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TOWN PLANNING ASSESSMENT REPORT

NOVEMBER 2026

MCU, ROL, COBW – MULTIPLE DWELLING IN TBCO - IMPACT ASSESSMENT

Member Australian Institute of Architects

CAPABILITY

HAL Architects Pty Ltd is a design focused Architectural, Town Planning, Landscape Design & Interior Design practice recognised for continued success in achieving desirable development approvals and quality building outcomes.

We offer a fully integrated and multi-disciplinary design service, which provides convenience and a holistic approach to development. HAL Architects is proactive, client focused and committed to attaining best practice development outcomes that deliver projects on time and within budget.

Our Services…












Architectural Design & Documentation

- Sketch Design
- Schematic Design
- Developed Design
- Master Planning
- Visual Impact Assessment
- Architectural Review Committee Services
- Covenant & Guideline Drafting/Management

Town Planning

- Preliminary Site Investigations
- Due Diligence
- Preparation & Lodgement of Development Applications
- Negotiation with Local and State Government Authorities
- RiskSMART Accredited Consultant
- Preparation of Infrastructure Agreements
- Project Management
- Planning & Environment Court Mediation/Expert Witness

Interior Design

- Internal Room/Spatial Planning
- Finishes & Material Selection
- Custom Cabinetry & Joinery Details
- Colour Consultation & Selections
- Furniture Selection/Interior Styling

Landscape Design

- Preparation of Landscape Concept Plans
- Plant Palette/Selection
- Integration of Landscape Design with Architectural Intent
- Integrated Vegetation
- Vertical Landscaping Alternatives

Marketing Imagery

- Sales Plans
- Architectural Visualisations/3D Renders
- Photography

Urban Design

- Master Planning
- Streetscape Analysis & Design
- Visual Assessment
- Neighbourhood Structure Planning Design

TOWN PLANNING ASSESSMENT REPORT

48, 52, 56 & 60 DOVERCOURT ROAD TOOWONG QLD 4066



***Figure 1**: Perspective Render Image. Proposed Multiple Dwelling redevelopment at 48, 52, 56 & 60 Dovercourt Road, Toowong QLD 4066 as viewed from the Dovercourt Road frontage.*

APPLICANT:	CREERA PROPERTY PTY LTD C/- HAL ARCHITECTS PTY LTD
PROPOSED DEVELOPMENT:	• MATERIAL CHANGE OF USE (MULTIPLE DWELLING – 8 DWELLINGS) DEVELOPMENT PERMIT; • RECONFIGURATION OF A LOT (4 INTO 8 LOTS - SUBDIVISION OF LAND) DEVELOPMENT PERMIT; & • CARRY OUT BUILDING WORKS (ASSOCIATED WITH MCU IN TRADITIONAL BUILDING CHARACTER OVERLAY) DEVELOPMENT PERMIT
LEVEL OF ASSESSMENT:	IMPACT ASSESSMENT

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1.0 INTRODUCTION

This Town Planning Assessment Report has been prepared to demonstrate compliance (or otherwise) with the relevant sections and provisions of the *Brisbane City Plan 2014 – Version 37.0 – September 2026,* as they relate to the proposed Multiple Dwelling at 48, 52, 56 & 60 Dovercourt Road, Toowong QLD 4066. The land, hereinafter referred to as the 'Subject Site' is more accurately described as Lot 7 on Registered Plan RP55513 and Lots 4, 5 & 6 on Registered Plan RP53953.

The proposal seeks to redevelop the Subject Site to facilitate the establishment of eight (8) x freehold residential townhomes. Accordingly, this application seeks development approval for:

- **Material Change of Use** (Multiple Dwelling – 8 Dwellings) Development Permit;
- **Reconfiguration of a Lot** (4 into 8 Lots – Subdivision of Land) Development Permit;
- **Carry Out Building Works** (Associated with MCU in Traditional Building Character Overlay) Development Permit.

Please refer to the architectural proposal plan set prepared by HAL Architects Pty Ltd which illustrates the full scope of the proposed development. This plan set is enclosed with this application as **Attachment C.**

The Subject Site is located within the LMR2 Low-medium density residential (3 or 4 storey mix) zone. The overall outcome of this precinct seeks to establish a range and mix of dwelling types and of a dwelling density that takes advantage of the locational attributes of this part of the city in terms of proximity to centres and high frequency public transport nodes.

This application is submitted in accordance with the *Planning Act 2016* and is considered properly made. This report provides a planning assessment of the proposed development against the applicable sections of the *Brisbane City Plan 2014 – Version 37.0 – September 2026,* including the following:

Applicable Zone and Neighbourhood Plan Codes:

- LMR2 Low-Medium Density Residential (3 or 4 storey mix) Zone Code;
- Toowong-Indooroopilly District Neighbourhood Plan Code;

Applicable Use Code:

- Multiple Dwelling Code;
- Subdivision Code;

Applicable Overlay Codes:

- Airport Environs Overlay Code;
- Potential and Actual Acid Sulfate Soils Overlay Code;
- Road Hierarchy Overlay Code;
- Streetscape Hierarchy Overlay Code;
- Traditional Building Character (Design) Overlay Code;

Prescribed Secondary Codes:

- Infrastructure Design Code;
- Landscape Work Code;

- Stormwater Code; &
- Transport, Access, Parking and Servicing Code.

A detailed assessment of compliance with the above codes is provided in the Code Compliance Assessment Report, enclosed as **Attachment B**.

Conclusion

The development application is capable of being approved by Council, subject to the imposition of reasonable and relevant conditions. The proposed development is considered appropriate and is recommended as a well-designed and attractive redevelopment of the Subject Site that aligns with the planning intent for the area and delivers a high-quality residential outcome for the local community.

2.0 SUPPORTING DOCUMENTATION AND CONTACT DETAILS

2.1 ATTACHMENTS

The following are enclosed as attachments to this Town Planning Assessment Report for the purposes of providing additional information in support of the proposed Development Application:

- **Attachment A:** Landowners Consent Form;
- **Attachment B:** *City Plan 2014* Code Compliance Assessment Report prepared by HAL Architects;
- **Attachment C:** Architectural Proposal Plans – **H5166DOV-TP-Issue A** prepared by HAL Architects;
- **Attachment D** Landscape Concept Plan prepared by HAL Architects;
- **Attachment E:** Contour & Detail Survey Prepared by AJS Surveys;
- **Attachment F:** Engineering Infrastructure Report prepared by Create Engineers (RPEQ);
- **Attachment G:** Subdivision Proposal Plan prepared by AJS Surveys; &
- **Attachment H:** Arborist Report prepared by Litoria Consulting.

2.2 CONTACT DETAILS

Adam Lockhart
Director – Town Planning
HAL Architects Pty Ltd
Architects, Town Planners, Interior & Landscape Designers
3/709 Main Street
Kangaroo Point QLD 4169

P (07) 3852 3190 | **E** adam.lockhart@halarchitects.com.au

2.3 REVISION & QUALITY CONTROL

Revision	Date	Author/Contact	Reviewed By	Signature
H5166DOV_TP_001	**November 2026**	JH/AL	Adam Lockhart **(Director)**	

3.0 SITE DETAILS & CHARACTERISTICS

3.1 SITE DETAILS

SITE ADDRESS:	48, 52, 56 & 60 Dovercourt Road, Toowong QLD 4066
SITE DESCRIPTION:	Lot 7 on Registered Plan RP55513 and Lots 4, 5 & 6 on Registered Plan RP53953
TOTAL SITE AREA:	1,695m^2
SEQ LAND USE CATEGORY:	Urban Footprint
LOCAL AUTHORITY:	Brisbane City Council
STRATEGIC PLAN DESIGNATION:	Suburban Living Area
ZONE CLASSIFICATION:	LMR2 Low-Medium Density Residential (3 or 4 Storey Mix) Zone
NEIGHBOURHOOD PLAN:	Toowong-Indooroopilly District Neighbourhood Plan
APPLICABLE OVERLAYS:	Airport Environs Overlay Potential and Actual Acid Sulfate Soils Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay Traditional Building Character (Design) Overlay Code
PROPERTY OWNER/S:	The Presbyterian and Methodist Schools Association
APPLICANT:	Creera Property Pty Ltd C/- HAL Architects Pty Ltd
PROPOSAL SUMMARY:	Eight (8) x Freehold Residential Dwellings on Small Lots
DEFINED USE:	(Multiple Dwelling - 8 x Dwellings) (Subdivision of Land – 8 x Small Lots)
CATEGORY OF ASSESSMENT:	Impact Assessment – Building Height exceeding 11.5m.
REFERRAL AGENCY:	No
PUBLIC NOTIFICATION:	Applicable. 15 business days.

3.2 SITE VISIT

A member of the HAL Architects Town Planning Department visited the Subject Site located at 48, 52, 56 & 60 Dovercourt Road, Toowong QLD 4066 on 03 June 2026. Site visits are undertaken so as to attain a visual assessment of the Subject Site, to gain an appreciation of any known or unknown constraints and enable an analysis of the proposed development within the context of its locality.

3.3 SITE CHARACTERISTICS

3.3.1 Road Frontage & Access

The Subject Site is a rectangular shaped allotment with a title area of 1,695m^2 and a single street frontage of 58.50m to Dovercourt Road. Vehicular access is proposed from the Dovercourt Road frontage by way of a new individual driveway crossovers to each proposed dwelling.

3.3.2 Topography

Please refer to Contour & Detail Survey prepared by AJS Surveys – enclosed as **Attachment E.**

3.3.3 Site Improvements

The Subject Site is currently improved by three (3) post-war Dwelling Houses and one (1) pre-war Dwelling House with a current Demolition Approval – Refer Section 3.3.10. It is proposed to demolish these existing dwellings subject to Council approval of this Development Permit request.

3.3.4 Stormwater/Flooding/Hydraulics

The Subject Site is mapped as being within the Overland Flood Planning Area. Please refer to the Stormwater Management Plan prepared by Create Engineers (RPEQ) – enclosed as **Attachment G.**

3.3.6 Landscaping

The proposed development will be appropriately landscaped in order to provide a reasonable balance between built form and private open space. Deep planting and small tree species will provide shade, soften and enhance the built form. Please refer to Landscape Concept Plan prepared by HAL Architects – enclosed as **Attachment D**.

3.3.7 Noise Emissions

The projected level of noise emissions associated with this infill residential development is considered to be within the reasonable expectations of the local community.

3.3.8 Heritage

The Subject Site is not mapped as a Heritage Place on Council's online mapping, nor is the site listed on the Queensland State Heritage Register. Furthermore, the Subject Site does not share a common boundary with a Local or State listed Heritage Place.

3.3.9 Services/Infrastructure

The Subject Site will be connected to all expected urban services, including:

- Reticulated Water;
- Sewerage;
- Drainage;
- Electricity; and
- Telecommunication Services.

The implementation of all services can be appropriately conditioned by the Council as part of an issued Decision Notice.

3.3.10 Development Approval History

48 Dovercourt Road, Toowong – BCC Ref: A007063903 – Development Permit for Carry Out Building Work – Demolition of pre-1947 Dwelling House in the Traditional Building Character Overlay.

3.3.11 Subject Site Photographs



***Figure 2**: Site Photograph. Image of the Subject Site at 48 Dovercourt Road, Toowong.*



***Figure 3**: Site Photograph. Image of the Subject Site at 52 Dovercourt Road, Toowong.*



***Figure 4**: Site Photograph. Image of the Subject Site at 56 Dovercourt Road, Toowong.*



***Figure 5**: Site Photograph. Image of the Subject Site at 60 Dovercourt Road, Toowong.*

4.0 SITE CONTEXT

4.1 LOCALITY & STREET CONTEXT

The suburb of Toowong is located approximately 4km west of Brisbane's CBD. Dovercourt Road is characterised by two clearly distinct streetscape precincts. The north–south section contains a mix of pre-1947 dwelling houses and multiple dwelling developments and is generally regarded as a good example of a traditional character streetscape.

In contrast, the east–west section of Dovercourt Road, which includes the Subject Site, is now devoid of traditional building character. The only remaining pre-1947 dwelling house within this section is located at 48 Dovercourt Road, being the subject of this development application. The surrounding built form is predominantly comprised of exclusively post-war development, resulting in a streetscape that no longer exhibits a consistent or cohesive traditional character.

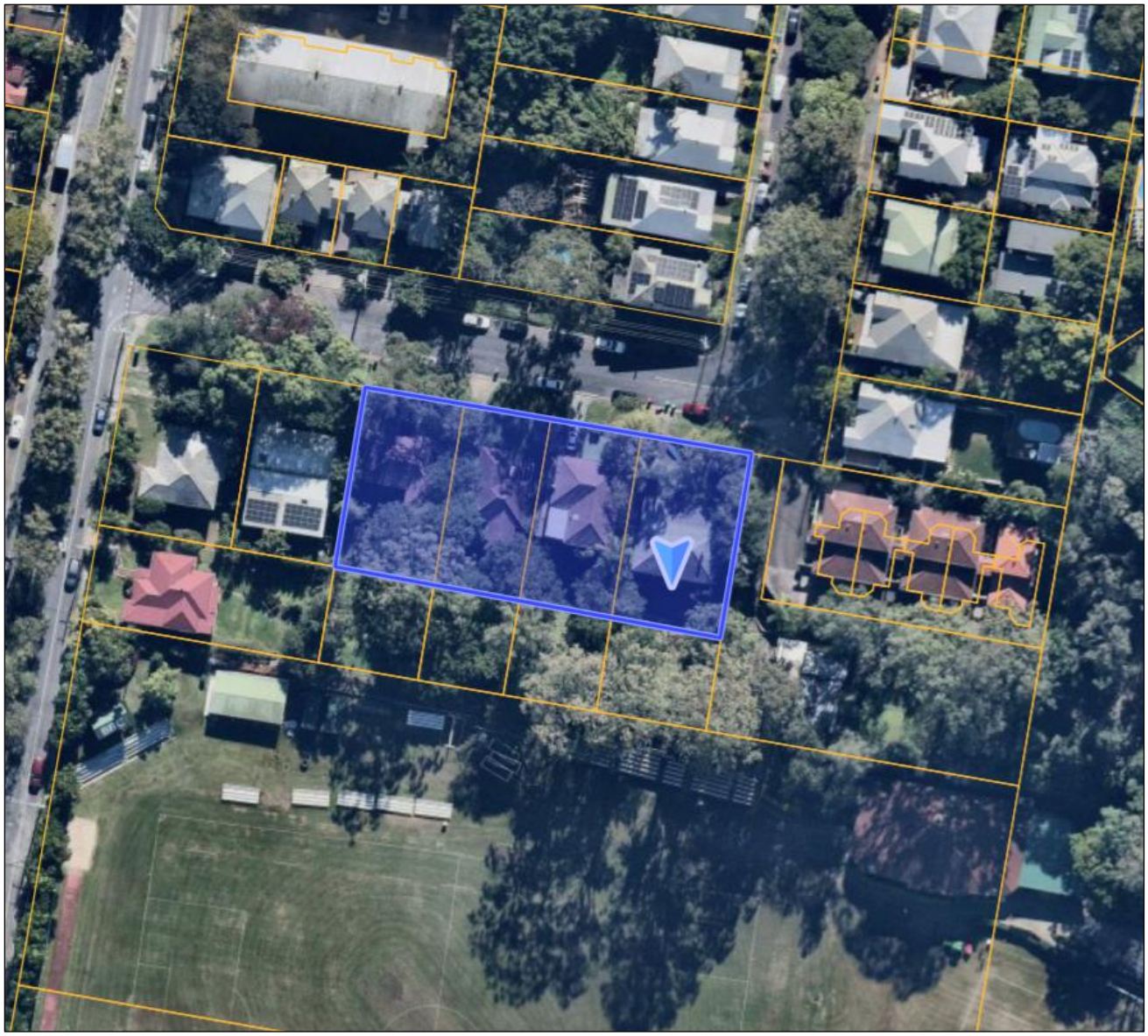


Figure 6: *Aerial Photograph. Subject Site (outlined in blue) within the context of Dovercourt Road. (**Source**: 2026 Nearmap).*

4.1.1 Adjoining Neighbours



***Figure 7**: Adjoining neighbour (townhouses) at 44 Dovercourt Road, Toowong as viewed from Dovercourt Road.*



***Figure 8**: Adjoining neighbour (dwelling house) at 62 Dovercourt Road, Toowong as viewed from the Dovercourt Road.*

5.0 PROPOSED DEVELOPMENT

5.1 DEVELOPMENT DETAILS

This proposal seeks to redevelop the Subject Site to accommodate eight (8) three-storey, freehold townhouses on eight (8) individual small allotments.

Specifically, the development has been designed to incorporate the following key elements:

- Eight (8) three-storey townhouses, each comprising four (4) bedrooms;
- At-grade double garage car parking for each dwelling, with vehicle access provided directly from Dovercourt Road;
- A total of sixteen (16) resident car parking spaces and eight (8) visitor car parking spaces, accommodated within the private driveway areas;
- A total site cover of 975.94m², representing 57.5% of the Site Area; and
- A deep planting area of 174.93m², representing 10.3% of the Site Area.

The proposed development provides a residential density and built form considered appropriate for the applicable zoning and established local context, while contributing to the diversity of housing choice available within Toowong.

The proposed built form demonstrates architectural merit, with a contemporary design response that appropriately addresses the site and its surrounding residential context. Notwithstanding some relatively minor variations to the prescribed boundary setbacks, the development achieves compliance with the relevant Performance Outcomes of the Multiple Dwelling Code and is considered to represent an appropriate planning outcome for the site. The architectural design has been carefully considered to provide a high standard of residential amenity for future occupants, while incorporating quality contemporary design elements and an efficient built form that supports practical construction outcomes.

Further details of the proposed development are provided in the Architectural Proposal Plans prepared by HAL Architects, included as **Attachment C**.

Additional aspects of the proposed development are outlined in further detail below.

5.1.1 Access and Parking

The development proposes a total of twenty-four (24) car parking spaces at ground floor level.

The Subject Site is not located within the City Core or City Frame. Accordingly, the breakdown of car parking requirements as per the *Transport, Access, Parking and Servicing Planning Scheme Policy* is as follows:

Building breakdown	Car parking requirements	Development requirements
4-bedroom dwelling	2.5per dwelling	8 x 2.5 = 20
Visitor spaces	0.25 per dwelling	8 x 0.25 = 2
TOTAL		**22 On-Site Car Spaces Required** **24 On-Site Car Spaces Proposed**

5.1.2 Building Footprint/Setbacks

The proposal has given due consideration to the existing and likely future development adjoining the Subject Site. The proposed setbacks are generally compliant with the relevant Acceptable Outcomes and fully compliant with the associated Performance Outcomes of the Multiple Dwelling Code. The development will not result in any unreasonable impact upon the level of amenity enjoyed by existing residents neighbouring the property. Additionally, sufficient landscaping within the boundary setbacks will help to soften the proposed built form.

5.1.3 Architectural Design

The bulk and scale of the building form have been actively reduced through considered design techniques. The building has been soundly articulated and construction materials varied to ensure clarity between different floor levels are established.

The architectural aspirations for the proposal are focused towards providing a vibrant and contemporary residential building which still retains a human scale and promotes casual surveillance by adopting balconies, openings and windows overlooking Dovercourt Road.

5.1.4 Building Height

The proposed building relies on a Performance Outcome in relation to overall building height given the building does exceed 11.5m above natural ground level. Please refer to Section 8.0 – Key Planning Issues in this Assessment Report.

5.1.5 Landscaping

The proposed residential building is supplemented by a landscaping design that provided generous planting opportunities throughout the property. Screening plant species along the boundaries will provide privacy for driveway areas and soften the built form, while small tree species provide shade and enhance the built form. Please refer to **Attachment D** – Landscape Concept Plan prepared by HAL Architects.

5.1.6 Refuse Collection

Provision is made for street collection of mobile wheelie bins. No RCV will be required on site. Reasonable and relevant conditions of approval can be included in the development permit relating to the refuse collection as appropriate.

5.1.7 Open Space

Each dwelling is provided with a private ground floor courtyard area and upper-level private balcony.

5.1.8 Impact on Neighbours

The proposed development has been designed to ameliorate any negative impacts on neighbouring allotments whist ensuring an appropriate increase in residential density on the land in accordance with *Brisbane City Plan 2014* strategic framework, strategic intent and requirements of the Multiple Dwelling Code. Deep planting, privacy screening, fencing and landscape buffering will be provided where necessary to separate the proposed development from neighbouring dwellings.

Please refer to **Attachment C** - Architectural Proposal Plans enclosed for further detail.

6.0 STATE GOVERNMENT PLANNING ASSESSMENT

The following section provides an assessment of the proposal against the relevant provisions of the *Planning Act 2016* ("the Act"). The Act is the applicable framework that governs development assessment within Queensland.

6.1 PLANNING ACT 2016

The Act provides the overarching statutory framework for development assessment in Queensland. The proposed development is considered to be consistent with, and does not compromise the achievement of, the purpose of the Act as prescribed by Chapter 1, Section 3 of the Act.

A review of Schedule 10 of the *Planning Regulation 2017* and the relevant categorising instruments confirms that the proposed development is not prohibited development.

6.1.1 Assessable Development

The proposed development satisfies the meaning of development pursuant to Chapter 3, Section 45 of the Act and is assessable against the applicable provisions of the Brisbane City Plan 2014.
Accordingly, the Development Application seeks approval for the following:

- Material Change of Use – Multiple Dwelling (8 Dwellings) Development Permit;
- Reconfiguration of a Lot – 4 into 8 Lots (Subdivision of Land) Development Permit; and
- Carrying Out Building Work associated with the Material Change of Use within the Traditional Building Character Overlay.

6.1.2 Assessment Manager

Schedule 8 of the *Planning Regulation 2017* identifies the local government as the assessment manager where development is proposed within a single local government area and is assessable against the applicable local planning scheme.

The Subject Site is located within the Brisbane City Council local government area and the proposed development is assessable against the provisions of the *Brisbane City Plan 2014*. Accordingly, Brisbane City Council is the assessment manager responsible for assessing and determining the Development Application.

6.1.3 Referral to State Agency

A review of the applicable referral triggers under the Planning Regulation 2017 confirms that the proposed development does not trigger referral to the Department of State Development, Infrastructure and Planning (DSDIP) or another State referral agency.

6.1.4 Public Notification

The proposed development is Impact Assessable under the *Brisbane City Plan 2014* and is therefore public notification is to be undertaken in accordance with the statutory requirements of the Act and the applicable development assessment framework.

6.2 STATE PLANNING POLICY

The State Planning Policy (SPP) – July 2017, is a statutory instrument that identifies matters of State interest in land use planning and development and provides the State's policy direction for these matters.

The relevant State interests identified by the SPP have been considered in the context of the proposed development. The following State interests are considered relevant to the Development Application:

Liveable Communities and Housing

✓	**Housing Supply and Diversity** *Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.*
✓	**Liveable Communities** *Liveable, well designed and serviced communities are delivered to support wellbeing and enhance quality of life.*

Economic Growth

N.A.	**Agriculture** *The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.*
✓	**Development and Construction** *Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed-use development opportunities.*
N.A.	**Mining and Extractive Resources** *Extractive resources are protected, and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources.*
N.A.	**Tourism** *Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism development are protected.*

Environment and Heritage

N.A.	**Biodiversity** *Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.*

N.A.	**Coastal Environment** *The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.*
N.A.	**Cultural Heritage** *The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural significance, is conserved for the benefit of the community and future generations.*
N.A.	**Water Quality** *The environmental values and quality of Queensland waters are protected and enhanced.*

Safety and Resilience to Hazards

N.A.	**Emissions and hazardous activities** *Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.*
N.A.	**Natural hazards, risks and resilience** *The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.*

Infrastructure

N.A.	**Energy and Water Supply** *The timely, safe, affordable and reliable provision and operation and water supply infrastructure is supported, and renewable energy development is enabled.*
N.A.	**Infrastructure Integration** *The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.*

N.A.	**Transport Infrastructure** *The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.*
N.A.	**Strategic Airports and Aviation Facilities** *The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.*
N.A.	**Strategic Ports** *The operation of strategic ports and priority ports is protected and their growth and development are supported.*

Table 2: *State Planning Regulatory Provisions*

The State Planning Policy is not considered directly applicable to this development application however it is noted that the above noted overall themes are suitably reflected in the local government's planning scheme and that the proposed redevelopment is not in conflict with this overarching policy vision.

6.3 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The State Development Assessment Provisions (SDAP) are statutory provisions made under the Act which identify the matters of State interest that may require consideration as part of the development assessment process.

The SDAP establishes State Codes and assessment benchmarks for matters within the jurisdiction of the State and provides clarity regarding circumstances in which the State is required to participate in the assessment of development applications.

A review of the applicable State referral triggers confirms that the proposed development does not require referral to the State Assessment and Referral Agency (SARA) or another State referral agency.

Accordingly, the State Development Assessment Provisions are not applicable to the assessment of the proposed development.

6.4 SOUTH EAST QUEENSLAND REGIONAL PLAN 2009-2031 (SEQ REGIONAL PLAN)

ShapingSEQ 2023 is the current regional plan for South East Queensland and provides the regional framework for managing population growth, land use and infrastructure and establishing the long-term planning direction for the region.

ShapingSEQ 2023 identifies three regional land use classifications:

- Urban Footprint;
- Rural Living Area; and
- Regional Landscape and Rural Production Area.

The Subject Site is located within the Urban Footprint. Land within the Urban Footprint is intended to accommodate urban development, including housing and associated community, commercial, infrastructure and open space uses.

The Subject Site is not located within a Priority Development Area.

The proposed development represents infill residential development within an established urban area and is therefore consistent with the intended function of the Urban Footprint. The proposal contributes to the efficient use of existing urban land and infrastructure and provides additional housing supply within the established Brisbane urban area.

Accordingly, the proposed development is considered to appropriately align with the relevant outcomes and strategic intent of ShapingSEQ 2023.

7.0 LOCAL GOVERNMENT PLANNING ASSESSMENT

The Subject Site is located within the Local Government Area of Brisbane City. The Application proposes development activities that are required to be assessed against the below assessment benchmarks of the local planning scheme, *Brisbane City Plan 2014.*

7.1 DEVELOPMENT PURPOSE AND DEFINED USE

In accordance with Schedule 1 of *Brisbane City Plan 2014*, the proposed development of a Multiple Dwelling is defined as follows:

Multiple dwelling:
"Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached".

7.2 ZONE CATEGORY

The Subject Site is contained within the LMR2 Low-medium density residential (3 or 4 storey mix) zone category.

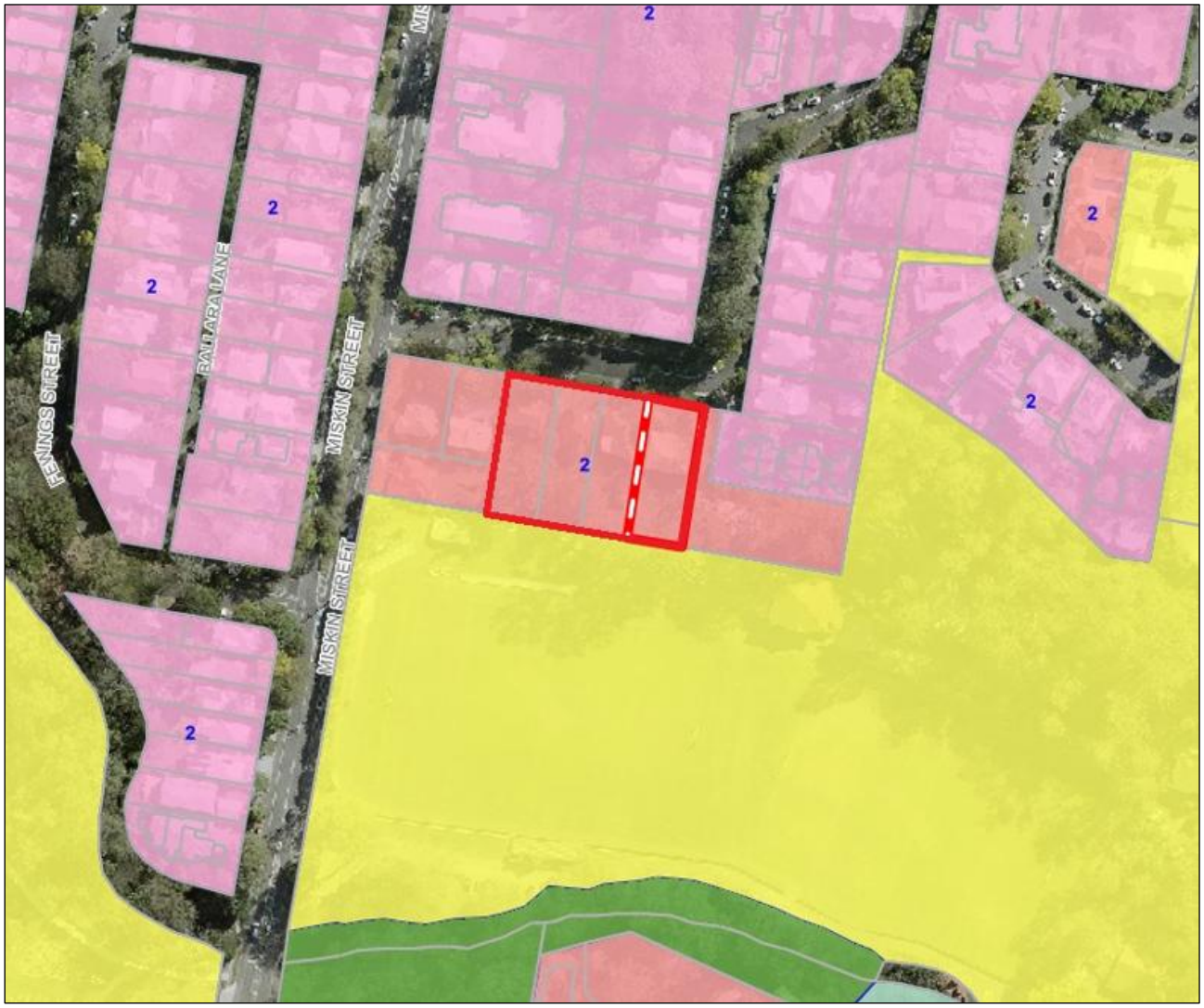


Figure 9: *Zoning Map. Subject Site mapped in the LMR2 Zone (**Source**: BCC Interactive Mapping).*

The purpose of the Low-Medium Density (3 or 4 storey mix) Residential Zone is as follows:

> *"The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale non-residential services and facilities that cater for local residents."*

The proposed development is consistent with the intent for the zone. The proposed design is of a type and scale evident within the locality immediately surrounding the Subject Site. The proposed development is supported by a mix of community uses and small-scale non-residential services within proximity to the Subject Site.

The relevant Overall Outcomes for the Low-medium density residential zone are listed below:

(4) Development location and uses overall outcomes are:

a. *Development comprises a mix of low and low-medium rise, low-medium density residential development.* **Complies.**
b. *Development allows for urban consolidation and better use of physical and social infrastructure.* **Complies.**
c. *Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.* **Complies.**
d. *Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.* **Complies.**
e. *Development retains an existing dwelling house that is located on land within the Traditional building character overlay, Heritage overlay or Pre-1911 building overlay.* **Brisbane City Council recently granted demolition approval for the pre-1947 Dwelling House at 48 Dovercourt Road, Toowong. The existing Dwelling Houses at 52, 56 & 60 are post war Dwelling Houses and their removal is accepted development.**
f. *Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses) which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:*
    i. *Meets amenity expectations of residents;*
    ii. *Meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan, and is not adjoining a dwelling house if for rooming accommodation for 6 persons or more;*
    iii. *Meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.* **Not Applicable.**
g. *Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more than 6,000 vehicles per day in the 3 or 4 storey mix zone precinct.* **Not Applicable.**

h. *Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the 3 or 4 storey mix zone precinct to provide housing diversity.* **Not Applicable.**

i. Development for a dwelling unit may occur as part of a non-residential use. **Not Applicable.**

j. Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a low-medium density, but predominantly permanent residential environment. **Complies.**

k. Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code. **Not Applicable.**

l. Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code. **Not Applicable.**

m. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:

i. Have a gross floor area of less than 250m^2;

ii. Serve local residents' day-to-day needs;

iii. Not undermine the viability of a nearby centre. **Not Applicable.**

n. Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings. **Not Applicable.**

o. Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents. **Not Applicable.**

p. Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation. **Not Applicable.**

(5) Development form overall outcomes are:

a. Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Low-medium density residential zone and the relevant zone precinct and reinforces a distinctive subtropical character of low to low-medium rise buildings with a landscaped streetscape and recreation areas. **Complies.**

b. Development provides for a building to have a building height and bulk that responds to:

i. The nature of adjoining dwellings;

ii. Site characteristics, including the shape, frontage, size, orientation, slope, and nature of adjoining dwellings. **Complies.**

c. Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone. **Not Applicable.**

d. Development supports a subtropical character by ensuring that:

i. *The building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;*
ii. *Residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.* **Complies.**

e. *Development provides quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.* **Complies.**
f. *Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.* **Complies.**
g. *Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be:*
   i. *Suitably located and orientated on the site;*
   ii. *Designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.* **Not Applicable.**
h. *Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.* **Complies.**

(6) 2 storey mix zone precinct overall outcomes are:

a. *Development comprises a mix of dwelling types including dwelling houses, 2 storey low rise multiple dwellings (such as row houses) and dual occupancy at a house scale in the 2 storey mix zone precinct, to provide housing diversity, offering choice to different household types and individuals to suit residents through different life-cycle stages.* **Not Applicable. The Subject Site is located in the 3 or 4 storey zone mix precinct.**
b. *Development of low-rise, low-medium density residential buildings:*
   i. *Are predominantly 1 or 2 storeys in height;*
   ii. *Are located on suitable sites, clustered around identified smaller centres, other destinations or facilities in suburban location or along identified public transport corridors;*
   iii. *Provide a choice in housing form and size and housing adaptability that meet the needs of a diverse population;*
   iv. *Are in areas that are often surrounded by low density detached housing in the Low density residential zone.* **Not Applicable.**
c. *Development for a dwelling house occurs on appropriately six=zed and configured lots, with a minimum lot size of:*
   i. *350m^2 where a rear lot;*
   ii. *260m^2 where not a rear lot.* **Not Applicable.**
d. *Development for a residential use other than a dwelling house makes a deliberate contribution to diversifying the housing stock available to suit residents at all life-cycle stages.* **Not Applicable.**
e. *Development of a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is:*

i. *Consistent with the character of a low density detached house style residential environment of 1 or 2 storeys;*
ii. *Suited to smaller lot sizes.* **Not Applicable.**

f. *Development incorporates a height and setback that provide a sensitive transition at the edge of the site to adjoining dwelling houses, ensuring that development is compatible in scale with adjoining dwelling houses, both within or adjoining the 2 storey mix zone precinct, in order to maintain appropriate levels of amenity and privacy to adjoining dwellings.* **Not Applicable.**

(7) 3 or 4 storey mix zone precinct overall outcomes are:

a. *Development comprises a mix of dwelling types including dwelling houses, dual occupancy and multiple dwellings (such as apartments and row houses) to provide housing diversity.* **Complies.**
b. *Development provides a sensitive transition between lower density residential areas and higher density residential areas or significant centres.* **Not Applicable.**
c. *Development for residential buildings occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and the characteristics of the site.* **Complies.**
d. *Development in a key location comprises low-medium density residential buildings of predominantly apartment style multiple dwellings, up to 3 or 4 storeys in height and does not result in significant fragmentation of land.* **Not Applicable.**
e. *Development outside of key locations comprises low-medium density residential buildings of predominantly row house style multiple dwellings, dual occupancies and dwelling houses on small lots, up to 3 storeys in height.* **Complies.**
f. *Development for a dwelling house on a small lot supports a subtropical character and minimuses negative impacts on the amenity and privacy of adjoining premises by ensuring it is of a size and scale which maintains access to natural light, sunlight and breezes for habitable and outdoor spaces.* **Not Applicable.**
g. *Development incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.* **Complies.**
h. *Development for a residential use other than a dwelling house is of a scale and bulk that can co-exist comfortably with an adjoining dwelling house or adjoining lower density zone.* **Complies.**
i. *Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a smaller building envelope than in the Medium density residential zone.* **Complies.**

Response: The proposed multiple dwelling does not compromise the relevant Overall Outcomes as listed above. The proposal supports the intended outcomes of the zone and will provide for a residential use in the immediate area.

7.3 OVERLAYS

Pursuant to Part 8 of the *Brisbane City Plan 2014*, the Development Application may trigger assessment against overlays and overlay codes.

"Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:

a) *there is a particular sensitivity to the effects of development;*
b) *there is a constraint on land use or development outcomes;*
c) *there is the presence of valuable resources;*
d) *there are particular opportunities for development."*

Some overlays may result in a change to the Level of Assessment, in accordance with Part 5 of the *Brisbane City Plan 2014*, or provide additional assessment criteria for the development site.

Where development is proposed on premises partly affected by an overlay, the assessment criteria for the overlay only relates to the part of the premises affected by the overlay.
The following relevant Overlay Codes from Part 8, Section 8.2 of the *Brisbane City Plan 2014* apply to all areas within the planning scheme. The table below identifies the potential applicability of the overlays to the proposed development.

Overlay	Level of Applicability
Active Frontages in Residential Zones Overlay	Not applicable.
Airport Environs Overlay	Applicable The Subject Site is contained within the Procedures for air navigation surfaces (PANS) and the BBS Zone – Distance from airport 8-13km sub-categories. The proposed development however is not of a scale which would impact on the safe function of any airport environment. Please refer to the Code Compliance Assessment enclosed as **Attachment B** for further detail.
Bicycle Network Overlay	Not applicable.
Biodiversity Areas Overlay	Not applicable.
Bushfire Overlay	Not applicable.
Coastal Hazard Overlay	Not applicable.
Commercial Character Building Overlay	Not applicable.
Community Purposes Network Overlay	Applicable The proposed development adheres to the overall outcomes of the Community Purposes Network Overlay Code and subsequent performance outcomes of the Code.

Overlay	Level of Applicability
Critical Infrastructure and Movement Network Overlay	Applicable The Subject Site is identified within the Critical infrastructure and movement planning area sub-category. The proposed development adheres to the overall outcomes of the Critical infrastructure movement network overlay Code and subsequent performance outcomes of the Code.
Dwelling House Character Overlay	Applicable The Subject Site is identified within the Dwelling house character overlay as it is within the LMR2 zone. However, the proposed development involves multiple dwelling and will not adversely impact on the overlay.
Extractive Resources Overlay	Not applicable.
Flood Overlay	Not applicable.
Heritage Overlay	Not applicable.
Industrial Amenity Overlay	Not applicable.
Landslide Overlay	Not applicable.
Potential and Actual Acid Sulfate Soils Overlay	Applicable The Subject Site is identified within the Potential and actual acid sulfate soils and the Land above 5m AHD and Below 20m AHD sub-categories. Please refer to the Code Compliance Assessment enclosed as **Attachment B** for further detail.
Pre-1911 Building Overlay	Not applicable.
Regional Infrastructure Corridors and Substations Overlay	Not applicable.
Road Hierarchy Overlay	Applicable The proposed development will not result in any change to the existing road hierarchy. Please refer to Code Compliance Assessment enclosed as **Attachment B** for further detail.
Significant Landscape Tree Overlay	Not applicable.

Overlay	Level of Applicability
Streetscape Hierarchy Overlay	Applicable The proposed development will not result in any change to the existing streetscape hierarchy. Please refer to Code Compliance Assessment enclosed as **Attachment B** for further detail.
Traditional Building Character Overlay	Applicable The Subject Site is identified within the Neighbourhood character sub-category. Please refer to Code Compliance Assessment enclosed as **Attachment B** for further detail.
Transport Air Quality Corridor Overlay	Not applicable.
Transport Noise Corridor Overlay	Not applicable.
Water Resource Catchments Overlay	Not applicable.
Waterway Corridors Overlay	Not applicable.
Wetlands Overlay	Not applicable.

Table 3: *Evaluation of the development proposal against the Overlay Codes in accordance with Part 8 of the Brisbane City Plan 2014.*

7.4 LOCAL/NEIGHBOURHOOD PLAN

The Subject Site is contained within the bounds of the Toowong-Indooroopilly District Neighbourhood Plan however is not identified within any particular precincts or sub-categories. Accordingly, there is no additional guidance beyond the general provisions of Part 6, Part 8 and Part 9 of the *Brisbane City Plan 2014*.

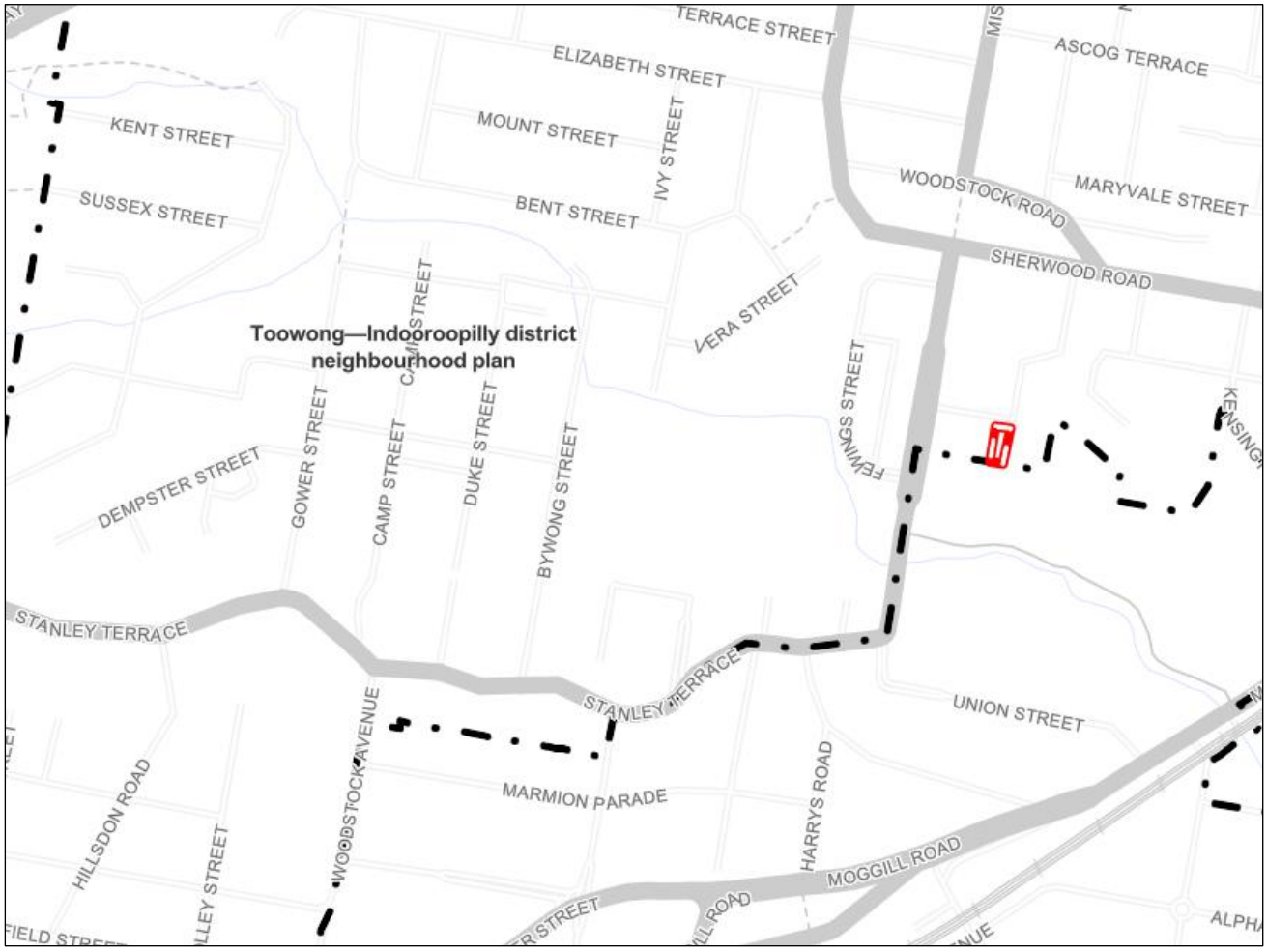


Figure 10: *Image of the Subject Site (outlined in red) mapped within the Toowong-Indooroopilly District Neighbourhood Plan (**Source:** Interactive Mapping - Brisbane City Plan 2014).*

Compliance with the Overall Outcomes for the Toowong-Indooroopilly District Neighbourhood Plan is demonstrated below.

3. The overall outcomes for the neighbourhood plan area are:

- *a. The 'green and leafy' character of the district is maintained by retaining mature vegetation and planting appropriate vegetation as part of new development.* **Complies.**
- *b. Ecological corridors linking Mt Coot-tha and the Brisbane River are protected and enhanced.*
- *c. Buffers which only allow low impact uses (such as the golf course) are maintained contiguous to Indooroopilly Island to minimise disturbance to the permanent flying fox roosts.* **Noted.**
- *d. Parkland will be required where large sites are developmed.* **Not Applicable.**

e. Walking and cycling routes provide safe and legible connections between residential areas and key destinations including centres, the City Centre, the University of Queensland, community facilities, major parks and conservation reserves, and public transport nodes. **Not Applicable.**

f. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development. **Complies.**

The proposed development is consistent with the overall outcomes of the Toowong–Indooroopilly District Neighbourhood Plan.

7.5 LEVEL OF ASSESSMENT

In accordance with the provisions of the *Brisbane City Plan 2014*, the proposed Multiple Dwelling does not comply with the prescribed Acceptable Outcome for building height under the Low-medium density residential zone code – Material change of use, nor does it comply with the minimum lot size requirements for a Reconfiguring a Lot under the Low-medium density residential zone code. Accordingly, the proposal is triggered to be Impact Assessable development.

Use	Level of assessment	Assessment criteria
Multiple Dwelling	**Impact Assessment**	
	If no greater than: b. 3 storeys and 11.5m in building height in the 3 or 4 storey mix zone precinct	Multiple dwelling code Low-medium density residential zone code Prescribed secondary code
Reconfiguration of a Lot	If a reconfigured lot is: a. Less than 260m^2 with no associated assessable MCU	Subdivision code Low-medium density residential zone code Prescribed secondary code

Table 4: *Level of Assessment Low-Medium Density Residential (3 or 4 storey mix) Zone. (Brisbane City Plan 2014 – Version 37.00/2026).*

8.0 KEY PLANNING ISSUES

The proposal has been designed to generally accord with the relevant provisions of *Brisbane City Plan 2014* in conjunction with consideration to the site particulars.

The key planning issues in relation to the proposed development are those elements of the design where Performance Based Solutions are sought. These issues warrant further detailed discussion and explanation.

The proposed design relies on limited Performance Based Outcomes which are considered to be contextually justified and not resulting in any unreasonable impact upon the level of amenity enjoyed by existing residents within the area.

The following section discusses the proposed key Performance Based Outcomes identified within the Code Compliance Assessment (refer to **Attachment B**) and provides additional written justification as to why the proposed solutions are capable of Council support.

It is noted that the proposed design does not preclude or impinge upon the attainment of the strategic intent of the Low-medium Density Residential Zone. In view of this compliance as well as taking note of the applicable overlays identified above, two (2) key issues have been identified as requiring further assessment and discussion.

Key Issues:

- Building Height; &
- Lot Size.

8.1 BUILDING HEIGHT

Multiple Dwelling Code – Compliance with Performance Outcome PO4

The development proposes a three (3) storey built form, with a minor exceedance of the 11.5m building height threshold above ground level in part. Accordingly, the proposal is not compliant with Acceptable Outcome AO4.1 of the Multiple Dwelling Code, which provides for a maximum building height of 3 storeys and 11.5m above ground level.

Notwithstanding this, the proposal satisfies Performance Outcome PO4 of the Multiple Dwelling Code. The proposed building height, scale and form are appropriate having regard to the site's zoning, surrounding development context, topography and relationship with adjoining properties.

Multiple Dwelling Code – Performance Outcome PO4

"Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:

a. consistent with the anticipated density and assumed infrastructure demand;
b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street;

c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;
d. designed to avoid a significant and undue adverse amenity impact to adjoining development;
e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites;
f. considerate of street conditions, the topography of the area and site slope;
g. designed to maintain significant view points and corridors;
h. designed and orientated to retain solar access to key public spaces and adjoining buildings."

The proposal satisfies PO4 for the following reasons:

a) Consistency with the zone intent and anticipated density
The Subject Site is located within the 3 or 4 storey mix precinct of the Low Medium Density Residential zone, which is intended to provide for 3 to 4 storey low-rise multiple dwellings, including low-medium rise apartment buildings and townhouse complexes. The proposed three-storey development is therefore consistent with the intended scale and density of development anticipated within the precinct.

b) Appropriate response to the surrounding built form and community expectations
The majority of the proposed townhouses achieve a three-storey built form with an overall building height of less than 11.5m. The exceedance of the 11.5m heigh line in part, is a direct consequence of the steep natural topography of the Subject Site in this location. It is not practicable to maintain an 11.5m height limit across the entirety of these dwellings without introducing unnecessary stepping, inefficient floor layouts and construction outcomes that would not result in a materially improved streetscape or amenity outcome. The proposed built form instead provides a logical and coherent response to the existing site contours.

c) Proportionate and commensurate scale
The overall building massing is proportionate and commensurate with the site area, frontage and intended density of the precinct. The additional height is limited to a relatively small part of the development and does not result in an overbearing built form when viewed from the street or adjoining residential properties.

d) Avoidance of significant and undue adverse amenity impacts
The additional building height is predominantly located towards the rear property boundary, which adjoins a school sporting oval containing a number of established protected trees. The location of the additional height therefore avoids directly presenting the increased building form towards adjoining residential properties and minimises any potential adverse amenity impacts. The orientation and configuration of the dwellings also assists in maintaining established residential amenity, including access to sunlight, natural ventilation and reasonable privacy.

e) Relationship with adjoining and future development
The proposed development is appropriately sited to maintain reasonable separation from adjoining properties and does not unreasonably constrain the potential future development of adjoining land. The orientation of the dwellings, together with the positioning of the additional height towards the rear of the site, ensures that the development does not present an unreasonable built form relationship with adjoining residential properties.

f) Response to street conditions and site topography
The proposed built form responds directly to the significant slope of the Subject Site. The minor height exceedance is principally attributable to the existing natural topography rather than an attempt to increase the scale or density of the development beyond that contemplated by the zoning.

The proposal provides a coherent three-storey built form that appropriately follows and responds to the site's natural levels while avoiding unnecessary and inefficient building articulation solely for the purpose of achieving numerical compliance with the 11.5m height limit.

g) Viewpoints and view corridors
The development does not materially impair significant viewpoints or view corridors from surrounding dwellings or land parcels. The additional height is limited in extent and is located predominantly towards the rear of the Subject Site, where its visual impact is further moderated by the adjoining school sporting oval and established vegetation.

h) Solar access
The proposed development does not result in an unreasonable loss of solar access to adjoining buildings or key public spaces. The orientation, separation and positioning of the dwellings ensure that the minor increase in building height does not give rise to a significant adverse impact on the availability of sunlight to surrounding properties.

Conclusion

On balance, the proposed building height represents an appropriate site-responsive outcome that satisfies the intent of PO4 of the Multiple Dwelling Code. The minor exceedance of the 11.5m Acceptable Outcome is limited to Townhouses 1 and 2 and is principally a consequence of the steep site topography. Importantly, the proposal remains within the intended three-storey built form of the applicable zone precinct and does not result in a significant or undue adverse amenity, streetscape, view or solar access impact.

Accordingly, the proposal is considered to achieve the Performance Outcome notwithstanding the identified departure from AO4.1.

8.2 COMPLIANCE WITH THE SUBDIVISION CODE – MINIMUM LOT SIZE AND DIMENSIONS

This application acknowledges that the proposed allotments do not comply with Acceptable Outcome AO1.1 of the Subdivision Code, which prescribes a minimum lot size of 260m² in the LMR2 zone. Notwithstanding this, the proposed lot configuration is capable of meeting the corresponding **Performance Outcome PO1**, which requires that:

PO1 – Development results in lots and an arrangement of lots that:
a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;
b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;
c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;
d. complement the streetscape, local context and character for the locality;
e. address development constraints.

Justification for compliance with Performance Outcome PO1 of the Subdivision Code is provided as follows:

- **Integration with infrastructure:** All proposed lots integrate effectively with existing urban infrastructure, particularly the public road network, ensuring access and servicing can be achieved without undue impact.

- **Appropriate lot size for intended use:** Each lot is of a size that safely accommodates a dwelling while maintaining appropriate levels of amenity. A combined Material Change of Use (MCU) and

Reconfiguration of a Lot (ROL) application has been lodged, enabling Council to assess both subdivision and building design concurrently. The applicant is amenable to a reasonable condition requiring construction of all dwellings to lock-up stage prior to plan sealing and title issue.

- **Appropriate land use:** The proposed lots are not suitable for uses other than a residential dwelling, ensuring consistency with the zone intent and minimising potential land use conflict.

- **Support for landscape character:** The proposed lot layouts and building envelopes allow sufficient area for landscaping and tree planting, contributing to the subtropical character and visual amenity of the locality.

- **Alignment with sound urban planning principles:** The subdivision represents efficient use of constraint-free urban land in proximity to key infrastructure and employment nodes. It supports infill development in a well-serviced area, consistent with broader city planning objectives.

9.0 RECOMMENDATION

This Town Planning Assessment Report demonstrates sufficient grounds for Brisbane City Council to support this Development Application that seeks approval for the following:

- **MATERIAL CHANGE OF USE (MULTIPLE DWELLING – 8 DWELLINGS)**
  Development Permit;
- **RECONFIGURATION OF A LOT (4 INTO 8 LOTS – SUBDIVISION OF LAND)**
  Development Permit; &
- **CARRY OUT BUILDING WORKS (ASSOCIATED WITH MCU IN TRADITIONAL BUILDING CHARACTER OVERLAY)**
  Development Permit.

The proposed development provides an appropriate increase in development density within an area that is well serviced by public transport, urban services and areas of public open space. The delivery of eight (8) new dwellings in this location will further contribute much needed additional housing options within a city experiencing a current undersupply of accommodation.

The proposal has been assessed and is generally consistent with the strategic intent of *Brisbane City Plan 2014.* Where the Development Application does not comply with the Acceptable Outcomes of the *Brisbane City Plan 2014*, the nominated performance-based outcomes relied upon do not compromise the attainment of the strategic objectives of the planning scheme or the Overall Outcomes prescribed in the Low-medium Density Residential Code or the Multiple Dwelling Code.

**

The development application is capable of being approved by Council, subject to the imposition of reasonable and relevant conditions. The proposed development is considered appropriate and is recommended as a well-designed and attractive redevelopment of the Subject Site that aligns with the planning intent for the area and delivers a high-quality residential outcome for the local community.