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ASPECT

TOWN PLANNING

TOWN PLANNING REPORT 78 ROGERS PARADE, EVERTON PARK

REF: 0637

Prepared for:
DEAN & KATE HAMILTON

MAY 2026

Revision No.	Author	Reviewer	Signature	Date
A	ZP	-	ZP	18 May 2026

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EXECUTIVE SUMMARY

This report has been prepared on behalf of *Dean & Kate Hamilton* (applicant) to obtain a Development Approval on land at 78 Rogers Parade West, Everton Park formally described as Lot 638 on SL11121. The approval sought is for the following:

- Development Permit – Material Change of Use – for a Multiple Dwelling (20 Townhouses).

This report addresses the merits of the proposal against the relevant provisions of the *Brisbane City Plan 2014* (the Planning Scheme), the *Planning Act 2016* (the Act) and other relevant legislation. A detailed analysis of the proposal against the local and state planning framework is included within this report and appendices.

Under the *Brisbane City Plan 2014*, the subject site is identified as being contained within the Emerging Community Zone. The Overall Outcomes of the Emerging Community Zone states:

*“Development including dwelling house, dual occupancy, rooming accommodation, **multiple dwelling**, a residential care facility and a retirement facility contributes to contained, sustainable and functional communities that provide housing:*

- i. for suburban living generally as anticipated in the Low density residential zone; or*
- ii. at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages; or*
- iii. at a larger scale and greater dwelling density appropriate for the site's location and commensurate with ease of access to services, facilities and high frequency public transport.”*

The proposed development is identified as being consistent with the Overall Outcomes of the Emerging Community Zone as it will provide an appropriate land use and density, tailored for the site’s characteristics and local context. The proposed development has been designed to reinforce the character of the surrounding area through built form and material selection.

Specifically, the proposed development will provide:

- A Multiple Dwelling that will not detract from the existing streetscape and provide an alternative form of housing type.
- A Multiple Dwelling that is of bulk and scale that is in keeping with the surrounding built form.
- A design that will provide a positive contribution to the streetscape.
- A development that represents a logical and complementary extension of the adjoining Multiple Dwelling sites.
- A development that will contribute and respond to local need through a coordinated structure planning process that demonstrates that the development is appropriate for the site’s characteristics and local context.

The site is located within an established area with all the necessary infrastructure and services available to the proposed lots. Stormwater resulting from the proposed development is capable of being appropriately discharged to the waterway corridor.

This development application is subject to **Impact Assessment**.

Accompanying this report is the supporting documentation as identified:

Document	Author	Dated
Appendix 1 - Code Assessment	Aspect Town Planning	May 2026
Appendix 2 - Proposed Plans	Angelo Patrick Architect	April 2026
Appendix 3 - Engineering Code Compliance Report	RCS Consultants	April 2026
Appendix 4 - Site Based Stormwater Management Report	RCS Consultants	April 2026
Appendix 5 - Traffic Impact Assessment	SITE Traffic	March 2026
Appendix 6 - Bushfire Hazard Assessment	LEC	May 2023
Appendix 7 - Vegetation Retention Plan	S5 Environmental	May 2026
Appendix 8 - Structure Plan	Angelo Patrick Architect	Jan 2026

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

1.0 PROJECT OVERVIEW

SITE DETAILS		
Site Address	78 Rogers Parade West, Everton Park 4053	
Real Property Description	Lot 638 on SL11121	
Site Area	4,047m ²	
Site Owner	Kate Hamilton	
PLANNING DETAILS		
Local Government	Brisbane City Council	
Planning Scheme	<i>Brisbane City Plan 2014 / v35 (5-Dec-25)</i>	
Zoning	Emerging Community Zone	
Neighbourhood Plan	McDowall Neighbourhood Plan	
Overlays	<ul style="list-style-type: none"> ▪ Airport Environs Overlay; ▪ Bicycle Network Overlay; ▪ Biodiversity Areas Overlay; ▪ Bushfire Overlay; ▪ Community Purposes Network Overlay; ▪ Critical Infrastructure and Movement Network Overlay; ▪ Road Hierarchy Overlay; ▪ Streetscape Hierarchy Overlay; ▪ Waterway Corridors Overlay. 	
PROPOSED DETAILS		
Development Type	Type of Approval	
Material Change of Use (MCU)	Development Permit – MCU – Multiple Dwelling (20 Townhouses).	
Level of Assessment	Impact Assessable	
Public Notification	15 Business Days	
APPLICANT DETAILS		
Applicant	Dean & Kate Hamilton c/- Aspect Town Planning Pty Ltd	
Contact Person	Zoc Pankaluic – Director	
Contact Details	p: 0435 812 611	
	e: zoc@aspect-tp.com.au	
Client	Dean & Kate Hamilton	
Project Team	Town Planner	Aspect Town Planning
	Architect	Angelo Patrick Architect
	Civil Engineer	RCS Consultants

	Traffic Engineer	SITE Traffic
	Bushfire Consultant	LEC
	Ecologist	S5 Environmental

2.0 SITE DESCRIPTION

2.1 SITE LOCATION

The subject site is located at 78 Rogers Parade West, Everton Park formally described as Lot 638 on SL11121. The site has an area measuring 4,047m² and a frontage width of approximately 40.23m to Rogers Parade West Street (refer to Figure 1 & 2). The site is not encumbered by any easement.

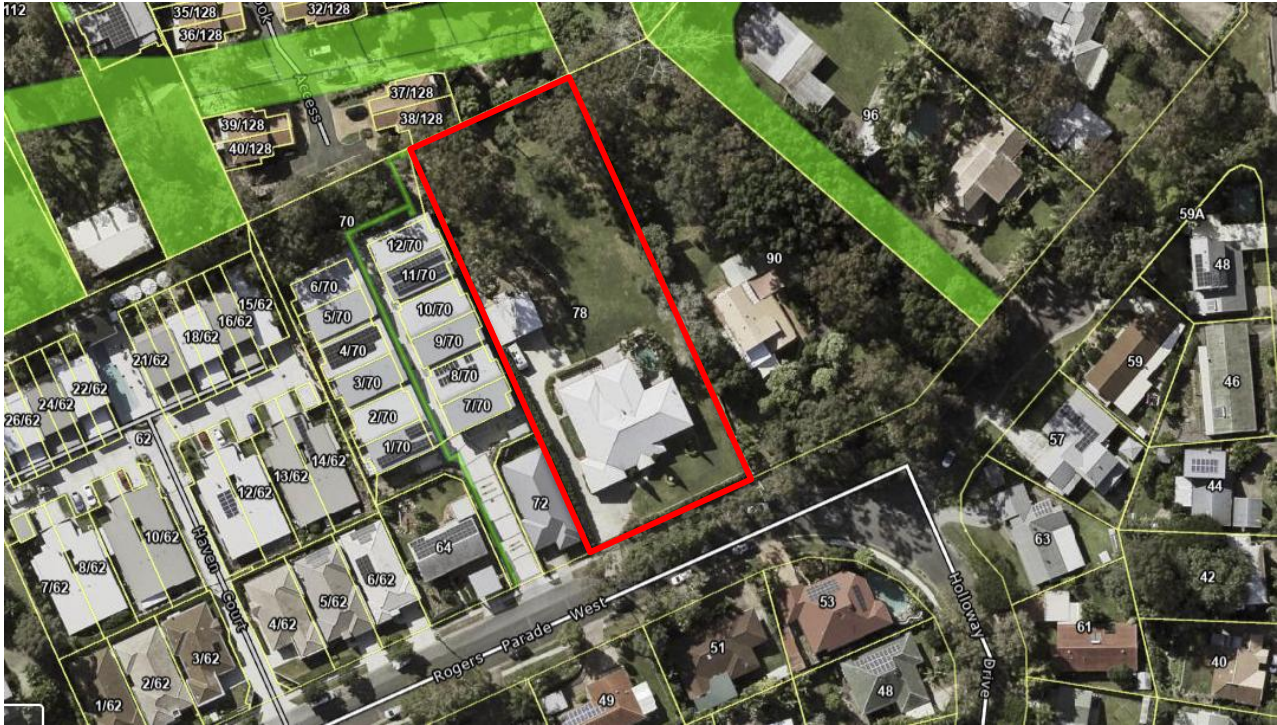


Figure 1: Aerial image of the application site (in red) and surrounding area. Source: Queensland Globe.



Figure 2: The street view of the existing house from Rogers Parade West. Source: Google streetview.

2.2 SITE DETAILS

SITE CHARACTERISTICS	
Topography	The site has a topographical variance of 11.0m with a high point on the south-western boundary to a low point on the north-eastern boundary.
Flooding	The Floodwise Property Report indicates that the site is not impacted from any flood sources.
Vegetation / Street Trees	The site contains some vegetation. There are approximately 15 street trees within the verge.
Heritage Places	The site is not listed on the Local or State Heritage Registers.
INFRASTRUCTURE & SERVICES	
Road Frontage	Rogers Parade West (Neighbourhood Road).
Water Supply	The site has an existing water connection.
Sewerage	The site has an existing sewer connection.
Stormwater	The site will be able to achieve a lawful point discharge to the rear Waterway.
Electricity & Telecommunication	The site has existing electricity and telecommunications connections.

2.3 ADJOINING LAND USE & DEVELOPMENT

The subject site is located within an area that predominantly exhibits land within the Emerging Community Zone and Low Density Residential Zone.

Land use designations in the surrounding area are identified below in Figure 3:

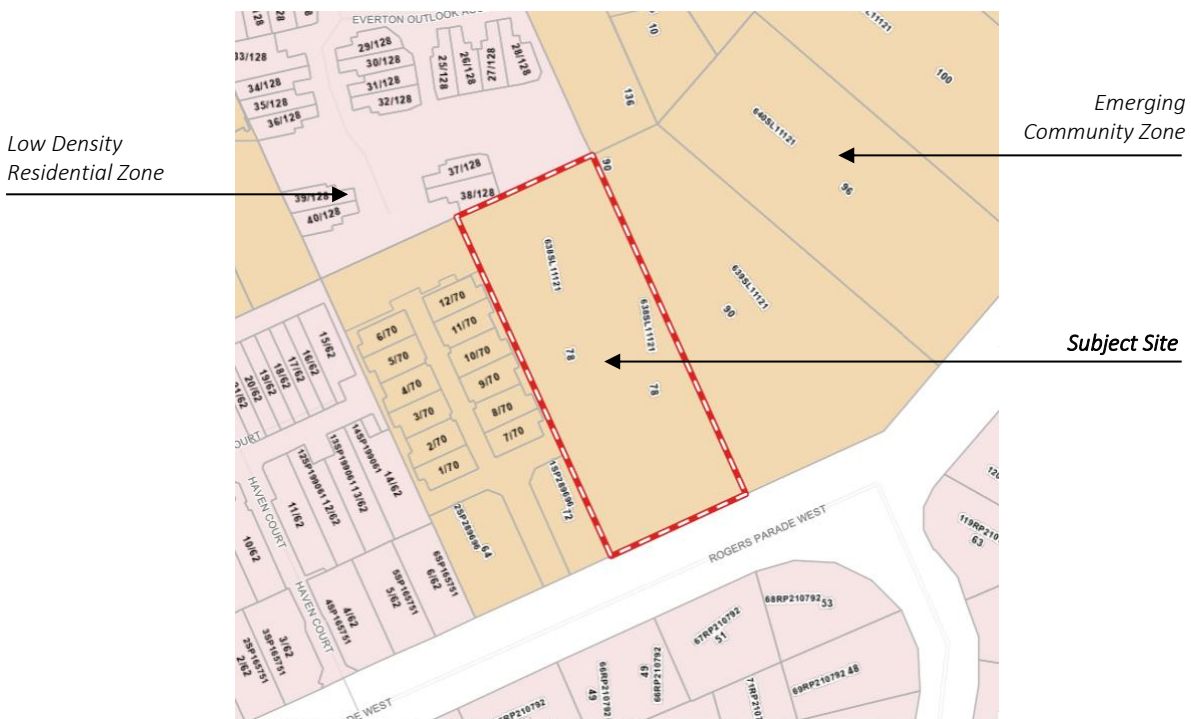


Figure 3: Surrounding Land Zoning. Source: BCC Interactive Mapping

3.0 SITE HISTORY & PRE-APPLICATION CONSULTATION

3.1 PREVIOUS APPROVALS & SITE HISTORY

The subject site currently contains an existing dwelling house, which will be removed as part of this proposal.

There is an active application over the site (Council ref. A006351462) which is for the Reconfiguration of a Lot – 1 into 5 Lots). A decision will be made in due course whether to continue with the application or withdraw it.

No other recent or relevant approvals for the subject site were sighted during the preparation of this report.

3.2 PRE-APPLICATION CONSULTATION

No pre-lodgement meeting was held with Council or any other relevant entities prior to submission of this application.

4.0 PROPOSAL

4.1 PROPOSED DETAILS

This Development Application seeks approval for:

- Development Permit – Material Change of Use – for a Multiple Dwelling (20 Townhouses).

This report addresses the merits of the proposal against the relevant provisions of the Brisbane *City Plan 2014* (the Planning Scheme), the *Planning Act 2016* (the Act) and other relevant legislation. A detailed analysis of the proposal against the local and state planning framework is included within this report and appendices.

Under the Brisbane *City Plan 2014*, the subject site is identified as being contained within the Emerging Community Zone. The Overall Outcomes of the Emerging Community Zone states:

*“Development including dwelling house, dual occupancy, rooming accommodation, **multiple dwelling**, a residential care facility and a retirement facility contributes to contained, sustainable and functional communities that provide housing:*

- i. for suburban living generally as anticipated in the Low density residential zone; or*
- ii. at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages; or*
- iii. at a larger scale and greater dwelling density appropriate for the site's location and commensurate with ease of access to services, facilities and high frequency public transport.”*

The proposed development is identified as being consistent with the Overall Outcomes of the Emerging Community Zone as it will provide an appropriate land use and density, tailored for the site's characteristics and local context. The proposed development has been designed to reinforce the character of the surrounding area through built form and material selection. Specifically, the proposed development will provide:

- A Multiple Dwelling that will not detract from the existing streetscape and provide an alternative form of housing type.
- A Multiple Dwelling that is of bulk and scale that is in keeping with the surrounding built form.
- A design that will provide a positive contribution to the streetscape.
- A development that represents a logical and complementary extension of the adjoining Multiple Dwelling sites.
- A development that will contribute and respond to local need through a coordinated structure planning process that demonstrates that the development is appropriate for the site's characteristics and local context.

The following development parameters relate to the proposal:

4.2 DEVELOPMENT PARAMETERS

The development parameters of the proposal are outlined in the below table:

MATERIAL CHANGE OF USE – Multiple Dwelling (20 Townhouses)			
Storeys	2 & 3 Storey mix		
Building Height	Max. 9.70m		
Site Cover	44.2%		
Front Setback	Southern Boundary	Ground Floor: First Floor: Second Floor:	6.5m to wall 6.5m to wall 6.5m to wall
Side Setbacks	Eastern Side	Ground Floor: First Floor: Second Floor:	3.5m to wall 3.5m to wall / 1.83m to balcony 3.5m to wall
	Western Side	Ground Floor: First Floor: Second Floor:	2.0m to wall 2.0m to wall and balcony 2.0m to wall
Rear Setback	Northern Boundary	All Floors	15.0m
Built to Boundary	N/A		
Building Length	Module 1: Module 2: Module 3: Module 4: Module 5:	33.1m 15.5m 34.4m 10.3m 26.0m	
Private Open Space	TH10-TH12 have a POS area of 33m ² (courtyard and balcony). All other townhouses have a POS greater than 35m ² (courtyard and balcony).		
Deep Planting	603.5m ² (14.9%)		
Communal Open Space	202m ² (5%)		
Carparking	Resident carparks	40 x resident carparks (2 garages per townhouse)	
	Visitor carparks	5 x visitor carparks	
	Total:	45 carparks	
Access	Access to the site will be via a 6.5m wide crossover that will be from a Minor Road. A 6.5m internal driveway is provided.		
Refuse	A dedicated Refuse Collection Area is provided, which will allow a refuse truck to collect the waste onsite.		

TH: Townhouse

4.2.1 EMERGING COMMUNITY ZONE CODE

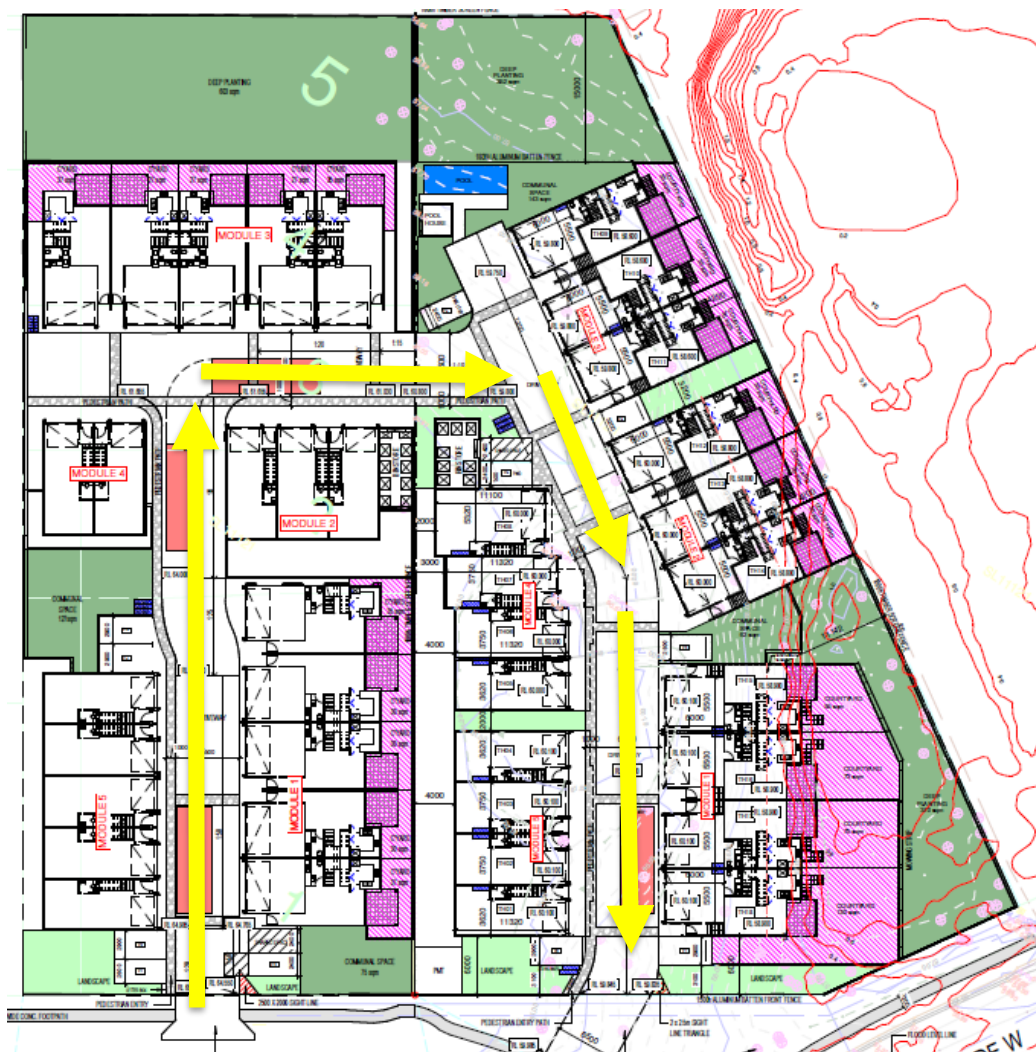
Structure Planning:

The proposed development represents a sequenced and logical extension of urban development. Based on a structure planning analysis, the proposed development has been designed as an extension of the established low-density residential area and emerging community to the north and west of the site, providing for appropriate land use outcomes, in accordance with the intent of the Emerging Community Zone.

The proposed townhouses within the Emerging Community Zone are in keeping with the intent of the respective zone.

Given that adjoining properties are developed and a subsequent Multiple Dwelling application has been lodged over the adjoining site (90 Rogers Parade West), no further structure planning is considered necessary in this instance.

Notwithstanding the above, a combined site plan has been provided, which demonstrates how the sites can link i.e. provide access to one another (see image below). However, we note that each site is cable of acting independently of one another i.e. not reliant on the adjoining site to function.



Density:

It is considered that the net developable area is approximately 4,047m², which includes the ecological corridor at the rear. Based on this, the density over the site would be 49.41 dwellings per hectare.

The density is considered consistent with the surrounding developments, which have the following densities:

- 44 Rogers Parade: 47 dwellings per hectare (19 dwellings)
- 62 Rogers Parade: 35 dwellings per hectare (14 dwellings – including dwelling houses)
- 70 Rogers Parade: 35 dwellings per hectare (34 dwellings – including dwelling houses)
- 166 Queens Road: 60 dwellings per hectare (36 dwellings)
- 128 Queens Road: 39 dwellings per hectare (40 dwellings)
- 104 Queens Road: 31 dwellings per hectare (26 dwellings)

Given the above, it is considered that the density is appropriate based on the following relevant matters:

- A number of Multiple Dwellings adjoin the site on both side boundaries with similar dwelling numbers.
- The site is in close proximity i.e. approx. 600m to 800m walking distance to a Centre and Community Facilities.
- The demographic and socio-economic characteristics of the Everton Park community will support the proposed uses, with retirees and young families being the prominent demographic groups;
- There are limited vacant zoned land of this size available in the catchment area, for a residential use and type of this scale, therefore, limited comparison sites; and
- The development represents a logical and complementary extension i.e. consistent number of dwellings, with the surrounding developments.
- The proposed density is the result of detailed and integrated planning process that has responded to the site context to provide a coherent outcome that complements the surrounding Multiple Dwellings.

4.2.2 MULTIPLE DWELLING CODE

Design and Materials:

The Multiple Dwelling has been designed to reinforce the character of the surrounding area through built form and material selection.

The variation in materials and changes to windows, and entries of the proposed dwellings distinguishes different floor levels and provides appropriate articulation and variation throughout the buildings.

The building will incorporate a roof style, which is consistent with other surrounding developments.

The proposed building has been designed to complement the streetscape. Specifically, the proposed development will provide:

- A Multiple Dwelling that will not detract from the existing character of the streetscape and provide an alternative form of housing type.
- A Multiple Dwelling that is of bulk and scale that is in keeping with the surrounding built form.
- A design that will provide a positive contribution to the character of the streetscape.

Building Height:

The proposal will incorporate 2 and 3 storey townhouses. Modules 2 and 5 will contain 3 storey townhouses (total of 8 dwellings).

As shown in Figure 4, the site slopes from a high point on the southern boundary to a low point on the northern boundary (being the rear). Overall, there is a topographical variance of 11.0m.

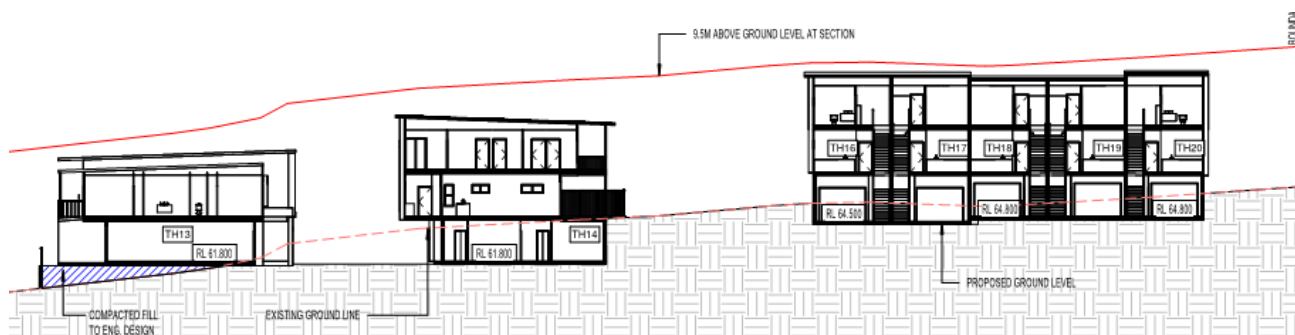


Figure 3: Section A-A showing the slope of the site.

It is proposed to 'cut' the townhouses into the site, which would mean that some of the townhouses will have the appearance of a 3 storey dwelling, although, this would only be visible within the site and the remaining elevations will generally present as 2 storeys. Despite the 3 storeys, the majority of development will be maintained below 9.5m in height, with only 2 'pinch points' of the roof exceeding this area.

It is considered that the proposed height satisfies PO of the Multiple Dwelling Code as follows:

- The building generally maintains a maximum height of 9.5m at the highest part of the roof;
- The proposal will not result in negative impacts on the amenity or privacy of adjoining uses, given the compliant setbacks and building separation with the adjoining dwelling;
- The proposal is consistent with other constructed Multiple Dwellings or approved applications in the street and surrounding area.

Setbacks:

Front Setback:

The proposal will have a minimum front setback of 6.50m to the wall of TH01 and 6.0m to the wall of both TH20, in accordance with Table 9.3.14.3.C of the Multiple Dwelling Code.

Side Setback:

The proposed development will have compliant side setbacks on the western and eastern boundaries, in accordance with Table 9.3.14.3.C of the Multiple Dwelling Code.

Rear Setback:

The proposed development provides a compliant rear setback (some 15.0m), in accordance with Table 9.3.14.3.C of the Multiple Dwelling Code.

Site Cover:

The proposed design exhibits a site cover of 44.2%, representing a compliant site cover. As such, the proposal is considered to achieve compliance with AO8 of the Multiple Dwelling Code.

Deep Planting:

The proposed development provides deep planting in the front and rear setbacks, which equates to a total of **603.5m² (14.9%) of the site area** for deep planting.

The following items are noted in regard to the deep planting:

- The deep planting areas will remain 100% open to the sky, therefore, receiving appropriate light and rainfall.
- The deep planting areas provide appropriate dimensions (4m x 4m) to accommodate large subtropical species.
- The size of these deep planting areas is sufficient to provide trees capable of growing to a maturity that is complementary in scale and height of the proposed building.
- The location of the deep planting can easily be accessed for maintenance purposes.

In view of the above, the proposal achieves compliance with AO29.2 of the Multiple Dwelling Code.

Communal Open Space:

The proposal will deliver two high-quality communal open space areas within the subject site.

The communal open space area is 202m² (5%) and is considered appropriate to provide the residents with passive and active recreation opportunities.

Specifically, the communal open space area will contain the following:

- Barbeque area with associated seating (both covered and uncovered).

Given the above, the proposal achieves compliance with AO30.1 of the Multiple Dwelling Code.

Private Open Space:

The proposed development will provide each townhouse with ground floor private open space area ranging from 27m² to 35m² or greater. Furthermore, each of the private open space areas will contain a minimum dimension of 3m and will be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.

Where there is a shortfall in ground floor private open space, we note that each townhouse contains a balcony, which contributes to the overall private open space area. Only TH10 – TH12 will have an overall Private Open Space area of 33m², which we consider acceptable given the proposal also incorporates Communal Open Space.

To this end, the proposal satisfies PO31 of the Multiple Dwelling Code.

4.2.3 TRANSPORT, ACCESS, PARKING AND SERVICING CODE

Site Access:

As outlined in the BCC *City Plan*, access to a residential development is to be designed in accordance with Brisbane standard drawing (BSD) 2021 for the following:

- Driveway type B2 at a minimum of 6.5m wide for access by a refuse collection vehicle (RCV).

The proposed development provides a site access at approximately 6.5m wide, which complies with the above requirements.

The proposed development provides a vehicle crossover and access driveway that is in accordance with the maximum access grades are to be in accordance with BSD 2021

Carparking:

The minimum number of off-street parking spaces required for the proposed development is as follows:

- 2 spaces per 3 bedroom dwelling
- 2.5 spaces per 4 bedroom dwelling
- 0.25 spaces per dwelling for visitor parking

The proposed development comprises of 10 x 3 bedroom and 10 x 4 bedroom dwellings and provides 2 secured parking spaces per dwelling, within individual garages, plus 5 visitor parking spaces.

While this represent a technical shortfall of 5 resident parking spaces, the proposed parking supply is deemed suitable to cater for the expected demands of the development due to the following:

- All dwellings provide 2 off-street parking spaces for residents, within an enclosed garage.
- An additional 5 parking spaces will only provide extra parking for 5 out of the 10 x 4-bedroom units.
- If 5 x 4-bedroom units are able to operate with 2 parking spaces under the *City Plan*, then applying this to all 4-bedroom units on site is deemed acceptable.

Servicing:

As outlined in the BCC *City Plan*, the minimum class of service vehicle to be accommodated on-site is as follows:

- Occasional access for a large rigid vehicle (LRV)
- Regular access for a refuse collection vehicle (RCV).

Due to the scale and nature of the proposed development on-site access for a LRV is not expected. A removalist truck suitable for 3-4 bedroom homes would be more in line with a medium rigid vehicle (MRV) which means the largest service vehicle required to access the site would be a RCV.

A vehicle swept path analysis has been undertaken which demonstrates that the proposed development is able to cater for safe access and maneuvering for a MRV and RCV, which is deemed suitable to cater for the expected demands of the development.

It is noted that the BCC *City Plan* states that the maximum grades for straight access ramps, suitable for MRV and RCV access, is 1:10 (10%). The maximum grades for RCV maneuvering near the bin storage area is 1:20 (5%). The proposed access driveway through the site complies with the above maximum grades.

Refuse Collection:

The proposed development provides for on-site servicing of refuse from an enclosed bin storage area located at the northern end of the site.

The proposed site access and driveway design is deemed suitable to cater for RCV access and maneuvering, which complies with the above requirements.

It is considered that the proposal appropriately addresses all relevant traffic and transport items as follows:

- The development provides an access from Rogers Parade at approximately 6.5m wide, designed in compliance with relevant standards.
- The development provides a total of 20 double garages for resident parking plus 5 off-street visitor parking spaces, including 1 PWD space, all designed in compliance with relevant standards.
- The development is accessed from a minor road and is able to cater for access and maneuvering by a MRV and RCV.
- The estimated traffic generation for the development is not expected to adversely impact the safe and efficient operation of the local road network.

4.2.4 ENGINEERING

Stormwater:

It is proposed to discharge roof water from the development directly into the existing lawful point of discharge which is to the rear of the development which is located in what will be deep planting.

It is proposed to discharge seepage flows captured by retaining walls to the internal stormwater and to the lawful point of discharge.

Earthworks:

The design and construction of the earthworks will be undertaken in accordance with the recommendations of a geotechnical report along with AS 3798 – Guidelines on Earthworks for Commercial and Residential Developments.

Any excavated material not suitable for reuse as fill will be removed from the site and disposed of appropriately in an approved landfill.

As no excavation is proposed to expose subsoil at or below RL 5.0m, the development would not be subject to the State Planning Policy July 2017 and consequently there is no requirement for an Acid Sulfate Soil Investigation to be undertaken as part of the Development Application.

Upstream Connection:

The site is not required to provide a lawful point of discharge for the up-slope catchment (upstream connection).

As such, no up-slope external connection is required and therefore it is requested this not be condition on this proposal, given it is not reasonable or relevant.

4.2.5 BUSHFIRE OVERLAY CODE

The site-specific Bushfire Hazard Assessment was technically reviewed and approved by a suitably qualified person and is in general accordance with the Bushfire reporting guide and Bushfire resilient communities. It concluded that the bushfire hazard rating for the site is low.

In accordance with the note to acceptable outcome AO1.1 of the Bushfire overlay code; further assessment of the proposed development against the Bushfire overlay code is not required for the development application.

4.2.6 STREETScape HIERARCHY OVERLAY CODE

Verge width:

The verge requirements are identified as a Neighbourhood Street Minor on the Streetscape Hierarchy Overlay, which requires a 3.75m verge width. The site has a verge width greater than 3.75m. As such, no additional land dedication is required.

It is noted that the verge will need to be reprofiled to connect into the adjoining verge.

Given the above, the proposal is in accordance with the verge widths prescribed in Table 8.2.20.3.B of the Streetscape Hierarchy Overlay Code.

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

5.0 STATUTORY PLANNING REQUIREMENTS

5.1 STATE FRAMEWORK

The development application requires assessment against the relevant provisions of the *Planning Act*, SPP and SEQRP. Consideration of these matters are outlined below:

5.1.1. PLANNING ACT 2016

The statutory framework for decision making in relation to land use and development in Queensland is contained within the *Planning Act 2016* and its subordinate legislation.

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the *Planning Act 2016*.

5.1.2 SOUTH EAST QUEENSLAND REGIONAL – SHAPING SEQ 2023

Shaping SEQ 2023 is the Queensland Government's 25 year strategic plan to guide regional development and growth of the SEQ region. The SEQ region encompasses the 12 local government areas (LGAs) of Brisbane, Gold Coast, Ipswich, Lockyer Valley, Logan, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Shaping SEQ allocates all land in SEQ into one of three regional land use categories: Urban Footprint, Regional Landscape and Rural Production Area (RLRPA), and Rural Living Area (RLA). In doing so, it provides a framework for delivering efficient urban and rural residential growth, a more compact urban form, economic agglomeration, and the protection and sustainable use of SEQ's natural assets, landscape and productive rural areas. Shaping SEQ 2023 helps to advance the purpose of the Urban Footprint through the Brisbane City Plan 2014, which acts as the primary instrument to help establish desired uses on the site. The subject site is appropriately located in the Urban Footprint.

5.1.3 STATE PLANNING POLICY

The State Planning Policy was released on 3 July 2017. Under Section 26 of the Planning Regulation, the State Planning Policy is an assessment benchmark that the Assessment Manager must have regard to if not appropriately integrated into the Planning Scheme.

An assessment of the proposed development has been carried out against the State Planning Policy (SPP). It has been determined that the proposed development does not require further assessment against the SPP.

5.1.4 REFERRALS AND STATE DEVELOPMENT ASSESSMENT PROVISIONS

Referral matters for this proposal have been assessed against the *Planning Regulation 2017*.

The proposed development does not require any referral.

5.2 LOCAL FRAMEWORK

The site is located within the Brisbane City Council local government area and is required to be assessed against the relevant provisions of the *City Plan 2014*. The relevant provisions are identified and addressed below.

5.2.1 STRATEGIC FRAMEWORK

The City Plan includes a Strategic Framework which sets the policy direction for the planning scheme. The Strategic Framework includes five themes, the most relevant of which is the “Brisbane CityShape” theme. The CityShape theme identifies a broad land use pattern for the city. The site is identified as being located within the suburban living area in accordance with SFM-002 Brisbane CityShape 2031 Land Use Strategic Framework Map.

Theme 2: Brisbane’s outstanding lifestyle and Theme 5: Brisbane’s CityShape are particularly relevant to the proposed development. In responding to these aspects of the Strategic Framework, we note the following.

- Development within the Suburban Living Area is in response to the zoning of the site (Theme 5 - Strategic Outcome (1)(g)).
- The Suburban Living Area supports the development of multiple dwellings in the Emerging Community Zone where the site is located 600m walking distance to community uses and 800m to a centre and has the benefit public transport services (bus stops) (Theme 5, Element 5.5 – Land Use Strategy 3.2).

Having regard to the outcomes of the Strategic Framework it is our view that the proposed development is consistent with the strategic framework. Despite not being within 400m walking distance of a major public transport stop or station, the site is considered very well connected from a public transport aspect with bus stops located within a walking radius of the site.

Notwithstanding the above, the proposal does cater for intergenerational housing options, such as young people, families and supporting aging in place.

5.2.2 LEVEL OF ASSESSMENT

Under the Brisbane *City Plan 2014*, the site is located within the Emerging Community Zone and the McDowall Neighbourhood Plan.

The following Overlays apply to the subject site:

- Airport Environs Overlay;
- Bicycle Network Overlay;
- Biodiversity Areas Overlay;
- Bushfire Overlay;
- Community Purposes Network Overlay;
- Critical Infrastructure and Movement Network Overlay;

- Road Hierarchy Overlay;
- Streetscape Hierarchy Overlay;
- Waterway Corridors Overlay.

In accordance with Part 5 of the Brisbane *City Plan 2014*, the application is subject to **Impact Assessment**, on the following basis:

LEVEL OF ASSESSMENT	
ZONE	
Emerging Community Zone	
Impact Assessment	In accordance with Section 5.5.20 – Level of Assessment for a Material Change a Use, if any other use is not listed in the table, (a multiple dwelling not being listed) the level of assessment is subject to Impact Assessment. As such, the proposal is identified as triggering Impact Assessment .
NEIGHBOURHOOD PLAN	
McDowall Neighborhood Plan	
No Change	In accordance with Table 5.9.40.A – McDowall Neighbourhood Plan, there is no change to the level of assessment for the proposed development. The table identifies the McDowall Neighbourhood Plan Code as an assessment benchmark for the development. We note that there are no assessment benchmarks identified within this Neighbourhood Plan.
OVERLAYS	
Airport Environs Overlay	
Impact Assessment	In accordance with Table 5.10.2 – Airport Environs Overlay, a Material Change of Use for a Multiple Dwelling in the PANS sub-category, if assessable development in the zone, is subject to code assessment. Notwithstanding this, the note in the table identifies that where the level of assessment is identified as Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Airport Environs Overlay Code is addressed in Appendix 1.
Bicycle Network Overlay	
Impact Assessment	In accordance with Table 5.10.3 – Bicycle Network Overlay, a Material Change of Use involving a new premises with an increase in gross floor area is subject to code assessment. Notwithstanding this, the note in the table identifies that where the level of assessment is identified as Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Bicycle Network Overlay Code is assessed in Appendix 1.
Biodiversity Overlay	
Impact Assessment	In accordance with Table 5.10.4 – Biodiversity Overlay, a Material Change of Use for a new premises triggers Code Assessment. Notwithstanding this, the note in the table identifies that where the MCU is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Biodiversity Overlay Code is addressed within Appendix 1.
Bushfire Overlay	
Impact Assessment	In accordance with Table 5.10.5 – Bushfire Overlay, a Material Change of Use other than for a dwelling house, where increasing the number of dwellings is subject to code assessment. Notwithstanding this, the note in the table identifies that where the level

	of assessment is identified as Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Bushfire Overlay Code is addressed in Appendix 1.
Community Purposes Network Overlay	
Impact Assessment	In accordance with Table 5.10.7A – Community Purposes Network Overlay, the Reconfiguration of a Lot triggers Code Assessment. Notwithstanding this, the note in the table identifies that where the MCU is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Community Purposes Network Overlay Code is addressed within Appendix 1.
Critical Infrastructure and Movement Network Overlay	
Not Applicable	In accordance with Table 5.10.8 – Level of assessment for the Critical Infrastructure and Movement Network Overlay, a reconfiguring of a lot is not listed. Therefore, there is no change to the level of assessment and no assessment required against the Critical Infrastructure and Movement Network Overlay Code.
Road Hierarchy Overlay	
Impact Assessment	In accordance with Table 5.10.18 – Road Hierarchy Overlay, a Material Change of Use for a Multiple Dwelling is subject to code assessment. Notwithstanding this, the note in the table identifies that where the level of assessment is identified as Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Road Hierarchy Overlay Code is assessed in Appendix 1.
Streetscape Hierarchy Overlay	
Impact Assessment	In accordance with Table 5.10.20 – Streetscape Hierarchy Overlay, a Material Change of Use for a Multiple Dwelling is subject to code assessment. Notwithstanding this, the note in the table identifies that where the level of assessment is identified as Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Streetscape Hierarchy Overlay Code is assessed in Appendix 1.
Waterway Corridors Overlay	
Not Applicable	In accordance with Table 5.10.25 – Waterway corridor overlay, a Material Change of Use other than for a dwelling house in the Local waterway corridor sub-category if not complying with the accepted development requirements is subject to code assessment. We note the proposed development is not located within the waterway corridor. As such, no assessment is carried out against the Waterway Corridor Overlay Code.

5.2.3 ASSESSABLE DEVELOPMENT

Following a detailed review of the relevant planning provisions, the following table summarises the level of assessment and relevant codes for all assessable development associated with the proposal.

APPLICABLE CODES	
Zone Code	Emerging Community Zone Code
Neighbourhood Plan	N/A
Development Code	Multiple Dwelling Code
Overlay Codes	Airport Enviro Overlay Code Bicycle Network Overlay Code Biodiversity Overlay Code Bushfire Overlay Code (Appendix 6) Community Purposes Network Overlay Code Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code
Prescribed Secondary Codes	Filling and Excavation Code (Appendix 3) Infrastructure Design Code (Appendix 3) Landscape Work Code Outdoor Lighting Code Park Planning and Design Code Stormwater Code (Appendix 3) Transport, Access, Parking and Servicing Code Wastewater Code

A full assessment of the codes is provided within Appendix 1, unless otherwise specified above

However, it is noted that no assessment is undertaken against the following codes:

- Assessment against the **Landscape Work Code** is not required as Landscaping works can be conditioned;
- Assessment against the **Outdoor Lighting Code** is not required as no outdoor lighting is proposed as part of this proposal;
- Assessment against the **Park Planning and Design Code** is not required as no park planning and design is required as part of this proposal; and
- Assessment against the **Wastewater Code** is not required as the subject site is serviced by sewerage infrastructure.

6.0 CONCLUSION

This report has been prepared on behalf of *Dean & Kate Hamilton* (applicant) to obtain a Development Approval on land at 78 Rogers Parade West, Everton Park formally described as Lot 638 on SL11121. The approval sought is for the following:

- Development Permit – Material Change of Use – for a Multiple Dwelling (20 Townhouses).

This report addresses the merits of the proposal against the relevant provisions of the *Brisbane City Plan 2014* (the Planning Scheme), the *Planning Act 2016* (the Act) and other relevant legislation. A detailed analysis of the proposal against the local and state planning framework is included within this report and appendices.

Under the *Brisbane City Plan 2014*, the subject site is identified as being contained within the Emerging Community Zone. The Overall Outcomes of the Emerging Community Zone states:

*“Development including dwelling house, dual occupancy, rooming accommodation, **multiple dwelling**, a residential care facility and a retirement facility contributes to contained, sustainable and functional communities that provide housing:*

- i. for suburban living generally as anticipated in the Low density residential zone; or*
- ii. at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages; or*
- iii. at a larger scale and greater dwelling density appropriate for the site's location and commensurate with ease of access to services, facilities and high frequency public transport.”*

The proposed development is identified as being consistent with the Overall Outcomes of the Emerging Community Zone as it will provide an appropriate land use and density, tailored for the site’s characteristics and local context. The proposed development has been designed to reinforce the character of the surrounding area through built form and material selection. Specifically, the proposed development will provide:

It has been demonstrated that the proposed development provides each lot with the following:

- A Multiple Dwelling that will not detract from the existing streetscape and provide an alternative form of housing type.
- A Multiple Dwelling that is of bulk and scale that is in keeping with the surrounding built form.
- A design that will provide a positive contribution to the streetscape.
- A development that represents a logical and complementary extension of the adjoining Multiple Dwelling sites.
- A development that will contribute and respond to local need through a coordinated structure planning process that demonstrates that the development is appropriate for the site’s characteristics and local context.

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

7.0 APPENDIX 1

7.1 CODE ASSESSMENT
