



TOWN PLANNING ASSESSMENT REPORT

AUGUST 2026

MCU, ROL & COBW - IMPACT ASSESSMENT

CAPABILITY

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Town Planning

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- Due Diligence
- Preparation & Lodgement of Development Applications
- Negotiation with Local and State Government Authorities
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- 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

7A, 11, 11A, 11B & 21 KINGS ROAD QLD 4068



Figure 1: Perspective Render Image of Proposed Development as viewed from Kings Road frontage.

APPLICANT:

BRMR HOLDINGS 1 PTY LTD C/- HAL ARCHITECTS PTY LTD

PROPOSED DEVELOPMENT:

STAGE 1

- RECONFIGURATION OF A LOT (5 LOTS INTO 2 LOTS) DEVELOPMENT PERMIT; &
- CARRY OUT BUILDING WORK (PARTIAL DEMOLITION AND EXTENSION WORKS TO PRE-1911 DWELLING HOUSE IN TRADITIONAL BUILDING CHARACTER OVERLAY) DEVELOPMENT PERMIT.

STAGE 2

- RECONFIGURATION OF A LOT (1 LOT INTO 2 LOTS) DEVELOPMENT PERMIT; &
- CARRY OUT BUILDING WORK (PARTIAL DEMOLITION AND EXTENSION WORKS TO PRE-1947 DWELLING HOUSE IN TRADITIONAL BUILDING CHARACTER OVERLAY) DEVELOPMENT PERMIT.

STAGE 3

- MATERIAL CHANGE OF USE (MULTIPLE DWELLING – 5 X TOWNHOUSES) DEVELOPMENT PERMIT; &
- CARRY OUT BUILDING WORK (MULTIPLE DWELLING 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 assess compliance (or otherwise) with the relevant provisions of the *Brisbane City Plan 2014* (Version 36.0 – June 2026), as they relate to the proposed development at 7A, 11, 11A, 11B & 21 Kings Road, Taringa QLD 4068. The land, hereinafter referred to as the ‘Subject Site’, is more accurately described as Lot 2 on registered plan (RP) 94994, Lot 118 on registered plan (RP) 23418, Lots 2 & 4 on registered plan (RP) 23450 and Lot 1 on registered plan (RP) 52370.

This application seeks development approval for the following staged development:

Stage 1 –

- Reconfiguration of a Lot (5 Lots into 2 Lots) Development Permit; and
- Carry Out Building Work (Partial Demolition and Extension Works to Pre-1911 Dwelling House in Traditional Building Character Overlay) Development Permit.

Stage 2 –

- Reconfiguration of a Lot (1 Lot into 2 Lots) Development Permit; and
- Carry Out Building Work (Partial Demolition and Extension Works to Pre-1947 Dwelling House in Traditional Building Character Overlay) Development Permit.

Stage 3 –

- Material Change of Use (Multiple Dwelling – 5 x Townhouses) Development Permit; &
- Carry Out Building Work (Multiple Dwelling in Traditional Building Character Overlay) Development Permit.

The architectural proposal is best illustrated in plan set **H5096KIN-TP-Issue A** prepared by HAL Architects Pty Ltd, which demonstrates the full scope of the proposed development. This plan set is enclosed with this application as **Attachment D**.

Planning Framework

The Subject Site is located within the Low–medium density residential (2 or 3 storey mix) Zone (LMR2 Zone). The overall intent of the LMR2 Zone is to provide for a variety of dwelling types, including dwelling houses and multiple dwellings, within a low-rise built form generally comprising 2 to 3 storeys. Development within the zone is intended to provide a sensitive transition between higher density residential areas and traditional low-medium density neighbourhoods. Built form outcomes seek to reinforce a human-scale streetscape through appropriate building articulation, landscaped setbacks, subtropical design responses and the minimisation of bulk and visual impact, having regard to site characteristics and surrounding context.

The Subject Site is also located within the Taringa Neighbourhood Plan area, which seeks to reinforce Taringa’s established predominantly residential character while recognising its strong access to local services and public transport, including rail and major bus corridors. Development within the neighbourhood plan area is intended to respect the established streetscape rhythm, provide appropriate transitions in scale and intensity to adjoining properties, and protect residential amenity through the considered design of building height, setbacks, landscaping and interface treatments.

The combined planning intent of the LMR2 Zone and Taringa Neighbourhood Plan is therefore to facilitate a diverse range of housing that responds to local housing needs while maintaining Taringa's established leafy residential character. Development is expected to be appropriately designed and responsive to its location, with built form, landscaping and site planning contributing to a high-quality residential environment that is compatible with the surrounding and intended neighbourhood character and well-integrated with existing transport, services and community infrastructure.

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 relevant provisions of the *Brisbane City Plan 2014* (Version 36.0 – June 2026), including the following:

Applicable Zone and Neighbourhood Plan Codes

- LMR2 Low-Medium Density Residential (2 or 3 storey mix) Zone Code;
- Taringa Neighbourhood Plan Code.

Applicable Use Codes

- Subdivision Code;
- Multiple Dwelling Code;
- Dwelling House – Small Lot Code.

Applicable Overlay Codes

- Pre-1911 Building Overlay Code;
- Traditional Building Character (Demolition) Overlay Code;
- Traditional Building Character (Design) Overlay Code;
- Airport Environs Overlay Code;
- Road Hierarchy Overlay Code;
- Streetscape Hierarchy Overlay Code;
- Transport Noise Corridor Overlay Code.

Prescribed Secondary Codes

- Infrastructure Design Code;
- Landscape Work Code;
- Stormwater Code; and
- Transport, Access, Parking and Servicing Code.

A detailed assessment against the above codes is provided in the Code Compliance Assessment Report enclosed as [Attachment B](#).

Conclusion

The proposed development is capable of being approved by Council, subject to the imposition of reasonable and relevant conditions. The development is considered appropriate and represents a well-designed and attractive infill residential redevelopment of the Subject Site that generally aligns with the planning intent for the area and will contribute positively to the housing needs of the city.

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:** Contour and Detail Survey prepared by AJS Surveys;
- **Attachment D:** Architectural Plans H5096KIN-TP-**Issue A** prepared by HAL Architects;
- **Attachment E:** Landscape Concept Plan prepared by HAL Landscape Architects;
- **Attachment F:** Stormwater Management Plan prepared by Morgan Consulting Engineers (RPEQ); &
- **Attachment G:** Engineering Services Report prepared by Morgan Consulting Engineers (RPEQ).

2.2 CONTACT DETAILS



Adam Lockhart

Director – Town Planning

HAL Architects Pty Ltd

Architects, Town Planners & Interior Designers

Risk**SMART** Consultants

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2.3 REVISION & QUALITY CONTROL

Revision	Date	Author/Contact	Reviewed By	Signature
H5096KIN_TP_001	August 2026	JH/AL	Adam Lockhart (Director)	

3.0 SITE DETAILS & CHARACTERISTICS

3.1 SITE DETAILS

SITE ADDRESS:	7A, 11, 11A, 11B & 21 Kings Road, Taringa QLD 4068
SITE DESCRIPTION:	Lot 2 on Registered Plan RP94994, Lot 118 on Registered Plan RP23418, Lots 2 & 4 on Registered Plan RP23450 and Lot on Registered Plan RP52370
TOTAL SITE AREA:	1,795m 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 (2 or 3 storey mix) Zone
NEIGHBOURHOOD PLAN:	Taringa Neighbourhood Plan
APPLICABLE OVERLAYS:	Pre-1911 Building Overlay Code Traditional Building Character (Demolition) Overlay Code Traditional Building Character (Design) Overlay Code Airport Environs Overlay Code Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code Transport Noise Corridor Overlay Code
PROPERTY OWNER/S:	21 Kings Road, Taringa QLD 4068 - Behzad Rafiee and Marjan Rafiee 7A, 11, 11A, 11B Kings Road, Taringa QLD 4068 - BRMR Holdings 1 Pty Ltd A.C.N. 603 140 816 Trustee Under Instrument 716442363
APPLICANT:	BRMR Holdings 1 Pty Ltd C/- HAL Architects Pty Ltd
PROPOSAL SUMMARY:	The application seeks approval for a (ROL) Amalgamation and Subdivision of Land, (COBW) Partial Demolition and Building Works to a Dwelling House constructed pre-1911 and a Dwelling House constructed pre-1947, and a Material Change of Use (MCU) for a Multiple Dwelling comprising five (5) townhouses, located within the Traditional Building Character Overlay.

DEFINED USE:	<u>Stage 1 –</u> Reconfiguration of a Lot (Development Permit) 5 Lots into 2 Lots; & Carry Out Building Work (Development Permit) Partial Demolition and Extension Works to Pre-1911 Dwelling House in Traditional building Character Overlay
	<u>Stage 2 –</u> Reconfiguration of a Lot (Development Permit) 1 Lot into 2 Lots; & Carry Out Building Work (Development Permit) Partial Demolition and Extension Works to Pre-1947 Dwelling House in Traditional Building Character Overlay
	<u>Stage 3 -</u> Material Change of Use (Development Permit) Multiple Dwelling – 5 x Townhouses; & Carry Out Building Work (Development Permit) Multiple Dwelling in Traditional Building Character Overlay
CATEGORY OF ASSESSMENT:	Impact Assessment
STAGED DEVELOPMENT:	Yes. Three (3) Stages.
REFERRAL AGENCY:	No
PUBLIC NOTIFICATION:	Yes. 15 Business Days.

3.2 SITE VISIT

A member of the HAL Architects Town Planning Department visited the Subject Site 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 comprises an irregular-shaped allotment comprised of five (5) existing allotments, with a total amalgamated site area of approximately 1,795m² and a site frontage to Kings Road exceeding 65m in length.

3.3.2 Topography

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

3.3.3 Site Improvements

The Subject Site is currently improved by two (2) Dwelling Houses, both of which will be retained and relocated closer to the front property boundary. The Dwelling Houses will undergo partial demolition and extension works and will be accommodated on reduced freehold allotments.

3.3.4 Stormwater/Flooding/Hydraulics

The Subject Site is not mapped within an identified flood overlay area. Proposed legal point of discharge for a gravity fed stormwater system is outlined in the Stormwater Management Plan prepared by Morgan Consulting Engineers (RPEQ) enclosed as **Attachment F**.

3.3.5 Site Contamination

The Subject Site is not listed on the Contaminated Land Register.

3.3.6 Landscaping/Street Trees

The proposed development is to be appropriately landscaped throughout in order to provide a reasonable balance between built form and green space. Please refer to Landscape Concept Plan prepared by HAL Landscape Architects enclosed as **Attachment E**.

3.3.7 Noise & Air Quality Emissions

The Subject Site is mapped within the Transport Noise Corridor Overlay. The applicant is agreeable to Council imposing reasonable and relevant standard acoustic conditions to ensure that future residential dwelling construction complies with the applicable acoustic requirements.

3.3.8 Heritage

The Subject Site is not listed on the State or Local Heritage Registers. The Subject site does not adjoin 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;
- Stormwater Drainage;
- Electricity; and
- Telecommunication Services.

Please refer to Engineering Services Assessment prepared by Morgan Consulting Engineers (RPEQ).

Attachment G. 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

Not Applicable.

3.3.11 Subject Site Photographs



Figure 2: Site Photograph. Image of the Subject Site – (11 Kings Road) as viewed from the Kings Road frontage.



Figure 3: Site Photograph. Image of the Subject Site (11 Kings Road) as viewed from the Kings Road frontage.



Figure 4: Site Photograph. Image of the Subject Site (21 Kings Road) as viewed from the Kings Road frontage.



Figure 5: Site Photograph. Image of the Subject Site (21 Kings Road) as viewed from the Kings Road frontage.

4.0 SITE CONTEXT

4.1 LOCALITY & STREET CONTEXT

Taringa is an established inner-west suburb within the City of Brisbane, located approximately 6.8 km south-west of the Brisbane CBD. The suburb is characterised predominantly by its residential character, featuring a diverse mix of traditional Queenslander and pre-1947 dwellings, post-war housing, and low-medium density apartments and townhouses. Taringa is recognised as a transport-oriented suburb, well positioned to accommodate modest and well-designed residential intensification, while retaining its established suburban character and amenity.

Key Features of Taringa:

- **Amenities/Retail** – Small-scale local shops and cafes, close to major retail at Indooroopilly Shopping Centre and nearby commercial and dining precinct at Toowong Village.
- **Transport Connectivity** – Served by Taringa railway station, frequent bus services along Moggill Road and nearby corridors and easy access to major arterial roads connecting to the CBD and western suburbs.



Figure 6: Aerial Photograph. Subject Site (outlined in red) within the context of Kings Road, Taringa
(Source: BCC Interactive Mapping).

4.1.1 Adjoining Neighbours



Figure 7: Site Photograph. Adjoining neighbour at 28 Swann Road, Taringa, as viewed from the Kings Road frontage.



Figure 8: Site Photograph. Adjoining neighbour at 7 Kings Road, Taringa as viewed from the Kings Road frontage.



Figure 9: Approved East Elevation. The adjoining neighbour at 7 Kings Road, Taringa has an existing approval for a 4-storey Multiple Dwelling. BCC Reference: A006809713, Source: Arqus Design.

5.0 PROPOSED DEVELOPMENT

5.1 STAGING OF THE DEVELOPMENT APPLICATION

This proposed three (3) stage development application seeks approval for the following aspects of development:

STAGE 1 –

Reconfiguration of a Lot (5 Lots into 2 Lots)

Development Permit; &

Carry Out Building Work (Partial Demolition and Extension Works to Pre-1911 Dwelling House in Traditional Building Character Overlay)

Development Permit.

STAGE 2 –

Reconfiguration of a Lot (1 Lot into 2 Lots)

Development Permit; &

Carry Out Building Work (Partial Demolition and Extension Works to Pre-1947 Dwelling House in Traditional Building Character Overlay)

Development Permit.

STAGE 3 –

Material Change of Use (Multiple Dwelling – 5 x Townhouses)

Development Permit; &

Carry Out Building Work (Multiple Dwelling in Traditional Building Character Overlay)

Development Permit.

We request that the staging be conditioned in a manner that allows flexibility during the construction stage of this project, i.e. allowing either one/or all buildings to be constructed individually or at the same time.

5.2 DEVELOPMENT DETAILS

Stage 1 – Development Statistics

Number of Storeys – 3

Maximum Building Height – 9.5m above GL

Gross Floor Area – 227.83m²

Lot Area – 300m²

Lot Frontage – 23.88m

Site Cover – 152.08m² (50.66%)

Stage 2 – Development Statistics

Number of Storeys – 3

Maximum Building Height – 9.5m above GL

Gross Floor Area – 303.69m²

Lot Area – 370m²

Lot Frontage – 19.232m

Site Cover – 177.32m² (36.09%)

Stage 3 – Development Statistics

Number of Storeys – 3
Maximum Building Height – 11.5m above GL
Lot Area – 1,170m²
Lot Frontage – 19.232m
Site Cover – 554.08m² (47.35%)
Number of Dwellings – 5 x Townhouses
Deep Planting – 58m² (4.95%)
Car Spaces – 10 x Residential, 2 x Visitor

Table 1: Breakdown of Key Proposal Statistics

The proposed density is considered generally appropriate for the relevant zoning and will further the dwelling choices available within the suburb. Please refer to the Architectural Proposal Plans prepared by HAL Architects enclosed as **Attachment C** for further detail.

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

5.1.2 Building Footprint/Setbacks

The buildings are considered to be of architectural merit and despite some relatively minor non-compliances relating to front and side boundary setbacks, the proposed development is fully compliant with the relevant Performance Outcomes of the Multiple Dwelling Code Code and generally consistent with the scale of other multiple dwellings within the immediate locality and is therefore considered appropriate for the site based on this localised context.

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 University Road.

5.1.4 Building Height

The proposed overall building height does not exceed three (3) storeys.

5.1.5 Landscaping

All buildings are supplemented with a landscaping design that provides 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 E** – Landscape Concept Plan prepared by HAL Landscape Architects.

5.1.6 Refuse Collection

The Subject Site has sufficient frontage to accommodate mobile bin refuse collection. No RCV access is required for on-site collection services.

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 overall statutory guidance for development assessment in the State of Queensland. The proposed Development Application does not compromise the attainment of the Purpose of the Act, as defined in Chapter 1, Section 3 of the Act. Review of Schedule 10 of the *Planning Regulation 2017* and relevant Categorising Instruments confirms that the proposed development is not Prohibited Development.

6.1.1 Assessable Development

This Development Application proposes activities that satisfy the meaning of development as provided within Chapter 3, Section 45 of the Act. Moreover, the proposed development is assessable against the provisions of the local planning scheme.

6.1.2 Assessment Manager

Schedule 8 of the *Planning Regulation 2017* notes that the Local Government is the assessment manager where an application is for development in a single local government area, and, the proposed development is assessable against the Local Planning Scheme.

The Subject Site is contained within the local government area of Brisbane City and proposes assessable development under the provisions of the *Brisbane City Plan 2014*. As such, Brisbane City Council is the Assessment Manager responsible for determining the Development Application.

6.1.3 Referral to State Agency

The proposed development does not trigger referral to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) as a State Agency.

6.1.4 Public Notification

Pursuant to Part 5 of the *Brisbane City Plan 2014*, the proposed development triggers an Impact Assessable Development Application. Accordingly, public notification of the proposal will be undertaken for a period of 15 business days.

6.2 STATE PLANNING REGULATORY PROVISIONS

The State Planning Policy (SPP) is a statutory instrument that provides the primary policy direction for matters that are deemed to be of interest to the State of Queensland. Part E of State Planning Policy – July 2017 contains seventeen (17) state interests in land use planning and development that are categorised into five (5) key themes. The below table identifies the relevance of these state interests to the development application.

Liveable Communities and Housing

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

N.A.	Agriculture <i>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</i>
✓	Development and Construction <i>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.</i>
N.A.	Mining and Extractive Resources <i>Extractive resources are protected, and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources.</i>
N.A.	Tourism <i>Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism development are protected.</i>

Environment and Heritage

N.A.	Biodiversity <i>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</i>
N.A.	Coastal Environment <i>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.</i>

N.A.	Cultural Heritage <i>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.</i>
N.A.	Water Quality <i>The environmental values and quality of Queensland waters are protected and enhanced.</i>

Safety and Resilience to Hazards

N.A.	Emissions and hazardous activities <i>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.</i>
N.A.	Natural hazards, risks and resilience <i>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.</i>

Infrastructure

N.A.	Energy and Water Supply <i>The timely, safe, affordable and reliable provision and operation and water supply infrastructure is supported, and renewable energy development is enabled.</i>
N.A.	Infrastructure Integration <i>The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.</i>
N.A.	Transport Infrastructure <i>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.</i>

N.A.	Strategic Airports and Aviation Facilities <i>The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.</i>
N.A.	Strategic Ports <i>The operation of strategic ports and priority ports is protected and their growth and development are supported.</i>

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) is an outcome of the State Assessment Referral Agency (SARA) and a statutory instrument made under the Act which sets out matters of interest of the state for development assessment, where the chief executive of administering the SPA is the assessment manager or a referral agency.

Importantly, the SDAP outlines the criteria for assessment by the chief executive and provides applicants with:

- 1) Clarity on when the state is to be involved in the assessment of development applications; and
- 2) Increased transparency and clarity on how development can comply with matters of interest of the state through a set of State Codes.

An assessment of the proposed development against the State Assessment criteria indicates that this application does not require a referral to the Department of State Development, Infrastructure and Planning. As such, the State Development Assessment Provisions (SDAP) are not applicable to this Development Application.

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

Shaping SEQ 2023 is a state planning instrument which provides "a regional framework for growth management and sets the long-term planning direction for sustainable growth, a globally competitive economy, and high-quality living". Based on the principles of efficient land use, *Shaping SEQ 2023* allocates land into one of three regional land use classifications:

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

Shaping SEQ 2023 identifies that the Subject Site is contained within the Urban Footprint and consequently, may accommodate a full range of urban uses such as housing, industry, business, infrastructure, community facilities and urban open spaces. The Subject Site is not located within a Priority Development Area. The proposed development and its intended use of the Site accords with and promotes the objectives, principles and overall vision detailed within *Shaping SEQ 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 Dwelling House and Multiple Dwelling are defined as follows:

Dwelling House:

Dwelling house means a residential use of premises involving—

- a. 1 dwelling and any domestic outbuildings associated with the dwelling; or*
- b. 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.*

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 (2 or 3 storey mix) zone category.



Figure 10: Zoning Map. Subject Site (outlined in red) mapped in the LMR2 Zone (Source: BCC Interactive Mapping).

The purpose of the LMR2 Low-Medium Density Residential (2 or 3 storey mix) 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 LMR2 Low-Medium Density Residential (2 or 3 storey mix) 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 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. **Complies.***
- 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 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 Up to 3 storeys zone precinct or in the 2 or 3 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 Up to 3 storeys zone precinct or 2 or 3 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, it to:*
 - i. *Have a gross floor area of less than 250m²;*
 - 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. **Complies.***
 - 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 within the 2 or 3 storey mix zone.***
 - 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 locations 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 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.***
 - d. *Development of a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is:*
 - i. *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.***
 - e. *Development incorporates a height and setback that provide a sensitive transition at the edge of the site to adjoining dwelling houses, ensuring that development is compatible in scale with adjoining dwelling houses, both within or adjoining the 2 storey mix zone precinct, in order to maintain appropriate levels of amenity and privacy to adjoining dwellings. **Not Applicable.***
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. **Complies.***
 - 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. **Complies.***
 - c. *Development for a residential use other than a dwelling house is of a scale and bulk that co-exists comfortably with an adjoining dwelling house, even though it might have a bulk and scale greater than a dwelling house. **Complies.***
 - d. *Development design, height and setbacks provide a sensitive transition at the edge of the site to an adjoining dwelling house or land in a lower density zone or zone precinct. **Complies.***
 - e. *Development for a residential use other than for a dwelling house incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape. **Complies.***
 - f. *Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture. **Complies.***
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. **Not Applicable. The Subject Site is located within the 2 or 3 storey mix zone.***
 - 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. **Not Applicable.***
 - c. *Development incorporates a height and setback that:*
 - i. *Provides a sensitive transition at the edge of the zone or zone precinct to adjoining lower density zones or zone precincts;*
 - ii. *Responds to the existing and intended uses and built form in each particular adjoining zone. **Not Applicable.***
 - d. *Dwellings are a mix of apartment and row-house style multiple dwellings which are of a scale and bulk that enable the building to co-exist comfortably with existing dwelling houses and dual occupancy uses. **Not Applicable.***
 - e. *Development for a multiple dwelling or dual occupancy incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape. **Not Applicable.***
 - f. *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, acknowledging this zones precinct's role for providing a sensitive transition to low density residential areas and its location within Growth Nodes on Selected Transport Corridors. **Not Applicable.***

Response: The proposed Extension Works to Dwelling House and Multiple Dwelling are consistent with the relevant Overall Outcomes outlined above and supports the intended objectives of the zone. The development

will provide for an appropriate residential land use that complements the surrounding urban context and contributes to the zone's functional and strategic intent.

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	<u>Applicable</u> 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	<u>Applicable</u> The proposed development adheres to the overall outcomes of the Bicycle Network Overlay Code and subsequent performance outcomes of the Code.
Biodiversity Areas Overlay	Not applicable.
Bushfire Overlay	Not applicable.

Overlay	Level of Applicability
Coastal Hazard Overlay	Not applicable.
Commercial Character Building Overlay	Not applicable.
Community Purposes Network Overlay	<u>Applicable</u> The proposed development adheres to the overall outcomes of the Community Purposes Network Overlay Code and subsequent performance outcomes of the Code.
Critical Infrastructure and Movement Network Overlay	<u>Applicable</u> 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	<u>Applicable</u> The Subject Site is identified within the Dwelling house character overlay. The proposed development involves retaining the Pre-1911 Dwelling House and the Pre-1947 Dwelling house located at the Subject Site. Please refer to the Code Compliance Assessment enclosed as Attachment B for further detail.
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	Not Applicable.
Pre-1911 Building Overlay	<u>Applicable</u> The Subject Site is identified within the Pre-1911 Building Overlay. Please refer to the Code Compliance Assessment enclosed as Attachment B for further detail.

Overlay	Level of Applicability
Regional Infrastructure Corridors and Substations Overlay	Not applicable.
Road Hierarchy Overlay	<u>Applicable</u> 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.
Streetscape Hierarchy Overlay	<u>Applicable</u> 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	<u>Applicable</u> The Subject Site is identified within the Traditional Building Character Overlay. Please refer to Code Compliance Assessment enclosed
Transport Air Quality Corridor Overlay	Not Applicable.
Transport Noise Corridor Overlay	<u>Applicable</u> The Subject Site is identified within the Noise corridor – rail network: Category 0: Noise level <70 dB(A), rail network: Category 1: 70 dB(A) – 75 dB(A), rail network: Category 2: 75 dB(A) – 80 dB(A), rail network: Category 3: 80 dB(A) – 85 dB(A) and rail network: Category 4: Noise Level >85 dB(A) sub-categories. Please refer to Code Compliance Assessment enclosed as Attachment B for further detail.
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 located within the bounds of the Taringa 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*.

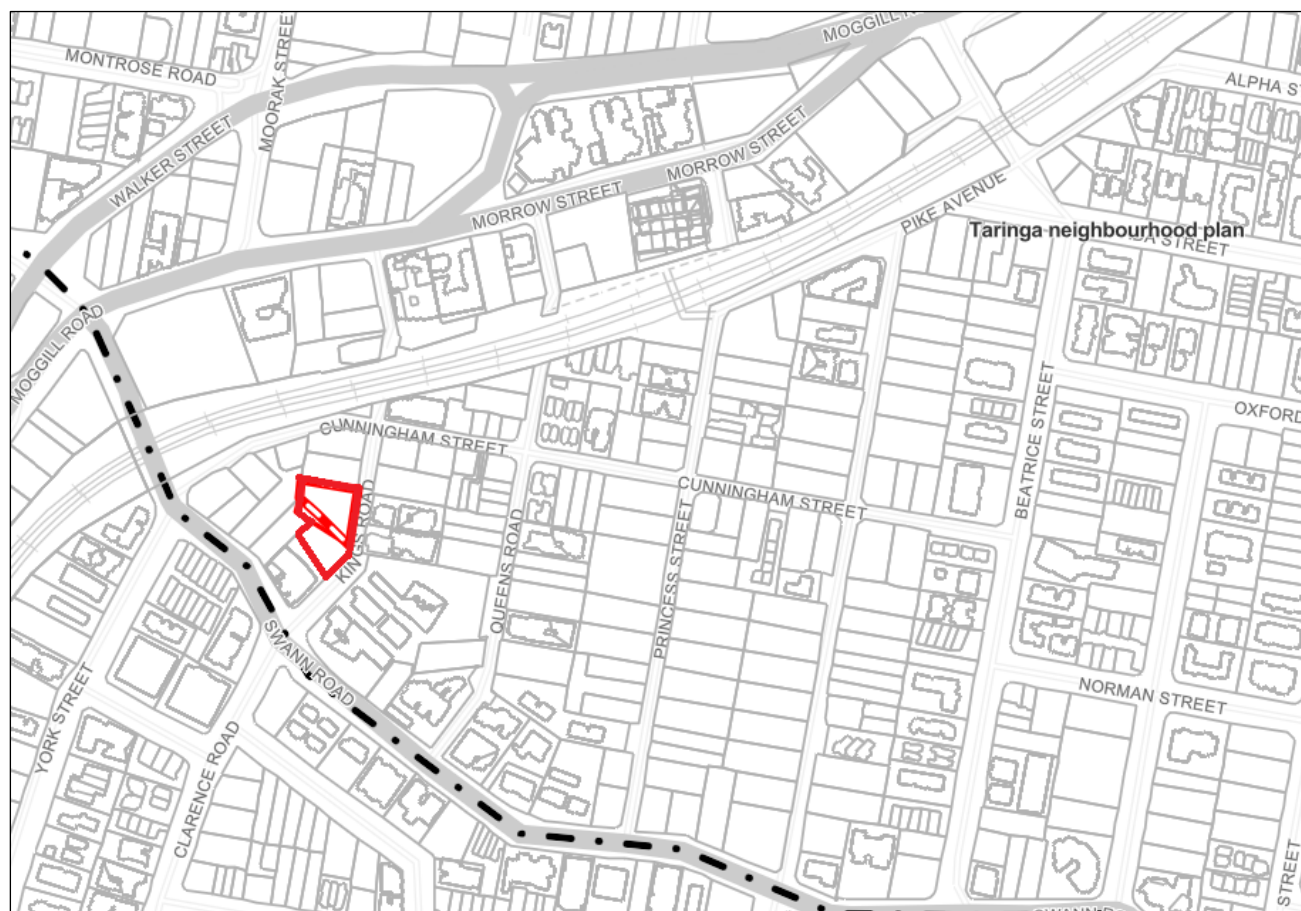


Figure 10: Image of the Subject Site (outlined in red) mapped within the Taringa Neighbourhood Plan (**Source:** Interactive Mapping - Brisbane City Plan 2014).

Compliance with the Overall Outcomes for the Taringa Neighbourhood Plan demonstrated below.

3. The overall outcomes for the neighbourhood plan area are:
 - a. development is of a height, scale and form consistent with the intent for the relevant precinct or zone. **Complies.**
 - b. development supports a high level of accessibility and amenity for pedestrians and cyclists through an enhanced public realm including footpath widening, street tree planting, landscaping and improved walking, cycling and public transport connections, particularly to Taringa Railway Station. **Complies.**
 - c. development is concentrated in the mixed use centre of Taringa Village, in close proximity to Taringa Railway Station and high frequency bus services along Mogill Road and Morrow Street, to reinforce Taringa Village as a district centre and support greater use of public transport services. **Not Applicable.**

- d. *development within Taringa Village promotes a vibrant, high quality public realm and streetscape with active non-residential uses at the ground storey that support an active streetscape, including pedestrian routes that directly connect to the Taringa Railway Station. **Not Applicable.***
- e. *the form and scale of development in Taringa Village is subservient to the nearby major centres of Toowong and Indooroopilly and provides a human scale pedestrian experience at the street level. **Not Applicable.***

7.5 LEVEL OF ASSESSMENT

In accordance with the provisions of the *Brisbane City Plan 2014*, the proposed Reconfiguration of a Lot is compliant with the minimum lot size prescribed in the Low-medium Density Residential Zone Code and the Multiple Dwelling is compliant with the prescribed building height in the Multiple Dwelling Code. Accordingly, the proposal is triggered to be Code Assessable development.

Use	Level of assessment	Assessment criteria
Reconfiguration of a Lot	Assessable Development - Impact Assessment	
	Any other reconfiguring a lot not listed in this table	Subdivision Code Low-medium Density Residential Code Prescribed secondary code
Multiple Dwelling	If no greater than: a. 3 storeys and 11.5m in building height in the Up to 3 storeys zone precinct; or b. 3 storeys and 11.5m in building height in the 2 or 3 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or c. 2 storeys and 9.5m in building height	Multiple Dwelling code Low-medium Density Residential code Prescribed secondary code

Table 4: Level of Assessment - LMR2 Low-medium Density Residential (2 or 3 storey mix Zone. (Brisbane City Plan 2014).

8.0 RECOMMENDATION

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

Stage 1 –

- Reconfiguration of a Lot (5 Lots into 2 Lots) Development Permit; and
- Carry Out Building Work (Partial Demolition and Extension Works to Pre-1911 Dwelling House in Traditional Building Character Overlay) Development Permit.

Stage 2 –

- Reconfiguration of a Lot (1 Lot into 2 Lots) Development Permit; and
- Carry Out Building Work (Partial Demolition and Extension Works to Pre-1947 Dwelling House in Traditional Building Character Overlay) Development Permit.

Stage 3 –

- Material Change of Use (Multiple Dwelling – 5 x Townhouses) Development Permit; &
- Carry Out Building Work (Multiple Dwelling in Traditional Building Character Overlay) Development Permit.

The proposed development provides an appropriate increase in residential density within an area that is well serviced by public transport, urban services and public open space. The delivery of new infill residential dwellings in this location will contribute to the provision of much-needed housing diversity and choice within a city currently experiencing an undersupply of housing.

The proposal has been assessed against the strategic intent of Brisbane City Plan 2014 and is generally consistent with its relevant strategic and planning outcomes. While the Development Application does not strictly comply with certain Acceptable Outcomes of the planning scheme, the nominated performance-based outcomes relied upon demonstrate that the proposed development can achieve the relevant planning intent without compromising the Strategic Framework or the Overall Outcomes of the Low-Medium Density Residential Code, Taringa Neighbourhood Plan Code or Multiple Dwelling Code.

**

Accordingly, the development application is capable of approval by Council, subject to the imposition of reasonable and relevant conditions. The proposed development is considered appropriate and represents a well-designed and attractive redevelopment of the Subject Site that aligns with the planning intent for the area.