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TOWN PLANNING

TOWN PLANNING REPORT
44 WARREN STREET, ST LUCIA

REF: 0648

Prepared for:
RUNGTIP PANICH

JUNE 2026

Revision No.	Author	Reviewer	Signature	Date
A	ZP	-	ZP	2 June 2026

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EXECUTIVE SUMMARY

This report has been prepared on behalf of *Rungtip Panich* (applicant) to obtain a Development Approval on land at 44 Warren Street, St Lucia and formally described as Lot 61 on RP75279. The proposal seeks the following approval:

- Development Permit – Material Change of Use – for a Multiple Dwelling (4 Townhouses).
- Development Permit – Building Work – for a Multiple Dwelling (4 Townhouses).

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

Under the Brisbane *City Plan 2014*, the subject site is identified as being contained within the Low Medium Density Residential (2 or 3 storey mix) Zone and the Toowong-Indooroopilly District Neighbourhood Plan. The planning scheme intends the Low Medium Density Residential Zone to:

“comprise 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.”

The proposed development is identified as being consistent with the Overall Outcomes of the Low Medium Density Residential Zone as it will provide an appropriate built form, tailored for the site constraints. The proposed development has been designed to reinforce the character of the surrounding area through built form and material selection. Specifically, the proposed development will provide:

- A Multiple Dwelling that will not detract from the existing streetscape and provide an alternative form of housing type.
- A Multiple Dwelling that is of bulk and scale that is in keeping with the surrounding built form.
- A design that will provide a positive contribution to the streetscape.
- A development that is identified as being consistent with the Overall Outcomes of the Low Medium Density Residential Zone as it provides 4 Townhouses.

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

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

Accompanying this report is the supporting documentation as identified:

Document	Author	Dated
Appendix 1 - Code Assessment	Aspect Town Planning	June 2026
Appendix 2 - Proposed Plans	Boon and Jon Architecture	May 2026
Appendix 3 - Flood Report	Storm Water Consulting	August 2023

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

1.0 PROJECT OVERVIEW

SITE DETAILS		
Site Address	44 Warren Street, St Lucia 4067	
Real Property Description	Lot 61 on RP75279	
Site Area	607m ²	
Site Owner	Rungtip Panich	
PLANNING DETAILS		
Local Government	Brisbane City Council	
Planning Scheme	<i>Brisbane City Plan 2014 / v35 (05-Dec-2025)</i>	
Zoning	Low Medium Density Residential (2 or 3 storey mix) Zone	
Neighbourhood Plan	Toowong-Indooroopilly District Neighbourhood Plan	
Overlays	<ul style="list-style-type: none"> ▪ Airport Environs Overlay; ▪ Community Purposes Network Overlay; ▪ Critical Infrastructure and Movement Network Overlay; ▪ Dwelling House Character Overlay; ▪ Flood Overlay; ▪ Potential and Actual Acid Sulfate Soils; ▪ Road Hierarchy Overlay; ▪ Streetscape Hierarchy Overlay. 	
PROPOSED DETAILS		
Development Type	Type of Approval	
Material Change of Use (MCU)	Development Permit - MCU - Multiple Dwelling (4 Townhouses).	
Building Work (BW)	Development Permit - BW - Multiple Dwelling (4 Townhouses).	
Level of Assessment	Impact Assessable	
Public Notification	15 Business Days	
APPLICANT DETAILS		
Applicant	Rungtip Panich c/- Aspect Town Planning Pty Ltd	
Contact Person	Zoc Pankaluic – Director	
Contact Details	p: 0435 812 611	
	e: zoc@aspect-tp.com.au	
Client	Rungtip Panich	
Project Team	Architect:	Boon and Jon Architecture
	Town Planner:	Aspect Town Planning
	Flood Engineer:	Storm Water Consulting

2.0 SITE DESCRIPTION

2.1 SITE LOCATION

The subject site is located at 44 Warren Street, St Lucia and formally described as Lot 61 on RP75279. The site has an area measuring 607m² with a frontage of approximately 15.08m to Warren Street (refer to Figure 1 & 2). The site is not encumbered by any easements.



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



Figure 2: The existing dwelling (to be demolished) when viewed from Warren Street. Source: Google Streetview.

2.2 SITE DETAILS

SITE CHARACTERISTICS	
Topography	The site slopes from west to east with a topographical variance of 2.5m.
Flooding	The Floodwise Property Report Indicates that the site is impacted by Brisbane River Flood Planning Area 2a, 2b, 3, 4 & 5 sub-categories.
Vegetation / Street trees	The site contains some existing vegetation. There are two (2) street trees within the verge.
Heritage Places	The site is not listed on the Local or State Heritage Registers.
INFRASTRUCTURE & SERVICES	
Road Frontage	Burnley Street (Neighbourhood Road).
Water Supply	The site has an existing water connection.
Sewerage	The site has an existing sewer connection.
Stormwater	The site will have a lawful point discharge.
Electricity & Telecommunication	The site has existing electricity and telecommunications connections.

2.3 ADJOINING LAND USE & DEVELOPMENT

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

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



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

3.0 SITE HISTORY & PRE-APPLICATION CONSULTATION

3.1 PREVIOUS APPROVALS

The subject site contains an existing Dwelling House, which will be removed as part of this proposal.

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

3.2 PRE-APPLICATION CONSULTATION

A prelodgement meeting was not held with Brisbane City Council prior to or during the preparation of this development application.

4.0 PROPOSAL

4.1 PROPOSED DETAILS

This Development Application seeks approval for:

- Development Permit – Material Change of Use – for a Multiple Dwelling (4 Townhouses).
- Development Permit – Building Work – for a Multiple Dwelling (4 Townhouses).

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

Under the Brisbane *City Plan 2014*, the subject site is identified as being contained within the Low Medium Density Residential (2 or 3 storey mix) Zone and the Toowong-Indooroopilly District Neighbourhood Plan. The planning scheme intends the Low Medium Density Residential Zone to:

“comprise 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.”

The proposed development is identified as being consistent with the Overall Outcomes of the Low Medium Density Residential Zone as it will provide an appropriate built form, tailored for the site constraints. The proposed development has been designed to reinforce the character of the surrounding area through built form and material selection. Specifically, the proposed development will provide:

- A Multiple Dwelling that will not detract from the existing streetscape and provide an alternative form of housing type.
- A Multiple Dwelling that is of bulk and scale that is in keeping with the surrounding built form.
- A design that will provide a positive contribution to the streetscape.
- A development that is identified as being consistent with the Overall Outcomes of the Low Medium Density Residential Zone as it provides 4 Townhouses.

The proposed development is identified as being consistent with the Overall Outcomes of the Low Medium Density Residential Zone as it provides four, 3 storey Townhouses.

The following development parameters relate to the proposal:

4.2 DEVELOPMENT PARAMETERS – MULTIPLE DWELLING

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

MATERIAL CHANGE OF USE – Multiple Dwelling			
Storeys	3 storeys		
Building Height	Max. 11.50m		
Site Cover	57%		
Front Setback	Western Boundary	Ground Floor: First Floor: Second Floor:	6.0m to wall 4.50m to balcony / 6.0m to wall 4.50m to balcony / 6.0m to wall
Side Setbacks	Northern Side	Ground Floor: First Floor: Second Floor:	6.20 to wall Min. 2.0m to balcony Min. 2.50m to wall
	Southern Side	Ground Floor: First Floor: Second Floor:	1.50m to wall Min. 2.09m to wall Min. 2.09m to wall
Rear Setback	Eastern Boundary	Ground Floor: First Floor: Second Floor	4.98m to wall 4.98m to wall 4.98m to wall
Built to Boundary	N/A		
Building Length	29.23m		
Private Open Space	TH1	Ground Floor: First Floor: Second Floor:	14.1m ² 21.49m ² 8.96m ² Total: 44.55m²
	TH2	Ground Floor: First Floor: Second Floor:	10.3m ² 14.60m ² 2.4m ² Total: 27.30m²
	TH3	Ground Floor: First Floor: Second Floor:	9m ² 15.24m ² 4.0m ² Total: 28.24m²
	TH4	Ground Floor: First Floor: Second Floor:	10.2m ² 14.60m ² 2.4m ² Total: 27.20m²
Deep Planting	63.0m ² (10.37%)		
Carparking	Resident carparks	7 x resident carparks	
	Visitor carparks	1 x visitor carpark	

TH = Townhouse

4.2.1 MULTIPLE DWELLING CODE

Site Area and Frontage:

The subject site has an area of 607m² and a frontage of approximately 15.08m to Warren Street, in accordance with AO1 of the Multiple Dwelling Code.

The proposal is considered of a suitable size and width to accommodate the four (4) townhouses. Furthermore, the proposal has generally compliant setbacks, carparking spaces, deep planting and building height. Based on this, the proposal achieves compliance with Table 9.3.14.3.B of the Multiple Dwelling Code.

Design and Materials:

The Multiple Dwelling has been designed to reinforce the character of the surrounding area through built form and material selection. The variation in materials and changes to windows, and entries to the proposed dwellings distinguish between different floor levels and provides appropriate articulation and variation throughout the buildings. The building will incorporate a roof style, which is consistent with other surrounding developments. The proposed building has been designed to complement the streetscape. Specifically, the proposed development will provide:

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

Building Height:

The application site is not within 400m walking distance of a major bus or train station, although, all four (4) proposed townhouses will have a maximum building height of 3 storeys and maximum height of 11.5m.

It is noted that the application site adjoins two other Multiple Dwellings on the side boundaries. In regard to the rear, there is a vacant lot (91 Munro St), although an active application on the site for a 3 storey dwelling, and an existing 3 storey Dwelling House (89 Munro St). Based on this, we consider the proposed development to be reflective of the surrounding built form, thus aligned with community expectations that a 3 storey building is appropriate for this location.

Furthermore, the application site is within a flood zone and the sole reason for the 3 storey component is to address flooding i.e. achieve the appropriate non-habitable and habitable floor levels. Given the recent flood events of 2011 and 2022, there has been an increase in awareness for the community, as dwellings and buildings have been raised to the required habitable floor levels. This has occurred throughout the St Lucia area and has largely been driven by the Queensland Government Resilient Homes Fund. It is these types of developments, which has aligned the proposed building height with community expectations.

Specifically, the adjoining the Multiple Dwelling at 46 Warren Street and the new Dwelling House at 89 Munro Street, are both 3 storeys in height, which is a direct result of flooding in this area.

As such, the proposal achieves compliance with the building height requirements outlined in PO4 of the Multiple Dwelling Code.

Setbacks:

Front Setback:

The proposed development will have compliant front setbacks with balconies 4.5m and the building wall 6.0m, in accordance with Table 9.3.14.3.C of the Multiple Dwelling Code.

Side Setback:

The proposed development will have a compliant side setback on the northern boundary, in accordance with Table 9.3.14.3.C of the Multiple Dwelling Code.

A Performance Outcome is sought for the side setback on the southern boundary. In this case, the proposed development will have a 2.09m setback in lieu of a 2.5m (refer to Figure 4). The windows in this location relate to bedrooms and stairwells and a typically smaller than a standard window. Furthermore, it is understood Council will condition the approval to provide screening, which will further reduce the potential for any overlooking. Given this, we consider the proposed setback to be appropriate, given the area of non-compliance shown in Figure 4.



Figure 4: The non-compliance area shown in green.

Rear Setback:

The proposed development provides a compliant setback to the rear balconies being 4.98m. However, a Performance Outcome is sought for the setback to the wall, which is 4.98m in lieu of 6.0m.

It is noted that the rear dwelling at 89 Munro Street has a large tree screening most of the dwelling (refer to Figure 5). It is considered that this tree will also provide sufficient privacy between the two buildings.

Whilst 91 Munro Street is currently vacant, there is an application under assessment for a 3 storey house. This 3 storey component is limited to the front portion with the rear portion being 2 storeys (refer to Figure 6). This will ensure that there is not direct interface with the 3 storey component of the Multiple Dwelling.

Furthermore, the entire rear setback is a Deep Planting area, which will ensure adequate screening trees will be in place, which further improve the privacy with the dwellings at the rear.



Figure 5: The existing tree at the rear of 89 Munro Street, which will provide sufficient screening between the buildings.

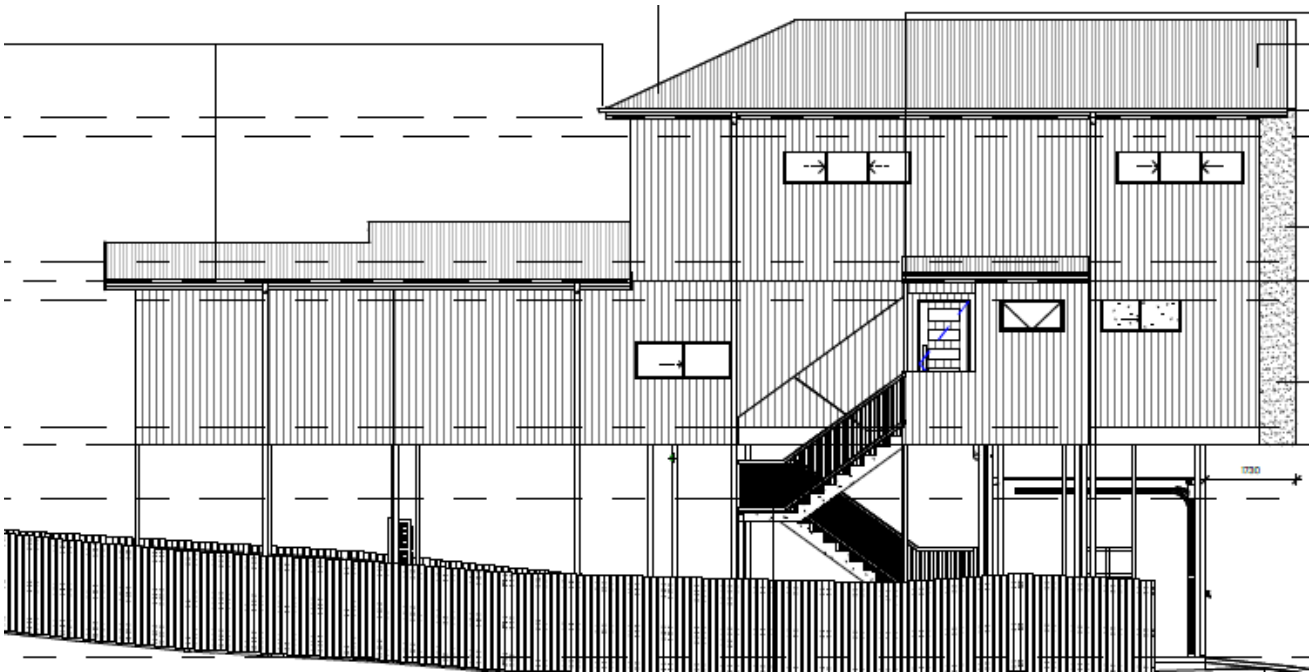


Figure 6: The proposed dwelling at 91 Munro Street, which is currently under assessment.

As such, the proposed rear setback is considered to be appropriate and in accordance with PO7 of the Multiple Dwelling Code.

Site Cover:

The proposed design exhibits a site cover of 57%, representing a slight increase in the prescribed accepted site coverage of 45%. As such, the proposal seeks a performance outcome for this matter. The proposed design is considered to achieve compliance with PO8 of the Multiple Dwelling Code for the following reasons:

- The proposed development is in keeping with the intended form and character of the area and immediate streetscape, which is predominantly made up of Multiple Dwellings on Warren Street.
- The proposal provides appropriate private open space and compliant deep planting areas which supports outdoor subtropical living.
- The articulated design maintains adequate setbacks to ensure natural light, breezes, and sunlight penetrate the development and adjoining premises. The inclusion of deep planting areas within the front and rear setback areas further disguises the built form of the building.
- Each townhouse is provided with a useable private open space. These private open space areas encourage outdoor subtropical living.
- The architectural design of the proposal incorporates a range of design techniques that provide building articulation and breaks reduce the apparent scale of the building.
- The proposal provides deep planting areas with a total of 63.0m² (i.e. 10.37% of the site) of suitable size and dimension to accommodate significant vegetation within the front and rear boundary setback areas.

Owing to the above, the proposed design wholly satisfies the performance outcome with respect to PO8 of the Multiple Dwelling code.

Building Length:

The proposed development has an overall building length of 29.23m, which is in accordance with AO9.1 of the Multiple Dwelling Code.

Deep Planting:

The proposed development provides deep planting in the front and rear setback, which equates to a total of **63m² or 10.37% of the site area** for deep planting. Furthermore, the following items are noted in regard to the deep planting:

- The deep planting areas will remain 100% open to the sky, therefore, receiving appropriate light and rainfall.
- The deep planting areas provide appropriate dimensions (4m x 4m) to accommodate large subtropical species.

- The size of these deep planting areas is sufficient to provide trees capable of growing to a maturity that is complementary in scale and height of the proposed building.
- The location of the deep planting can easily be accessed for maintenance purposes.

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

Private Open Space:

The proposed development will have ground floor private open space areas below 35m² for each townhouse due to nature of the design. Notwithstanding this, the areas that have been provided for private open space (as shown in Table 1) are of an appropriate size and dimension to allow a functional use for the future residents.

Table 1: Private Open Space Areas.

Townhouse	Private Open Space Area			
TH1	Ground Floor: 14.10m ²	First Floor: 21.49m ²	Second Floor: 8.96m ²	Total: 44.55m²
TH2	Ground Floor: 10.30m ²	First Floor: 14.60m ²	Second Floor: 2.40m ²	Total: 27.30m²
TH3	Ground Floor: 9.0m ²	First Floor: 15.24m ²	Second Floor: 4.0m ²	Total: 28.24m²
TH4	Ground Floor: 10.10m ²	First Floor: 14.60m ²	Second Floor: 2.4m ²	Total: 27.20m²

Each townhouse will have balcony with a minimum dimension of 3.0m, which provides the future occupiers useable private open space areas. To this end, the proposal satisfies PO31 of the Multiple Dwelling Code.

4.2.3 TRANSPORT, ACCESS, PARKING AND SERVICING CODE

Access & Maneuvering:

Vehicle access to the site is proposed to be via a 5.5m crossover. The driveway will be 6.2m in width and will also accommodate a loading zone for the MRV.

Carparking:

In accordance with Table 14 of the Transport, access, parking and servicing planning scheme policy, the proposal provides the following carparking numbers:

Required Carparks: 8.5 (9) Spaces and 1 visitor space.

Provided Carparks: 7 Spaces and 1 visitor space.

As such, the proposed development acknowledges a shortfall of 2 resident parking spaces. This shortfall is equated to the 4-bed townhouse only providing two parking spaces, instead of 2.5 spaces and the 2-bed

townhouse only providing one parking space instead of two. Although this is less than the rates detailed within the BCC TAPS, it is considered that the proposed shortfall is reasonable based on the following.

According to the 2021 ABS Census data for St Lucia:

- 37.5% of households own two vehicles.
- 20.0% of households own three or more vehicles.

Furthermore, when compared with the Queensland average, 20% of households within Queensland own three or more vehicles.

This indicates that the majority of households in the area do not possess more than two vehicles, and the demographic for Mitchelton typically possesses fewer vehicles than the broader state. This suggests that the provision of two parking spaces per dwelling aligns with local car ownership patterns.

In addition, the Sir Fred Schonell Drive is well serviced by high frequency buses given the sites location to the University of Queensland and 620m walking distance to the Guyatt Park CityCat stop.

The availability of these services provides residents with viable alternatives to private vehicle use, especially considering that both the nearby CityCat and bus stops provide travel into the Brisbane CBD and travel to work is typically the biggest household vehicle use. These facilities are expected to reduce the need for additional resident parking spaces.

Furthermore, 2021 ABS Census data for Mitchelton indicates that 12.4% of workers travelled to work using public transport, compared to the state average of only 4.1%.

Considering the local car ownership statistics, excellent public transport accessibility, internal road design, and provision of visitor parking, the proposed allocation of two resident parking spaces per 3 + dwelling is deemed sufficient. The requirement for 2.5 spaces per 4-bedroom dwelling is considered excessive in this context and isn't typically regarded as feasible or necessary for townhouse style developments where dwellings don't have parking availability on the driveway.

As such, the provision of 7 resident and 1 visitor spaces is considered adequate to cater for the expected demands of the development and therefore PO13 and PO14 of the TAPS Code are considered achieved.

Services:

Refuse will be collected on site by a kerbside collection. There is sufficient frontage width to accommodate the bins, and it is not considered that the bins will have detrimental impacts to pedestrian amenity or safety. The bins will be located at the rear of each of the townhouses.

Occasional LRV access to the site has been allowed for. The vehicle will also reverse into the driveway, conduct loading activities using the area provided and forward out of the site.

A vehicle is also able to pass the LRV while loading activities are taking place and the pedestrian path is not blocked.

Stormwater:

A lawful point of discharge is achieved by discharging the stormwater and lot flows into the kerb and channel.

The proposed development will run a stormwater pipe through to the upstream slope using a pump-out system, discharging stormwater to the Kerb running along Warren Street.

Stormwater drainage for the proposed development shall ensure no adverse impact to upstream, downstream or adjoining properties.

Earthworks:

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

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

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

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

Verge width:

The verge requirements are identified as a Neighbourhood Street Minor on the Streetscape Hierarchy Overlay, which requires a 3.75m verge width. The existing verge is approximately 4.50m in width. As such, the proposal is in accordance with the verge widths prescribed in Table 8.2.20.3.B of the Streetscape Hierarchy Overlay Code.

We note that one (1) street tree will be removed for the proposed crossover.

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

5.0 STATUTORY PLANNING REQUIREMENTS

5.1 STATE FRAMEWORK

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

5.1.1 PLANNING ACT 2016

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

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

5.1.2 SOUTH EAST QUEENSLAND REGIONAL – SHAPING SEQ 2023

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

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

5.1.3 STATE PLANNING POLICY

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

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

5.1.4 REFERRALS AND STATE DEVELOPMENT ASSESSMENT PROVISIONS

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

The proposed development does not require any referral.

5.2 LOCAL FRAMEWORK

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

5.2.1 STRATEGIC FRAMEWORK

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

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

- Development within the Suburban Living Area is in response to the zoning of the site (Theme 5 - Strategic Outcome (1)(g)).
- The Suburban Living Area supports the development of multiple dwellings in the Low Medium Density Residential Zone where the site is located 600m walking distance to a CityCat stop and benefits from public transport services (bus stops) on Sir Fred Schonnell Drive (Theme 5, Element 5.5 – Land Use Strategy 3.2).

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

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

5.2.2 LEVEL OF ASSESSMENT

Under the Brisbane *City Plan 2014*, the site is located within the Low Medium Density Residential (2 or 3 storey mix) Zone and the Toowong-Indooroopilly District Neighbourhood Plan. The following Overlays apply to the subject site:

- Airport Environs Overlay;
- Community Purposes Network Overlay;
- Critical Infrastructure and Movement Network Overlay;
- Dwelling House Character Overlay;
- Flood Overlay;
- Potential and Actual Acid Sulfate Soils Overlay;
- Road Hierarchy Overlay;

- Streetscape Hierarchy Overlay.

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

LEVEL OF ASSESSMENT	
ZONE	
Low Medium Density Residential Zone	
Impact Assessment	<p>In accordance with Table 5.5.2 – Low Medium Density Residential Zone, a Material Change of Use for a Multiple Dwelling is subject to Code Assessment If no greater than:</p> <ul style="list-style-type: none"> 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. <p>The subject site is not within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station.</p> <p>As such, the proposal is identified as triggering Impact Assessment and the Low Medium Density Residential Zone is addressed in Appendix 1.</p>
NEIGHBOURHOOD PLAN	
Toowong-Indooroopilly District Neighbourhood Plan	
No Change	<p>In accordance with Table 5.9.66.A – Toowong-Indooroopilly District Neighbourhood Plan, there is no change to the level of assessment for the proposed development. The table identifies the Toowong-Indooroopilly District Neighbourhood Plan Code as an assessment benchmark for the development. As such, the level of assessment is Code Assessable and the Toowong-Indooroopilly District Neighbourhood Plan is addressed in Appendix 1.</p>
OVERLAYS	
Airport Environs Overlay	
Impact Assessment	<p>In accordance with Table 5.10.2 – Airport Environs Overlay, a Material Change of Use for a Multiple Dwelling in the PANS sub-category, if assessable development in the zone, is subject to code assessment. Notwithstanding this, the note in the table identifies where the MCU is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code Assessment. As such, the level of assessment is Impact Assessable and the Airport Environs Overlay Code is addressed in Appendix 1.</p>
Community Purposes Network Overlay	
Impact Assessment	<p>In accordance with Table 5.10.7A – Community Purposes Network Overlay, a Material Change of Use for a Multiple Dwelling is identified as Code Assessment. Notwithstanding this, the note in the table identifies where the MCU is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code Assessment. As such, the level of assessment is Impact Assessable and the Community Purposes Network Overlay Code is addressed in Appendix 1.</p>
Critical Infrastructure and Movement Network Overlay	
Not Applicable	<p>In accordance with Table 5.10.8 – Critical Infrastructure and Movement Network Overlay, there is no level of assessment nominated for a Material Change of Use for a Multiple Dwelling. As such, there is no change to the category of assessment and no</p>

	assessment required against the Critical Infrastructure and Movement Network Overlay Code.
Dwelling House Character Overlay	
Not Applicable	In accordance with Table 5.10.9, Level of Assessment for Dwelling House Character Overlay, there is no level of assessment nominated for a Material Change of Use for a Multiple Dwelling. As such, there is no change to the level of assessment and the application is not assessable against any Dwelling House Codes.
Flood Overlay	
Impact Assessment	In accordance with Table 5.10.11 – Level of assessment for the Flood Overlay, If for a <i>MCU or Building Work, other than for a dwelling house, in Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3 or Brisbane River flood planning area 4 sub-categories, or in Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3 or Creek/waterway flood planning area 4 sub-categories and for a new premises</i> , the proposal is subject to Code Assessment. Notwithstanding this, the note in the table identifies where the MCU is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code Assessment As such, the level of assessment is Impact Assessable and the Flood Overlay Code is addressed in Appendix 3.
Potential and Actual Acid Sulfate Soils Overlay	
Not Applicable	In accordance with Table 5.10.15 – Potential and actual acid sulfate soils overlay, a Material Change of Use if involving filling or excavation if the natural ground level is less than 20m AHD, where the disturbance of land is equal to or less than 5m AHD, involving: <ul style="list-style-type: none"> a. filling equal to or greater than 500m³; or b. filling equal to or greater than 0.5m average depth; or c. excavation equal to or greater than 100m³ is Code Assessment. The proposed development will not involve any of the quantities identified above. As such, there is no change to the category of assessment and no assessment required against the Potential and actual acid sulfate soils overlay code.
Road Hierarchy Overlay	
Impact Assessment	In accordance with Table 5.10.18 – Road Hierarchy Overlay, a Material Change of Use for a Multiple Dwelling is subject to code assessment. Notwithstanding this, the note in the table identifies where the MCU is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment As such, the level of assessment is Impact Assessable and the Road Hierarchy Overlay Code is assessed in Appendix 1.
Streetscape Hierarchy Overlay	
Impact Assessment	In accordance with Table 5.10.20 – Streetscape Hierarchy Overlay, a Material Change of Use for a Multiple Dwelling is subject to code assessment. Notwithstanding this, the note in the table identifies where the MCU is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact Assessable and the Streetscape Hierarchy Overlay Code is assessed in Appendix 1.

5.2.3 ASSESSABLE DEVELOPMENT

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

APPLICABLE CODES	
Zone Code	Low Medium Density Residential Zone Code
Neighbourhood Plan	Toowong-Indooroopilly District Neighbourhood Plan Code
Use Code	Multiple Dwelling Code
Overlay Codes	Airport Environs Overlay Code Community Purposes Network Overlay Code Flood Overlay Code (Appendix 3) Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code
Prescribed Secondary Codes	Filling and Excavation Code Infrastructure Design Code Landscape Work Code Outdoor Lighting Code Park Planning and Design Code Stormwater Code Transport, Access, Parking and Servicing Code Wastewater Code

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

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

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

5.2.4 LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP)

In accordance with BCC's interactive mapping, the site is not identified as being subject to or containing any planned infrastructure under the Local Government Infrastructure Plan (LGIP).

6.0 CONCLUSION

This report has been prepared on behalf of *Rungtip Panich* (applicant) to obtain a Development Approval on land at 44 Warren Street, St Lucia and formally described as Lot 61 on RP75279. The proposal seeks the following approval:

- Development Permit – Material Change of Use – for a Multiple Dwelling (4 Townhouses).
- Development Permit – Building Work – for a Multiple Dwelling (4 Townhouses).

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

Under the Brisbane *City Plan 2014*, the subject site is identified as being contained within the Low Medium Density Residential (2 or 3 storey mix) Zone and the Toowong-Indooroopilly District Neighbourhood Plan. The planning scheme intends the Low Medium Density Residential Zone to:

“comprise 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.”

The proposed development is identified as being consistent with the Overall Outcomes of the Low Medium Density Residential Zone as it will provide an appropriate built form, tailored for the site constraints. The proposed development has been designed to reinforce the character of the surrounding area through built form and material selection. Specifically, the proposed development will provide:

- A Multiple Dwelling that will not detract from the existing streetscape and provide an alternative form of housing type.
- A Multiple Dwelling that is of bulk and scale that is in keeping with the surrounding built form.
- A design that will provide a positive contribution to the streetscape.
- A development that is identified as being consistent with the Overall Outcomes of the Low Medium Density Residential Zone as it provides 4 Townhouses.

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

7.0 APPENDIX 1

7.1 CODE ASSESSMENT
