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22-NOV-2024
APPLICATION REF
A006662187

TOWN PLANNING REPORT

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE ASSESSABLE AGAINST THE BRISBANE CITY PLAN 2014 (V30)



PROPOSED MULTIPLE DWELLING (14 DWELLINGS) IN THE EMERGING COMMUNITY ZONE

**80 BARRETT STREET, BRACKEN RIDGE Q 4017
LOT 42 ON S2717**

I.B. Town Planning
November 2024

PROPERTY DETAILS

Address:	80 Barrett Street, Bracken Ridge Q 4017
Real Property Description:	Lot 42 on S2717
Current Use of Site:	Dwelling house
Zoning:	Emerging Community Zone
Overlays:	Airport (OLS; PANS; Wildlife Hazard Buffer Area (8-13km) Bicycle network Biodiversity areas (High ecological significance strategic) Community purposes network Critical infrastructure and movement network Flood hazard (Overland flow) Potential and actual acid sulfate soils (5-20mAH) Road hierarchy Streetscape hierarchy
Local Plan:	Bracken Ridge and District
Site Area:	4047 square metres
Road Frontage:	40 metres to Barrett Street
Existing Services:	Water, Sewer, Electricity and Telecommunications
Client:	MSL VENTURES PTY LTD (TTE)

APPLICATION DETAILS

Type of Application:	Development Permit for Material Change of Use
Proposal:	Multiple Dwelling (14 Dwellings)
Level of Assessment:	Impact Assessment
Site Cover:	38%
GFA:	2,268 square metres
Maximum Height:	One storey and less than 9.5m (8.5m)
Referral Triggers:	Nil
Applicant:	MSL VENTURES PTY LTD (TTE) C/- IB Town Planning
Contact Person:	Matt Whalan
Job Ref:	MW2496

1.0 INTRODUCTION

1.1 Application

The owners are seeking a Development Permit for a Material Change of Use for a Multiple Dwelling (14 Dwellings) in the Emerging Community zone. The proposed development is categorised as Assessable Development under the *Brisbane City Plan 2014 (v30)* and requires Impact Assessment.

The proposal includes four buildings, containing three or four dwellings each, accessed via a central driveway from Barrett Street. The buildings are two storeys and less than 9.5m (8.5m) high. All dwellings contain three (3) bedrooms and are provided with two 2 car parking spaces in a double garage. An additional 6 car parking spaces are provided on site for visitors.

The proposal involves creating a raised building pad in the front (north-eastern) portion of the site the proposed access, buildings and associated private and communal open space. Provision for drainage is provided to the rear (South) and to the side (West) of the raised building pad. An area of deep planting is proposed at the rear of the site as part of a strategic ecological link, comprising existing trees and proposed supplementary planting, in conjunction with other site landscaping to include deep planting adjacent to the front boundary.

The information in this application including the attached proposal plans demonstrates that the proposed buildings have been appropriately designed and sited to result in a development that is consistent with the zone and ensuring that it will not have an adverse impact on the area.

1.2 Background / Site History

A review of Councils online records indicates that there are no recent applications directly relevant to the subject site.

2.0 THE SITE

2.1 Location and Real Property Description

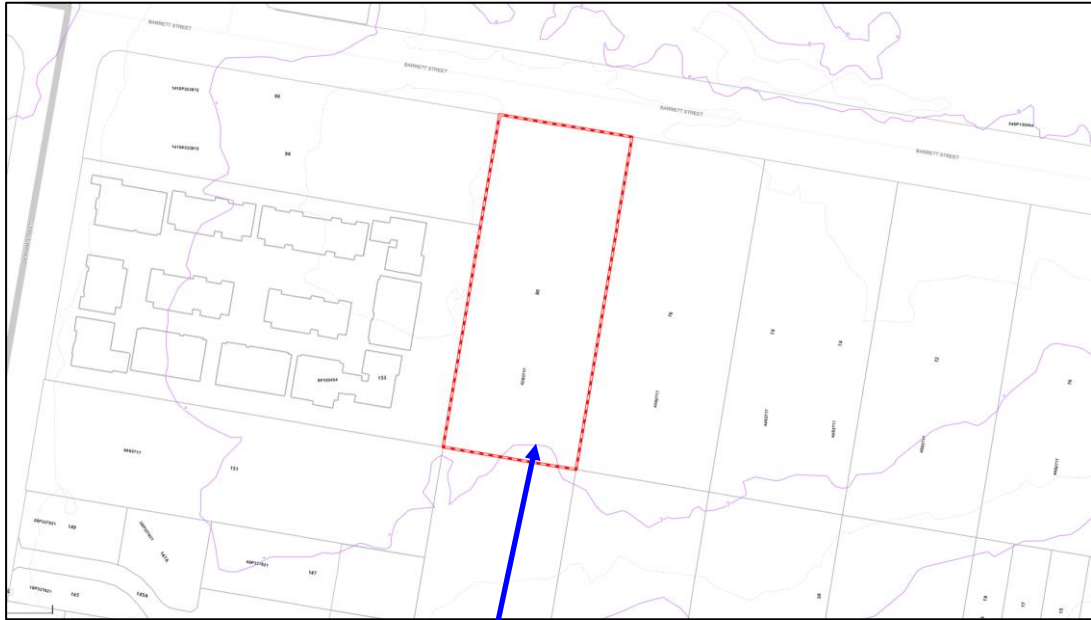
The subject site is formally known as Lot 42 on S2717 and is located to the South of Barrett Street in Bracken Ridge. The lot is not affected by easements.



Subject Site (Council Mapping)

2.2 Site Characteristics

The subject site is a regular shaped allotment. The site has a gentle slope from the Southern (rear) portion of the lot towards the Northern (front) portion of the lot. Site levels range from approximately 7m AHD to 6.5m AHD. The mapped contours are shown below.



Site Contours (Council Mapping)

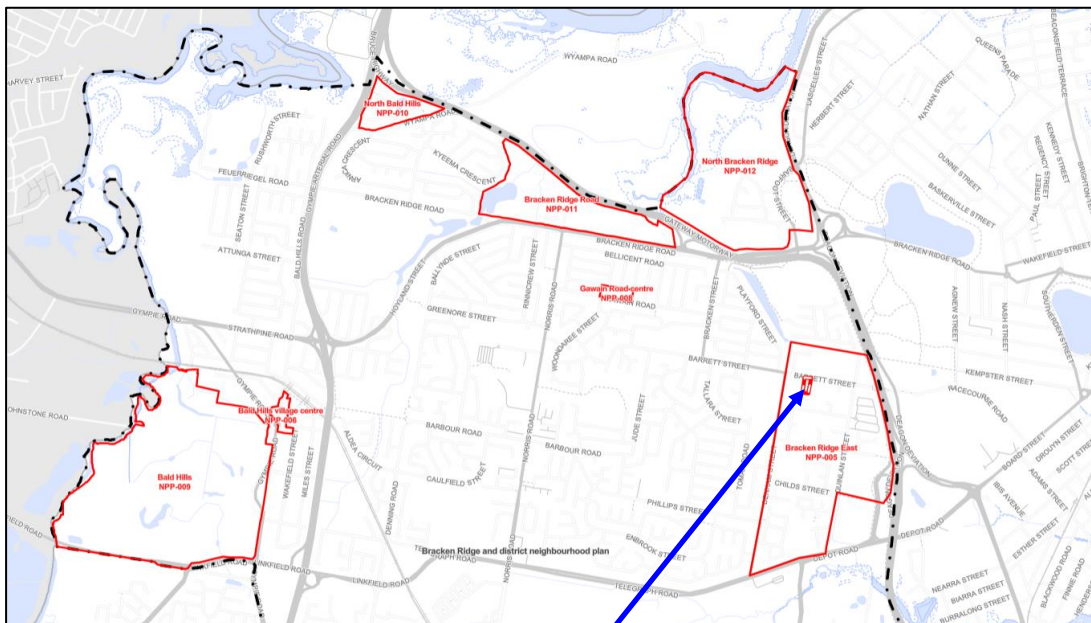
2.3 Zoning and Local Plan

As shown on the image below, as per other nearby lots within the block, the site is located within the Emerging Community Zone. The site is located less than 150 metres to the East of land zoned District Centre, which is collocated with land zoned Open Space and Community Facilities (to the West of Denham Street). Land to the North of Barrett Street is located in the Conservation (Local) Zone. The majority of the balance of land within the nearby area is located in the low Density Residential zone.



Subject Site

The site is located within in the Bracken Ridge Local Plan area, in the Bracken Ridge East precinct, as shown below.



Subject Site

3.0 THE PROPOSAL

3.1 Development Proposal

The owners are seeking a Development Permit for a Material Change of Use for a Multiple Dwelling (14 dwellings) assessable under the *Brisbane City Plan 2014 (v30)*.

The proposal includes four buildings that are accessed from a central driveway from Barrett Street. The two (2) buildings at the front of the site contain three (3) dwellings each and the two (2) buildings to the rear contain four (4) dwellings each. The buildings are all two (2) storeys and less than 9.5m high, at approximately 8.5m above ground level. All of the fourteen (14) dwellings contain three (3) bedrooms each and are provided with two (2) car parking spaces, in a double garage, providing a total of 28 parking spaces for residents. An additional 6 car parking spaces are provided on site for visitors behind the front buildings, resulting in a total of 34 parking spaces on the site.

The proposal results in a site cover of 38% and provides setbacks generally compliant with those nominated as acceptable outcomes under the zone code with the buildings being setback:

- 5.4 metres (to eave) and 6 metres (to wall) from the front boundary
- 1.9 metres (to eave) and 2.2m (to posts covered alfresco areas) and 4.6m (to the wall) from the East side boundary
- 1.5 metres (OMP) and 1.8m (to the posts of covered decks) and 5m (to wall) from the West side boundary
- 28.8 metres (OMP) and 28.2m (to wall) from the South rear boundary.

The proposed Site Plan is shown below in Figure 1.1:

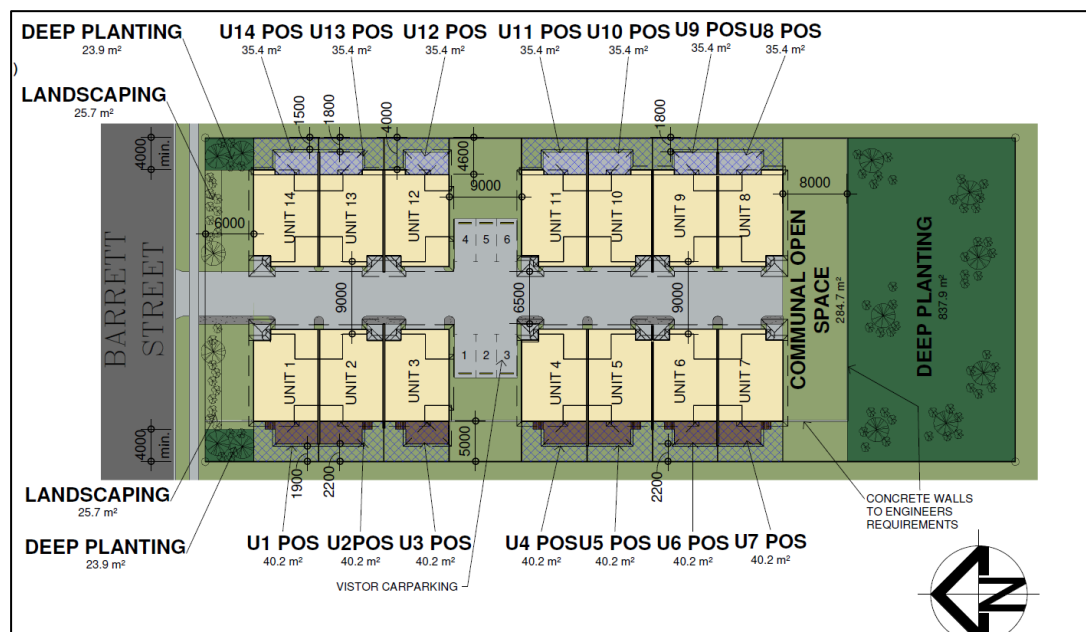
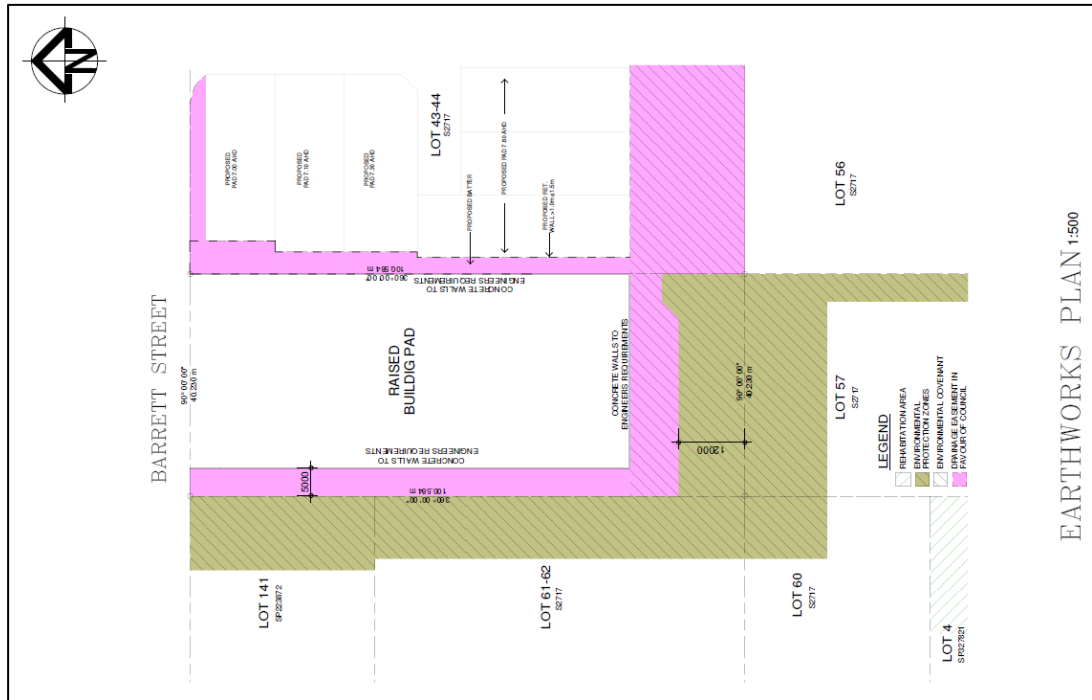


Figure 1.1 – Site Plan

As shown above, the landscape concept involves creating a vegetated area (approximately 838 square metres – 20m deep by 40m wide) at the rear of the site linking with vegetated areas on adjoining sites and landscaping is provided at the front of the site adjoining Barrett Street.

It is noted that the front portion of the Deep Planting area is proposed to facilitate site drainage as shown below on the concept earthworks plan.



The proposal involves creating a raised building pad in the front (north-eastern) portion of the site for the proposed site access, dwellings and associated private and communal open space. As shown above, the proposed extent of the building pad approximately aligns with the building pad proposed for the residential lots on the adjoining site to the East.

Provision for drainage is provided to the rear (South) and to the side (West) of the raised building pad, similar to existing and proposed development on adjoining sites.

An area of deep planting is proposed at the rear of the site comprising existing trees and proposed supplementary planting. Additional site landscaping will include deep planting adjacent to the front boundary.

A Communal Open Space Area of approximately 285 square metres is proposed to the rear of the units, and each unit being provided with a private open space area between the building and side boundaries, having a minimum area of 35 square metres.

Private open space areas in the Eastern portion of the site are proposed as level covered alfresco areas in a courtyard, while private open space areas in the Western portion of the site are proposed as covered decks with stair access down to adjoining courtyard areas.

The proposed elevations are shown below in Figure 1.2 – Figure 1.5.



Figure 1.2 – Front (North) Elevation adjoining Barrett Street.

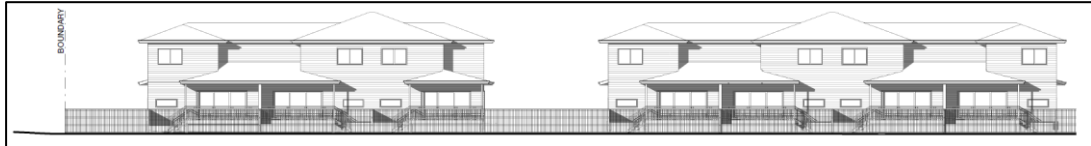


Figure 1.3 – Side (West) Elevation

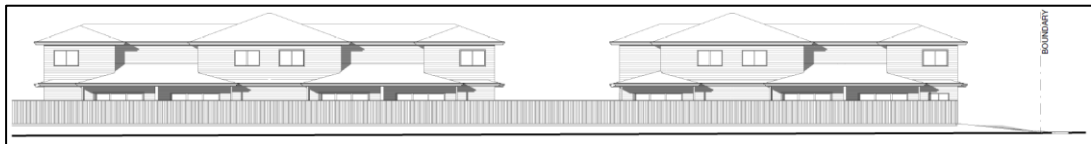


Figure 1.4 – Side (East) Elevation

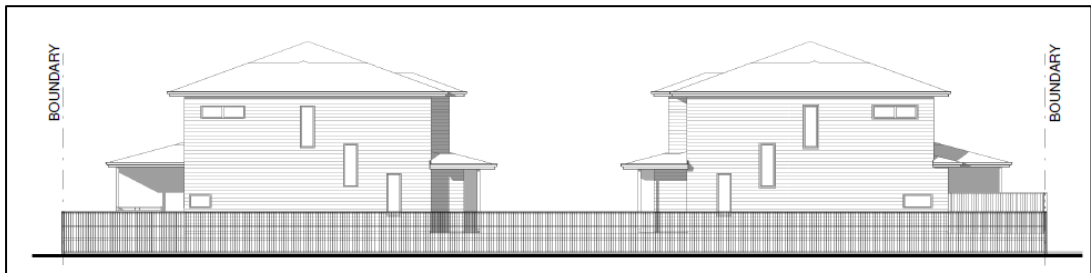


Figure 1.5 – Rear (South) Elevation

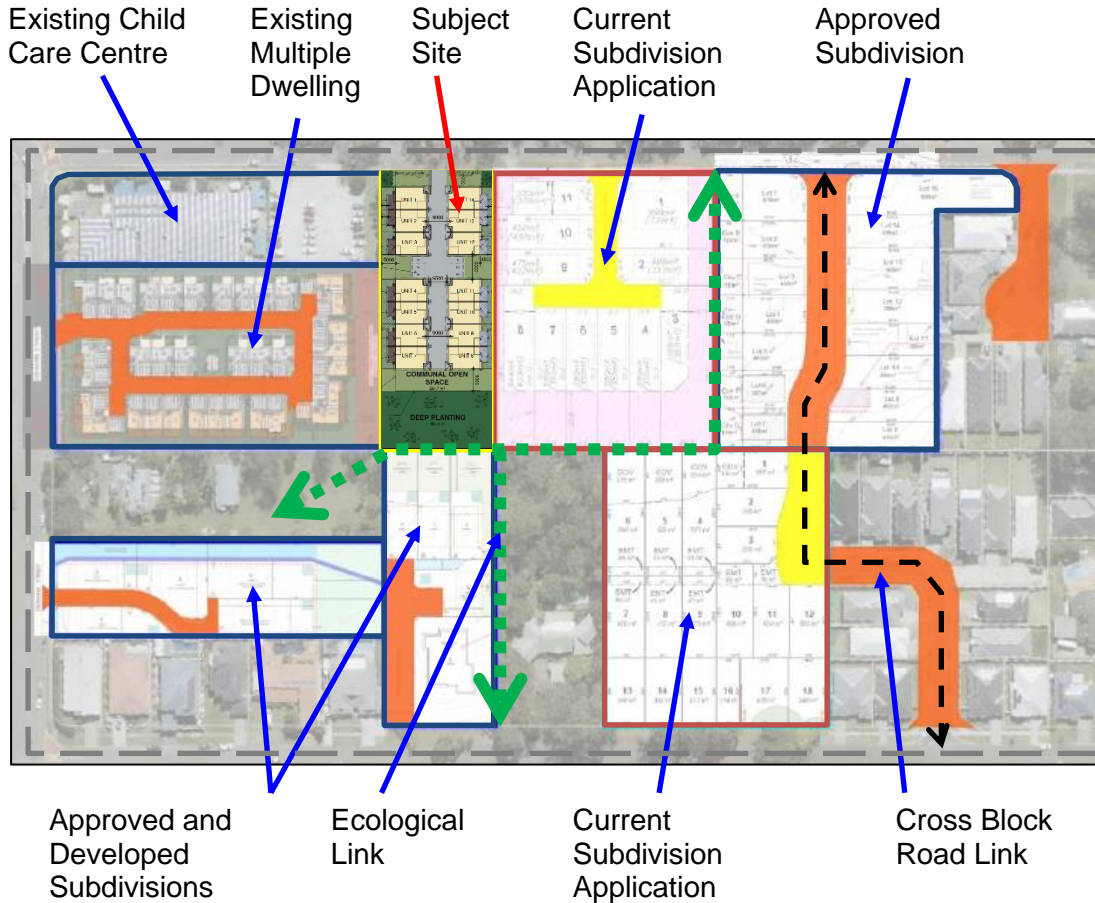
The design and siting provide for adequate sunlight, ventilation, privacy and amenity to be available to adjoining lots. The buildings have been designed with variation in the building line and roof form. Windows face towards Barrett Street and the entries to the two front units are located close to the front of the site.

It has been demonstrated that sufficient and appropriate space is provided on the lot for parking of two vehicles per dwelling, with space to park another 6 vehicles on site for visitors. Vehicle access to the site involves a shared 5.5m wide crossover (collocated with a defined pedestrian pathway access) from Barrett Street and central driveway with 7.8m between opposing garages ensuring sufficient vehicle manoeuvring is available on site for vehicles to enter and exit the site in forward gear. It is proposed that refuse bins will be collected from Barrett Street in front of the site.

The information in this application, including the attached proposal plans, demonstrates that the proposed buildings have been appropriately designed and sited to result in development generally in accordance with the *Brisbane City Plan 2014 (v30)*, including the Emerging Community Zone Code, and secondary development codes. Therefore, the proposed development is considered to be appropriate in this instance and should be approved, subject to reasonable and relevant conditions.

3.2 Structure Planning

A review of the surrounding development approvals has provided the information below, confirming that the site is adjoined by completed developments to the west including a Child Care Centre and Multiple Dwelling (townhouses) and south including residential land subdivisions, and to the east by a proposed residential land subdivision development that it is currently under Council assessment, as shown below. A cross-block road link is to be provided to the East, and an Ecological Corridor Link is to be provided to the rear of the subject site, as shown below.



4.3 State Planning Policy 2017

On 3 July 2017, the current version of the State Planning Policy (SPP) came into effect. There are 17 State interests arranged under five broad themes. Five of the State Interests include assessment benchmarks applicable to the assessment of development applications. These state interests are relevant to development assessment where they have not already been incorporated into planning schemes. These State Interest Assessment Benchmarks are addressed below:

State Interest including Assessment Benchmarks	Assessment against Assessment Benchmark
Liveable communities	<p><i>Applicable – Will Comply</i></p> <p>The proposal will utilise the existing fire hydrants, or provide a booster pump in accordance with the relevant provisions. The existing road is adequate to provide emergency services vehicle access into the development. The proposal is consistent with the assessment benchmarks of this State interest.</p>
Mining and extractive resources	<p><i>Not applicable</i></p> <p>The proposed development application does not involve a use within a key resource area (KRA) or separation area of a KRA or KRA transport route.</p>
Water quality	<p><i>Applicable – Will Comply</i></p> <p>The proposal triggers assessment against the water quality objectives. A stormwater management plan will be prepared as part of the operational works phase of the development, designed to meet the objectives of the State Interest.</p>
<p>Natural hazards, risk and resilience:</p> <ul style="list-style-type: none"> - Bushfire prone areas - Flood hazard areas - Landslide hazard areas - Stormtide inundation areas - Erosion prone areas 	<p><i>Applicable – Will comply</i></p> <p>In accordance with the SPP mapping, the site is mapped in a flood hazard area (local government mapping) and bushfire prone area.</p> <p>In accordance with Council’s mapping, part of the site is mapped in an Overland Flow Path. A stormwater management plan will be prepared to manage the flow of water across the site to meet the objectives of the State Interest.</p> <p>The site is located in an urban area the risks from bushfire are considered to be low in this context. It is noted that Council’s planning scheme has not designated this site, or adjoining sites, as a bushfire prone area for AS 3959-2009, and additional bushfire mitigation measures are not warranted.</p>
Strategic airports and aviation facilities	<p><i>Applicable – Will comply</i></p> <p>In accordance with the SPP mapping, the site is mapped in an ‘area of interest’ of an aviation facility (Brisbane Airport); Wildlife hazard buffer zone (13km) and Obstacle limitation surface area (152.5m). The proposed development is not within the operational airspace, building restricted area, or public safety area of a strategic airport, and will not increase wildlife hazards within a wildlife habitat buffer zone.</p> <p>The relevant assessment benchmarks of the SPP State interest have been achieved.</p>

5.0 BRISBANE CITY PLAN 2014 (V30)

5.1 Category of Assessment – Zoning

This application involves a Material Change of Use for the establishment of a Multiple Dwelling development in the Emerging Community Zone. The category of assessment is set out in the following table:





Development	Category of Assessment and Assessment Benchmarks
Material Change of Use: Multiple Dwelling	Impact Assessment: Planning Scheme. The following zone codes and development codes are considered to be potentially relevant: <ul style="list-style-type: none"> – Emerging Community Zone Code – Multiple Dwelling Code – Filling and Excavation Code – Infrastructure Design Code – Landscape Work Code – Outdoor Lighting Code – Park Planning and Design Code – Stormwater Code – Transport, Access, Parking and Servicing Code





Compliance with the codes relevant to this application is set out in the appendices of this report.

5.2 Overlays

The Brisbane City Council interactive mapping identifies that the site is affected by the overlays outlined below. These overlays, and their relevance to the proposed development on this site, are discussed below.

Overlay	Assessment against Assessment Benchmark
Airport (OLS; PANS; Wildlife Hazard Buffer Area (8-13km))	<p>Applicable</p> <p>The site is located within the following sub-categories under this overlay:</p> <ul style="list-style-type: none"> • OLS – Horizontal Limitation surface boundary • Procedures for air navigation surfaces (PANS) • BBS zone – Distance from airport 8-13km <p>The OLS and PANS-OPS sub-categories impose height restrictions of 152.5 and 139m respectively. The proposed development is well below this height and does not penetrate or create any physical obstruction nor will any gaseous or airborne particulate be emitted into an OLS.</p> <p>Given the small-scale residential nature of the proposed development, it will not attract birds or bats into operational airspace.</p> <p>As such the proposal is considered to be in accordance with the Airport environs overlay code and a full assessment is provided in the attached Code Assessment.</p>

<p>Bicycle network (Secondary cycle route)</p> 	<p>Applicable</p> <p>The site is mapped as adjoining a secondary cycle route along Barrett Street, which will not be obstructed as a result of the proposed development.</p> <p>The site mapping also indicates a secondary bicycle route traversing diagonally across the southern (rear) portion of the site. This cycle route is no longer possible, as the two sites to the West, and the site to the South have been developed without providing a cycle route connection to the subject site, and an application is well progressed over the site to the East, without a cycle connection provided to the subject site.</p> <p>A detailed assessment against the Bicycle network overlay code is provided in the attached Code Assessment.</p>
<p>Biodiversity areas (High ecological significance strategic)</p> 	<p>Applicable</p> <p>The rear portion of the site is mapped as part of a high ecological significance – strategic area, intended to provide fauna connectivity (as shown on the mapping to the left).</p> <p>Following the demolition of the existing house and associated structures, it is proposed to retain and enhance remnant vegetation on the rear part of the site to provide a fauna connectivity corridor as an integrated and cohesive solution for retaining biodiversity corridors.</p> <p>A detailed response to the Biodiversity areas overlay code is provided attached and an ecological assessment can be provided if required by Council.</p>
<p>Community purposes network</p> 	<p>Not Applicable</p> <p>The site is not mapped as being within the Community purposes network. Therefore, this overlay is not applicable in this instance.</p>
<p>Critical infrastructure and movement network</p> 	<p>Not Applicable</p> <p>This overlay applies across the Local Government Area but is only relevant to particular uses. For example: infrastructure and emergency response related uses. Given the small-scale residential nature of the proposed use, this overlay is not applicable in this instance.</p>

<p>Flood hazard (Overland flow)</p> 	<p>Applicable</p> <p>As shown a portion of the site (North-Eastern) is located within a mapped Overland Flow Path. It is noted that existing development to the West of the site have implemented flood mitigation strategies including construction of a swale drain adjacent to the common boundary to the subject site directing flows to the North to an existing culvert on Barrett Street. A current application on the adjoining land to the East also proposes strategies including a combination of establishing a filled building pad and drainage to the rear/side conveying stormwater to a lawful point of discharge. The proposed design on this site is similar including a filled building pad and provision for drainage to the rear and adjacent to the Western side boundary. Details of the proposed drainage and flood mitigation solutions are proposed to be addressed in more detail as part of the Operational Works phase for this project. A detailed response against the Flood overlay code can be provided if required by Council.</p>
<p>Potential and actual acid sulfate soils (5-20m AHD)</p> 	<p>Not Applicable</p> <p>The site is mapped as containing land between 5m AHD and 20m AHD and potential acid sulfate soils. As the proposed development will not involve disturbance of land at or below 5m AHD at the thresholds relevant to this code. Therefore, no further assessment is provided.</p>
<p>Road hierarchy (Neighbourhood Road)</p> 	<p>Applicable</p> <p>The site has frontage to Barrett Street, which is mapped as a Neighbourhood Road under Council's road hierarchy mapping. A detailed response against the Road hierarchy overlay code is provided in the attached Code Assessment.</p>
<p>Streetscape hierarchy (Neighbourhood Street Minor)</p> 	<p>Applicable</p> <p>The site has a frontage to Barrett Street, which is mapped as a Neighbourhood Street Minor under Council's Streetscape hierarchy mapping. A detailed response against the Streetscape hierarchy overlay code is provided in the attached Code Assessment.</p>

5.3 Local Plan

The subject site is located within the Bracken Ridge District Neighbourhood Plan area and is within the Bracken Ridge East precinct. The proposal is considered to be in accordance with the Neighbourhood Plan outcomes. An assessment against the code is provided attached.

6.0 PUBLIC NOTIFICATION

This development application is subject to Impact Assessment and therefore public notification is not required in accordance with the requirements under the *Planning Act 2017*.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The owners are seeking a Development Permit for a Material Change of Use for a Multiple Dwelling (14 dwellings) in the Emerging Community zone.

The proposed development is categorised as assessable development under the *Brisbane City Plan 2014 (v30)* and requires Impact Assessment.

The proposal includes four buildings, each containing three or four dwellings. The buildings are two storey and less than 9.5m (8.5m) high. Each dwelling contains three (3) bedrooms and are provided with two car parking spaces in a double garage. An additional 6 car parking spaces are provided on site for visitors.

The proposal involves creating a raised building pad in the front (north-eastern) portion of the site the proposed access, buildings and associated private and communal open space. Provision for drainage is provided to the rear (South) and to the side (West) of the raised building pad. An area of deep planting is proposed at the rear of the site as part of a strategic ecological link, comprising existing trees and proposed supplementary planting, in conjunction with other site landscaping to include deep planting adjacent to the front boundary.

The information in this application including the attached proposal plans demonstrates that the proposal has been appropriately designed to result in a development that is consistent with the zone and ensuring that it will not have an adverse impact on the area.

Therefore, based on the merits of this application it is requested that the application be approved, subject to reasonable and relevant conditions for the Development Permit.

Should you wish to discuss any of the issues raised in this application, please do not hesitate to contact me on 3863 3854.

Regards,



Matt Whalan
Senior Town Planner
