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**APPLICATION REF**

A006923137



# 9 Ashmore Street, Everton Park

Prepared for  
Mario Polino

DECEMBER 2025

[MECONE.COM.AU](http://MECONE.COM.AU)



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Revision	Revision date	Status	Authorised: Name & Signature
1	24 November 2025	Draft	DM
2	11 December 2025	Final	PC

\* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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# Executive Summary

This planning report has been prepared by Mecone on behalf of Mario Polino (the Applicant) in support of an Impact assessable development application lodged over land located at 9 Ashmore Street, Everton Park, described as Lot 52 on RP72156. Specifically, this development application seeks the following:

- Development permit for a Material change of use for a Multiple Dwelling (5 townhouse units)

In accordance with s44 of the *Planning Act 2016*, the proposed development is considered Assessable development for which a development approval is required. Pursuant to s53 of the *Planning Act 2016*, the application will require public notification.

**Table 1 – Table 3** below provide a summary of the site, planning framework, application requirements and applicant details.

**Table 1: Site description and planning considerations**

Key Details	Site Description and Planning Considerations
Site Address	9 Ashmore Street, Everton Park
Real Property Description	Lot 52 on RP72156
Total Site Area	916m <sup>2</sup>
Easements	No easements are located on the site
Landowner	Polination Developments PTY LTD A.C.N. 614 816 170
Planning Scheme	<i>Brisbane City Plan 2014 (v34)</i>
Zoning	<ul style="list-style-type: none"> <li>• LMR2 – Low-medium density residential               <ul style="list-style-type: none"> <li>○ 2 or 3 storeys mix zone precinct</li> </ul> </li> </ul>
Neighbourhood Plan	Not applicable
Overlays	<ul style="list-style-type: none"> <li>• Airport environs overlay               <ul style="list-style-type: none"> <li>○ OLS – Horizontal limitation surface boundary</li> <li>○ Procedures for air navigation surfaces (PANS)</li> <li>○ BBS Zone – Distance from airport – 8-13km</li> </ul> </li> <li>• Critical infrastructure and movement network overlay               <ul style="list-style-type: none"> <li>○ Critical infrastructure and movement planning area category</li> </ul> </li> <li>• Dwelling house character overlay</li> <li>• Road hierarchy overlay               <ul style="list-style-type: none"> <li>○ Neighbourhood road</li> </ul> </li> <li>• Streetscape hierarchy overlay               <ul style="list-style-type: none"> <li>○ Neighbourhood street minor</li> </ul> </li> <li>• Transport noise corridor overlay               <ul style="list-style-type: none"> <li>○ Designated State Noise corridor - State-controlled road (MANDATORY area): Category 0: Noise Level &lt; 58 dB(A)</li> </ul> </li> </ul>
Regional Plan	ShapingSEQ 2023 – South East Queensland Regional Plan
SPP Layers	<ul style="list-style-type: none"> <li>• Natural hazards risk and resilience               <ul style="list-style-type: none"> <li>○ Flood hazard area – Local government flood mapping area.</li> </ul> </li> <li>• Strategic airports and aviation Facilities               <ul style="list-style-type: none"> <li>○ Wildlife Hazard Buffer zone – 13km radius</li> <li>○ Building restricted area – Area of interest</li> <li>○ Obstacle limitation surface area</li> </ul> </li> </ul>
SARA Overlays	<ul style="list-style-type: none"> <li>• Water Resource:               <ul style="list-style-type: none"> <li>○ Water resources planning area boundary</li> </ul> </li> <li>• Native vegetation clearing               <ul style="list-style-type: none"> <li>○ Regulated vegetation – Category X</li> <li>○ Coastal bioregions and sub-regions</li> <li>○ Vegetation management regional ecosystem – Non-remnant</li> </ul> </li> </ul>



**Table 2: Application summary**

<b>Key Details</b>	<b>Application Summary</b>
Aspect of Development	Material Change of Use for a Multiple Dwelling (5 Townhouse Units)
Category of Assessment	Impact Assessment
Public Notification	15 Business days
Assessment Manager	Brisbane City Council
Referral Trigger	N/A
Referral Agency	N/A

**Table 3: Applicant details**

<b>Key Details</b>	<b>Applicant details</b>
Applicant	Mario Polino c/- Mecone
Contact Details	Darcy Muller Level 2, Rowes Building, 235 Edward Street Brisbane QLD 4000 P: 07 2113 2506 E: <a href="mailto:brisbane@mecone.com.au">brisbane@mecone.com.au</a> (cc. <a href="mailto:dmuller@mecone.com.au">dmuller@mecone.com.au</a> )
Reference	M001644



# 1 Site Description

## 1.1 Site Details

**Table 4** Provides a summary of the site details.

**Table 4: Site description and planning considerations**

Key details	Subject site
Address	9 Ashmore Street, Everton Park
RPD	Lot 52 on RP72156
Site area	916m <sup>2</sup>
Existing Use	Dwelling House
Landowner	Pollination Developments PTY LTD A.C.N.
Access	Access to the subject site is provided via a single crossover from Ashmore Street.
Servicing	The subject site is connected to the following essential infrastructure: <ul style="list-style-type: none"><li>• Water: a water main is located along Ashmore Street</li><li>• Sewer: a sewer main is located along the verge of Ashmore Street</li><li>• Stormwater: There is stormwater infrastructure located along the verge and channel of Ashmore Street.</li><li>• Electricity: Overhead power is located along the verge of Ashmore Street</li><li>• Telecommunication: An underground NBN and Telstra cables are located along the verge of Ashmore Street</li></ul>
Topography	The site has an approximate fall from 45m AHD at the rear to 41m AHD at the front of the site, which is a slope of approximately 8%.
Vegetation	While the site contains a number of shrubs and garden plans, a large subtropical shade tree is located at the rear of the site.



**Figure 1: Site Aerial of Subject Site**  
Source: Brisbane City Plan 2014



**Figure 2: Street view of the subject site**  
Source: Google Maps (November 2025)

## 1.2 Site Context

The site is situated within the suburb of Everton Park, within the Brisbane City Council Local Government Area (LGA) and is approximately 7.25km north east of the Brisbane Central Business District (CBD). The site fronts Ashmore Street to the east and borders residential properties to the north, west and south. The immediate area is characterised by residential uses, including a mixture of detached dwellings and medium-density units. The character is changing to include several 3-storey developments, as the remaining allotments with dwelling houses are being developed at a greater density.

The site can be accessed by private vehicle and pedestrians via the crossover from Ashmore Street. The street network connects to major arterial roads, including South Pine Road and Stafford Road, which connect to other major roads within the wider Brisbane area, including Samford Road, Gympie Road and Airport Link Tunnel. The Road network provides connections to other major centres, including Brookside Shopping Centre, Stafford City Shopping Centre, North West Private Hospital and Gallipoli Army Barracks.

For public transport, bus stops are located within walking distance of the site on South Pine Road and Griffith Street, with services 354, 369 and 598 having services every 15 minutes in peak periods.. Active transport is located within the Kedron Brook bikeway, with the closest entry point located at the southern point of Ashmore Street. A Major centre and shopping facilities are situated on the eastern side of South Pine Road, approximately 250m east of the site. A more detailed summary of the site context is provided below:

- **North** – The northern boundary of the site adjoins a 3-storey apartment building located at 24 Newhaven Street. Beyond this are additional residential properties. Further north is the Everton Plaza (Shopping Mall) and roads leading to McDowall and Everton Park State School
- **South** – The southern boundary of the site adjoins 11 Ashmore Street, which contains a Dwelling house. Beyond this site are residential properties, the Kedron Brook Creek and Bikeway, and the Enoggera Train and Bus Station.
- **East** – The eastern boundary fronts Ashmore Street. Further east is the Everton Park Major centre comprising of businesses along South Pine Road and a large shopping area containing retail stores and a Woolworths. Everton Park State High School and the Stafford Shopping Centre are situated approximately 500m and 2.1km to the east.



- **West** – The western boundary adjoins a single-storey unit block at 37 Barrymore Street. Beyond this are residential properties, various sports fields, Brookside Shopping Centre and Mitchelton Train Station.

## 1.3 Surrounding Development

**Table 5** details recent development applications in the surrounding area, which are similar to what is proposed for the site.

**Table 5: Surrounding Development**

Council Ref	Address	Status	Description
A006826022	2 Ashmore St, Everton Park	In progress	Brisbane City Council is currently in the process of assessing a development application for a Material Change of Use - Multiple dwelling and short-term accommodation (51 units).
A004583477	17 Ashmore St, Everton Park	Approved	On the 9 of June 2017, Brisbane City Council issued a development approval for Material Change of Use - Multiple dwelling (4 units).
A005625116	30 Newhaven St, Everton Park	Approved	On the 18 of November 2021, Brisbane City Council issued a development approval for Material Change of Use - Multiple dwelling (12 units).

## 1.4 Previous Site Development Approvals

Based on the Brisbane City Council's online Development.i system, no historic approvals exist over the site since 1 January 2004.



**Figure 3: Site context**

Source: Google Earth (November 2025)



## 2 Development Proposal

### 2.1 Proposal Summary

The Applicant, Mario Polino, is seeking to construct 5 townhouse units at 9 Ashmore Street, Everton Park. To facilitate the development, this application seeks approval for the building of:

- Development permit for a Material change of use for a Multiple Dwelling (5 townhouse units)

Refer to **Figure 4** for a 3D render of the proposed development.



**Figure 4: Artist Impression**  
Source: Angelo Patrick Architect

### 2.2 Proposal Detail

#### 2.2.1 Development Summary

The key development details are summarised in below **Table 6**, And should be read in conjunction with the proposal plans in **Appendix B: Proposed Plans**.

**Table 6: Built form detail**

Key detail	Proposed development				
Maximum Building height	9.32m (roof of Townhouse 4)				
Townhouses (TH)	TH 1: • 3 Beds	TH 2: • 3 Beds	TH 3: • 3 Beds	TH 4: • 4 Beds	TH 5: • 4 Beds
Gross Floor Area	Approximately 763.25m <sup>2</sup>				
Access	Access to the property will be via a 6.2m wide driveway from Ashmore Street				
Car parking	12 car parking spaces: <ul style="list-style-type: none"> <li>• 10 residential (2 per townhouse in individual garages)</li> <li>• 2 visitor spaces</li> </ul>				
Setbacks	<b>Front Setback:</b>		<b>North Side Setback:</b>		
	<ul style="list-style-type: none"> <li>• Ground Level <ul style="list-style-type: none"> <li>○ 4000mm to TH1 &amp; TH2 patios</li> <li>○ 6000mm to TH1 and TH2 walls</li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li>• Ground Level <ul style="list-style-type: none"> <li>○ BTB to car area wall</li> <li>○ 1312mm to TH2 habitable wall</li> </ul> </li> </ul>		

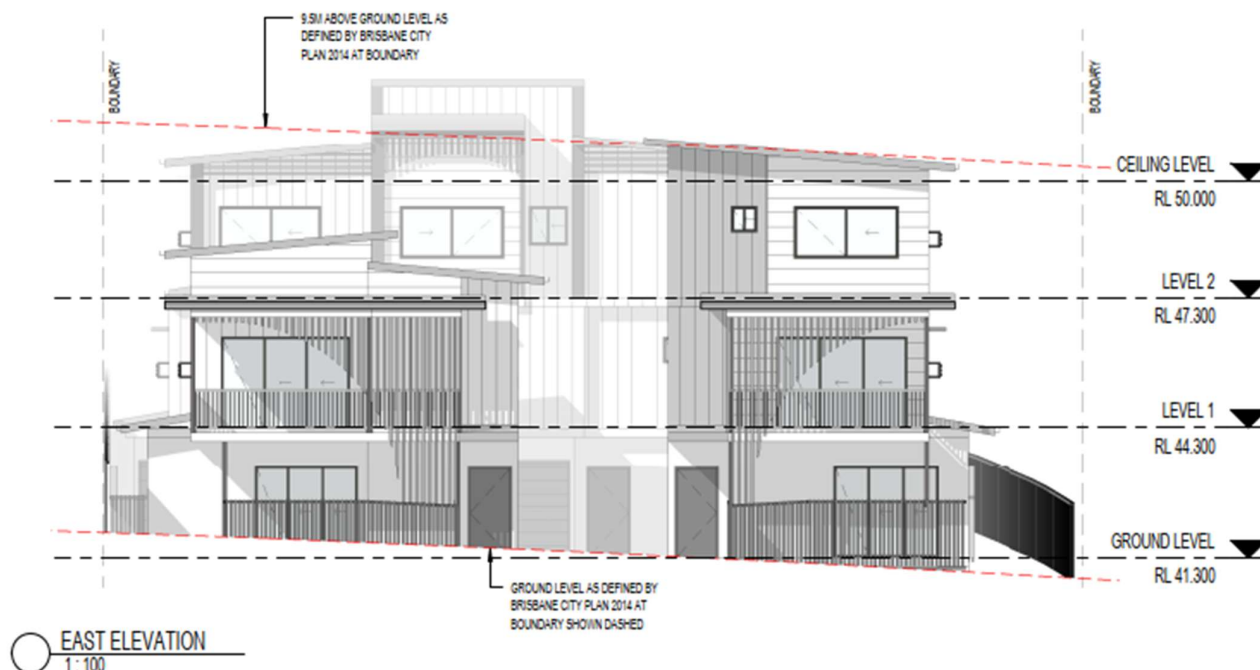


	<ul style="list-style-type: none"> <li>Level 1 <ul style="list-style-type: none"> <li>4000mm to TH1 &amp; TH2 balcony</li> <li>6000mm to TH1 and TH2 walls</li> </ul> </li> <li>Level 2 <ul style="list-style-type: none"> <li>6000mm to TH2 Wall</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Level 1 <ul style="list-style-type: none"> <li>1512mm to TH3 habitable wall</li> <li>1649mm to TH2 habitable wall</li> </ul> </li> <li>Level 2 <ul style="list-style-type: none"> <li>1512mm to TH3 habitable wall</li> <li>1649mm to TH2 habitable wall</li> </ul> </li> </ul>			
	<b>South Side Setback:</b>	<b>Rear Setback:</b>			
	<ul style="list-style-type: none"> <li>Ground Level <ul style="list-style-type: none"> <li>BTB to car area wall</li> </ul> </li> <li>Level 1 <ul style="list-style-type: none"> <li>1500mm to TH5 wall</li> </ul> </li> <li>Level 2 <ul style="list-style-type: none"> <li>2000mm to TH5 wall</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Ground Level <ul style="list-style-type: none"> <li>8250mm to TH5 wall</li> </ul> </li> <li>Level 1 <ul style="list-style-type: none"> <li>7342mm to TH4 patio</li> <li>10280mm to TH4 wall</li> </ul> </li> <li>Level 2 <ul style="list-style-type: none"> <li>9140mm to TH5 wall</li> </ul> </li> </ul>			
Deep planting	104.5m <sup>2</sup> (11.4%)				
Site Cover	434.2m <sup>2</sup> (47.3%)				
Refuse	10 x 240L Bins <ul style="list-style-type: none"> <li>2 per townhouse (1 refuse and 1 recycling)</li> <li>Dedicated storage spaces for each Townhouse</li> </ul>				
Private open space	TH 1: <ul style="list-style-type: none"> <li>32.16m<sup>2</sup></li> </ul>	TH 2: <ul style="list-style-type: none"> <li>30.52m<sup>2</sup></li> </ul>	TH 3: <ul style="list-style-type: none"> <li>36.41m<sup>2</sup></li> </ul>	TH 4: <ul style="list-style-type: none"> <li>32.77m<sup>2</sup></li> </ul>	TH 5: <ul style="list-style-type: none"> <li>29.73m<sup>2</sup></li> </ul>

## 2.2.2 Built Form, Material and Finishes

The proposed development consists of 5 townhouse units. The development layout will include two units at the front of the site and 3 at the rear. The proposed built form varies between two and three storeys with a maximum building height of 9.32m. The proposed development responds to the site's irregular frontage and width by stepping in the proposed development from the side boundaries along the horizontal and vertical planes.

The proposed built form incorporates traditional design elements that add articulation to the development, breaking up the building facades. TH 1 and TH2 comprise balconies and windows that overlook the streetscape. The development includes gable roofs, timber battening and feature cladding on the building facades. Refer to **Figure 5** for further details.



**Figure 5: Proposed Front Elevation**  
 Source: Angelo Patrick Architect

### 2.2.3 Traffic, Access and Parking

Vehicular access to the site is proposed via a 6.2m wide crossover from Ashmore Street, which will also be used for pedestrian access..

The development provides for 10 resident car spaces and 2 visitor spaces, in compliance with the parking requirements in the Traffic, Access, Parking and Servicing Planning Scheme Policy (TAPS PSP). The resident parking spaces are located within individual driveways connected to each townhouse units. The visitor parking spaces are located at the front of the property. An internal driveway between TH 1 and TH 2 will be connect TH 3, 4 and 5 to the proposed vehicular access point from Ashmore Street.

### 2.2.4 Landscaping

The site incorporates landscaping at the front and rear of the site. The intent of the proposed landscaping is to provide deep planting and deep soil areas that can accommodate a range of large shade trees in proximity to the established landscape areas on adjoining properties. This will enhance the subtropical nature of the subject site and the immediate vicinity.

The deep planting at the rear will include a combination of existing vegetation and new shade trees, which will provide shade for the Private Outdoor Spaces (POS) at the rear TH 3, 4 and 5. Deep soil areas are proposed at the front corners of the property to provide shade for the TH 1 and 2 POS. A 1m wide landscape strip is proposed along the front property boundary.

### 2.2.5 Refuse Management

The proposed development incorporates storage capacity for 10 x 240L bins, 2 for each townhouse (1x general waste and 1x recycling). The development will be serviced by kerbside refuse collection in accordance with the Refuse Planning Scheme policy.



Each townhouse will include an individual bin storage area near the pedestrian entrance to ensure easy access for residents. The bin storage areas for TH 1 and 2 will be located in the courtyards and screened from Ashmore Street. The bin storage areas for TH 2, 3 and 4 will be situated behind TH 1 and 2 and will not be visible from the street.

## 2.2.6 Civil Services and Stormwater

The site currently has access to all essential services, including water, sewer, stormwater, electricity, and telecommunications. Minor modifications will be required to the current connections to suit the new development. These modifications will be made in consultation with the relevant service supplier.

The proposed development will require excavation for the ground level of the proposed townhouse units to be level with the street level. The maximum cut required is approximately 2.95m toward the rear of the site for the ground levels of the three rear townhouses. Given the extent of earthworks proposed across the site, retaining walls are proposed along the Northern and southern boundary, with the tallest retaining wall being approximately 2.4m.

Stormwater will be managed by a series of downpipes and drains that will be designed to discharge to the Ashmore Streets kerb and channel. The proposal does not require on-site detention and does not trigger assessment against the stormwater quality requirements under the State Planning Policy 2017. Further details on Civil services, Earthworks and Stormwater are detailed in **Appendix D: Engineering Code Assessment**.



## 3 Planning Considerations

### 3.1 Planning Framework

**Table 7** below details the applicable planning framework.

**Table 7: Planning Framework**

Key detail	Proposed development
<b>State Framework</b>	
Planning Regulation 2017	<ul style="list-style-type: none"> <li>• Water Resource:               <ul style="list-style-type: none"> <li>○ Water resources planning area boundary</li> </ul> </li> <li>• Native vegetation clearing               <ul style="list-style-type: none"> <li>○ Regulated vegetation – Category X</li> <li>○ Coastal bioregions and sub-regions</li> <li>○ Vegetation management regional ecosystem – Non-remnant</li> </ul> </li> </ul>
State Planning Policy 2017 (SPP 2017)	<ul style="list-style-type: none"> <li>• Natural hazards risk and resilience               <ul style="list-style-type: none"> <li>○ Flood hazard area – Local government flood mapping area.</li> </ul> </li> <li>• Strategic airports and aviation Facilities               <ul style="list-style-type: none"> <li>○ Wildlife Hazard Buffer zone – 13km radius</li> <li>○ Building restricted area – Area of interest</li> <li>○ Obstacle limitation surface area</li> </ul> </li> </ul>
ShapingSEQ 2023	The proposed development is for an urban purpose and in the Urban footprint. The proposal aligns with the housing target prescribed in ShapingSEQ 2023 for the Brisbane LGA by providing housing diversity in a well-located area.
<b>Local Framework</b>	
Local categorising instrument	<i>Brisbane City Plan 2014 (v34)</i>
Council overlays	<ul style="list-style-type: none"> <li>• Airport environs overlay               <ul style="list-style-type: none"> <li>○ OLS – Horizontal limitation surface boundary</li> <li>○ Procedures for air navigation surfaces (PANS)</li> <li>○ BBS Zone – Distance from airport – 8-13km</li> </ul> </li> <li>• Critical infrastructure and movement network overlay               <ul style="list-style-type: none"> <li>○ Critical infrastructure and movement planning area category</li> </ul> </li> <li>• Dwelling house character overlay</li> <li>• Road hierarchy overlay               <ul style="list-style-type: none"> <li>○ Neighbourhood road</li> </ul> </li> <li>• Streetscape hierarchy overlay               <ul style="list-style-type: none"> <li>○ Neighbourhood street minor</li> </ul> </li> <li>• Transport noise corridor overlay               <ul style="list-style-type: none"> <li>○ Designated State Noise corridor - State-controlled road (MANDATORY area): Category 0: Noise Level &lt; 58 dB(A)</li> </ul> </li> </ul>
Zone	<ul style="list-style-type: none"> <li>• LMR2 – Low-medium density residential               <ul style="list-style-type: none"> <li>○ 2 or 3 storeys mix zone precinct</li> </ul> </li> </ul>
Local government infrastructure plan	Priority Infrastructure Area

### 3.2 Application Requirements

**Table 8** details the development application requirements and assessment benchmarks for the proposed development.

**Table 8: Application requirements**

Key detail	Proposed Development
Aspect of development	Material Change of Use for Multiple Dwelling (5 Townhouse units)
Category of assessment	Impact Assessment



Public notification	15 Business Days
Assessment manager	Brisbane City Council
Referral trigger	N/A
Referral agency	N/A
<b>Assessment benchmarks</b>	
SPP	N/A
SDAP	N/A
Strategic Framework	<ul style="list-style-type: none"><li>• Theme 2: Brisbane's outstanding lifestyle<ul style="list-style-type: none"><li>◦ Element 2.2 – Brisbane's housing and accommodation choices</li></ul></li><li>• Theme 5: Brisbane's CityShape<ul style="list-style-type: none"><li>◦ Element 5.5 – Brisbane's suburban living areas</li></ul></li></ul>
Development Code	<ul style="list-style-type: none"><li>• Multiple dwelling code</li></ul>
Zone Code	<ul style="list-style-type: none"><li>• Low-medium density residential zone code</li></ul>
Overlay codes	<ul style="list-style-type: none"><li>• Airport environs overlay</li><li>• Road hierarchy overlay</li><li>• Streetscape hierarchy overlay</li><li>• Transport noise corridor overlay</li></ul>
Secondary codes	<ul style="list-style-type: none"><li>• Filling and excavation code</li><li>• Infrastructure design code</li><li>• Landscape work code</li><li>• Outdoor lighting code</li><li>• Park planning and design code</li><li>• Stormwater code</li><li>• Transport, access, parking and servicing code</li><li>• Wastewater code</li></ul>



## 4 Assessment Summary

The building heights within the multiple dwelling code are assessed in A04. Table 9.3.14.3.B outlines the prescribed building height requirements for the proposed development, as there is no applicable neighbourhood plan that applies to the subject site. As the subject site is not within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station, the maximum building height is limited to 2 stories and 9.5m. The proposed development includes building heights of 3 stories, which triggers an Impact Assessment

### 4.1 Strategic framework

The Brisbane City Plan 2014 has a policy direction that is established by the strategic framework, which forms the basis for ensuring appropriate development occurs. Of the five themes that collectively represent the policy intent of the theme, the two that relate to the proposed development is Theme 2: Brisbane's outstanding lifestyle and Theme 5 Brisbane's CityShape. Each theme is made up of key elements that have specific outcomes and land use strategies.

A relevant element of Theme 2 is Element 2.2, Brisbane housing and accommodation choice. The proposed development complies with this element of Theme 2 as it contributes to both an increase in housing supply and diversity in the type of housing. This is through the immediate area seeing an increase in apartment block style units, while the proposed development would offer Townhouse units with varying sizes and numbers of bedrooms.

A relevant element of Theme 5 is Element 5.5 – Brisbane Suburban Living Area. The proposed development complies with this element of Theme 5, as a specific outcome is for small-scale multiple dwellings to be provided within well-located sites. The design of townhouse units are a form of small-scale multiple dwelling, while the site is well located in terms of access to existing infrastructure, facilities and services.

### 4.2 Relevant Matters

Section 45(5)(b) of the *Planning Act 2016* outlines that an Impact Assessment is an assessment that may be carried out against, or have regard to, any other relevant matter other than a person's personal circumstances, financial or otherwise.

(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.**

*Examples of another relevant matter—*

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

The relevant matters for this development application are:

- The current relevance of the assessment benchmarks in the light of changed circumstances; and
- The public interest.



## 4.2.1 The Current Relevance of the Assessment Benchmarks in the Light of Changed Circumstances

### 4.2.1.1 Low-Medium Density Residential Zoning

The subject site is zoned Low-medium density residential and is within the 2 – 3 story mix zone precinct. The Low-medium density residential zone code identifies the purpose of the zone as follows:

1. *The purpose of the low-medium density residential zone is to provide for:*
  - a. *a variety of low to medium density dwelling types; and*
  - b. *community uses, and small-scale services, facilities and infrastructure, to support local residents.*

This is supported by the Overall Outcomes (7)(a) and (b), which describe the 2 or 3-story mix precinct as comprising of a mix of dwelling types, on suitable sites in accessible locations, near to public transport and larger centres. Refer to the excerpt below of the Overall Outcomes.

7. *2 or 3 storey mix zone precinct overall outcomes are:*
  - a. *Development comprises a mix of dwelling types including dwelling houses, 2 to 3 storey low-rise multiple dwellings (such as apartments and row houses) and dual occupancy, to provide housing diversity and a sensitive transition both to adjoining sites that contain dwelling houses and between busier roads or centres and lower density residential areas.*
  - b. *Development of low-medium rise, low-medium density residential buildings:*
    - i. *are of predominantly 2 storeys, or of up to 3 storeys in height where located within easy walking distance of a public transport node;*
    - ii. *are located on suitable sites, in accessible locations, near to public transport and larger centres or key destinations.*

The subject site is less than 140m from South Pine Road, an arterial road, and is within easy walking distance of a District Centre, Mixed-use properties, high-density residential zoned land and high-frequency public transport to the east. The broader locality expresses the characteristics of a transitioning low-medium density residential area, with individual dwelling houses being transitioned into 3-story residential buildings. This transition of character better reflects the characteristics of the up to 3 story zone precinct, as detailed in the Overall Outcomes (8)(a) and (b).

8. *Up to 3 storeys zone precinct overall outcomes are:*
  - a. *Development comprises predominantly **3-storey low-medium rise multiple dwellings (such as apartments and row houses)** in Growth Nodes on Selected Transport Corridors and in **well-located parts of the city**, to provide housing diversity and a sensitive transition between significant centres or higher density residential areas and lower density residential areas.*
  - b. *Development of low-medium-rise, medium-density residential buildings:*
    - i. ***are predominantly (but no more than) 3 storeys in height;***
    - ii. ***are located on suitable sites, in well-located parts of the city, in close proximity to or on the periphery of significant centres, or along growth corridors.***

The proposed development seeks to establish 5 townhouse units with heights of 2 and 3 stories. This provides a scale that is anticipated from the existing and approved apartments within the immediate vicinity, while offering diversity through a townhouse layout.

A development of this nature will facilitate the increased density within the area, particularly near the high-density area near the existing centre to the east, while allowing for a sensitive transition to low-medium density areas, like remaining dwelling houses, to the west.



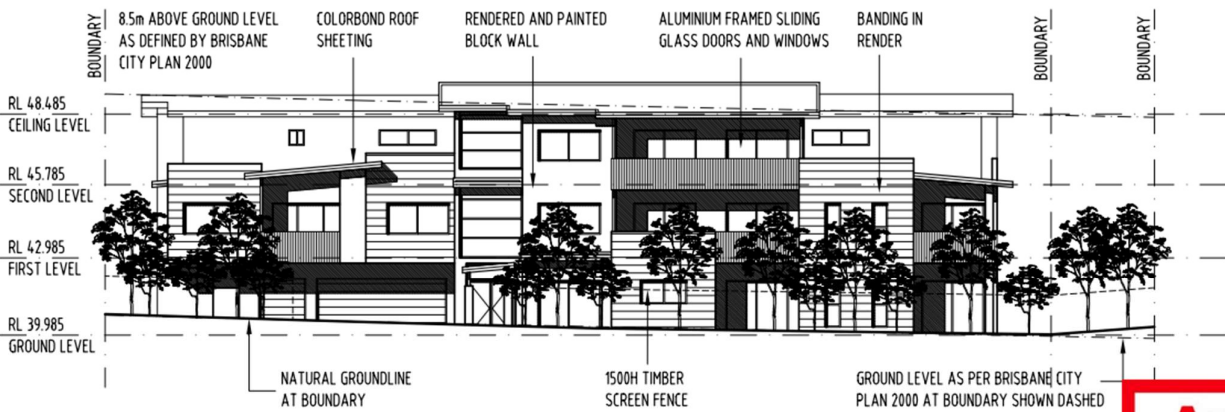
### 4.2.1.2 Changing Character of the Locality

As detailed above, the locality of the area the subject site is in is undergoing a transition from low density, like dwelling houses, to increased density, with existing and current development applications for apartment buildings with 3 stories. **Table 9** provides details of 3 existing apartment buildings within the immediate vicinity of the proposed development, all exceed the acceptable height limit, including designs that had 3-story components.

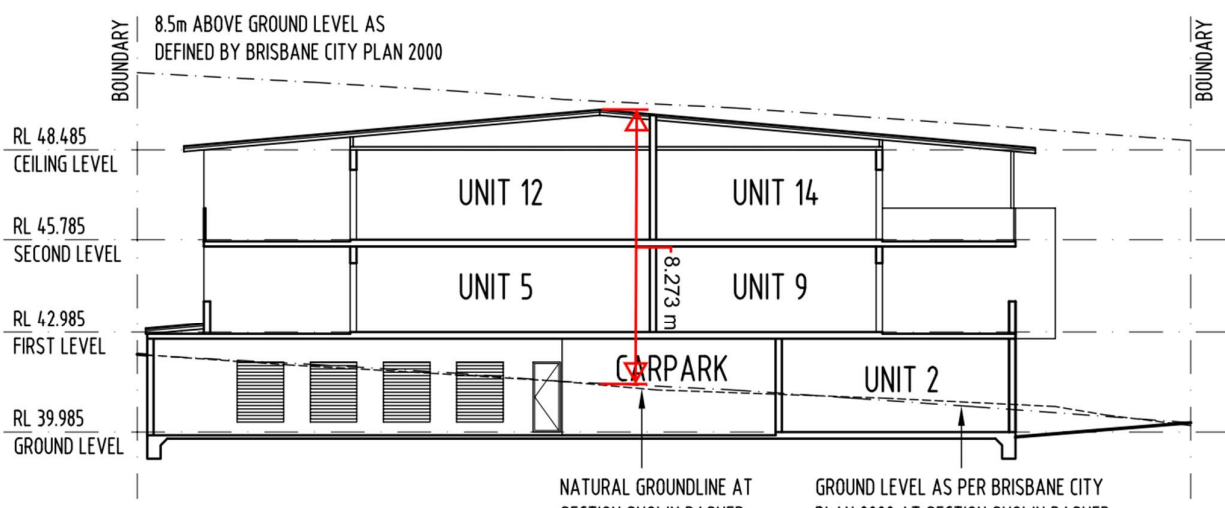
**Table 9: Building heights of approved developments within Ashmore Street**

#### 22 – 24 Newhaven Street - A003539846

Building Height:  
• 3 stories  
• 8273mm



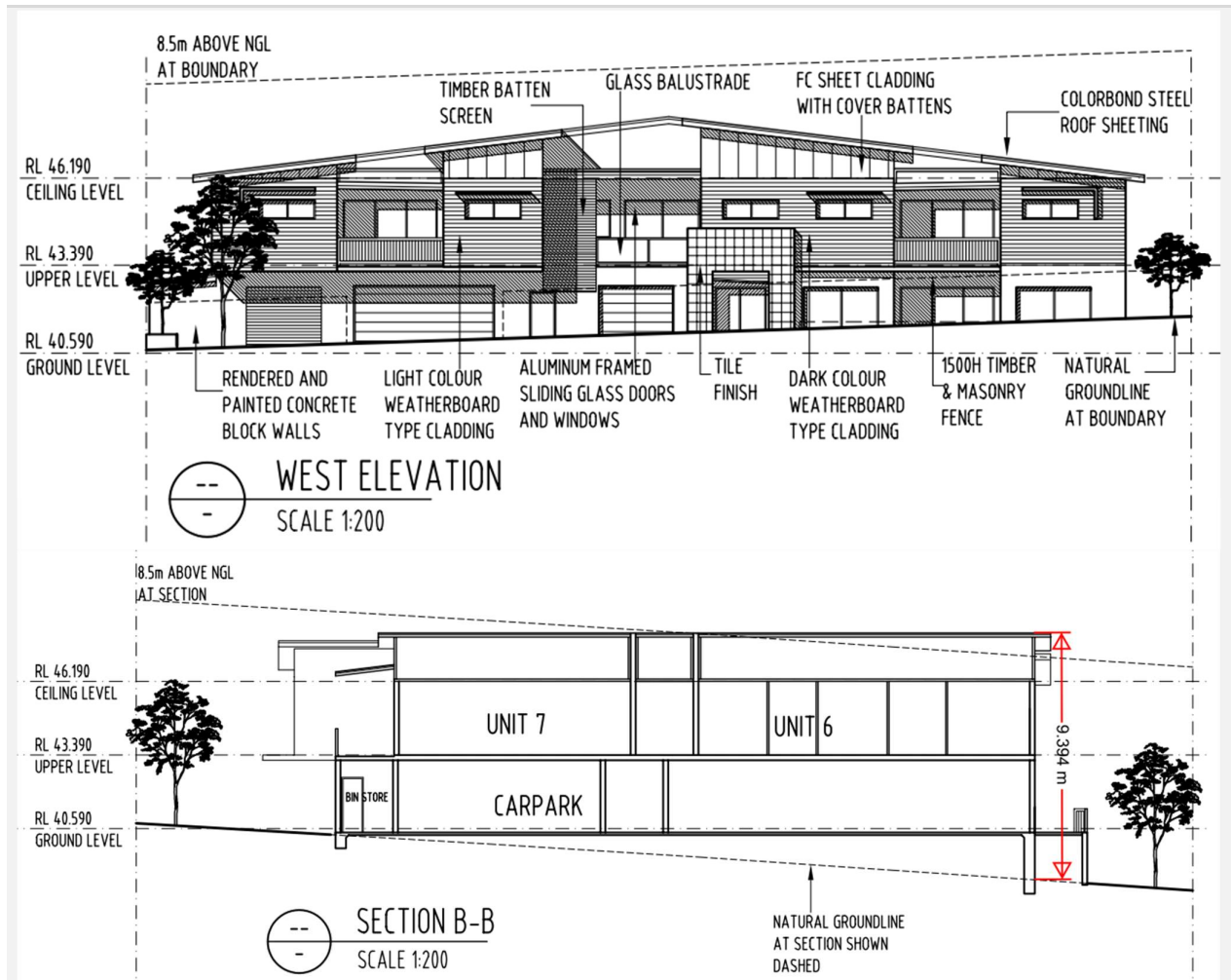
EAST ELEVATION  
SCALE 1:200



SECTION A - A  
SCALE 1:200

#### 8 Ashmore St - A002796735

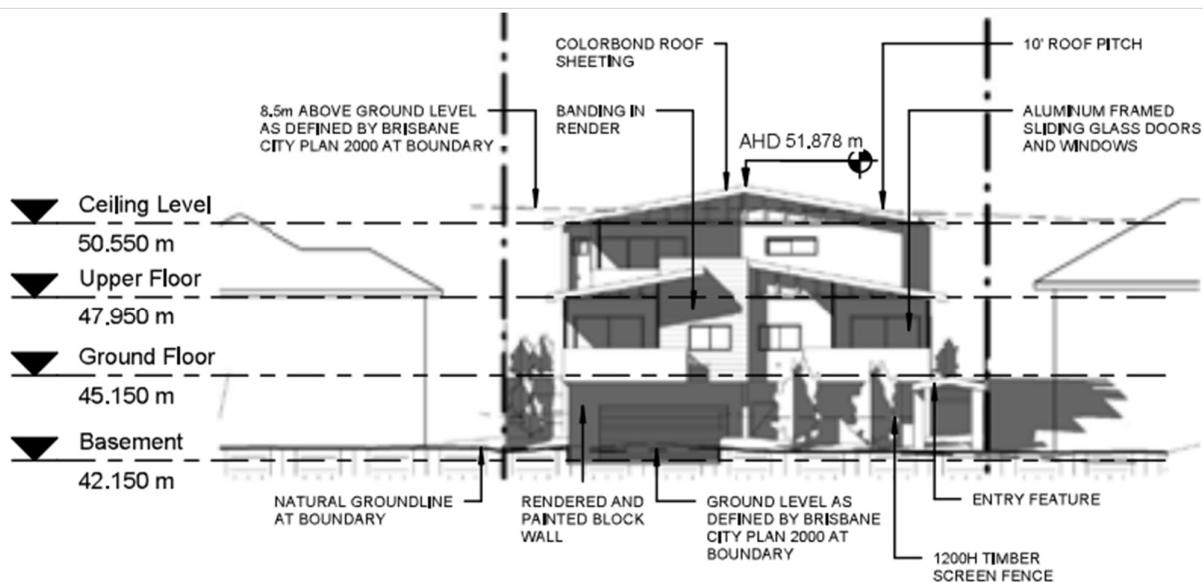
Building Height:  
• 2 stories  
• 9394mm



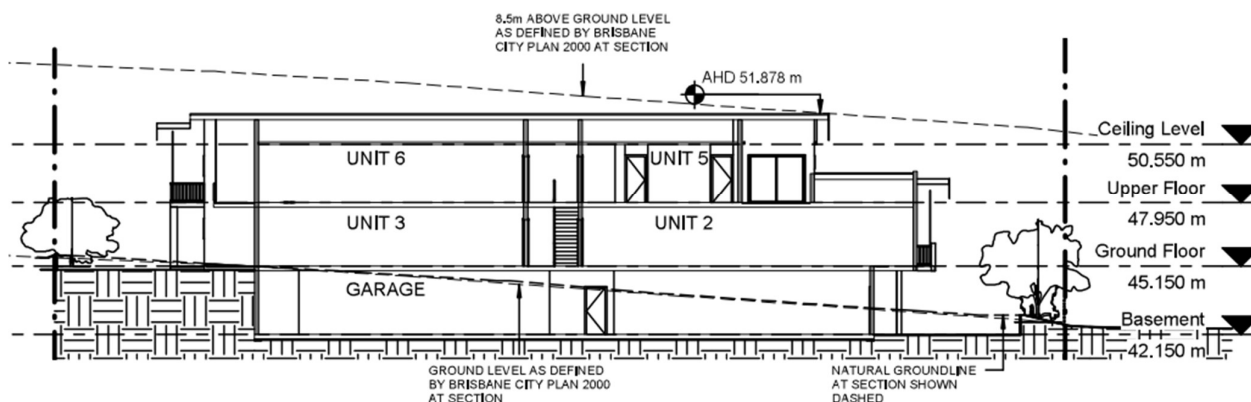
### 13 Ashmore Street - A003010544

Building Height:

- 2 stories + Basement
- 8500mm



4 East  
1 : 200



8 Section 1  
1 : 200

## 4.2.2 Public Interest

In accordance with section 45(5)(b) of the Planning Act 2016, the development provides a planning need that must be considered as a relevant matter in the public interest.

Considering the need for diverse housing typologies prescribed by the Low-Medium Density Residential Zone Code, the need for housing stated in the Brisbane's Sustainable Growth Strategy and the pathways for achieving Low-medium density development prescribed by ShapingSEQ 2023, the proposed development provides for an additional type of housing to provide greater diversity in the housing market, while increasing the density with close proximity to key services.

The Queensland Government and Brisbane City Council has prioritised initiatives and released policies intended to urgently boost housing supply in appropriate locations such as those with access to transport, services, recreation and employment opportunities. Examples of these policies, relevant to the proposal, include:



#### 4.2.2.1 Queensland Housing Summit Outcomes Report:

This report identified that housing supply has not been able to meet demand and provides an overview of the actions and outcomes discussed and agreed to at the Summit. The proposal seeks to address the key issues discussed at the summit by increasing the housing stock. The summit discussed four (4) key topics: social housing, emergency accommodation and homelessness, housing and rental affordability, construction challenges and community sentiment. The key outcome from the summit was supporting housing diversity to help expedite housing supply. The proposed development contributes to both the housing supply and diversity. This is achieved by increasing the density of residential development close to existing infrastructure, while the design of townhouse units add to the diversity of housing typology in the immediate area of Everton Park.

#### 4.2.2.2 QLD Homes for Queenslanders Report

This report is aimed at increasing the housing supply and diversity for Queenslanders, with an overarching goal of 1 million new homes by 2046. One of the pillars of the report is to build more homes faster, and a key goal is to fast-track the Infill Development Strategy. This strategy is aimed at improving the development of medium-scale, mixed-tenure housing projects in growth areas across the state. As the proposed development is in an area that is actively transitioning from dwelling houses to increased density, Everton Park can be considered a growth area. Therefore, the proposed development is in line with the infill strategy and Home for Queenslanders report as it is providing for increased housing through increased density within a growth area.

#### 4.2.2.3 Brisbane's Sustainable Growth Strategy

Council's Brisbane's Sustainable Growth Strategy ("The Strategy") addresses the competing demands and pressures in facilitating liveable and affordable housing outcomes for Brisbane. The Strategy identifies that Brisbane will grow by 14,000+ people each year to a population of more than 1.5 million people in 2041. More than 115,000 homes need to be built to accommodate the growth. The Strategy therefore identifies four key housing priorities: Housing supply for our growing and evolving city, housing diversity and affordability, right housing in the right locations & sustainable, liveable and well-designed subtropical homes.

The proposed development aligns with priorities one and three as the site will:

1. Providing for an increased range of housing types, through offering townhouses in an area transitioning from dwelling houses to apartment units.
2. Providing a greater transition from areas of higher density and centre uses to areas of lower density housing.
3. Proximity to existing transport, services and facilities to maximise community access.

#### 4.2.2.4 ShapingSEQ 2023 (South East Queensland Regional Plan)

*ShapingSEQ 2023* identifies different land use categories, with the site being located within the Urban Footprint. An identified principle of the Urban Footprint is to promote a compact growth pattern and consolidate urban development within established communities. The site is also located within the Metro Sub-region, which is characterised as having 'A strong focus on residential consolidation growth in high amenity areas, including around major urban centres and along high frequency public transport corridors.

The proposed development aligns with both the stated principles and characteristics, as it contributes to the transition of character in this section of Everton Park, an established and growing community by providing increased density within walking distance of a major centre & mixed-use properties, as well as frequent bus services connecting to major train stations.



## 5 Conclusion

This planning report has been prepared by Mecone on behalf of Mario Polino (the client) in support of an Impact assessable development application lodged over land located at 9 Ashmore Street, Everton Park, described as Lot 52 on RP72156. Specifically, this development application seeks the following:

- Development permit for a Material change of use for a Multiple Dwelling (5 townhouse units)

In accordance with section 45 of the Planning Act 2016, this town planning report has assessed the proposed development against the Planning Regulation 2017, State Planning Policy 2017, ShapingSEQ 2023, and the Brisbane City Plan 2014 (v34). Our assessment demonstrates that the proposed development should be approved, subject to reasonable and relevant conditions, for the reasons outlined below –

- The proposed development contributes increasing in density in a residential area within close proximity of public transport and a district centre, while providing a variety in housing form through the creation of townhouse units.
- The proposed development achieves the outcomes sought by the relevant provisions of the Brisbane City Plan 2014, including the Multiple dwelling code and the Low-medium density residential zone code.
- The proposed building height and scale is compatible with surrounding development.
- The proposed development positively contributes to the streetscape through the incorporation of generous planting on the site frontage, including the inclusion of deep planting.
- The proposed development does not cause an unreasonable nuisance to neighbouring properties.
- The proposed development provides for adequate on-site parking, including for visitors and appropriate refuse management through kerbside collection.
- The proposed development does not conflict with the strategic direction of the ShapingSEQ 2023 or the State Planning Policy 2017.
- The proposed development can be efficiently serviced with all reticulated services, including stormwater, sewer, water, electricity and telecommunications.



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