



Prepared by Harry Design Studio

DEVELOPMENT APPLICATION-CODE ASSESSMENT

Proposed Double-storey Dwelling House on Lot 1 and 2, and attached Dual Occupancy on Lot 4

168 OLD NORTHERN ROAD, EVERTON PARK

ADDRESS		168 Old Northen Rd, Everton Park
LOT DESCRIPTION		Lot 14 B33430
TOTAL SITE AREA		2023m ²
LOT AREA	LOT 1	346 m ²
	LOT 2	322 m ²
	LOT 4	667 m ²
CITY PLAN 2014 ZONING		EC Emerging community
NEIGHBOURHOOD PLAN		McDowall Neighbourhood plan
CATEGORY OF ASSESSMENT		Assessable Development – Code Assessment
PROPOSAL	LOT 1	Double-storey dwelling house
	LOT 2	Double-storey dwelling house
	LOT 4	Double-storey attached Dual-Occupancy
DEFINED USE		Brisbane City Plan 2014
APPLICANT DETAILS		Harry Pham <i>Harry Design Studio</i>

1. INTRODUCTION

The subject site is located on a corner lot with frontages to Rogers Parade East and Old Northern Road totalling 2,023m² in area. The site is located within an Emerging community zone and within the McDowall-Bridgeman Downs neighbourhood plan and contains an existing Dwelling house and ancillary structures. Vehicle access is from Rogers Parade East.

The site has been approved for a Reconfiguration a Lot (1 into 4 lots) according the application reference number A006244423:

- + Lot 1 – 346m² – 17.1m wide frontage to Roger Pde East

- + Lot 2 – 322m² – 16m wide frontage to Roger Pde East

- + Lot 3 – 685m² – retaining existing house – 34m wide frontage to Roger Pde East

- + Lot 4 – 667m² – corner lot with frontages to Roger Pde East and Old Northern Rd, 27m width; and a 6.5 wide access easement.

This proposed development involves the construction of double-storey dwelling houses at Lot 1 and Lot 2 and a double-storey dual occupancy at Lot 4.

This development application seeks approval for assessable development subject to code assessment and is assessed against the relevant provisions of the Brisbane City Plan to ensure compliance with the applicable codes and performance outcomes while maintaining residential amenity for surrounding properties.

Criteria	Assessment
<p>a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:</p> <ul style="list-style-type: none"> i. Theme 2: Brisbane’s outstanding lifestyle and Element 2.2 – Brisbane’s housing and accommodation choices; ii. Theme 3: Brisbane’s clean and green leading environmental performance and Element 3.1 – Brisbane’s environmental values; iii. Theme 5: Brisbane’s CityShape, Element 5.5 – Brisbane's Suburban Living Areas, Element 5.6 – Brisbane’s Greenspace System and Element 5.7 – Brisbane’s Future Suburban Living Areas. 	<p>Complies</p> <p>The proposal has been assessed against the applicable elements of Theme 2, 3 and 5 of the Strategic Framework. This assessment concluded the proposal wholly complies with the strategic intent for the site and the Everton Park locality.</p>
<p>b. Development is carried out in an orderly sequence, within the context of the site and the city, and is informed by a coordinated and integrated structure planning process that demonstrates the development is:</p> <ul style="list-style-type: none"> i. appropriate for the site’s location within the city and its local context; ii. accessible to necessary supporting infrastructure, services and facilities; iii. responsive to development constraints, character and environmental values and site characteristics. 	<p>Complies</p> <p>The proposal will be delivered in an orderly sequence, ensuring the scale of the proposed development aligns with the Everton Park locality, and is connected to all required infrastructure.</p>
<p>c. Development including dwelling house, dual occupancy, rooming accommodation, multiple dwelling, a residential care facility and a retirement facility contributes to contained, sustainable and functional communities that provide housing:</p> <ul style="list-style-type: none"> i. for suburban living generally as anticipated in the Low density residential zone; or 	<p>Complies</p> <p>The proposed project includes double-storey dwelling houses on lot 1 and 2, and double-storey dual occupancy on lot 4 that meet the established criteria.</p>

<p>ii. at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages; or</p> <p>iii. at a larger scale and greater dwelling density appropriate for the site's location and commensurate with ease of access to services, facilities and high frequency public transport.</p> <p>Note—In interpreting 6.2.6.2(2)(c)(iii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm</p>	
<p>d. Development for a dwelling house, dual occupancy or multiple dwelling or where a reconfiguration to accommodate these uses, provides for dwellings at a density, mix and scale over the net developable area:</p> <p>i. at proximately 18 dwellings per hectare, predominantly comprised of dwelling houses up to 2 storeys in height; or</p> <p>ii. at proximately 24 dwellings per hectare, comprised of a mix of dwelling houses, dual occupancies and multiple dwellings up to 3 storeys in height, if any part of the lot frontage is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in peak periods of 7am to 9am and 4pm to 6pm, and:</p> <p>A. the edge of a centre zone other than the Neighbourhood centre zone; or</p> <p>B. the edge of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.</p> <p>iii. if identified in a neighbourhood plan, at proximately:</p> <p>A. 5 dwellings per hectare or as indicated, predominantly comprised of dwelling houses up to 2 storeys in height and designed and sited to respond</p>	<p>Complies</p> <p>The proposed project includes double-storey dwelling houses in lots 1 and 2, and double-storey dual occupancy in lot 4 that meet the established criteria.</p>

to the site constraints and ensure minimal disturbance to valued attributes, if identified as a Very-low density residential potential development area;

B. 12 dwellings per hectare or as indicated, predominantly comprised of [dwelling houses](#) up to 2 [storeys](#) in height, if identified as a Low density residential - dwelling houses potential development area;

C. 16 dwellings per hectare or as indicated, comprised of a mix of [dwelling houses](#), [dual occupancies](#) and [multiple dwellings](#) up to 2 [storeys](#) in height, if identified as a Low density residential - dwelling houses and multiple dwellings potential development area;

D. 25 dwellings per hectare or as indicated, predominantly comprised of [dual occupancies](#) or [multiple dwellings](#) up to 3 storeys in height, if identified as a Low density residential - multiple dwellings potential development area.

Note—A range of factors influence development potential and yield. As such, suitability for urban purposes cannot be assumed for all land in the Emerging community zone and yield may be impacted depending on development constraints impacting a site. The [Structure planning planning scheme policy](#) provides guidance on the identification of development constraints and the determination of the [net developable area](#) of a site.

Note—The density of dwellings per hectare is expressed as a net residential density and is applicable to development involving either dwellings or lots. The [Structure planning planning scheme policy](#) provides guidance on the calculation of net residential density and equivalent site density.

Note—If a neighbourhood plan does not specify or provide sufficient information on the density, mix and scale of dwellings intended for a potential development area, 6.2.6.2(d)(i) and (ii) apply. However, 6.2.6.2(d)(iii) applies where a potential development area is refined through the identification of sub-types.

<p>e. Development for a relocatable home park or tourist park may be established or expanded in the Emerging community zone.</p>	<p>Not applicable The proposal does not involve a relocatable home park or tourist park.</p>
<p>f. Development for a non-residential use contributes to contained and vital communities and:</p> <ul style="list-style-type: none"> i. is of a bulk and scale compatible with the built form of future development intended in the immediate locality; ii. mitigates interface impacts on existing development; iii. where not indicated in a neighbourhood plan, accommodates only those uses that address local need where within an existing or future residential area, including: <ul style="list-style-type: none"> A. community services and recreational facilities (childcare centre, club, community care centre, community use, educational establishment, emergency services, indoor sport and recreation, outdoor sport and recreation, park, place of worship, substation and utility installation); B. centres serving the immediate neighbourhood (including shopping centre, shop, office, food and drink outlet, health care service, hotel, bar, small-scale service industry of less than 100m² gross floor area, service station and veterinary service); C. small-scale non-residential uses. 	<p>Not applicable The proposal does not involve a non-residential use.</p>

<p>g. Development:</p> <ul style="list-style-type: none"> i. does not adversely affect the character or environmental values of the site identified in a neighbourhood plan, an overlay or through the structure planning process; or ii. if unable to avoid impacting character or environmental values, mitigates impacts and ensures a compatible density, scale and form consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site. 	<p>Complies The proposal responds to the environmental features on the site and in the surrounding area, ensuring appropriate buffers are provided to sensitive areas.</p>
<p>h. Development is well planned and integrated with surrounding land uses and infrastructure.</p>	<p>Complies The site is well serviced and provides an ideal opportunity to continue providing additional accommodation options to South East Queensland.</p>
<p>i. Development provides a connected and permeable transport network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.</p>	<p>Complies The proposed development is well connected to the surrounding transport network, with a new internal road connecting the site to northern communities, and proximity to Pine Mountain Road which directly adjoins the site to the south.</p>
<p>j. Development does not impinge on an existing or intended use of an adjacent area.</p>	<p>Complies The proposal aligns with the Planning Scheme's intent for the site</p>

<p>k. Development provides appropriate mitigation measures including adequate buffer areas between incompatible land uses.</p>	<p>Complies The proposal address all known constraints on the site, including bushfire and biodiversity components, to ensure appropriate buffers are provided</p>
<p>l. Development for an interim use such as a dwelling house on an existing lot, animal husbandry, animal keeping, aquaculture, cropping or roadside stall does not prejudice future urban development.</p>	<p>Not Applicable The proposal is not for an interim use</p>
<p>m. Development provides the infrastructure required to support the development.</p>	<p>Not applicable The proposal does not involve the infrastructure.</p>
<p>e. Multiple dwellings are not accommodated in the Low density residential zone, including where in a potential development area.</p>	<p>Not applicable The proposal does not involve the multiple dwellings</p>

2.2 NEIGHBOURHOOD PLANS

The subject site is located within the McDowall neighbourhood plan under the Brisbane City Plan

<p>a. Development creates functional and integrated communities.</p>	<p>Complies Development is for double-storey dwelling houses on lot 1 and 2, and double-storey dual occupancy on lot 4., providing developable land for future dwelling houses and therefore aiding in the creation of functional and integrated communities</p>
<p>b. Land subject to development constraints, character or environmental values specified in Figure a or shown on an overlay map is protected from inappropriate development in order to maintain its character, natural and ecological significance.</p>	<p>Complies Development retains established trees at the north-east corner of the site. Further, the proposal will respond accordingly to any bushfire constraints over the site in accordance with the Bushfire Hazard and Significant</p>

	Assessment Report in Appendix D - the application reference number A006244423.
c. Open space, parks and recreational facilities meet the needs of the community and are located in accessible locations that are well connected within the neighbourhood plan area.	Not Applicable The proposal does not involve open space, parks and recreation facilities.
d. Residential development provides for a mix of housing types, styles and densities. Note—Development in a potential development area specified in FIGURE A addresses the location of the land, availability of services, environmental constraints, AMENITY , and existing patterns of development to ensure an integrated development outcome. Note—Densities and yields for residential development are to be calculated excluding parts of the site that are not within a potential development area. These include areas with development constraints or character or environmental values identified in overlay maps. Yields and maximum GROSS FLOOR AREA for MULTIPLE DWELLINGS and DUAL OCCUPANCY are to be calculated across the potential development area including all ACCESS WAYS and roads respectively.	Complies The proposed project includes double-storey dwelling houses on lot 1 and 2, and double-storey dual occupancy on lot 4 that meet the established criteria.
e. Multiple dwellings are not accommodated in the Low density residential zone, including where in a potential development area	Complies The proposed project includes double-storey dwelling houses on lot 1 and 2, and double-storey dual occupancy on lot 4 that meet the established criteria.
f. Land in the Emerging community zone in a potential development area: i. includes a mix of larger lot sizes, retains existing vegetation and minimises development in vegetated or other scenically important areas; ii. has a built form no greater than 2 storeys in height; iii. locates higher density development in the cleared parts of this area and comprises clusters of development surrounded by a high proportion of landscaping and open space.	Complies The proposed project includes double-storey dwelling houses on lot 1 and 2, and double-storey dual occupancy on lot 4 that meet the established criteria.
g. Neighbourhood centres identified in the neighbourhood plan serve the retail, commercial, community and service needs of	Not Applicable The proposal does not involve neighbourhood centres

the local community. [Centre activities](#) do not expand outside the sites already included in a zone in the centre zones category.

2.3 OVERLAY

Overlay	Sub-Category
Airport environs	OLS-Horizontal limitation surface
	Procedures for air navigation surface (pans)
	BBS zone – Distance from airport 8-13km
Bicycle network	
Bushfire	High hazard buffer area sub-category
Community purposes network	
Critical infrastructure and movement network	Critical infrastructure and movement planning area sub-category
Road hierarchy	
Streetscape hierarchy	
Transport air quality corridor	
Transport noise corridor	Designated State Noise corridor - State controlled road (MANDATORY area): Category 0: Noise Level < 58 dB(A)
	Designated State Noise corridor - State controlled road (MANDATORY area): Category 1: 58 dB(A) - 63 dB(A)
	Designated State Noise corridor - State controlled road (MANDATORY area): Category 2: 63 dB(A) - 68 dB(A)
	Designated State Noise corridor - State controlled road (MANDATORY area): Category 3: 68 dB(A) - 73 dB(A)
	Designated State Noise corridor - State controlled road (MANDATORY area): Category 4: Noise Level > 73 dB(A)

3. CONCLUSION

The proposed development for double-storey dwelling houses on lot 1 and 2, and double-storey dual occupancy on lot 4 at 168 Old Northern Rd, Eveton Park (Lot 14 B33430) has been assessed against the relevant provisions of the Brisbane City Plan 2014. The assessment demonstrates that the proposal is consistent with the intent and overall outcomes of the EC Emerging community and complies with the applicable provisions of McDowall neighbourhood plan.

The development maintains a built form, scale and intensity consistent with the established and intended character of the locality. The secondary dwelling remains subordinate to the primary dwelling and does not compromise residential amenity. The siting, height, scale and design appropriately respond to the site context and ensure no unreasonable impacts on adjoining properties in terms of privacy, overshadowing, bulk or traffic generation.

As the proposal complies with the Acceptable Outcomes of the applicable codes and no variations are sought, it is considered to represent appropriate and orderly development. Accordingly, the application warrants approval, subject to reasonable and relevant conditions.