via an existing residential crossover.

2.5 Urban Services

The subject site is connected to all urban utilities, as shown in **Figure 3** below. The proposed development will be connected to services in accordance with the relevant standards.

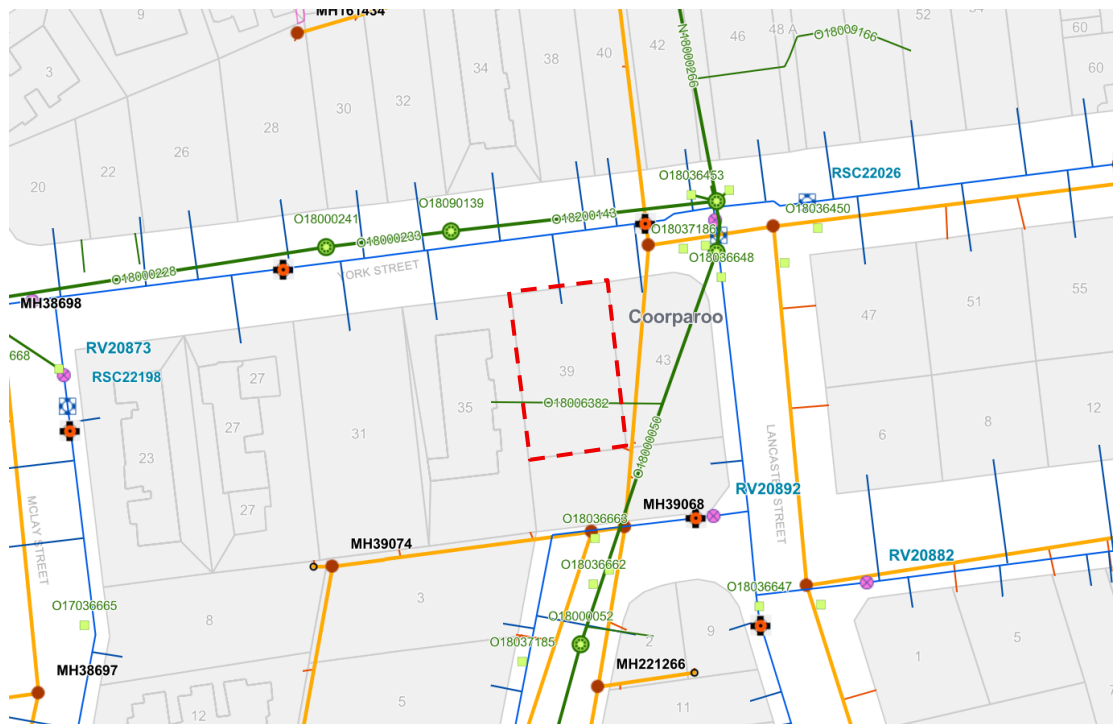


Figure 3 As Constructed Services

Source: Brisbane City Council, 2026

3 The Proposed Development

3.1 Details

The proposal seeks approval for a two-storey dual occupancy at 39 York Street, Coorparoo.

The dual occupancy has been designed with a bulk, scale and character consistent with the Low-Medium Density Residential Zone. Its siting and design respond to the site-specific constraints, including flooding and the retention of a single tree that contributes to the character of York Street.

The proposed two-storey dual occupancy, with a building height below 9.5m, would ordinarily be code assessable under the Brisbane City Plan 2014. However, Table 5.9.82.A of the Coorparoo and Districts Neighbourhood Plan makes development in the Low-Medium Density Residential Zone impact assessable where site cover exceeds 45%, despite the Neighbourhood Plan Code containing no corresponding site cover benchmark. The proposed site cover is 53.9%, marginally above the 50% acceptable outcome in the Dual Occupancy Code.

3.2 Dual Occupancy

The dual occupancy incorporates a well-articulated subtropical design that responds to the prevailing amenity, built form and character of the immediate area and is consistent with the Low-Medium Density Residential Zone.

The proposed boundary setbacks and separation from neighbouring buildings provide an appropriate level of privacy and amenity for residents and adjoining properties. Perimeter landscaping will soften interfaces, provide screening and shade, and balance the development's built form and hardstand areas.

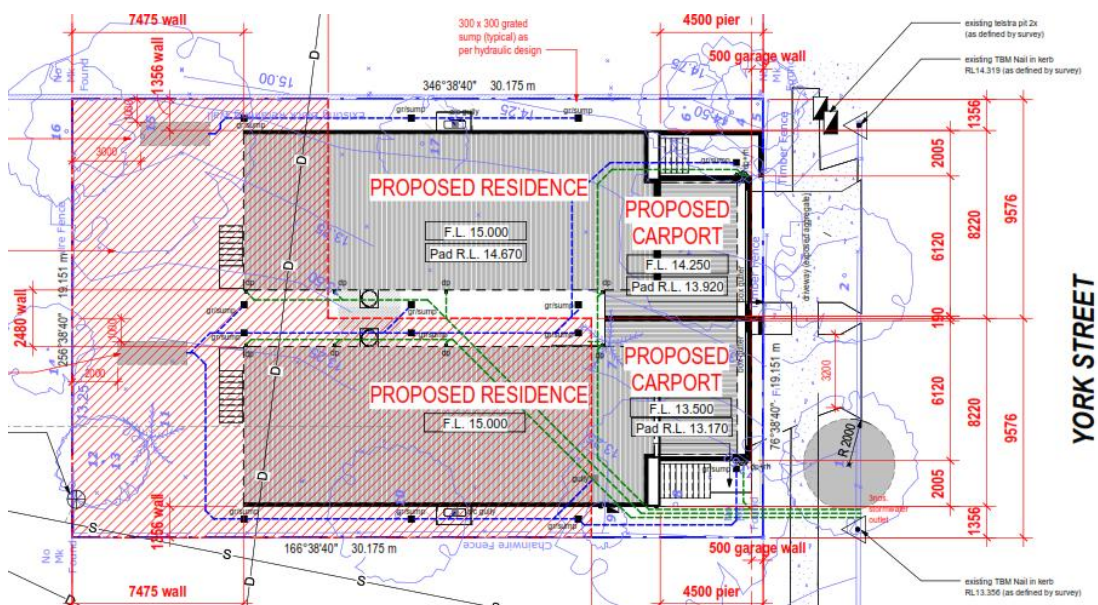


Figure 4 Proposed Site Plan

Source: Excerpt from Architectural Plans by McCarthy Homes

At ground level, each dwelling includes a double carport accessed from a new driveway crossover, a front porch and entry, theatre, family, dining and kitchen areas, a bathroom, and a rear alfresco area. The upper level of each dwelling contains four bedrooms with walk-in wardrobes, an ensuite, a bathroom, and a leisure room. The range of private open space areas will meet residents' needs while maintaining an appropriate balance between built form, outdoor space and internal living areas.

The design incorporates varied external materials and textures, a range of window sizes and treatments that respond to internal functions and privacy, and projections that provide visual

interest and articulation. Together, these measures manage the building's bulk and scale and ensure it remains proportionate to the site's dimensions.

The proposed dual occupancy has a scale and design that integrates comfortably with surrounding dwellings while delivering the infill residential density anticipated for the locality and maintaining the character of the streetscape.

The proposed development complies with the acceptable outcomes of the Dual Occupancy Code, except for the departures addressed in the following sections.

3.3 Site Area and Frontage

AO1 and Table 9.3.6.3.B of the Dual Occupancy Code states that in the Low-Medium Density Residential Zone (2 or 3 storey mix) development should be located on a site with a minimum area of 600m² and frontage of 15 metres.

The subject site has an area of 577m² and a frontage of 19 metres. While the site area falls marginally short of the prescribed requirement by 23m², the development has sufficient area and dimensions to accommodate the proposed scale and form of the dual occupancy with appropriate setbacks, on-site car parking and private open space. Accordingly, the development is considered to comply with PO1 of the Zone Code.

3.4 Key Development Statistics

The key development statistics have been provided in **Table 4** below.

Table 4 Development Statistics

Criteria	Acceptable Outcome	Proposed	Comment
Building Height	2 storeys and 9.5m above ground level	2 storeys and below 9.5m above ground level	Compliant
Site Cover	45%	53.8%	Performance Outcome Refer to Section 3.5
Front Setback	4m to balcony 6m to wall	0.5m to garage 4.5m to main building line	Performance Outcome Refer to Section 3.6
Side Setbacks	1.5m up to 4.5m building height 2m up to 7.5m building height 2m plus 0.5m/3m above 7.5m building height	1.35 metres	Performance Outcome Refer to Section 3.6
Rear Setbacks	4.5m to balcony and 6m to wall up to 2 storey building height	7.4m to wall	Compliant

3.5 Site Cover

AO11 of the Dual Occupancy Code sets a maximum 50% site cover in the Low-Medium Density Residential Zone, unless a neighbourhood plan provides otherwise. Table 5.9.82.A of the City Plan 2014, being the Table of Assessment for the Coorparoo and Districts Neighbourhood Plan, makes development above the 45% acceptable outcome subject to Impact Assessment; however, the Neighbourhood Plan Code provides no corresponding site cover benchmark.

The proposed 53.8% site cover therefore departs from AO11 and requires assessment against PO11 of the Dual Occupancy Code. Despite that departure, the proposal substantially complies with the building envelope parameters and retains an appropriate balance of built form, open space and landscaping. The response to PO11 is set out below.

PO11 Development ensures that the proportion of buildings to open space and landscaping on a site:

- a. *is in keeping with the intended form and character of the local area and immediate streetscape;*
- b. *provides for a high level of residential amenity including access to natural light, sunlight and breeze;*
- c. *supports outdoor subtropical living and subtropical planting.*

At 53.8%, the variation is modest: less than 4% above AO11(b) and less than 9% above AO11(a). The two-storey, small-scale form remains consistent with the Low-Medium Density Residential Zone and Coorparoo's established residential character, without unacceptable bulk or scale.

Lightweight architectural elements, articulated façades and generous landscaping reduce perceived bulk and scale, retain the low-density streetscape character and reinforce the locality's subtropical character. Building orientation, articulation and boundary separation preserve natural light, sunlight and prevailing breezes. Suitable setbacks protect privacy, outlook and ventilation, while side and rear landscaping screens and softens interfaces, maintaining amenity for proposed and adjoining dwellings. Each dwelling retains a private landscaped courtyard and a covered ground-level alfresco area connected to internal living spaces. These functional year-round recreation areas, together with deep planting and landscaping, support outdoor subtropical living and reduce the built form's visual dominance.

Accordingly, the minor site cover departure causes no unacceptable impact on building separation, privacy, amenity, articulation, landscaping, bulk or scale, and maintains an appropriate balance of built form and open space. The relevant performance outcome, PO11 of the Dual Occupancy Code, is achieved.

3.6 Boundary Setbacks

The proposed front and side boundary setbacks are subject to performance assessment due to non-compliance with the acceptable outcomes as outlined in **Table 4** above. The rear boundary setback is compliant.

The proposal adopts a 0.5m front setback to carport and a substantially greater 4.5m setback to the main building line. Although the setbacks do not meet the prescribed acceptable outcome, the proposal maintains an appropriate relationship with the street through in accordance with PO5.

PO5 Development provides a front boundary setback that:

- a. *defines the street edge;*
- b. *creates a clear threshold and transition from public to private space;*
- c. *assists in achieving visual privacy to ground storey dwellings from the street;*
- d. *relates to the existing streetscape and setback pattern.*

The forward carport location is required to respond to overland flow flooding, as discussed further in **Section 3.7** below. Its reduced setback remains acceptable because the main building line is substantially recessed to 4.5m and is consistent with the streetscape. The articulated frontage includes landscaping in the corners of the site, retention of one large street tree, separate pedestrian access outside the carports and large upper-level windows. These elements soften the built form, activate the street and support casual surveillance. Collectively, these measures define the street edge, provide a clear public-to-private transition and maintain an appropriate residential streetscape outcome in accordance with PO5.

With regard to the side boundary relaxations, the proposal is capable of achieving the intent of the performance outcome through appropriate design responses that protect neighbour amenity, privacy and building separation. The development adopts a building envelope that is consistent with the prevailing streetscape character while ensuring the privacy and amenity of adjoining residents are maintained. As outlined in **Table 4**, the side setbacks are 1.35m to both the eastern and western boundaries.

PO7 Development provides side boundary setbacks that:

- a. *minimise the impact of development on the amenity and privacy of adjoining residents;*
- b. *contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;*
- c. *provide for natural light, sunlight and breezes.*

To the west, the adjoining property benefits from a substantial effective separation due to the presence of a driveway along the eastern side of that lot. This additional separation distance significantly reduces opportunities for overlooking and maintains a high level of privacy and residential amenity between properties. The light, breeze and separation can be maintained due to the large separation. Consequently, the minor setback variation to the western side boundary is not expected to result in any adverse amenity or privacy impacts.

The eastern adjoining property comprises two-storey units which are generally oriented to York Street and Lancaster Street away from the subject site. Those units generally have non-habitable ground level and high level windows on the upper level where interfacing with the subject site. The proposed eastern elevation of the development has been designed to minimise overlooking opportunities with only two standard windows on the upper level, one adjacent to the internal stairs and one in the bathroom, which can include screening in accordance with reasonable and relevant conditions.

Overall, the proposed setback variations are minor in nature and do not give rise to unacceptable impacts on adjoining properties. The building design, separation distances, landscaping and window placements collectively ensure that the development achieves the intent of the relevant performance outcomes relating to privacy, separation, amenity and built form compatibility.

3.7 Landscaping

The proposal includes landscaping along both the side and rear boundaries of the site, with 83.6m² of planting and 154m² of turfed area (**Figure 5**). The proposal provides quality private open space areas and landscaping to soften and balance the hardstand areas and promote outdoor living in accordance with the requirements.

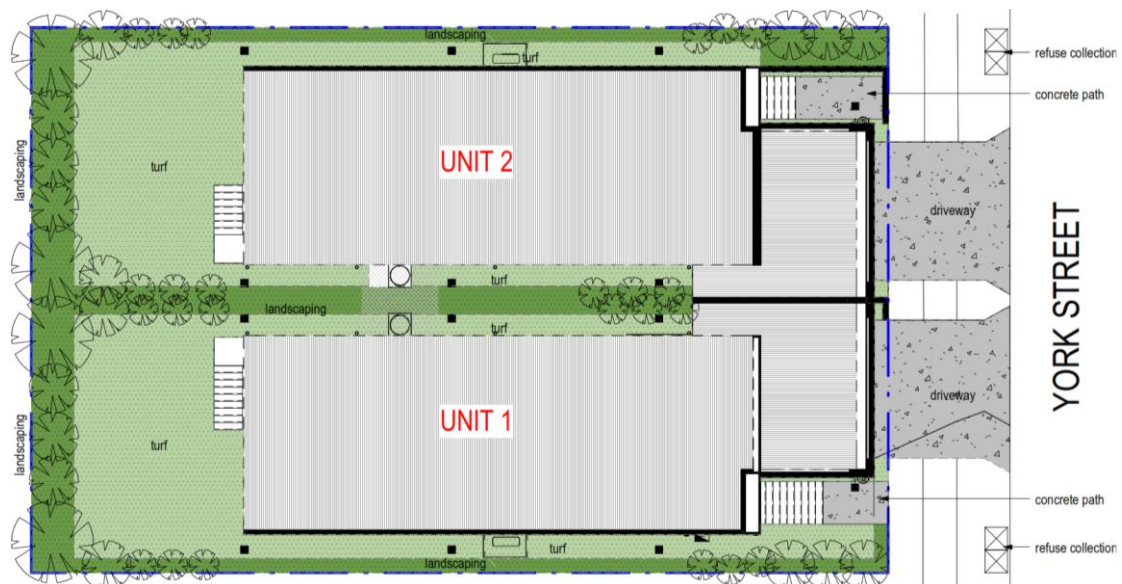


Figure 5 Proposed Landscaping Plan

Source: Excerpt from Architectural Plans by McCarthy Homes

3.8 Vehicular Access

The proposal includes two new driveway crossovers to provide independent vehicular access to the carports associated with each dwelling in the dual occupancy development. The

crossovers have been positioned to facilitate functional access while seeking to minimise impacts on existing streetscape elements, including street trees.

The design of the proposed crossovers has been informed by the Arboricultural Impact Assessment (refer to **Appendix C**). The eastern crossover has been located to allow retention of the adjoining street tree (T1), with appropriate tree protection measures recommended to safeguard the tree during construction. The western crossover is associated with the removal of the adjacent street tree (T2), which has been identified by the arborist as being in poor health. Given the condition of the tree, its removal is considered justified to accommodate safe and practical vehicle access.

The proposed arrangement achieves a balanced outcome by retaining one established street tree and limiting tree removal to that which is supported by arboricultural advice. Accordingly, the proposed crossovers are considered appropriate and capable of providing efficient site access while maintaining the landscape character of the street frontage.

3.9 Car Parking

The proposal includes two front-facing carports, one for each dwelling, accessed via separate driveway crossovers to York Street. Their location responds directly to the overland flow path affecting the rear of the site. Relocating the carports rearward would displace built form and habitable areas further into the flood-affected part of the lot.

Although located within the front setback, the carports are open-sided, lightweight structures that have been designed to minimise visual bulk. Their materials, finishes and architectural detailing are consistent with the dwellings, allowing them to read as integrated elements of the overall design.

The front carports therefore provide a practical balance between safe vehicle access, flood-responsive design and streetscape character.

3.10 Street Trees

An Arboricultural Impact Assessment has been undertaken, attached under **Appendix C**, to determine the health and structural condition of the existing street trees, identify the applicable Tree Protection Zones (TPZ) and Structural Root Zones (SRZ), and assess any resulting design constraints associated with the proposed development.

The assessment identified two street trees located within the frontage of the site. The eastern street tree (T1) can be retained. Subject to the implementation of appropriate tree protection measures during construction and adherence to the recommended TPZ requirements, the tree is considered capable of withstanding the anticipated construction impacts without significant adverse effects on its health or structural integrity.

The western street tree (T2), located adjacent to the proposed driveway crossover for dwelling 2, has been assessed as being in poor health. The arborist has advised that the tree, which is not a significant high value specimen, has low tolerance to disturbance.

Based on the findings of the Arboricultural assessment, the proposed retention of the eastern street tree and removal of the western street tree is considered an appropriate outcome. This approach balances the need to provide functional vehicular access to the development while preserving established streetscape vegetation where feasible. Importantly, the retention of the eastern street tree will maintain a landscaped frontage and ensure that the development continues to contribute positively to the existing streetscape character.

Accordingly, the removal of the western street tree is justified on arboricultural grounds, while the retention and protection of the eastern street tree represents a reasonable and balanced outcome that supports both development objectives and urban landscaping values.

Refer to the Arboricultural Impact Assessment, attached under **Appendix C**, for further information.

3.11 Flood Hazard

As discussed in the Flood Report, attached under **Appendix D**, the subject site is impacted by overland flow flooding located at the south-eastern (rear) portion of the lot (**Table 3**). The

development has been carefully designed to avoid unnecessary encroachment into the overland flow area. This arrangement responds appropriately to the site's topography and flooding characteristics while maintaining residential amenity and safety for future occupants.

The development involves the construction of partially and entirely suspended dwellings to achieve the required minimum floor levels and undercroft clearances in accordance with the Flood Overlay Code. The proposed dwellings are prescribed a 2.5m building undercroft clearance as the flood depths are in excess of 0.6m in the undercroft areas of the dwellings. It is proposed to address the Performance Outcome (in accordance with the Flood Planning Scheme Policy SC6.11) and provide 0.9m of freeboard above the 2% AEP flood level (0.5m for building slab allowance and debris/underslung services + 0.4m for hydraulic clearance). The resulting minimum floor level to meet the undercroft clearance requirement is RL14.9m AHD.

The minimum finished floor level (undercroft clearance) meets the flood immunity requirement requirements. The minimum floor level for the eastern dwelling is therefore RL14.9m AHD (providing up to 1.9m of undercroft clearance). The minimum floor levels for the western dwelling are therefore RL14.5m AHD (filled area) and RL14.9m AHD (suspended area). It is proposed to construct both dwelling units at RL15m AHD. The proposed dwelling levels are therefore in accordance with the minimum flood immunity requirements.

The flood level increases as a result of the proposed development works are presented in **Appendix D** and the results show that flood level increases would occur along the northern boundary and on York Street. The flood level increases are in open areas with no effect on any dwellings or structures. The proposed development is therefore considered to not cause an adverse impact to neighbouring properties or the surrounding area.

Refer to the Flood Report, attached under **Appendix D**, for further information and for assessment against the Flood Overlay Code.

3.12 Stormwater Management

The proposed development includes drainage that will generally discharge to the kerb and channel of York Street with only minor surface flows to be discharged to an infiltration trench located in the rear yard of each dwelling. Please refer to the Hydraulic Drawings attached under **Appendix E**.

4 Town Planning Framework

4.1 Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016* and under related legislation including the *Planning Regulation 2017* and the *Development Assessment Rules*.

4.2 Categories of Development and Benchmarks

The development proposed by this application includes a Material Change of Use and Building Work that is made Impact Assessable under the *Brisbane City Plan 2014*, in accordance with section 45 (5) of the *Planning Act 2016*.

In this regard, the benchmarks for a categorising instrument as set out in section 45(5) (a) of the Act have been considered by this report.

“(5) An impact assessment is an assessment that—

(a) must be carried out—

(i) against the assessment benchmarks in a categorising instrument for the development; and

(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.”

The relevant assessment benchmarks are described in section 30 of the Planning Regulation 2017, and state:

“(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) a temporary State planning policy applying to the premises;

(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;

(c) if the local government is an infrastructure provider—the local government’s LGIP.

(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”

The category of development and the relevant assessment benchmarks are identified in **Section 1.1** of this report. Furthermore, the application is made Impact Assessable and the relevant benchmarks are addressed in **Section 6** of this report.

The proposal is not made assessable under Section 10 of the *Planning Regulation 2017*.

4.3 Public Notification

As identified in **Section 1.1** of this report, the application is Impact Assessable and therefore, requires formal public notification in accordance with section 53 of the *Planning Act 2016*.

4.4 Referral Agencies

The Referral Agencies triggered by this proposal and their jurisdictions have been established with reference to section 55(2) of the *Planning Act 2016* and Schedules 9 and 10 of the *Planning Regulation 2017*. No referral triggers are applicable.

4.4.1 State Development Assessment Provisions

The proposed development does not trigger referral to the Department of Infrastructure, Local Government and Planning and consequently does not require assessment against the State Development Assessment Provisions.

4.5 South East Queensland Regional Plan

The SEQ Regional Plan defines a spatial framework for the region and allocates land into one of five regional land use categories. Under the SEQ Regional Plan the site is contained within the 'Urban Footprint'. As the proposal is for a Material Change of Use and Building Work for a Dual Occupancy within an established residential area, it is clearly appropriate for the development of "urban activities".

4.6 State Planning Policy

The State Planning Policy has been reviewed relative to the subject site, in particular the development assessment requirements within Part E. The applicant considers that the SPP is not applicable due to the location of the site and the nature of the works being proposed. Furthermore, the subject site is situated within the Brisbane City Council administrative area, and the application is made assessable under the *Brisbane City Plan 2014*. Part 2, section 2.1 of the planning scheme identifies that the SPP was integrated into the planning scheme and no further conflict has been identified.

4.7 Local Government Infrastructure Plan

The proposal is not subject to a Local Government Infrastructure Plan.

4.8 Temporary State Planning Policy

The proposal is not subject to a Temporary State Planning Policy.

5 Categorising Instrument – Brisbane City Plan 2014

5.1 Strategic Framework

The proposed development is Impact Assessable, and accordingly, the application is assessable against the entire Planning Scheme, including the Strategic Outcomes in Part 3 of the *Brisbane City Plan 2014*. As demonstrated in the following sections, the proposal complies with the relevant parts of the planning scheme, including the zone code and neighbourhood plan code, and therefore the broader planning scheme's strategic framework.

The Strategic Framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.

The Strategic Framework outlines five (5) themes that collectively represent the policy intent of the scheme, these are:

Theme 1: *Brisbane's globally competitive economy;*

Theme 2: *Brisbane's outstanding lifestyle;*

Theme 3: *Brisbane's clean and green leading environmental performance;*

Theme 4: *Brisbane's highly effective transport and infrastructure;*

Theme 5: *Brisbane's CityShape.*

The five (5) themes outline the strategic outcomes, elements, specific outcomes and land use strategies for the City. Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

Section 6.2.1.2(3) of the Low-Medium Density Residential Zone Code articulates that development in the zone supports the implementation of the policy direction set in the Strategic Framework, in particular:

- **Theme 2:** Brisbane's Outstanding Lifestyle, Element 2.2 – Brisbane's Housing and Accommodation Choices;
- **Theme 5:** Brisbane's CityShape, Element 5.3 – Brisbane's Major Centres, Element 5.5 – Brisbane's Suburban Living Areas, and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors.

The proposed development is consistent with the themes in the Strategic Framework. The following sections undertake an assessment against the relevant parts of the Strategic Framework.

5.1.1 Five (5) Strategic Framework Themes

Table 5 Brisbane City Plan 2014 – Strategic Framework Themes

Strategic DEO	Proposal Compliance
<i>Brisbane's globally competitive economy</i> <i>Brisbane's economy has experienced some of the strongest growth of mature world cities. Brisbane offers a diverse range of accessible employment opportunities in the City Centre and other well-located growth areas that provide access to jobs and support the economic growth of Brisbane, the South East Queensland region and Queensland.</i>	Complies This application is for a Material Change of Use and Building Work for a Dual Occupancy. The development is located in the suburb of Coorparoo, in proximity to a range of retail activities and community uses, supporting access to employment opportunities. The additional residential density will support the economic growth of Brisbane and the SEQ region.
<i>Brisbane's outstanding lifestyle</i>	Complies

Strategic DEO	Proposal Compliance
<i>By 2031, all of the characteristics that made Brisbane an outstanding lifestyle city in 2006 are still strongly evident. While Brisbane is firmly on the stage as a world city, suburbs of Brisbane still have an identifiable sense of place, and the city is accessible and inclusive to all, and is a tolerant and culturally vibrant place.</i>	This proposed development provides an architectural form built on the principles of subtropical design, high aesthetic standard and visual appeal contributing to a vibrant, high quality public domain and streetscape. Element 2.2 of this theme has been assessed in Section 5.1.2 below.
Brisbane's clean and green leading environmental performance <i>Brisbane remains a clean and green, subtropical city with a Greenspace System that reinforces the ecological, lifestyle and scenic amenity values of the city. Brisbane is still characterised by forested hilltops and hillsides, the Brisbane River, waterways and Moreton Bay.</i>	Complies This proposed development is for a Material Change of Use and Building Work for a Dual Occupancy located in an established urban area. The development will deliver landscaping and deep planting focusing on sub-tropical species that contribute to the scenic amenity values of the City.
Brisbane's highly effective transport and infrastructure <i>Brisbane hosts a series of soft infrastructure networks such as social and volunteering networks and hard infrastructure networks such as public and active transport networks and community facilities.</i>	Complies The proposal is for a Dual Occupancy development within an established urban area, which has a high level of access to established public transport facilities, active transport networks, and other social infrastructure.
Brisbane's City Shape <i>This strategic framework has a planning horizon of 2031. By this time Brisbane has taken advantage of a unique window of opportunity to double its economic value, leveraging off world-class infrastructure and facilities while maintaining and enhancing the enviable Brisbane lifestyle.</i>	Complies The proposed development is for a Dual Occupancy development within an established and intensifying urban area. Element 5.5 has been assessed in Section 5.1.3 below.

5.1.2 Theme 2: Brisbane's Outstanding Lifestyle

The proposed development is for a Dual Occupancy and directly responds to housing demand in a strategically positioned location, leveraging both established and planned infrastructure to deliver meaningful benefits. The inclusion of a Dual Occupancy on the subject site will increase housing diversity and contribute to well-designed infill development that is responsive to the subtropical climate. The proposal advances the intent of Element 2.2 by providing housing that supports the changing needs of a growing residential community.

Table 6 below undertakes an assessment against Element 2.2: Brisbane's Housing and Accommodation Choices.

Table 6 Strategic Framework – Theme 2 – Element 2.2

Specific Outcomes	Land Use Strategies
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	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.
Complies	

Specific Outcomes	Land Use Strategies
The site is mapped in the Coorparoo and Districts Neighbourhood Plan area and is located within proximity to the Old Cleveland Road and Eastern Busway transport corridor. The proposed development for a dual occupancy will support the anticipated growth and demand for housing in Coorparoo.	
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and individuals with specific housing needs.	L2 Residential development contributes to housing diversity, particularly supporting ageing in place, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan.
Complies The proposal is for a dual occupancy which will contribute to the diversity of housing choice in the locality through the inclusion of four-bedroom dwelling unit typologies. The proposal consolidates residential density in close proximity to existing services and infrastructure.	
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	L3.1 A range of accessible accommodation opportunities catering to a growing number of visiting professionals, temporary business visitors, tourists and students are conveniently located at or in proximity to major business and tourism destinations.
	L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres.
	L3.3 New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.
Not Applicable While the proposed development does not involve temporary accommodation, the dual occupancy is conveniently located in proximity to existing infrastructure, services, and major businesses, and appeals to wide variety of future occupants who require easy access to these amenities.	
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	L4 Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.
Not Applicable The subject site is not located within a Rural Neighbourhood.	
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	L5 Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability.
Not Applicable	

Specific Outcomes	Land Use Strategies
The site is not an identified Future Suburban Living Area.	
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	L6.1 Land is identified for a range of housing types including rooming accommodation, suitable to tertiary and international students, staff and visitors to major special-purpose centres or community institutions, such as hospitals, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.
	L6.2 Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where the surrounding amenity is maintained and there is good access to higher education campuses by way of public or active transport.
	L6.3 Other special purpose institutions, for example defence bases, establish accommodation either on site or nearby where well served by transport and other urban facilities, as required to meet the particular housing choice needs for staff and visitors.
Not Applicable The proposal is for dual occupancy and will not be associated with a major special-purpose center or community institution.	

5.1.3 Theme 5: Brisbane's CityShape

The CityShape theme states the outcomes for Brisbane's urban form and structure that integrates in a spatial context the four themes that underpin Brisbane's emergence as a new world city – namely its globally competitive economy, outstanding lifestyle, clean and green leading environmental performance and highly effective transport and infrastructure networks.

Table 7 below undertakes an assessment against Element 5.5: Brisbane's Suburban Living Areas.

Table 7 Strategic Framework – Theme 5 – Element 5.5

Specific Outcomes	Land Use strategies
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	L1 The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.
Complies The proposal is for a dual occupancy which will contribute to the diversity of housing choice in the locality through the inclusion of four-bedroom dwelling unit typologies. The proposal consolidates residential density in close proximity to existing services and infrastructure.	

Specific Outcomes	Land Use strategies
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	L2.1 Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.
	L2.2 Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.
Complies The proposed development involves the construction of two-storey dual occupancy. The proposed dual occupancy has a building height of two storeys and has adopted a site coverage and setbacks which ensures that the bulk and scale is sympathetic to the nature of adjoining residences and the site characteristics.	
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings on well-located sites to provide for some intergenerational housing options catering to young people, families and supporting ageing in place.	L3.1 Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances.
	L3.2 Development for multiple dwellings in the Emerging community zone: (a) is restricted to locations provided for in a neighbourhood plan; or (b) is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm and the edge: (i) of a centre zone other than the Neighbourhood centre zone; or (ii) of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.
Not Applicable The proposed development is not for multiple dwellings.	
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	L4.1 Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.
	L4.2 The siting, scale and lot coverage of new housing is consistent with the existing

Specific Outcomes	Land Use strategies
	neighbourhood character of well-spaced houses and vegetated backyards.
	L4.3 Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through: (a) the retention of mature and significant vegetation; (b) the retention of private open space capable of supporting trees and gardens; (c) increasing local shade cover along streets; (d) local sustainability initiatives such as water-sensitive urban design.
Complies The proposed dual occupancy is located on an appropriately sized and configured lot to ensure an acceptable height, bulk, scale and built form outcome. The proposal adopts suitable boundary setbacks, site cover, building height and landscaping that responds to the site context and the Low-Medium Density Residential zoning of the local area.	
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	L5.1 District centres are located at nodal points within residential neighbourhoods and function as community destinations, providing localised access to goods and services, including retail, community facilities and low impact industry and localised employment.
	L5.2 District centres are the focus for the public transport network within the local catchment of the district centres.
Not Applicable The development is not located within a district centre.	
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	L6.1 Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers.
	L6.2 Neighbourhood centres are of a scale which is consistent with surrounding detached housing.
	L6.3 A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to: (a) have a gross floor area of 2,500m² or less and a maximum tenancy size of 2,000m² or less;

Specific Outcomes	Land Use strategies
	(b) have a frontage predominantly to a major road; (c) have vehicle site access from a suburban road, a district road or a neighbourhood road; (d) be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 3 or more services per hour in peak periods; (e) be more than 400m from an existing retail based centre; (f) manage the impact on the amenity and character of adjacent uses and the locality consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.
Not Applicable The development is not located within a neighbourhood centre.	
SO7 Non-residential uses support local character and amenity.	L7 A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following: (a) local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment; (b) schools and other community facilities; (c) a range of parks, from district sports parks to local recreation parks; (d) vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect; (e) pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.
Not Applicable The development is for residential purposes.	
SO8 Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area	L8 Development: (a) considers and responds to known development constraints and those identified through the assessment process;

Specific Outcomes	Land Use strategies
and is serviced by appropriate supporting infrastructure and services.	(b) preserves valued character and environmental attributes and mitigates unavoidable impacts; (c) provides corridors and linkages required to physically integrate development within the locality; (d) concentrates the most intense land uses on well-located sites serviced by appropriate supporting infrastructure; (e) is consistent with the scale and pattern of development intended in the zone, zone precinct, or neighbourhood plan.
Not Applicable The development is not located in the Emerging Community Zone.	

5.2 Low-Medium Density Residential Zone

5.2.1 Purpose

Section 6.2.1.2 (1), of the *Brisbane City Plan 2014* states:

The purpose of the Low-medium density residential zone is to provide for:

- a) *a variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and*
- b) *community uses, and small-scale services, facilities and infrastructure, to support local residents.*

The proposed development results in a dual occupancy with a height of two storeys. The proposed outcome of the development aligns with the purpose of the Low-Medium Density Residential Zone by contributing to dwelling diversity.

5.2.2 Overall outcomes

Brisbane City Plan 2014, Section 6.2.1.2 (4) states:

Table 8 Low-Medium Density Residential Zone Code – Zone Role Overall Outcomes

Overall Outcome	Proposal Compliance
<i>Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:</i> (i) <i>Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices;</i> (ii) <i>Theme 5: Brisbane's CityShape, Element 5.3 – Brisbane's Major Centres and Element 5.5 – Brisbane's Suburban Living Areas and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors.</i>	The proposal is compliant with all relevant overall outcomes applicable to development in the Low-Medium Density Residential Zone, and therefore, remains in accordance with the strategic direction of the <i>Brisbane City Plan 2014</i> .

Table 9 Low-Medium Density Residential Zone Code – Development Location and Uses Overall Outcomes

Overall Outcome	Proposal Compliance
<i>(a) Development comprises a mix of low and low-medium rise, low-medium density residential development.</i>	The proposed development involves the construction of two-storey dual occupancy. The proposed development comprises a of low-medium density residential development.
<i>(b) Development allows for urban consolidation and better use of physical and social infrastructure.</i>	The proposal is for infill development in the Low-Medium Density Residential Zone. The proposal ensures efficient use of infrastructure.
<i>(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.</i>	Development is within walking distance of public transport options, nearby commercial uses, recreational opportunities and community facilities.
<i>(d) Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.</i>	The proposal includes the delivery of a new two-storey dual occupancy which can appropriately co-exist amongst the existing residential developments within the street.
<i>(e) Development retains an existing dwelling house that is located on land within the Traditional building character overlay, Heritage overlay or Pre-1911 building overlay.</i>	The proposal does not include a dwelling house affected by the Traditional Building Character Overlay.
<i>(f) Development for alternative housing types, such as rooming accommodation, a residential care facility or a 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: (i) meets amenity expectations of residents; (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan and is not adjoining a dwelling house if rooming accommodation for 6 persons or more; (iii) meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.</i>	The proposal is not for alternative housing types.
<i>(g) Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more than 6,000 vehicles per day in the Up to 3 storeys zone precinct or the 2 or 3 storey mix zone precinct.</i>	The development is not for short-term accommodation.
<i>(h) Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the Up to 3 storeys zone precinct or 2 or 3 storey mix zone precinct to provide housing diversity.</i>	The development is not for a relocatable home park or tourist park.
<i>(i) Development for a dwelling unit may occur as part of a non-residential use.</i>	The development is for residential use only.

Overall Outcome	Proposal Compliance
<i>(j) 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 low-medium density, but predominantly permanent residential environment.</i>	The proposed development has been designed to be sensitive to adjoining land uses and the expected level of amenity and privacy.
<i>(k) 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.</i>	The development does not involve an active frontage.
<i>(l) 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.</i>	The development is not for commercial character building activities.
<i>(m) 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:</i> <i>(i) have a gross floor area of less than 250m²;</i> <i>(ii) serve local residents' day-to-day needs;</i> <i>(iii) not undermine the viability of a nearby centre.</i>	The development is for a residential activity.
<i>(n) Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.</i>	The development is for a residential activity.
<i>(o) 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.</i>	The development does not include a home-based business.
<i>(p) Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation.</i>	The development is for a residential activity.

Table 10 Low-Medium Density Residential Zone Code – Development Form Overall Outcomes

Overall Outcome	Proposal Compliance
<i>a) Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Low-medium density residential zone and the relevant zone precinct and reinforces a distinctive subtropical character of</i>	The proposed dual occupancy is located on an appropriately sized and configured lot to ensure an acceptable height, bulk, scale and built form outcome. The proposal adopts suitable boundary setbacks, site cover, building height and landscaping that responds to the site context and the Low-Medium Density Residential zoning of the local area.

Overall Outcome	Proposal Compliance
<i>low to low-medium rise buildings with a landscaped streetscape and recreation areas.</i>	
<i>(b) Development provides for a building to have a building height and bulk that responds to:</i> <i>(i) the nature of adjoining dwellings;</i> <i>(ii) site characteristics, including the shape, frontage, size, orientation, slope, and nature of adjoining dwellings.</i>	The proposed dual occupancy has a building height of two storeys and has adopted a site coverage and setbacks which ensures that the bulk and scale is sympathetic to the nature of adjoining residences and the site characteristics.
<i>(c) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.</i>	The subject site does not adjoin land in a non-residential zone.
<i>(d) Development supports a subtropical character by ensuring that:</i> <i>(i) the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;</i> <i>(ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.</i>	The development promotes subtropical design and character through building spaces, orientation, internal layout, location of windows and balconies, and the inclusion of landscaping.
<i>(e) Development provides quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.</i>	The proposal provides quality private open space areas and landscaping to soften and balance the hardstand areas and promote outdoor living.
<i>(f) Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.</i>	The development maintains the current low-set form, with the dual occupancy presenting two storeys to York Street.
<i>(g) Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be:</i> <i>(i) suitably located and orientated on the site;</i> <i>(ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.</i>	The subject site does not front a heavily trafficked road or other noise source.
<i>(h) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.</i>	The development is responsive to site constraints including the sites overlays and integrates appropriately with the character of the surrounding area.
2 or 3 storey mix overall outcomes:	
<i>(a) Development comprises a mix of dwelling types including dwelling houses, 2 storey low rise multiple dwellings (such as row houses) and dual occupancy at a house scale in the 2 storey mix zone precinct, to provide housing diversity, offering choice to different household types and individuals to suit residents through different life-cycle stages.</i>	The proposed development is for a dual occupancy, contributing to a mix of dwelling types and greater housing diversity in the area.

Overall Outcome	Proposal Compliance
<i>(b) Development of low-rise, low-medium density residential buildings:</i> <i>(i) are predominantly 1 or 2 storeys in height;</i> <i>(ii) are located on suitable sites, clustered around identified smaller centres, other destinations or facilities in suburban locations or along identified public transport corridors;</i> <i>(iii) provide a choice in housing form and size and housing adaptability that meet the needs of a diverse population;</i> <i>(iv) are in areas that are often surrounded by low density detached housing in the Low density residential zone.</i>	The proposed development involves the delivery of a new two-storey dual occupancy. The proposed development comprises low-medium density residential development on a suitable site in proximity to suburban services and public transport. The development will provide housing form and choice to the local area.
<i>(c) Development for a residential use other than a dwelling house makes a deliberate contribution to diversifying the housing stock available to suit residents at all life- cycle stages.</i>	The proposed development involves a new dual occupancy which will diversify the housing stock in the local area.
<i>(d) Development of a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is:</i> <i>(i) consistent with the character of a low density detached house style residential environment of 1 or 2 storeys;</i> <i>(ii) suited to smaller lot sizes.</i>	The proposed dual occupancy has a building form and design that is consistent with the character of a low density residential environment.
<i>(e) Development incorporates a height and setback that provide a sensitive transition at the edge of the site to adjoining dwelling houses, ensuring that development is compatible in scale with adjoining dwelling houses, both within or adjoining the 2 storey mix zone precinct, in order to maintain appropriate levels of amenity and privacy to adjoining dwellings.</i>	The proposed dual occupancy is compatible in scale to provide a sympathetic interface with adjoining dwelling houses.

5.3 Coorparoo and Districts Neighbourhood Plan

The subject site is situated in the Coorparoo and Districts Neighbourhood Plan Area, but is not further identified as being within a specific precinct.

As per section 7.2.3.10.2 of the *Brisbane City Plan 2014*, the purpose of the Coorparoo and Districts Neighbourhood Plan Code is achieved through the overall outcomes. The following section provides an assessment against the overall outcomes of the Coorparoo and Districts Neighbourhood Plan Code.

(3) The overall outcomes for the neighbourhood plan area are:

- (a) A mix of housing densities and types serves the needs of the community, including the neighbourhood plan area's young adult and elderly populations, as well as key workers, particularly in proximity to major employment nodes, centres and major public transport nodes and corridors.*
- (b) Identified character housing and traditional character streetscapes are retained and protected.*
- (c) Development reinforces the development of discrete centres along the Logan Road corridor with a diverse mix of land uses.*
- (d) Higher-intensity residential uses cluster in and around each centre, contributing to their vitality and viability.*

- (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.*
- (f) The ecological, landscape and visual values of Stephens Mountain are retained.*
- (g) Remnant vegetation on Stephens Mountain is protected.*
- (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.*
- (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.*
- (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.*
- (k) Development adjacent to public spaces is designed to increase casual surveillance and activation of the public space.*

Response: The proposed development is for a two-storey dual occupancy which is of a height, scale and form consistent with the amenity and character, community expectations, and infrastructure assumptions intended for the site. The development has been designed to maximise access to sunlight and prevailing breezes through appropriate building orientation and separation from adjoining boundaries. The proposal incorporates suitable setbacks to all boundaries which assists in maintaining privacy, outlook and access to ventilation. Additional landscaping along the side and rear boundaries further softens the appearance of the built form and enhances the amenity of both the proposed development and adjoining dwellings.

An assessment against the Coorparoo and Districts Neighbourhood Plan Code has been undertaken by DTS Group QLD and is attached under **Appendix A**.

6 Development Codes

The proposal triggers assessment against the following development codes contained within the *Brisbane City Plan 2014* document:

6.1 Primary Codes

- **Coorparoo and Districts Neighbourhood Plan Code** – addressed by DTS Group QLD under **Appendix A**
- **Dual Occupancy Code** – addressed by DTS Group QLD under **Appendix A**

6.2 Secondary Codes

- **Filling and Excavation Code** – addressed by DTS Group QLD under **Appendix A**
- **Infrastructure Design Code** – addressed by DTS Group QLD under **Appendix A**
- **Landscape Work Code** – addressed by DTS Group QLD under **Appendix A**
- **Outdoor Lighting Code** – addressed by DTS Group QLD under **Appendix A**
- **Stormwater Code** – addressed by DTS Group QLD under **Appendix A**
- **Transport, Access, Parking and Servicing Code** – addressed by DTS Group QLD under **Appendix A**
- **Wastewater Code** – the subject site is connected to reticulated sewer infrastructure and accordingly this code is not relevant to the proposed development.

6.3 Overlay Codes

- **Airport Environs Overlay Code** – addressed by DTS Group QLD under **Appendix A**
- **Community Purposes Overlay Code** – addressed by DTS Group QLD under **Appendix A**
- **Flood Overlay Code** – addressed by Flood Smart Engineering under **Appendix D**
- **Road Hierarchy Overlay Code** – addressed by DTS Group QLD under **Appendix A**
- **Streetscape Hierarchy Overlay Code** – addressed by DTS Group QLD under **Appendix A**

7 Conclusion

This assessment report has identified and analysed the relevant planning matters for the proposed development at 39 York Street, Coorparoo for a Material Change of Use and Building Work to establish a Dual Occupancy.

The conclusions that can be drawn from this assessment report are as follows:

- The development application has been made in accordance with the requirements for development under the *Planning Act 2016*.
- The proposal demonstrates that the development will contribute to the relevant strategic framework themes and elements of the *Brisbane City Plan 2014* as well as the purpose of the Low-Medium Density Residential Zone and Coorparoo and Districts Neighbourhood Plan.
- The proposal achieves a subtropical design outcome that has a building form, scale and character consistent with the intended character of the local area.
- The two-storey form and scale deliver the intended low-medium density infill outcome for this site which is in proximity to existing amenities and infrastructure.
- The articulated subtropical design, landscaping, private open space, privacy measures and retention of the street tree support streetscape character and residential amenity.
- The development has been sited and designed to address the mapped overland flow path to achieve flood immunity, minimise property impacts and mitigate impacts on upstream, downstream or adjacent properties.

This Assessment Report supports the development application, and it is recommended to Council as the Assessment Manager for the approval subject to reasonable and relevant conditions.



Appendix A
Code Assessment

Appendix B
Architectural Plans

Appendix C
Arborist Report

Appendix D
Flood Report

Appendix E
Hydraulic Drawings



Brisbane

Level 6, SW1, 52 Merivale Street
South Brisbane Qld 4101

PO Box 3128
West End Qld 4101

Ph: **07 3118 0600** | Fax: 07 3118 0699
brisbane@dtsqld.com.au

ABN 27 101 000 842

dtsqld.com.au

Members of:



Accredited Consultants:

LOGAN CITY COUNCIL DEVELOPMENT ASSESSMENT



LOGAN CITY COUNCIL DEVELOPMENT ASSESSMENT



ACCREDITED CONSULTANT



Certifications:

