



## Urban Planning Report

### → Site

70-72 Woodhill Avenue, **COORPAROO**

### → Proposal

- 2 Into 2 Lots Boundary Realignment
- 2x Dwelling Houses on Small Lots

### → Approvals

Material Change of Use – Development Permit  
Reconfiguring a Lot – Development Permit  
Building Works – Development Permit

## August 2026

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## 1 DEVELOPMENT SUMMARY

### 1.1 Site Details

|                    |                                       |
|--------------------|---------------------------------------|
| <b>Address</b>     | 70-72 Woodhill Avenue, Coorparoo 4151 |
| <b>Description</b> | Lots 1 & 100 on RP42200               |
| <b>Area</b>        | 607m <sup>2</sup>                     |
| <b>Easements</b>   | Nil                                   |
| <b>Landowner</b>   | Matthew Amies & Harley Dhessi         |

### 1.2 Application Details

|                             |                                                                                                                                                                |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal</b>             | 2 Into 2 lots boundary realignment and Access Easement<br>Extension to pre-1946 dwelling house over Proposed lot 100<br>New dwelling house over Proposed lot 1 |
| <b>Approval Sought</b>      | Development Permit - Reconfiguration of a Lot & Access Easement<br>Development Permit - Material Change of Use<br>Development Permit – Carry Out Building Work |
| <b>Development Permit</b>   | Yes                                                                                                                                                            |
| <b>Preliminary Approval</b> | No                                                                                                                                                             |
| <b>Level of Assessment</b>  | Impact                                                                                                                                                         |
| <b>Referral</b>             | No                                                                                                                                                             |
| <b>Public Notification</b>  | Yes                                                                                                                                                            |
| <b>Staging</b>              | Nil                                                                                                                                                            |

### 1.3 Assessment Framework

|                                |                             |
|--------------------------------|-----------------------------|
| <b>Local Government</b>        | Brisbane City Council (BCC) |
| <b>Planning Scheme</b>         | Brisbane City Plan 2014     |
| <b>SEQ Regional Plan</b>       | Urban Footprint             |
| <b>State Planning Policies</b> | Not Applicable              |

### 1.4 Administration Details

|                          |                                                                      |
|--------------------------|----------------------------------------------------------------------|
| <b>Applicant</b>         | Matthew Amies & Harley Dhessi                                        |
| <b>Contact</b>           | Mark Kierpal                                                         |
| <b>Phone</b>             | 07 3367 1582                                                         |
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| <b>Project Reference</b> | URB26-061                                                            |

## 2 INTRODUCTION

### 2.1 Proposal Outline

The development proposal seeks a Development Permits for:

- **Reconfiguration of a Lot** (2 into 2 lots boundary realignment and access easement);
- **Building works** (BW) for minor demolition works and an extension to a pre-1946 dwelling house in the Traditional Building Character Overlay (TBCO); and
- **Material Change of Use** (MCU) and BW for a new dwelling house on small lot in the TBCO.

The subject site is located on **70-72 Woodhill Avenue, Coorparoo** (the Site).

The level of assessment for the application is **Impact**.

The report will:

- Describe the site and surrounds;
- Outline the nature of the proposed development;
- Detail the type of development approvals sought;
- Address the relevant Statutory Frameworks;
- Address relevant provisions of the Brisbane City Plan 2014; and
- Identify and address other planning instruments of relevance to the application.

### 2.2 Site Context

The site is located within the well-established inner-city suburb of Coorparoo, approximately 5 kilometres south-east of the Brisbane CBD. The suburb is characterised by a diverse residential environment comprising traditional detached dwellings alongside an increasing number of medium-density residential developments, reflecting its strategic inner-urban location and excellent access to employment, public transport, retail, and community services.

Coorparoo benefits from a highly connected transport network, including frequent bus services, the Cleveland railway line, and direct road links to the Brisbane CBD via Old Cleveland Road, Cavendish Road, and Stanley Street East. The suburb is also well serviced by a broad range of community facilities, including shopping and dining precincts, supermarkets, medical centres, educational establishments, sporting facilities, and numerous public parks. Norman Creek and its associated open space corridors further enhance the suburb by providing significant landscape, ecological, and recreational values.

The locality surrounding the site is predominantly residential and exhibits a varied built form comprising pre-war Queenslander and character dwellings, post-war detached housing, contemporary townhouses, and medium- to high-density apartment developments, particularly along major transport corridors and within the Coorparoo Square precinct. Over recent years, the suburb has experienced ongoing urban renewal and infill development that has increased residential density while largely preserving its established character and valued streetscape qualities.

More specifically, the Woodhill Avenue precinct is characterised by a low-density residential streetscape containing traditional Queenslander dwellings, sympathetically renovated character homes, and an emerging pattern of contemporary infill development. A defining characteristic of redevelopment within the precinct is the retention and restoration of pre-1946 dwellings at the front of sites, with new residential development sensitively located to the rear. This form of development successfully balances urban consolidation with the protection of the precinct's traditional character and contributes to maintaining the established streetscape. A nearby example of this redevelopment

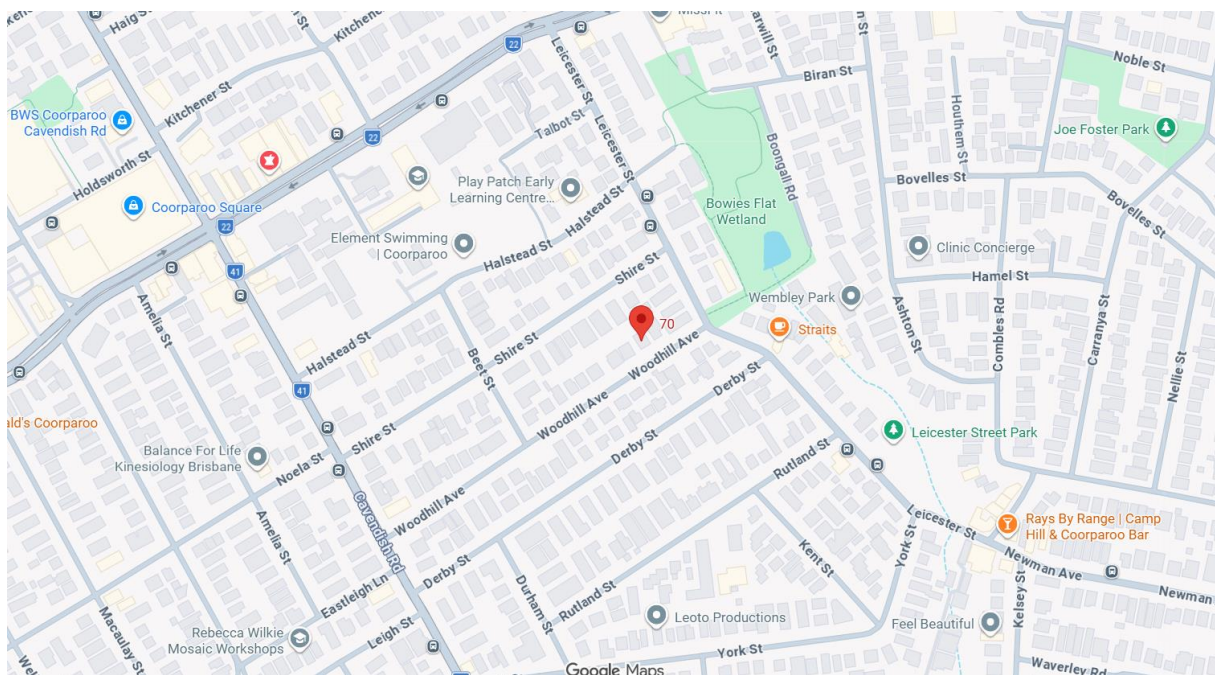
pattern is the adjoining property to the south, where a pre-1946 dwelling has been retained at the street frontage, with approval granted for three multiple dwellings to the rear (Council Ref: A005092168).

## Location Context Table

|                                         |                                                                                                                                                         |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Distance to Brisbane City</b>        | 5-6 km (approx.)                                                                                                                                        |
| <b>Nearby Roads and Arterial Routes</b> | Shire Street – North to the site<br>Leicester Street – East to the site<br>Woodhill Avenue – South to the site<br>Beet Street – West to the site        |
| <b>Nearby Services</b>                  | Coorparoo State School<br>Greenslopes State School<br>Greenslopes Private Hospital<br>St Vincent's Private Hospital Brisbane<br>Coorparoo Train Station |
| <b>Parks / Open Space</b>               | Leicester Street Park<br>Joe Foster Park                                                                                                                |

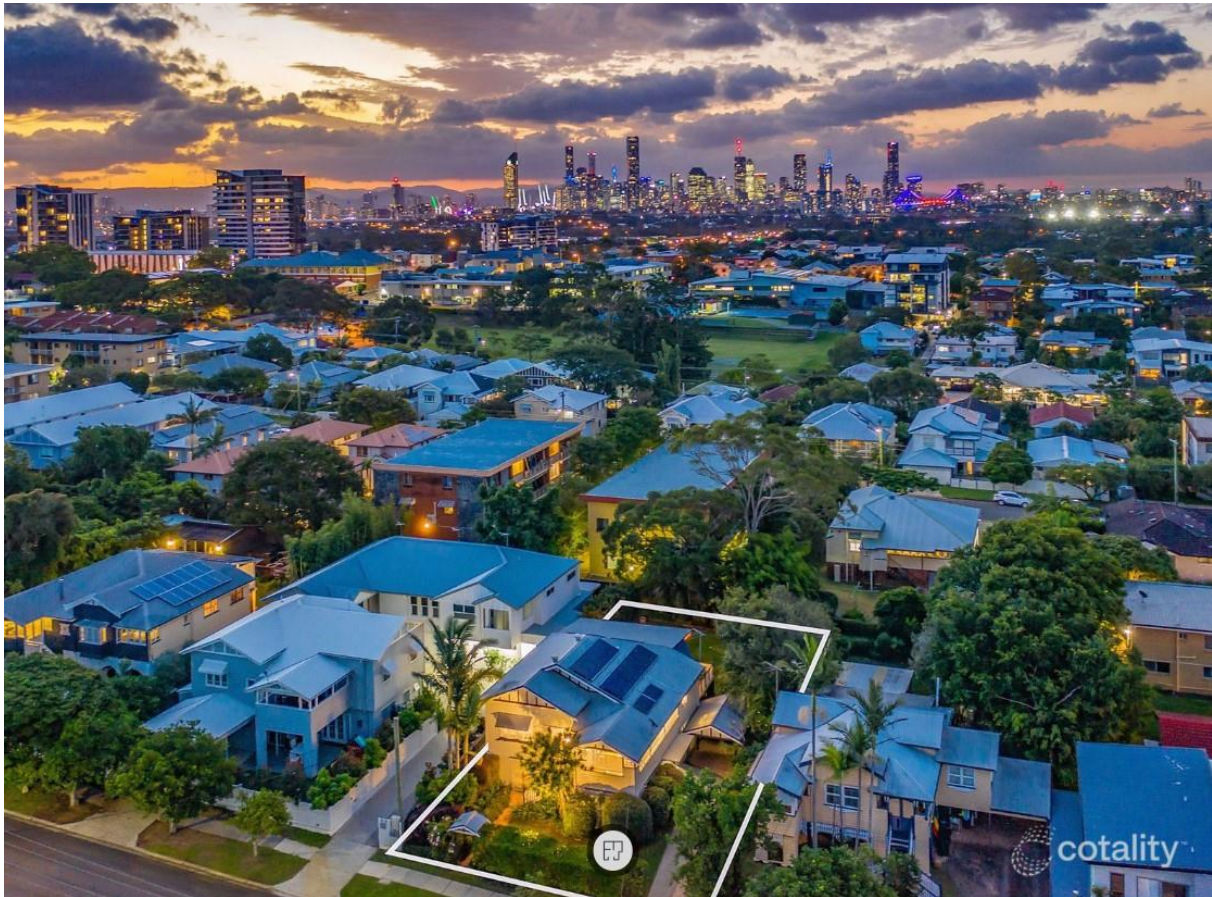
**Table 2-1 Location Context Table**

Source: Google Maps



**Figure 2-1 Location Map**

Source: Google Maps



**Figure 2-2 The Site and Surrounding/Adjoining Development**

Source: RP CoreLogic

## 2.3 Site Description

The Site is located at 70-72 Woodhill Avenue, Coorparoo and formally described as Lots 1 & 100 on RP42200. The site is a rectangular shaped allotment with a total area of 607m<sup>2</sup> and frontage width of 16.65m.

The Site is improved by a pre-1946 'timber and tin' dwelling house with vehicle access provided via an existing crossover to Woodhill Avenue. The dwelling presents as namely a two storey building to Woodhill Avenue; however, it incorporates an undercroft level that accommodates car parking and utility areas.

The Site exhibits a natural crossfall from the north-western rear boundary towards south-eastern front boundary, with ground levels decreasing from approximately RL13.5 metres to RL11.25 metres. The site does not contain any significant trees, with the landscaped areas primarily comprising lawn, low-level garden beds, and open outdoor spaces.

The Site is not affected by any easements.



**Figure 2-3 2021 Mapping Aerial**  
Source: City Plan 2014 Mapping



**Figure 2-4 Pre-1946 Aerial**  
Source: City Plan 2014 Mapping



**Figure 2-5 On-site pre-war dwelling viewed from Woodhill Avenue**  
Source: RP CoreLogic



**Figure 2-6 Site Contours**  
Source: City Plan 2014 Mapping

Table 2-2 details the Site particulars.

| Description Table           |                                                                                                                |
|-----------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Description</b>          | Lots 1 & 100 on RP42200                                                                                        |
| <b>Existing Use:</b>        | Dwelling House                                                                                                 |
| <b>Area:</b>                | 607m <sup>2</sup>                                                                                              |
| <b>Dimensions:</b>          | 16.476m x 36.955m                                                                                              |
| <b>Improvements:</b>        | Detached pre-1946 dwelling                                                                                     |
| <b>Slope:</b>               | RL13.5 to RL11.25 crossfalls from the north-western (rear boundary) towards the south-eastern (front boundary) |
| <b>Access / Cross Over:</b> | Woodhill Avenue                                                                                                |
| <b>Road Hierarchy:</b>      | Neighbourhood Road                                                                                             |
| <b>Footpath:</b>            | Yes – Concrete                                                                                                 |
| <b>Street Trees</b>         | Yes – 1                                                                                                        |
| <b>Vegetation:</b>          | Minor vegetation on site                                                                                       |
| <b>Flooding:</b>            | Nil                                                                                                            |
| <b>Easements:</b>           | Nil                                                                                                            |
| <b>Other issue:</b>         | Nil                                                                                                            |

**Table 2-2 Site Description Table**

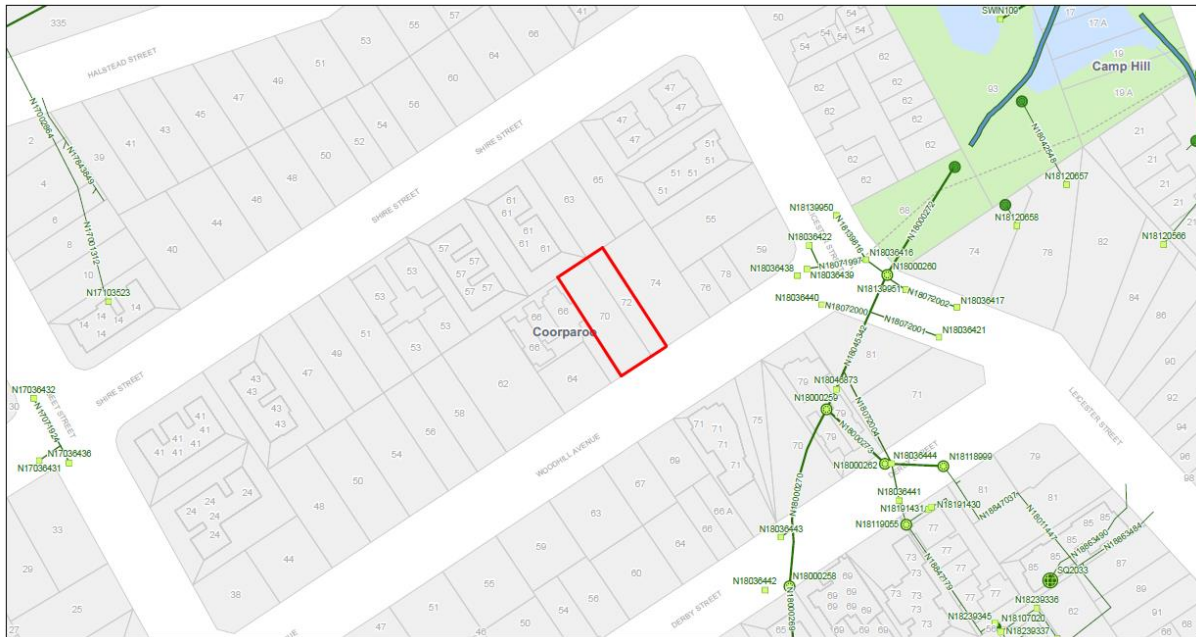
## 2.4 Urban Services & Infrastructure

The Site is connected to all urban utilities located in the immediate vicinity.

Table 2-3, Figures 2-7 and 2-8 show the location and details of existing urban services.

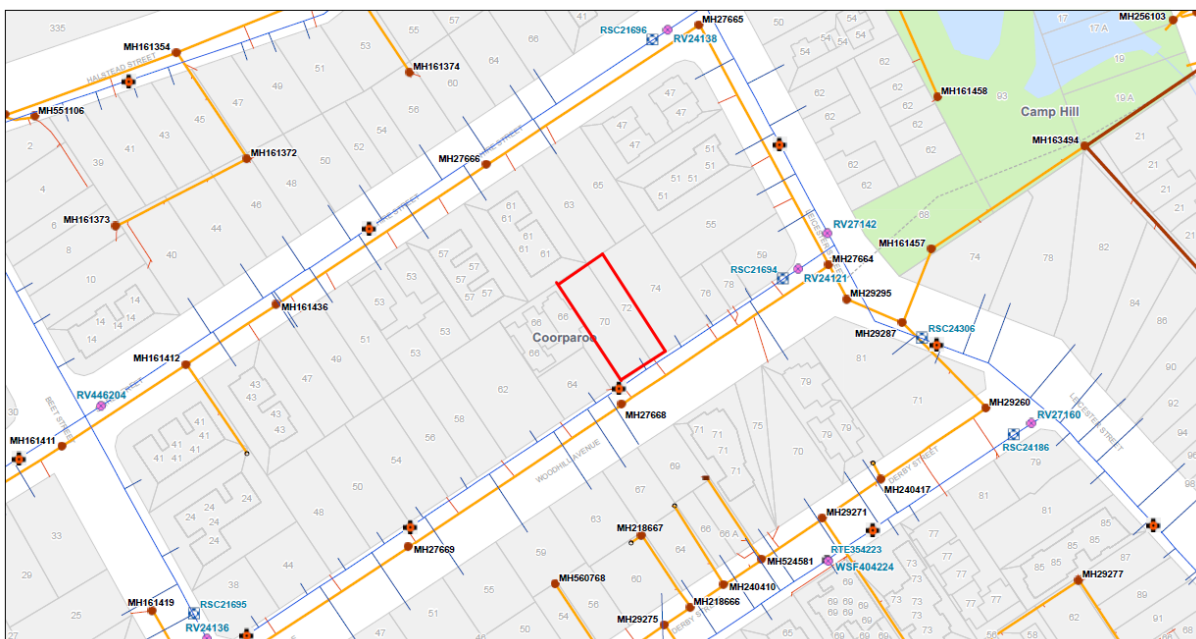
| Urban Services               |                                                                                                                  |
|------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Water Supply</b>          | Water is available in Woodhill Avenue. Currently a water meter exists in Woodhill Avenue and will be maintained. |
| <b>Sewerage Reticulation</b> | Sewerage reticulation is located at Woodhill Avenue – see <b>Figure 2-8</b> .                                    |
| <b>Stormwater Discharge</b>  | Stormwater is currently being discharged to Leicester Street – see <b>Figure 2-7</b> .                           |
| <b>Road Hierarchy</b>        | Woodhill Avenue is classified as a Neighbourhood Road.                                                           |
| <b>Other Services</b>        | All other services e.g. Telstra, Gas, Electricity, Pay TV are readily available.                                 |

**Table 2-3 Urban Services Assessment as Constructed Services**



**Figure 2-7 As Constructed Services (stormwater)**

Source: BCC Community Maps

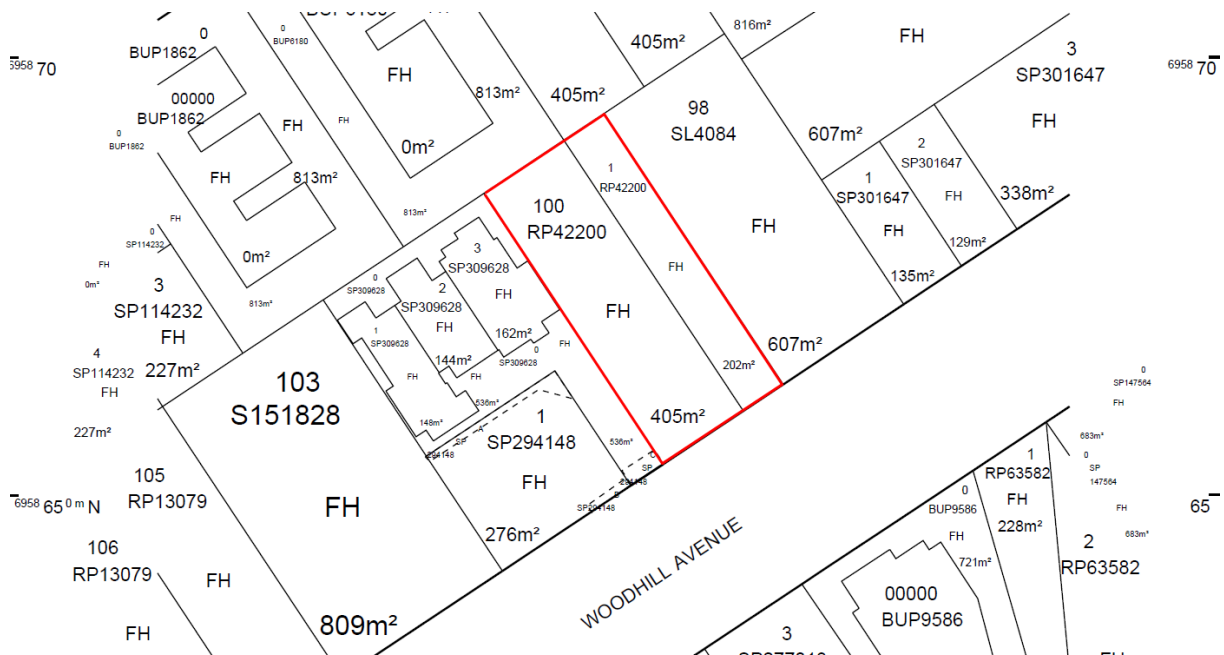


**Figure 2-8 As Constructed Services (sewer and water)**

Source: BCC Community Maps

## 2.5 Easements and Encumbrances

The Site is not encumbered by any easements – see Figure 2-9.



**Figure 2-9 Land Parcel Map (Smart Map)**

Source: DNR Smart Map

## 2.6 Flooding

The BCC Floodwise Property Report indicates that the Site is not subject to flooding.

## 2.7 Site History

There were no records indicating previous application or approval over this lot.

### 3 PROPOSED DEVELOPMENT

#### 3.1 Proposal Details

The development proposal (the Proposal) involves a Reconfiguration of a Lot (rearranging the boundaries), with each resultant lot intended to accommodate a dwelling house, as follows:

- The Proposal to rearrange the boundaries will result in two small lots being **Proposed Lot 100** with an area of 310m<sup>2</sup> and frontage to Woodhill Avenue of 16.476m, and **Proposed Lot 1** being a rear lot with an area of 300m<sup>2</sup>.
- Proposed Lot 1 will be accessed via Easement A, designated for access and services, which provides a 3.625-metre-wide access corridor connecting to Woodhill Avenue.
- The existing **pre-1946 dwelling** is proposed to be retained on Proposed Lot 100. Minor demolition works are required to ensure the dwelling is contained wholly within the proposed lot boundaries. These works comprise the removal of the rear stairs, alfresco and patio areas and bathroom, with the rear wall reconstructed and associated internal reconfiguration undertaken. A single-storey carport is also proposed to be demolished.

Importantly, no demolition is proposed to the original core of the dwelling or its primary roof form or is the dwelling raised or repositioned. And the minor demolition works is prescribed accepted development under Section 5.3.4 of the planning scheme. This component of the proposal is capable of being completed independently and is not reliant on the completion, registration or titling of any other component of the development.

- A **new two-storey dwelling house** on **Proposed Lot 1** is provided that includes two underneath car park spaces.

#### 3.2 ROL Component

The proposal seeks approval to reconfigure a lot (2 into 2) that involves the realignment of existing lots 1 & 100. The realignment of the boundary will deliver two lots, one measuring 300m<sup>2</sup> and the other 310m<sup>2</sup> respectively. Proposed Lots 1 & 100 are identified as generally compliant with the prescriptions of the Subdivision Code, as well as the overall outcomes & intent of the CR2 Character (Infill housing) Residential Zone.

Both proposed lots are capable of supporting a detached dwelling in accordance with the intent of the zone whilst reflecting a size and dimension consistent with the surrounding pattern of development. Please refer to the below superimposition of the proposed boundary realignment and an aerial wider allotment configuration pattern.

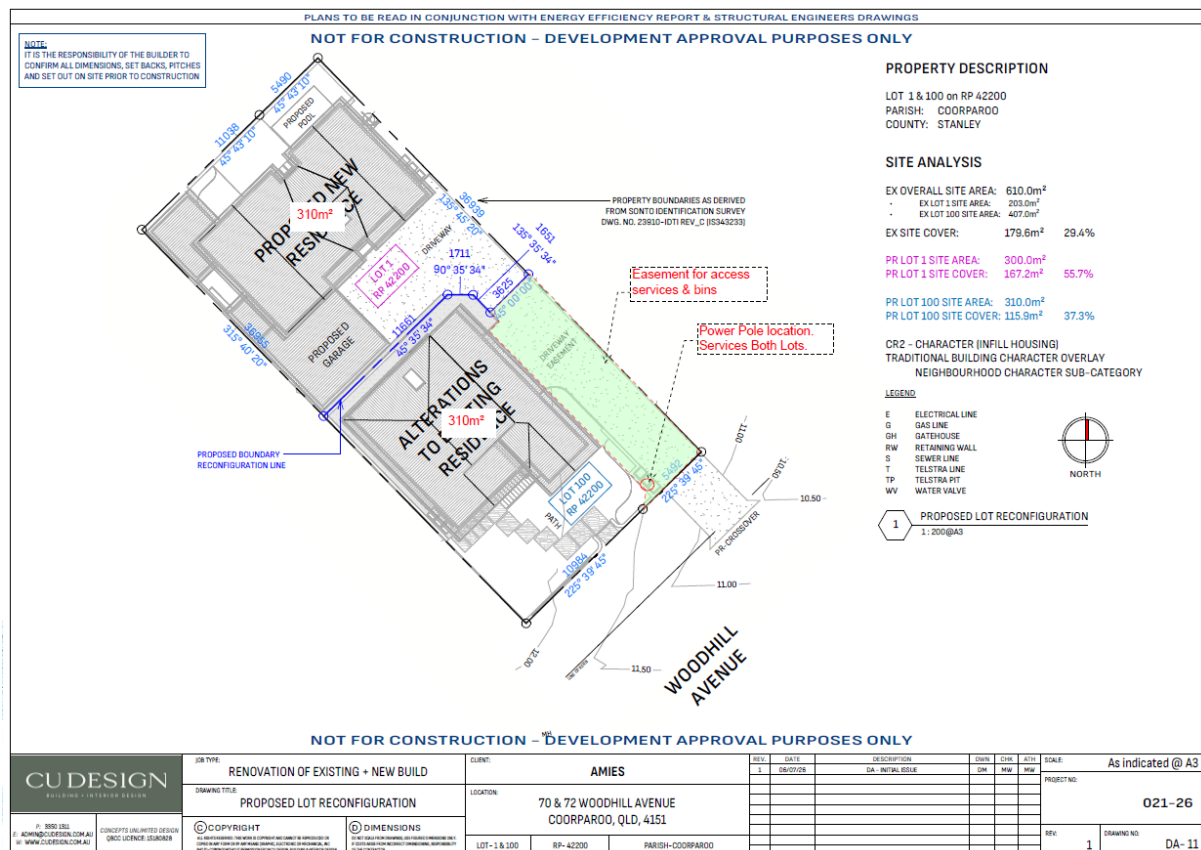


Figure 3-1 Proposed lot configuration

Source: Concepts Unlimited Design

### 3.3 BW Component (Extension to pre-1946 Dwelling House on Proposed Lot 100)

The ROL application will be associated with a BW Application for an extension to pre-1946 dwelling house on a small lot within the TBCO (over Proposed Lot 100). This component can be undertaken independently of the other components of the Proposal.

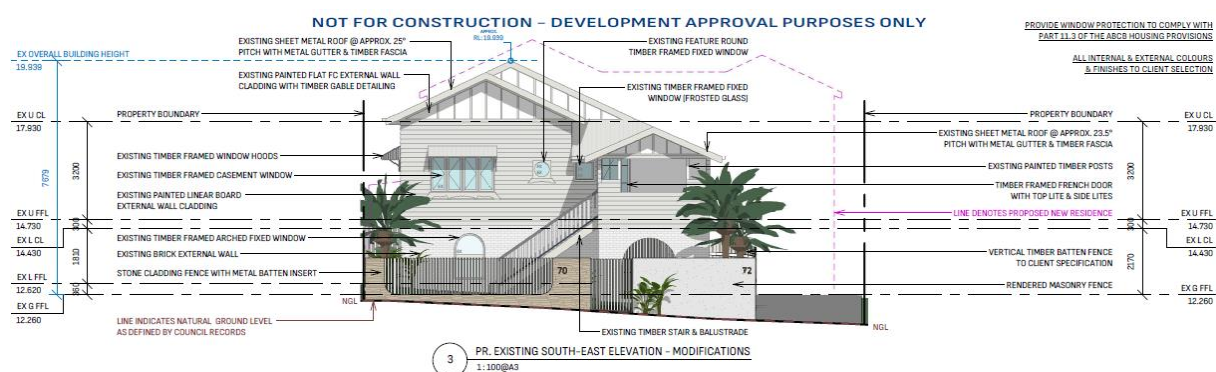
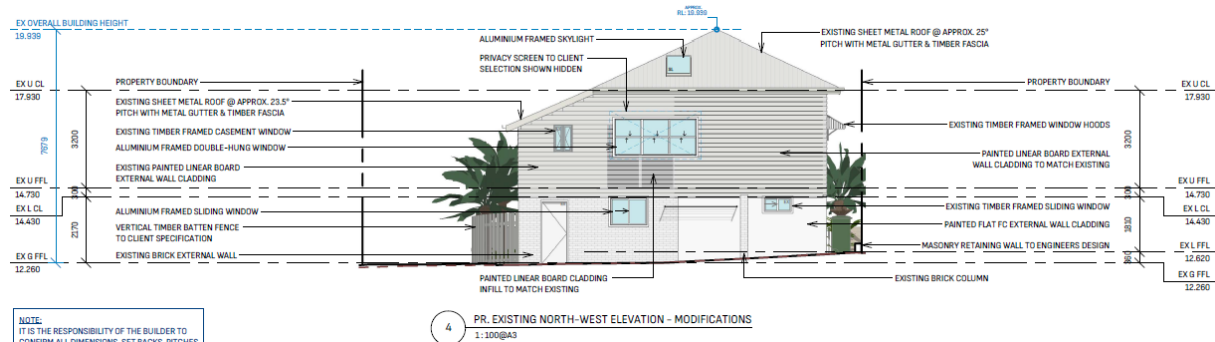


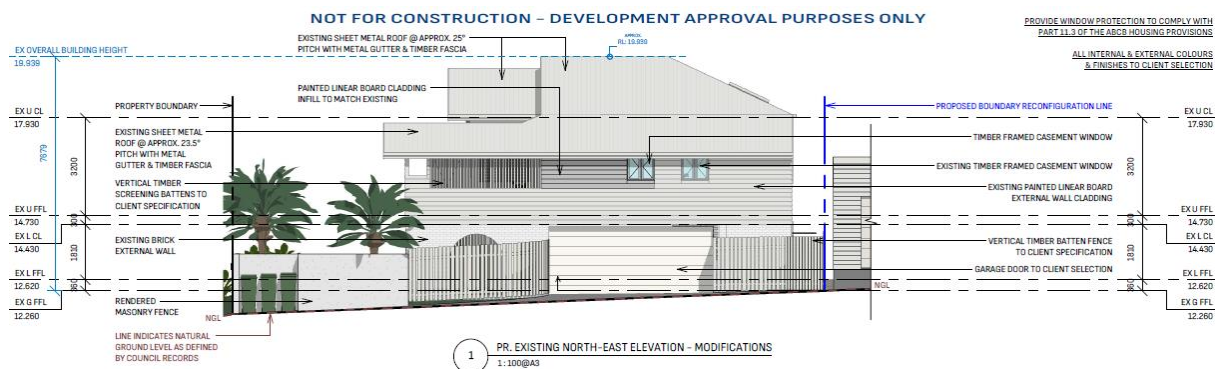
Figure 3-2 Proposed Front Elevation (Existing dwelling)

Source: Concepts Unlimited Design



**Figure 3-3 Proposed Rear Elevation (Existing dwelling)**

Source: Concepts Unlimited Design



**Figure 3-4 Proposed North-east Elevation (Existing dwelling)**

Source: Concepts Unlimited Design



**Figure 3-5 Proposed South-west Elevation (Existing dwelling)**

Source: Concepts Unlimited Design

### 3.4 MCU Component (New Dwelling House on Proposed Lot 1)

The ROL application will also be associated with a new MCU Application for a new dwelling house on a new rear and small lot within the TBCO (over Proposed Lot 1).

**Proposed Built Form** (see **Figures** below for a visual context)

- Dwelling house is located on the rear lot
- Building height at two storeys with maximum height of 8.1m
- Traditional gable roof form.
- Large front window and habitable rooms orientated towards the primary frontage.
- Podium garden orientated towards the new common boundary
- Double garage
- Traditional timber battening and cladding and glazing are primary building materials.

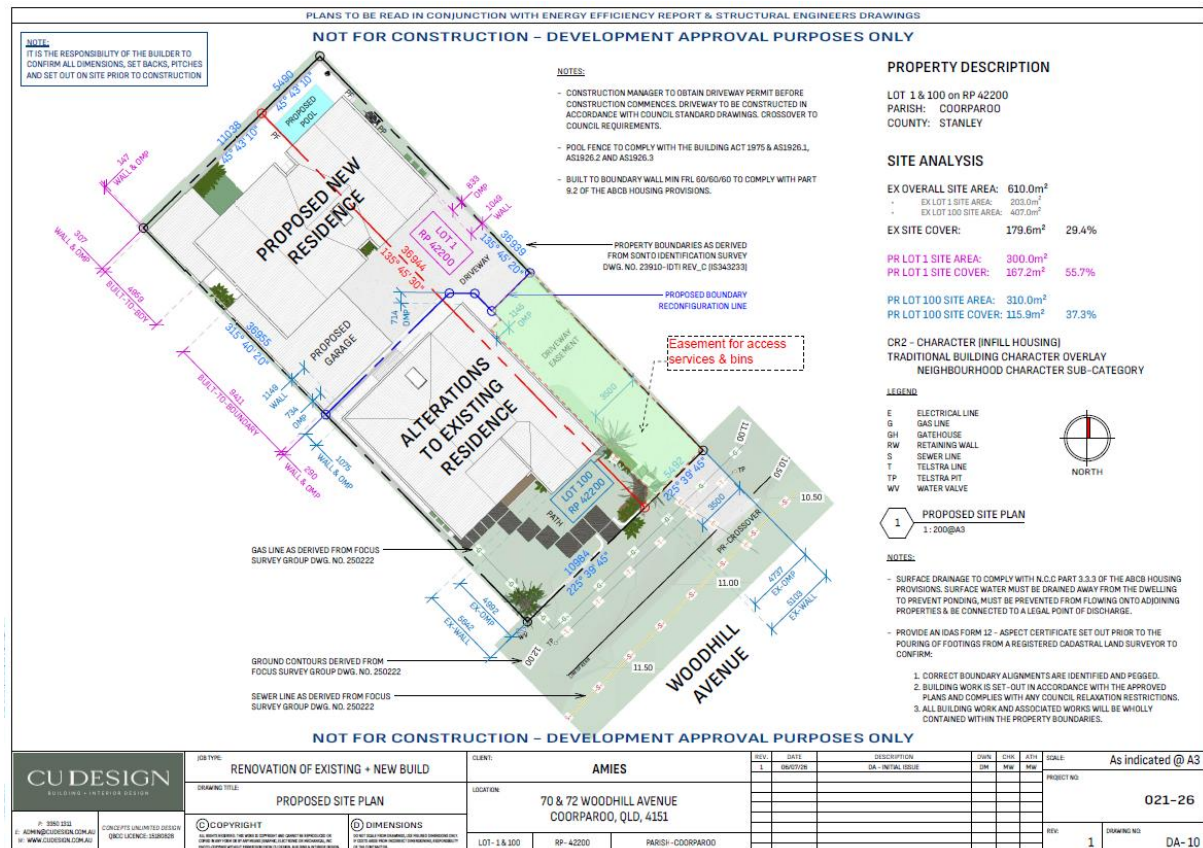


Figure 3-6 Proposed Site Plan  
Source: Concepts Unlimited Design

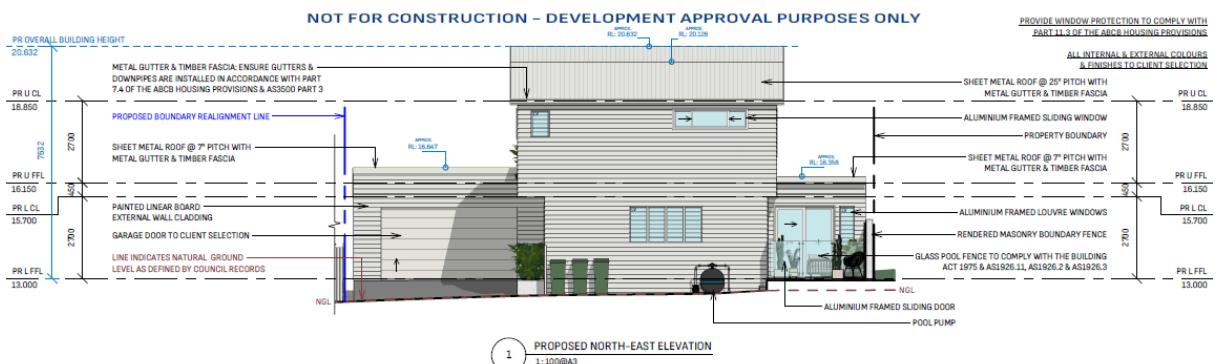


Figure 3-7 Proposed North-east Elevation (Proposed New Dwelling)  
Source: Concepts Unlimited Design

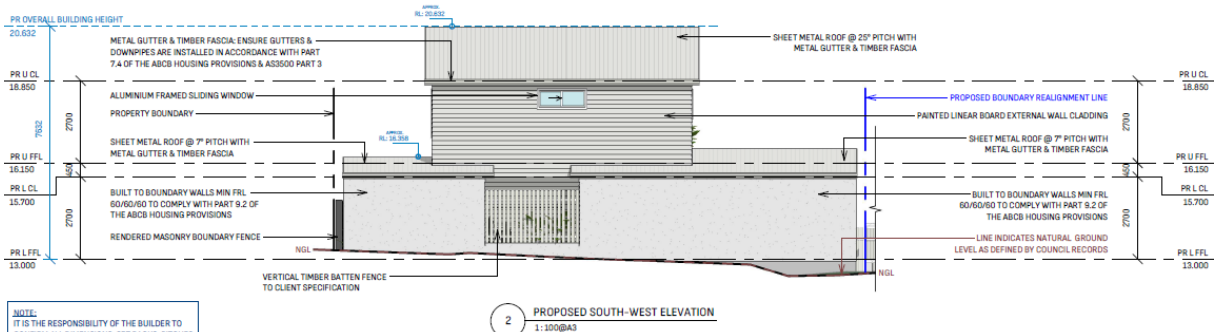
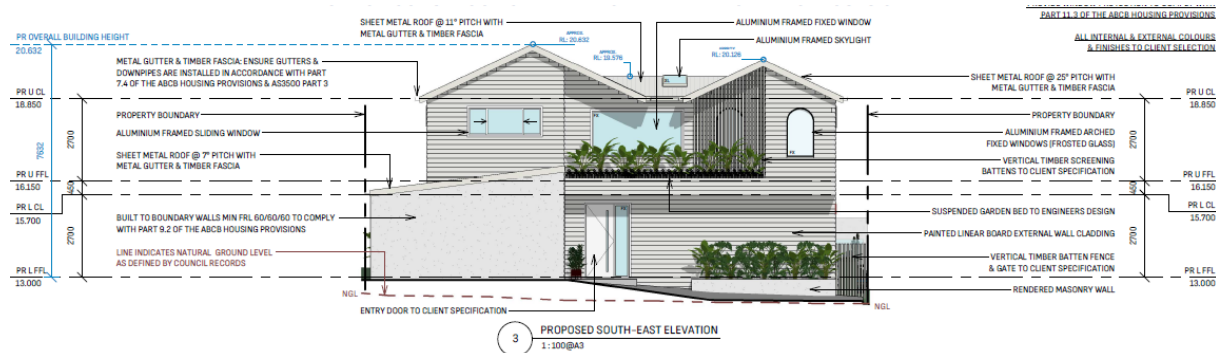
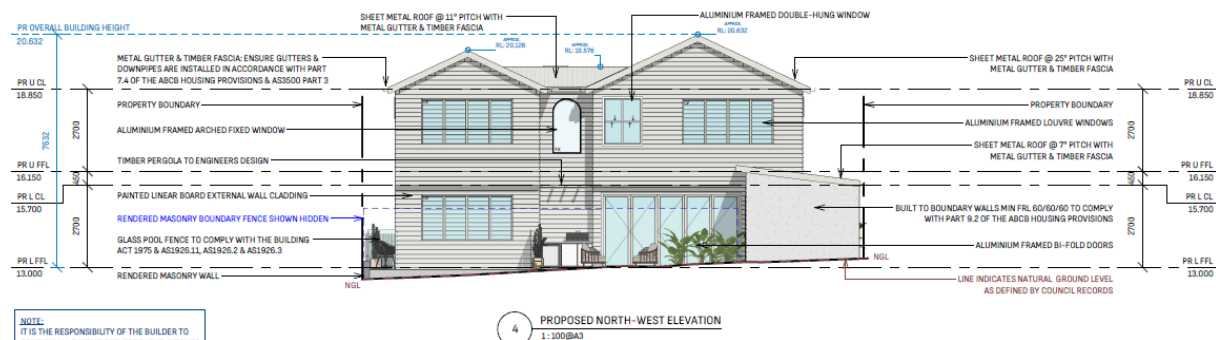


Figure 3-8 Proposed South-west Elevation (Proposed New Dwelling)  
Source: Concepts Unlimited Design



**Figure 3-9 Proposed South-east Elevation (Proposed New Dwelling)**

Source: Concepts Unlimited Design



**Figure 3-10 Proposed North-west Elevation (Proposed New Dwelling)**

Source: Concepts Unlimited Design

## 3.5 Supporting Information

This report is accompanied by the supporting information identified in **Table 3-1**.

| Document / Plan / Report | Consultant            | Location   |
|--------------------------|-----------------------|------------|
| Proposal Plans           | CU Design             | Appendix A |
| Pre-lodgement Advice     | Brisbane City Council | Appendix B |

**Table 3-1 Consultants Supporting information**

### 3.5.1 Proposal Plans

Concepts Unlimited Design have prepared subdivision plans, and proposal plans for both the new dwelling house over Proposed Lot 2 and the extension to the existing dwelling house over Proposed Lot 1.

## 4 STATUTORY FRAMEWORK

This section addresses components of the statutory planning framework relevant to the assessment of the proposed development.

### 4.1 Planning Act (PA) 2016

The PA2016 is the statutory instrument for the State of Queensland under which development applications are assessed by local and state governments.

#### 4.1.1 Level of Assessment

The level of assessment for this application is Impact. Under Section 45(5) of the Planning Act:

- (5) An impact assessment is an assessment that:
  - (a) must be carried out:
    - (i) against the assessment benchmarks in a categorising instrument for the development;  
and
    - (ii) having regard to any matters prescribed by regulation for this subparagraph; and
  - (b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017:

- (1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks:
  - (a) the assessment benchmarks stated in:
    - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme;  
and
    - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme;  
and
    - (iii) a temporary State planning policy applying to the premises;
  - (b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;
  - (c) if the local government is an infrastructure provider—the local government's LGIP
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

An assessment of the application has been undertaken against relevant assessment benchmarks described in Section 30 of the Planning Regulations outlined above.

#### 4.1.2 Public Notification

Section 53(1) of the PA2016 states:

*An applicant must give notice of a development application if:*

- (a) any part of the application requires impact assessment;*
- or*
- (b) the application includes a variation request*

The application requires Impact assessment and therefore notice of the application will be undertaken in accordance with the PA2016.

#### 4.1.3 Referral

Under Section 54(2) of the PA2016:

*(2) A referral agency, for a development application, is:*

- (a) the person prescribed by regulation as a referral agency for applications of that type;*
- or*
- (b) if that person's functions have been devolved or delegated to another person—the other person; or*
- (c) if the Minister has decided that a person is a referral agency under section 48(6)—that person.*

Part 4, Section 22(1) of the Planning Regulation states that:

*Schedules 9 and 10 prescribe:*

- (a) for section 54(2)(a) of the Act, the referral agency for the development applications stated in the schedules.*

The proposed development does not trigger referral to State Government.

### 4.2 State Planning Requirements

#### 4.2.1 State Planning Policy (SPP)

The SPP was released on 3 July 2017. It is a State planning instrument made under Chapter 2 Part 2, Section 10 of the Planning Act.

The SPP outlines 17 state interests that must be considered in every planning scheme across Queensland. These state interests are arranged under five broad themes:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the SPP represents an assessment benchmark and the assessment manager must have regard to SPP's, if it is not identified and addressed in the planning scheme.

When a local planning scheme has not yet been updated to incorporate the SPP state interests, the council will assess a development application using the assessment benchmarks in the SPP.

Part 2 Section 2.1 of City Plan indicates that the SPP was integrated into the planning scheme and therefore assessment against the SPP is not required.

#### **4.2.2 State Development Assessment Provisions**

The State Development Assessment Provisions (SDAP) define the state's interest in development assessment. It contains the matters SARA considers when assessing a development application on behalf of the chief executive.

When submitting a development application to the SARA, the applicant is required to demonstrate how the application complies with the applicable state code(s) in SDAP.

However, as the proposed development does not require referral to DILGP (refer to Section 4.1.3) the SDAP's do not apply.

#### **4.2.3 SEQ Regional Plan 2023**

The site is within the area of the South-East Queensland Regional Plan (Regional Plan) 2009-2031.

Under Section 26(2)(a)(i) of the Planning Regulation, the Regional Plan represents an assessment benchmark and the assessment manager must have regard to regional plan, if it is not identified as being appropriately reflected in the planning scheme.

The site is included in the Urban Footprint Land Use Area of the Regional Plan that is intended to accommodate urban development.

## 5 LOCAL PLANNING REQUIREMENTS & ASSESSMENT

City Plan 2014 (CP2014) is the applicable planning scheme to this application. The relevant provisions are identified and addressed below.

### 5.1 Level of Assessment

Under CP2014, the site is located within the CR2 Character (Infill housing) zone and mapped within the TBCO – see **Figures** below.



**Figure 5-1 Zoning Map**  
Source: City Plan 2014 Mapping



**Figure 5-2 TBCO Mapping**  
Source: City Plan 2014 Mapping

Under Part 5 of CP2014:

- A ROL application over a site located within the CR2 Character (Infill housing) zone resulting in an allotment size of less than 450m<sup>2</sup> is subject to Impact assessment. We note that although Proposed Lot 2 (rear lot) does not achieve a lot size of 600m<sup>2</sup>, given the Proposal is associated with an assessable MCU, the level of assessment is Impact.
- A new dwelling house on a site mapped within the TBCO is also subject to Code assessment.
- Extension to a pre-1946 dwelling house within the TBCO are subject to Code assessment.

Refer to **Table 5-1** for the relevant assessment triggers.

| Assessment Trigger                                   | Table    | Level of Assessment |
|------------------------------------------------------|----------|---------------------|
| CR2 Character (Infill housing) Zone                  | 5.5.5    | Impact              |
| <b>Neighbourhood Plan</b>                            |          |                     |
| Coorparoo and districts neighbourhood plan           | 5.9.82.B | No Change           |
| <b>All Aspects of Development</b>                    |          |                     |
| Airport environs overlay                             | 5.10.2   | Accepted            |
| Community purposes network overlay                   | 5.10.7.A | Accepted            |
| Critical infrastructure and movement network overlay | 5.10.8   | Accepted            |
| Dwelling house character overlay                     | 5.10.9   | Code                |
| Potential and actual acid sulfate soils overlay      | 5.10.15  | Accepted            |
| Road hierarchy overlay                               | 5.10.18  | Code                |
| Streetscape hierarchy overlay                        | 5.10.20  | Code                |
| Traditional building character overlay               | 5.10.21  | Code                |

**Table 5-1 Level of Assessment Table**

In summary, the level of assessment for the application is **Impact**.

## 5.2 CR2 Character (Infill Housing) Zone Code

The purpose of the character residential zone is to:

- ensure the character of a residential area is protected or enhanced; and
- provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.

**Response:** The proposal is for a boundary realignment that will facilitate two dwellings.

### 5.2.1 Development location and uses overall outcomes

| Development location and uses overall outcomes                                                                                                                                                                                                                                                                                                                                        | Nature of proposal                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Development provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey dwelling houses comprising primarily of existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development.                                                                               | Complies. The existing pre-war dwelling will be retained. |
| Development in the Character zone precinct provides for low density suburban and inner-city living through: <ol style="list-style-type: none"> <li>1 or 2 storey dwelling houses to predominate over other types of development;</li> <li>a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated.</li> </ol> | Complies. The existing pre-war dwelling will be retained. |

Development in the Infill housing zone precinct facilitates a mix of existing dwelling houses and new housing choices including dual occupancy, 2 storey low rise multiple dwellings such as row houses at a house scale, rooming accommodation, residential care facilities and retirement facilities which:

- (i) comply with the site density, building height, number of storeys and setback requirements of the Traditional building character (design) overlay code and the Multiple dwelling code;
- (ii) are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before and on appropriately sized lots;
- (iii) provide housing diversity that offers choice to different household types and individuals to suit residents through life-cycle stages, in the inner city and well-located parts of the city.

Development reflects and supports the high 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 predominantly low density permanent residential environment.

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.

Development for a commercial character building activities use on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.

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

- (i) have a gross floor area of less than 250m<sup>2</sup>;
- (ii) serve local residents' day-to-day needs;
- (iii) not undermine the viability of a nearby centre.

Development which would result in the co-location of new non-residential uses only occurs 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.

Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.

Development for any other non-residential use serve a local community facility need only, such as a childcare centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone.

Development for rooming accommodation accommodates 5 persons or less.

Complies. The existing pre-war dwelling will be retained.

Complies. Proposed development will reflect and support the high level of comfort, quiet, privacy and safety of the neighbourhood.

Not applicable. Proposed development is not for an active frontage use.

Not applicable. Proposed development is not for a commercial character building activities.

Not applicable. Proposed development is not for a compatible and individual small-scale non-residential use.

Not applicable. Proposed development will not result in the co-location of new non-residential uses.

Not applicable. Proposed development is not for a home-based business.

Not applicable. Proposed development is not for any other non-residential use.

Not applicable. Proposed development is not for rooming accommodation.

## 5.2.2 Development form overall outcomes

| Overall Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Nature of Proposal                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development occurs on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas.                                                                                                                                                                                                                                                                            | Complies. Proposed development will occur on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas. |
| Development for a residential building is of a height, bulk, scale and form, materials and detailing which is compatible with the traditional building character of the Character residential zone and consists of buildings of 1 or 2 storeys in height.                                                                                                                                                                                                                      | Complies. This proposal will be perceived from the street as a single storey, character sympathetic dwelling of a height and bulk consistent with nearby pre-war homes                                                     |
| Development protects and retains buildings built in 1946 or before on land within the Traditional building character overlay in accordance with the Traditional building character (demolition) overlay code.                                                                                                                                                                                                                                                                  | Complies. The existing dwelling will be retained.                                                                                                                                                                          |
| Development provides that a new building or extension of a building reflects and complements the city's traditional building character of housing built in 1946 or before prevalent within the Traditional building character overlay in accordance with the Traditional building character (design) overlay code.                                                                                                                                                             | Complies. Proposed development will reflect and complement the city's traditional building character of housing built in 1946 or before.                                                                                   |
| Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings, by maintaining access to sunlight, daylight and privacy.                                                                                                                                                                                                            | Complies. Proposed development will not cause any adverse impacts.                                                                                                                                                         |
| Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that: <ul style="list-style-type: none"> <li>(i) maximises the retention of backyard spaces as private landscaped space;</li> <li>(ii) avoids overbearing development involving bulk or setbacks which are inconsistent with the character of a dwelling house on adjoining lots.</li> </ul> | Complies. Proposed development has been designed to not extend outside the established building envelope                                                                                                                   |
| 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. Proposed development has been designed to be sympathetic with the prevailing style of nearby traditional building character homes.                                                                               |

## 5.2.3 Infill Housing Zone Precinct Overall Outcomes

| Overall Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Nature of Proposal                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development retains a dwelling house built in 1946 or before.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Complies. The existing pre-1946 dwelling house will be retained.                                                                                     |
| Development provides that a new dwelling house, dual occupancy or multiple dwelling: <ul style="list-style-type: none"> <li>(i) is no more than 2 storeys in height;</li> <li>(ii) is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot;</li> <li>(iii) is compatible in scale and design with existing dwellings built in 1946 or before;</li> <li>(iv) reinforces the traditional building character of the Infill housing zone precinct.</li> </ul> | Complies. A new dwelling is proposed at the rear of the site and height and scale consistent with pre-1946 dwellings in the Woodhill Avenue precinct |
| Development achieves a maximum dwelling yield of one dwelling per 300m <sup>2</sup> of site area.                                                                                                                                                                                                                                                                                                                                                                                                                          | Complies. Subject site will accommodate one dwelling only per lot.                                                                                   |

Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:

- (i) is consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct;
- (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan.

Development for 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 residential environment comprising 1 or 2 storey dwelling houses;
- (ii) suited to smaller lot sizes.

Development is compatible in scale with adjoining dwelling houses, both within or adjoining the Infill housing zone precinct, in order to maintain an appropriate level of amenity and privacy to an adjoining dwelling.

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.

Development provides quality private and communal open spaces and landscaping, including deep planting, that reinforce the house-compatible scale of buildings, provide breathing spaces and outdoor activity areas and encourage outdoor living.

Development provides for a building to address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking not forming a dominant element in the streetscape) in order to reinforce the traditional setting and provide surveillance and encourage activation of parks and streets.

Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.

Development provides for a residential dwelling on a site which fronts a heavily trafficked road or other noise source to be:

- (i) suitably located and orientated on the site;
- (ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.

Not applicable. Proposal is not for development of alternative housing types.

Not applicable. Proposal is not for development of a new residential use.

Complies. Proposed development is compatible in scale with adjoining dwelling houses and recent infill development.

Complies. Proposed development will support the subtropical character.

Complies. Proposed development will provide quality private and communal open spaces and landscaping.

Complies. Proposed development will provide for a building to address and interface with the street and other adjoining public space.

Not applicable. Subject site does not adjoin non-residential zone.

Not applicable. Woodhill Avenue are not identified as heavily trafficked roads.

### 5.3 Neighbourhood Plan

#### 5.3.1 Coorparoo and Districts Neighbourhood Plan

The purpose of the Coorparoo and districts neighbourhood plan code is to provide finer-grained planning at a local level for the Coorparoo and districts neighbourhood plan area. The purpose of the Coorparoo and districts neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area. The overall outcomes for the neighbourhood plan area are:

| Overall Outcomes                                                                                                                                                                                                                                                                          | Nature of Proposal                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| A mix of housing densities and types serves the needs of the community, including the neighbourhood plan area's young adult and elderly populations, as well as key workers, particularly in proximity to major employment nodes, centres and major public transport nodes and corridors. | Complies. Proposed development involves 2 into 2 lots boundary realignment with ample space to accommodate new dwelling houses.               |
| Identified character housing and traditional character streetscapes are retained and protected.                                                                                                                                                                                           | Complies. The existing pre-1946 dwelling house will be retained which provides for the retention of traditional character to Woodhill Avenue. |
| Development reinforces the development of discrete centres along the Logan Road corridor with a diverse mix of land uses.                                                                                                                                                                 | Not Applicable.                                                                                                                               |
| Higher-intensity residential uses cluster in and around each centre, contributing to their vitality and viability.                                                                                                                                                                        | Not Applicable.                                                                                                                               |
| Development demonstrates high-quality built form and public realm outcomes that contribute to a strong sense of place and the creation of high quality streetscapes.                                                                                                                      | Complies. Proposed dwelling houses generally complies with the small lot code and community expectations.                                     |
| The ecological, landscape and visual values of Stephens Mountain are retained.                                                                                                                                                                                                            | Not Applicable.                                                                                                                               |
| Remnant vegetation on Stephens Mountain is protected.                                                                                                                                                                                                                                     | Not Applicable.                                                                                                                               |
| Development of the Greenslopes Private Hospital respects the setting of a predominantly residential locality and maximises accessibility between the hospital and the Greenslopes Busway station.                                                                                         | Not Applicable.                                                                                                                               |
| Development on Newdegate Street between Denman Street and Headfort Street provides a mix of centre and community activities that is complementary to the Greenslopes Private Hospital.                                                                                                    | Not Applicable.                                                                                                                               |
| Development is of a height, scale and form which is consistent with the amenity, character and infrastructure assumptions intended for the relevant precinct, sub-precinct or site.                                                                                                       | Not Applicable.                                                                                                                               |
| Development adjacent to public spaces is designed to increase casual surveillance and activation of the public space.                                                                                                                                                                     | Not Applicable.                                                                                                                               |

### 5.4 Applicable Codes and Assessment Benchmarks

The applicable codes relevant to the application have been completed and included in the **Codes Report**. Any identified non-compliances with the applicable codes have been addressed in **Section 7.0 – Performance Solutions**.

| Development Code                                        | Addressed by |
|---------------------------------------------------------|--------------|
| Dwelling House (Small Lot) Code x2                      | Urbicus      |
| Subdivision Code                                        | Urbicus      |
| Neighbourhood Plan Code                                 |              |
| Coorparoo and districts neighbourhood plan code         | Urbicus      |
| Prescribed Secondary Code                               |              |
| Infrastructure Design Code                              | CDS          |
| Landscape Work Code                                     | Urbicus      |
| Outdoor lighting Code                                   | Urbicus      |
| Filling and Excavation Code                             | Urbicus      |
| Park Planning and Design Code                           | Urbicus      |
| Stormwater Code                                         | CDS          |
| Transport, Access, Parking and Servicing Code           | Urbicus      |
| Wastewater Code                                         | Urbicus      |
| Overlay Code                                            |              |
| Bicycle network overlay                                 |              |
| Community purposes network overlay                      |              |
| Critical infrastructure and movement network overlay    |              |
| Dwelling house character overlay                        | Urbicus      |
| Road hierarchy overlay                                  |              |
| Streetscape hierarchy overlay                           |              |
| Traditional Building Character (Design) Overlay Code x2 |              |
| Transport noise corridor overlay                        |              |

## 6 DEVELOPMENT CODES

### 6.1 Subdivision Code

The purpose of the Subdivision code is to regulate development for reconfiguring a lot. The purpose of the code will be achieved through the following overall outcomes:

| Overall Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Nature of the Proposal                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>a. Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the:</p> <ul style="list-style-type: none"> <li>i. landscape and built form character, environmental and other values of the site or locality;</li> <li>ii. safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises;</li> <li>iii. amenity of intended uses and existing surrounding residential uses;</li> <li>iv. comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site.</li> </ul>                                                                       | <p><b>Complies.</b> Refer to <b>Codes Report</b> and <b>Section 7.0</b></p>                                                                                          |
| <p>b. Development for reconfiguring a lot results in lots and an arrangement of lots that:</p> <ul style="list-style-type: none"> <li>i. achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site;</li> <li>ii. accommodate lawful uses;</li> <li>iii. are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development;</li> <li>iv. are arranged and configured to complement the pattern of development in the locality;</li> <li>v. address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values.</li> </ul> | <p><b>Complies.</b> Refer to <b>Codes Report</b> and <b>Section 7.0</b></p>                                                                                          |
| <p>c. Development for reconfiguring a lot under the Land Title Act 1994 and the Body Corporate and Community Management Act 1997 occurs in a manner that achieves good urban design outcomes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Not Applicable.</b> Proposed subdivision is not a reconfiguration under the Land Title Act 1994 or the Body Corporate and Community Management Act 1997</p>    |
| <p>d. Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>Not Applicable.</b> The newly created lots will be utilised for residential purposes, consistent with the subject site's current use.</p>                      |
| <p>e. Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>Complies.</b> The proposal involves a 2 into 2 subdivision (boundary rearrangement) where the existing building on Proposed Lot 1 can be separately titled</p> |
| <p>f. Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Not Applicable.</b> The development is not for reconfiguration of an existing building</p>                                                                     |

|                                                                                                                                                                                      |                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| residential zones category is always to remain as a sole lot by any title or tenure.                                                                                                 |                                                                               |
| g. Development for reconfiguring a lot provides infrastructure and services that:                                                                                                    | <b>Complies.</b> The existing infrastructure and services will be maintained. |
| i. comply with the relevant standards in the planning scheme;                                                                                                                        |                                                                               |
| ii. effectively integrate with existing and planned infrastructure and services to the extent these are identified or necessary to support the development for its intended purpose; |                                                                               |
| iii. maximise the quality and utility of the public realm.                                                                                                                           |                                                                               |

## 6.2 Dwelling House (Small Lot) Code

The proposal has been addressed against the overall outcomes of the Dwelling house (small lot) code below.

| Overall Outcomes                                                                                                                                                                                                                                                                                                                        | Nature of Proposal                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development ensures that one dwelling house or one dwelling house and one secondary dwelling is provided on a lot, each occupied by no more than one household.                                                                                                                                                                         | <b>Complies.</b> The proposed dwelling houses over Proposed Lot 1 and 2 will be occupied by a single household.                                                                                                                                                                           |
| Development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.                                                                                                         | <b>Complies.</b> The proposed dwelling and retained dwelling allow for reasonable access to daylight and sunlight for neighbouring dwellings and private open space                                                                                                                       |
| Development for a dwelling house incorporates design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants.                                                                                          | <b>Complies.</b> The proposed dwelling houses over Proposed Lot 1 and 2 will incorporate design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants. |
| Development for a dwelling house incorporates design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses.                                                                                                                                                                                  | <b>Not Applicable.</b> The proposed dwellings incorporate design and siting that provides for appropriate level of privacy for occupants of adjoining dwelling houses                                                                                                                     |
| Development of a dwelling house provides sufficient and safe vehicle access and parking for residents.                                                                                                                                                                                                                                  | <b>Complies.</b> The proposed dwelling houses over Proposed Lot 1 and 2 are serviced with sufficient and safe vehicle access and parking for residents.                                                                                                                                   |
| Development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.                                                                                                                                       | <b>Complies.</b> The proposed dwelling house over Proposed Lot 1 and 2 will not affect existing drainage conditions.                                                                                                                                                                      |
| Development ensures that the siting of a dwelling house and any built to boundary walls does not negatively impact on the privacy and amenity of adjoining residents.                                                                                                                                                                   | <b>Complies.</b> The development does include built to the boundary walls however the form is single storey, and privacy measures are incorporated.<br>Refer to <b>Section 7</b> of the Planning Report.                                                                                  |
| Development for a dwelling house, including a secondary dwelling or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. Development has a building height that is predominantly:                                                                              | <b>Complies.</b> The proposed dwelling houses over Proposed Lot 1 and 2 both have heights in accordance with prescribed height requirements.                                                                                                                                              |
| i. 1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low-medium density residential zone, 2 or 3 storey mix zone precinct of the Low-medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone; |                                                                                                                                                                                                                                                                                           |

- ii. 3 storeys in the Up to 3 storey zone precinct of the Low-medium density residential zone or the Medium density residential zone.

## 7 PERFORMANCE OUTCOMES

### 7.1 Subdivision Code

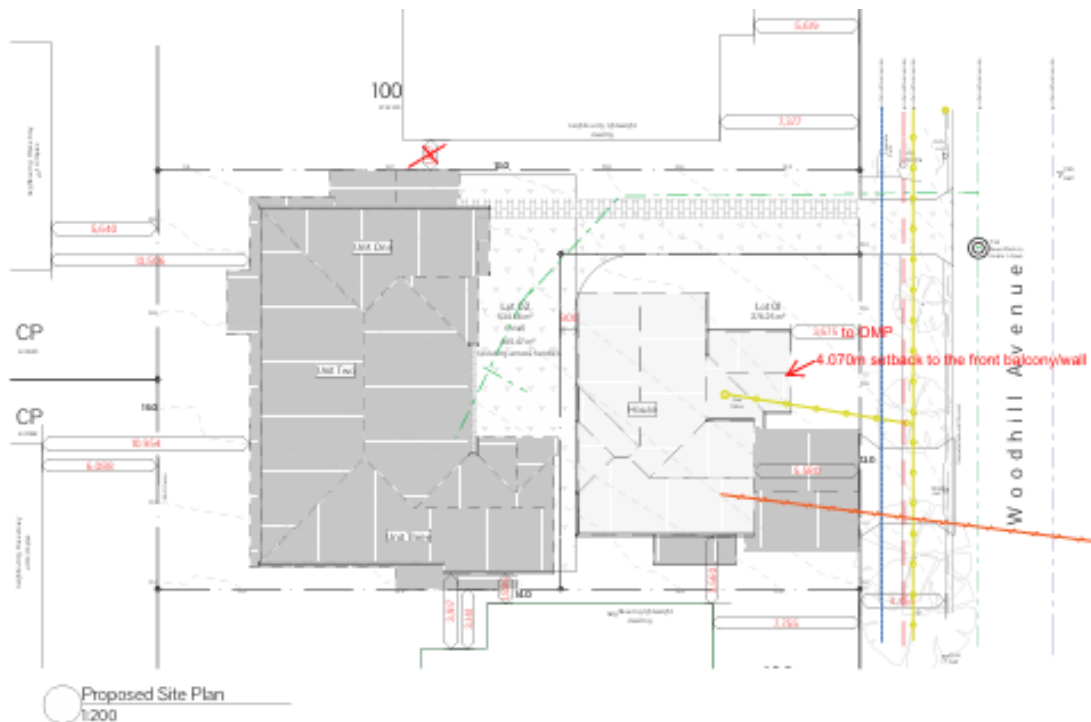
| Performance Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Acceptable Outcomes                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>PO1</b><br>Development results in lots and an arrangement of lots that: <ol style="list-style-type: none"> <li>enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;</li> <li>are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;</li> <li>feature a useable shape able to accommodate the minimum rectangle dimension in <a href="#">Table 9.4.10.3.B</a> and anticipated future development;</li> <li>complement the streetscape, local context and character for the locality;</li> <li>address development constraints.</li> </ol> | <b>AO1.1</b><br>Development provides lots with dimensions in compliance with <a href="#">Table 9.4.10.3.B</a> . |

#### Nominated Performance Solution (PO1) – Minimum Lot Size

It is acknowledged that Proposed Lot 1 does not achieve the minimum rear lot size as prescribed under Table 9.4.10.3.B of 450m<sup>2</sup>, where the development proposes a lot size of 310m<sup>2</sup>. Notwithstanding, the lot size is considered to comply with PO1 for the following reasons:

- The application is accompanied by an assessable MCU for a new dwelling house on the lot. The submitted dwelling plans and supporting assessment against the Dwelling House (Small Lot) Code demonstrate compliance with the relevant sought outcomes, including a useable built form and building footprint that maintains the amenity to adjoining properties and is consistent with the established character of the locality. The proposal also provides a high level of residential amenity through the provision of functional indoor living areas and private open space, achieves appropriate privacy outcomes, and satisfactorily addresses parking, access, and servicing requirements.
- The planning assessment confirms that the proposed development complies with the prescribed acceptable outcomes of the Traditional Building Character Overlay Code and achieves the intended outcomes of the Character (Infill Housing) Zone Code. In particular, the retention and protection of the pre-1946 dwelling located at the front of the site ensures the established traditional character and streetscape values of the Woodhill Avenue precinct are maintained.
- Notwithstanding the assessment against the Dwelling House (Small Lot) Code, the proposed development achieves a built form outcome comparable to that of a Multiple Dwelling development, which is a contemplated and supported housing typology within the zone. In particular, the site adjoins the recently approved and constructed Multiple Dwelling development at 64 Woodhill Avenue, which exhibits a similar building footprint, scale and height. The key distinction is that the proposed development facilitates the creation of a future dwelling on a separate standard format lot, rather than accommodating multiple dwellings within a single lot.
- The development supports the State Government's housing strategy by facilitating infill development and the delivery of 'hidden density' outcomes. The proposal provides additional housing capacity within an established residential area while maintaining the existing streetscape character and minimising impacts on the appearance and amenity of the local area.

Given the above-made representations, the proposed reconfiguration is considered to satisfy **PO1** of the Reconfiguring a Lot Code.



**Figure 7-1** Adjoining development at 64 Woodhill Avenue (Council ref: A005092168)

## 7.2 Dwelling house (small lot) code

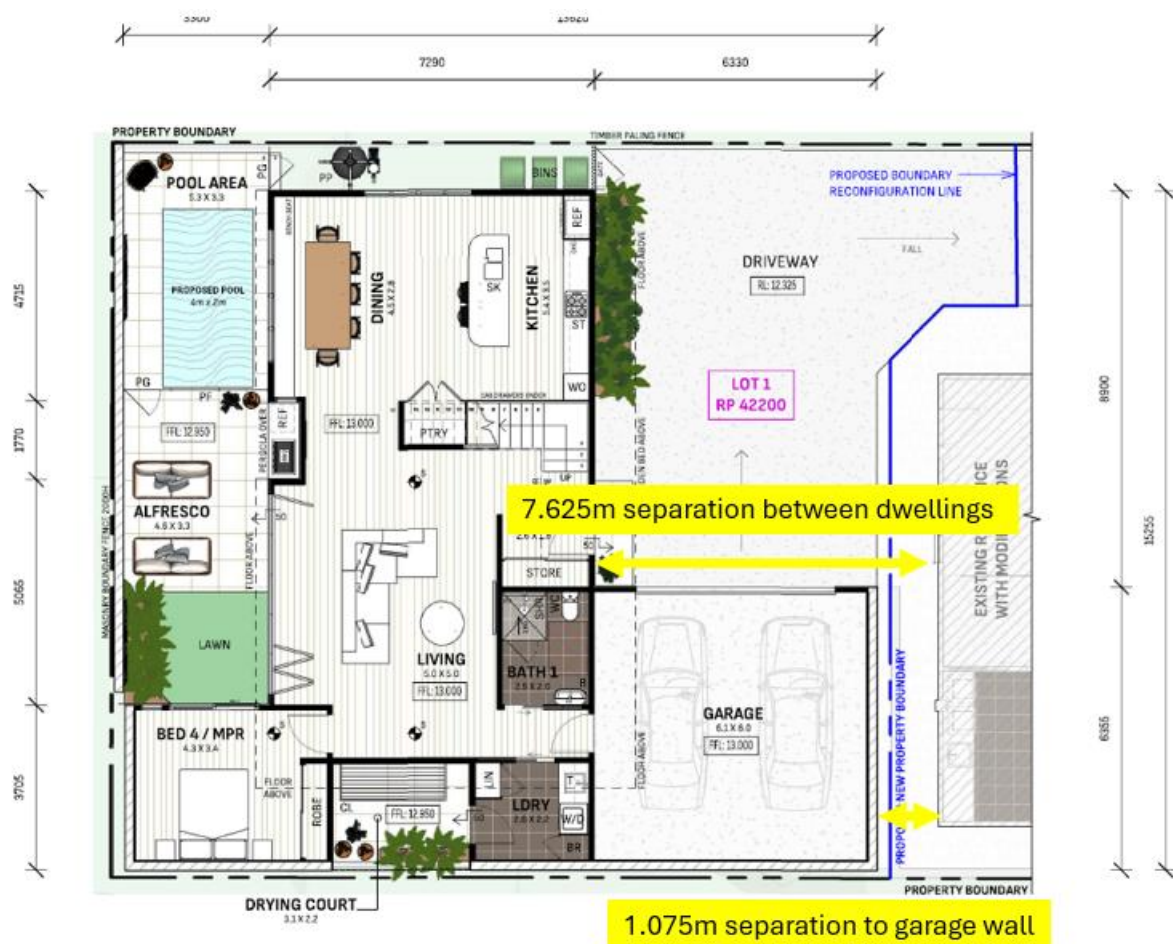
| Performance Outcomes                                                                                                                                                                                                                                                                                                          | Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PO6</b><br/>Development provides side boundary setbacks that:</p> <ol style="list-style-type: none"> <li>does not impact on the amenity and privacy of residents in adjoining dwelling houses;</li> <li>provides for natural light, sunlight and breezes.</li> </ol>                                                    | <p><b>AO6</b><br/>Development results in a minimum side boundary setback that is:</p> <ol style="list-style-type: none"> <li>1m for habitable spaces; or</li> <li>0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of: <ol style="list-style-type: none"> <li>15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or</li> <li>9m, where in the Low density residential zone or the Character residential zone; or</li> </ol> </li> <li>0m where: <ol style="list-style-type: none"> <li>matching the extent of an existing built to boundary wall on the adjoining property; or</li> <li>the adjoining property is 300m<sup>2</sup> or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone; or</li> <li>on a lot with an average width of 7.5m or less where the adjoining property is 300m<sup>2</sup> or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone and the adjoining property has no existing built to the boundary wall; or</li> <li>on a lot with an average width of more than 7.5m in the Low density residential zone or the Infill housing zone precinct of the Character residential zone where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or</li> </ol> </li> <li>located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).</li> </ol> |
| <p><b>PO7</b><br/>Development provides a rear boundary setback that:</p> <ol style="list-style-type: none"> <li>provides for open space and landscaping;</li> <li>does not impact on the amenity and privacy of residents in adjoining dwelling houses;</li> <li>provides for natural light, sunlight and breezes.</li> </ol> | <p><b>AO7</b><br/>Development results in a minimum rear boundary setback that is:</p> <ol style="list-style-type: none"> <li>6m, where on a lot with an average depth of more than 25m; or</li> <li>on a lot with an average depth of 25m or less: <ol style="list-style-type: none"> <li>3m, for a part of a building or structure up to 4.5m high;</li> <li>4.5m, for a part of a building or structure over 4.5m high.</li> </ol> </li> <li>located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b).</li> </ol> <p>Editor's note—For the purposes of determining compliance with AO7 reference is to be made to section 1.7.6.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

### Nominated Performance Solution – Proposed new rear boundary setback (Lot 100)

The retained dwelling on Proposed Lot 100 incorporates a rear setback of 1.075 metres to the proposed internal boundary, representing an alternate solution to the 4.5 metre setback prescribed under AO7 of the Dwelling House (Small Lot) Code for parts of a building or structure exceeding 4.5 metres in height. Notwithstanding this variation, the proposal is considered to satisfy the intent of PO7 for the following reasons:

- The rear setback is internalized within the development and as such does not impact on the amenity and privacy to existing dwelling houses or multiple dwellings adjoining the subject site.
- The retained dwelling on Proposed Lot 100 and the proposed dwelling on Proposed Lot 1 are separated by approximately 7.625 metres, as illustrated in **Figure 7-2** below, with the enclosed garage to the proposed rear dwelling located between the two buildings. This provides a substantial level of separation, ensuring there are no adverse impacts on access to natural light, sunlight, or ventilation.
- The rear wall of the retained dwelling has limited openings, and all windows are either screened with privacy screens or at a high seal height resulting in limited opportunities for direct overlooking of the adjoining lot.

Given the above-made representations, it is determined that the proposed rear setback for the dwelling on Lot 100 satisfies PO7 of the Dwelling house (small lot) code.



**Figure 7-2** Internal Dwelling separation distances  
Source: CU Design



**Figure 7-3 Interface to neighbouring dwellings**

Source: CU Design

#### **Nominated Performance Solution – Proposed rear boundary setback (New dwelling for Lot 1)**

The proposed dwelling incorporates a rear boundary setback of 0.3 metres for a 3.7m section only of the building, representing an alternate solution to the 3.0 metre setback prescribed under AO7 of the Dwelling House (Small Lot) Code (where for parts of a building or structure up to 4.5 metres in height). Notwithstanding this variation, the proposal is considered to satisfy the intent of PO7 of the code for the following reasons:

- The reduced rear setback applies only to a small section of the building and is a single storey wall that does not contain any windows or other building openings. The proposed dwelling is separated from the adjoining multiple dwelling by approximately 5.6 metres, with a landscaped garden area located between the buildings (refer to **Figure 7-3** above). This separation provides an appropriate level of building spacing, ensuring there are no adverse impacts on access to natural light, sunlight, or natural ventilation. Furthermore, the intervening landscaped area enhances visual amenity, reinforces privacy between adjoining properties, and contributes positively to the residential character and overall amenity of the development.

Given the above-made representations, it is determined that the proposal satisfies PO7 of the Dwelling house (small lot) code.

**Nominated Performance Solution – Proposed side boundary setback (Lot 1)**

The proposed dwelling incorporates two sections of built to boundary setbacks on the south west side. One section corresponds to a matching built to boundary wall on the adjoining property at 64 Woodhill Avenue, Coorparoo and accordingly complies with the prescribed side boundary outcomes (refer to Council approval A005092168 for 64 Woodhill Avenue and **Figure 7-3** above). However, the western most section being a proposed habitable room is an alternate solution to A06(a) of the Dwelling House (Small Lot) Code that prescribes a 1 metre setback for habitable spaces. Notwithstanding this variation, the proposal is considered to satisfy the intent of PO6 of the code for the following reasons:

- The reduced side setback applies only to a minor section of the proposed dwelling and comprises a single-storey wall only with no windows or other building openings. The interface is limited to an adjacent landscaped garden area and is further screened by a 1.8 metre high timber fence, with the subject site also falling away from the common boundary. These site conditions assist in mitigating any potential impacts and ensure there are no adverse effects on access to natural light, sunlight, or natural ventilation for the adjoining multiple dwelling. Furthermore, the intervening landscaped area enhances visual amenity, supports privacy between adjoining properties, and contributes positively to the residential character and overall amenity outcomes of the development.

Given the above-made representations, it is determined that the proposal satisfies PO6 of the Dwelling house (small lot) code.

Having regard to the above, the proposed development footprint is considered consistent with the established and approved built form outcomes within the surrounding area and will have limited impacts on adjoining properties in terms of privacy, amenity, and residential character. Furthermore, as previously discussed, the development represents an appropriate response to infill housing opportunities and supports the delivery of 'hidden density' outcomes by providing additional housing capacity while retaining the established streetscape character and minimising impacts on the visual appearance and amenity of the local area.

## 8 RECOMMENDATIONS

This urban planning report demonstrates that the proposed development and associated development application complies with relevant provisions of the City Plan 2014 and relevant state government legislation and planning instruments. Any potential conflict with the planning scheme is limited and minor in nature and there are sufficient grounds to justify the development, despite such conflict.

On that basis the application has planning merit and should be approved subject to reasonable and relevant conditions.

## **9 APPENDICES**

- 9.1 Appendix A – Proposal Plans prepared by CU Design**
- 9.2 Appendix B – BCC Pre-lodgement Meeting Minute**