

BCC DS

RECEIVED

02-OCT-2026

APPLICATION REF

A007125268



Town Planning Report: Change Application (Other Change) – 61 Doulton Street, Calamvale

Prepared for: Joyfulland Pty Ltd

1 October 2026

baybrook

Document control

Revision	Type	Title	Prepared by	Date Issued
A	Draft	Town Planning Report: Change Application (Other Change) – 61 Doulton Street, Calamvale	Ashley Lovell	05/09/2026
B	Draft	“	Jack Briant	30/09/2026
C	Final	“	Jack Briant	01/10/2026

This report is subject to its purpose and limitations. ¹

¹ This document has been prepared by Baybrook Pty Ltd – ABN 30 659 338 324 (Baybrook) solely for the Client, *Joyfulland Pty Ltd*, and may only be used and relied upon by the Client for the specific purpose agreed between Baybrook and the Client. The opinions, conclusions, recommendations and information included in this document are:

- 1 Limited to the scope of the relevant engagement and agreed purpose between Baybrook and the Client;
- 2 Based on Baybrook's knowledge and approach, and the conditions encountered, and information reviewed by Baybrook, as at the date of preparation of this document (Prevailing Knowledge);
- 3 Based on information provided to Baybrook by the Client and others including relevant government Authorities (Supplied Information).

The Client acknowledges that any Prevailing Knowledge may have ceased or may in the future cease to be correct, accurate or appropriate in light of subsequent knowledge conditions, information or events. Baybrook has no obligation to update the Client with respect to changes occurring after the date this document was prepared.

Supplied Information has not been independently verified by Baybrook. Baybrook shall have no liability in connection with Supplied Information, including errors and omissions in this document which were caused by errors or omissions in the Supplied Information.

While Baybrook has used its best endeavours to ensure the accuracy of the information contained in this document, Baybrook will not be liable for any loss incurred by the Client or any other person arising out of or in connection with the use or implementation of the opinions, conclusions, recommendations and information included in this document.

©Baybrook Pty Ltd 2023 all rights reserved.

Cover image: Adobe stock image.

Executive Summary

This report has been prepared on behalf of the applicant and registered owner, *Joyfulland Pty Ltd A.C.N. 125 314 178 as trustee* (the **Applicant**), to support an Impact assessable Change Application (Other Change) to Brisbane City Council (the **Council**) to amend the approved mixed use development at 61 Doulton Street, Calamvale (the **Subject Site**).

The Subject Site benefits from an existing development approval for a Convenience Centre and Multiple dwelling (10 units), being development approval A003211930, as changed by Other Change A006128526 (decided 15 August 2023) and most recently by Minor Change and Extension A007025433 (decided 17 July 2026). This change application is made to the latest approved package of plans, documents and conditions under A007025433.

The proposed change involves the addition of a further residential level above the approved residential level, delivering an additional 10 dwellings (Units 11–20), for a total of 20 dwellings on the Subject Site. The approved development is substantially complete. It is designed to accommodate an additional residential level, and the existing development will be substantially unchanged to accommodate it. The proposal is illustrated on the Architectural Plans.

Under the *Brisbane City Plan 2014* (the **Planning Scheme / CP14 (version 37)**), the Subject Site is included within the Emerging community zone and the Algester-Parkinson-Stretton neighbourhood plan area (no precinct) and is identified as a potential development area. The change application is subject to Impact assessment.

The change application seeks to amend the approval to read:

- Preliminary Approval (s241 *Sustainable Planning Act 2009*) for Building Work; and
- Development Permit for Material Change of Use for:
 - Centre Activities (Health care service, Food and drink outlet, Office and Shop); and
 - Multiple dwelling (20 dwellings).

Key planning considerations include the increase in building height from 2 to 3 storeys, potential amenity impacts on adjoining properties, communal open space, and car parking. Each is considered appropriate in the context of the site circumstances, the approved development, and the significant and well documented need for additional and more diverse housing supply in Brisbane, as set out in Sections 4.2 and 5 of this report.

This report demonstrates the proposed change results in development that should be approved, subject to reasonable and relevant conditions.

A summary of the proposal particulars is provided in Table 1 below.

Table 1 **Proposal particulars – approved and proposed**

Parameter	Recent Change (A007025433)	Proposed (this change)
Land use	Centre Activities (Health care service, Food and drink outlet, Office, Shop) and Multiple dwelling (10 units)	No new land use. Centre Activities retained; Multiple dwelling increased to 20 units
Apartments	10 (Units 1–10)	20 (Units 1–20); 10 additional units
Storeys	2 storeys (over lower-level car park)	3 storeys (over lower-level car park)
Residential GFA	1,143.91m ² (Level 1)	2,261.42m ² (Level 1: 1,143.91m ² & Level 2: 1,117.51m ²)
Balcony area	167.54m ² (Level 1)	356.79m ² (Level 1: 167.54m ² ; Level 2: 189.25m ²)
Commercial net lettable area	980.8m ² across Tenancies 1–10	971.2m ² across Tenancies 1–10
Site area	3,252m ² (title area) (3,276.0m ² noted on the plans)	No change
Site cover	1,740.55m ² (53.1%)	No change
Residential density	30.75 dw / ha	Increased to 61.5 dw / ha
Building height	Majority below 9.5m AHD above NGL Parapet up to ~11m AHD Lift shaft ~12.1m AHD RL 62	Below 12m AHD above NGL RL62.3 Top of roof central plant edge RL62.45 No lift overrun (change to stairs to reduce height)
Car parking	90 spaces in total (20 resident, 3 residential visitor, 62 commercial visitor including 2 PWD, 2 surplus spaces at grade, 3 motorcycle, 1 LRV bay, 1 van bay)	112 spaces in total (40 resident via 20 stacker bays, 5 residential visitor (using 2 surplus spaces at grade), 62 commercial visitor including 2 PWD, 3 motorcycle, 1 LRV bay, 1 van bay)
Bicycle parking	10 resident and 16 commercial visitor spaces	20 resident and 16 commercial visitor spaces
Communal open space	170.76m ² at Level 1, including spa pool, pergola, barbeque and clothes drying area	Marginally reduced to accommodate the new stair to Level 2; refer Section 5.4
Waste servicing	Enlarged bin area approved under A007025433	Conversion of mobile bins to bulk bins (3 x 1,100L general waste and 2 x 1,100L recycling) No change to commercial servicing arrangements
Level of assessment	Impact assessment	Impact assessment

Contents Page

Document control	1
Executive Summary	2
Contents Page	4
1 Application Details	9
1.1 Applicant Details	11
1.2 Supporting Technical Documents.....	11
2 Site analysis and context	12
2.1 Site context	12
2.2 Approval history	14
2.3 Surrounding development in the locality	14
3 Proposal details	16
3.1 Overview	16
3.2 Approval description	16
3.3 Housing Mix	16
3.4 Built Form	17
3.4.1 Building height and storeys	17
3.4.2 Setbacks and building separation	17
3.4.3 Site cover and impervious area	18
3.4.4 Roof form, plant and equipment	18
3.4.5 Materials and finishes.....	18
3.5 Density	19
3.6 Private and communal open space	19
3.7 Transport, access and car parking	19
3.7.1 Vehicle access.....	19
3.7.2 Car parking	20
3.8 Waste and servicing	21
3.9 Civil engineering and stormwater	21
3.10 Earthworks and services	22
3.11 Noise	22

3.12	Landscaping and deep planting.....	22
3.13	Summary of Changes to Approval.....	23
3.13.1	Conditions.....	24
3.13.2	Plans.....	24
4	Planning assessment	26
4.1	State assessment matters	26
4.1.1	Planning Act 2016	26
4.1.1.1	Responsible entity	26
4.1.1.2	Requirements for change applications.....	26
4.1.1.3	Assessing & deciding the <i>other</i> change application.....	26
4.1.2	Planning Regulation	27
4.1.2.1	Regulated requirements	27
4.1.2.2	Referrals	27
4.1.2.3	State Planning Policy	27
4.1.2.4	Designated premises.....	28
4.1.3	Southeast Queensland Regional Plan	28
4.2	Other relevant matters	28
4.2.1	Housing need and government policy	29
4.2.2	Calamvale—Stretton suburb profile	30
4.2.3	Planning intent for multiple dwelling use	31
4.3	Local assessment matters	32
4.3.1	Pre-lodgement meeting	32
4.3.2	Temporary Local Planning Instruments.....	32
4.3.3	Preliminary Approval	32
4.3.4	Planning Scheme	32
4.3.4.1	Defined Use.....	32
4.3.4.2	Level of assessment.....	33
4.3.4.3	Strategic Framework	33
4.3.4.4	Overlays	33
4.3.4.5	Neighbourhood plan	34
4.3.4.6	Zoning.....	34

4.3.5	Use and development codes	34
4.3.6	Infrastructure Charges	36
5	Key considerations	37
5.1	Multiple dwelling density	37
5.2	Building height and number of storeys	38
5.3	Amenity impacts on adjoining properties	39
5.4	Communal open space	40
5.5	Deep planting and landscaping	41
5.6	Car parking	42
6	Conclusion & statement of reasons for approval	43

Tables

Table 1	Proposal particulars – approved and proposed	3
Table 2	Application particulars	9
Table 3	Applicant details	11
Table 4	List of attachments	11
Table 5	Dwelling typology	17
Table 6	Car parking provision	20
Table 7	Other vehicle and bicycle parking provisions	20
Table 8	Other change amendments	23
Table 9	Amendments to approved conditions	24
Table 10	Amendments to approved plans	24
Table 11	ABS Census statistics – dwelling structure	31
Table 12	Overlays and response	33
Table 13	Use and development codes and response	35

Figures

Figure 1	Site context (subject site; red circle) (Source: mapcarta)	13
Figure 2	Aerial image (Source: Landchecker)	13
Figure 3	100 Illaweenaa St Proposed Site Plan (Source: Cyber Drafting & Design)	15

Acronyms and Abbreviations

the Council	Brisbane City Council / BCC
the Applicant	Joyfulland Pty Ltd A.C.N. 125 314 178
the Subject Site	61 Doulton Street, Calamvale Q 4116 Lot 1 on SP242218
the Planning Scheme	Brisbane City Plan 2014 (Version 37; effective 18 September 2026)
DA Rules	Development Assessment Rules
DA	Development Application
CA	Change Application
MCU	Material Change of Use (as defined by the Act)
BW	Building Works (as defined by the Act)
RAL	Reconfiguring a Lot (as defined by the Act)
OPW	Operational Works (as defined by the Act)
PA	Preliminary Approval
VA	Preliminary Approval (Variation Request)
DP	Development Permit
SARA	State Assessment and Referral Agency
DAMS	Development Assessment Mapping System
the Act	The Planning Act 2016
the Regulation	The Planning Regulation 2017
the Regional Plan	ShapingSEQ 2023 / South East Queensland Regional Plan 2023
SPP	State Planning Policy
TLPI	Temporary Local Planning Instrument
RCV	Refuse Collection Vehicle
SV	Service Vehicle
SEQ	South East Queensland
RPEQ	Registered Professional Engineer Queensland
KRA	Key resource area
LGA	Local government area
LGIP	Local government infrastructure plan
PIA	Priority infrastructure area
PSP	Planning scheme policy
QDC	Queensland Development Code
QUU	Queensland Urban Utilities
RE	Regional ecosystem
VMP	Vegetation management plan
WSUD	Water sensitive urban design
TSP	Total suspended particulates
PANS	Procedures for air navigation surfaces
PANS-OPS	Procedures for air navigation services—aircraft operational surfaces

OLS	Obstacle limitation surface
HAT	Highest astronomical tide
GFA	Gross floor area
ERA	Environmentally Relevant Activity
DFE	Defined flood event
DFL	Defined flood level
DBH	Diameter at breast height
AEP	Annual exceedance probability
CPTED	Crime prevention through environmental design
BSD	Brisbane standard drawing
BCA	Building Code of Australia
ANEF	Australian Noise Exposure Forecast
AHD	Australian height datum
CMS	Community Management Statement
CTS	Community Title Scheme
CBD	Central Business District
NGL	Natural ground level

1 Application Details

This report has been prepared on behalf of the applicant and registered owner, *Joyfulland Pty Ltd A.C.N. 125 314 178 as trustee* the Applicant, to support an Impact assessable Change Application (Other Change)² to Council to amend the approved mixed use development at the Subject Site.

The Subject Site benefits from an existing development approval for a Convenience Centre and Multiple dwelling (10 units), being development approval A003211930, as changed by Other Change A006128526 (decided 15 August 2023) and most recently by Minor Change and Extension A007025433 (decided 17 July 2026). This change application is made to the latest approved package of plans, documents and conditions under A007025433.

The proposed change involves the addition of a further residential level above the approved residential level, delivering an additional 10 dwellings (Units 11–20), for a total of 20 dwellings on the Subject Site. The approved development is substantially complete. It is designed to accommodate an additional residential level, and the existing development will be substantially unchanged to accommodate it. The proposal is illustrated on the Architectural Plans.

Under the Planning Scheme, the Subject Site is included within the Emerging community zone and the Algester-Parkinson-Stretton neighbourhood plan area (no precinct) and is identified as a potential development area. The change application is subject to Impact assessment.

This report is set out within the following sections:

- Site and planning context
- Proposal details
- Planning assessment
- Key considerations
- Conclusion and statement of reasons for approval.

The application particulars are set out in Table 2 below.

Table 2 **Application particulars**

Site details	Details
Site address	61 Doulton Street, Calamvale QLD 4116
Real property description	Lot 1 on SP242218
Site area	3,252m ² (title area; 3,276m ² noted on the plans)
Registered owner	Joyfulland Pty Ltd A.C.N. 125 314 178 as trustee under Instruments 711001168 and 711127122
Applicant	Joyfulland Pty Ltd ³
Tenure	Freehold (Estate in Fee Simple)

² Per ch 3, pt 5, div 2, subd 2 of the Act.

³ Per s 51 of the Act, as the registered owner is the Applicant, owner's consent is not required.

Site details	Details
Easements and encumbrances	N/A
Local government area	Brisbane City Council
Regional plan	ShapingSEQ: South East Queensland Regional Plan 2023 (Urban Footprint)
Planning scheme	Brisbane City Plan 2014, version 37 (effective 18 September 2026)
Neighbourhood plan	Algester-Parkinson-Stretton neighbourhood plan code (no precinct); potential development area
Zone	Emerging community zone
Overlays	• Airport environs overlay (Procedures for Air Navigation Services Bird and bat strike 8–13km) • Bicycle network overlay (secondary) • Bushfire overlay (medium potential bushfire intensity high potential bushfire intensity buffer) • Community purposes network overlay • Critical infrastructure and movement network overlay • Road hierarchy overlay (Suburban route – Illaweena Street Minor road – Doulton Street) • Streetscape hierarchy overlay (Neighbourhood street minor)
Local Government Infrastructure Plan	Included within the Priority Infrastructure Area. (Trunk infrastructure mapping plans; map grid 333, all networks)
Level of assessment	Impact assessment
State interests (DAMS and SPP)	State Assessment and Referral Agency Matters of Interest Report: • SEQ Regional Plan land use categories (Urban Footprint) • Water resource planning area boundaries State Planning Policy Interests Report: • Natural hazards, risk and resilience – flood hazard area (local government flood mapping area) and bushfire prone area • Strategic airports and aviation facilities – wildlife hazard buffer zone The DAMS and SPP mapping reports are enclosed.
Referrals	Not applicable
Preliminary approval	• Preliminary Approval for Building Work under s 241 under the <i>Sustainable Planning Act 2009</i> forms part of the existing approval⁴. • No variation request aspect of approval applies to the land.
Temporary local planning instruments	N/A
Strategic framework	Specific sections: • Theme 2: Brisbane's outstanding lifestyle and ○ Element 2.2 – Brisbane's housing and accommodation choices • Theme 3: Brisbane's clean and green leading environmental performance and ○ Element 3.1 – Brisbane's environmental values • Theme 5: Brisbane's CityShape, ○ Element 5.5 – Brisbane's Suburban Living Areas, ○ Element 5.6 – Brisbane's Greenspace System and ○ Element 5.7 – Brisbane's Future Suburban Living Areas

⁴ No longer made assessable under the current Planning Scheme.

Site details	Details
Applicable codes	- Emerging community zone code - Algerster-Parkinson-Stretton neighbourhood plan code - Centre or mixed use code - Multiple dwelling code - Filling and excavation code - Infrastructure design code - Landscape work code - Outdoor lighting code - Stormwater code - Transport, access, parking and servicing code - Waste code
Not applicable: Park planning and design code; Retirement and residential care facility code; Wastewater code	

1.1 Applicant Details

The Applicant is the registered owner, Joyfulland Pty Ltd. The Applicant contact person is C/- Ashley Lovell of Baybrook Pty Ltd, PO Box 22, Kedron QLD 4031. Refer to Table 3 for contact details.

Table 3 **Applicant details**

Contact person	Contact details
Ashley Lovell Director Baybrook Pty Ltd	alovell@baybrook.com.au 0400 447 762

1.2 Supporting Technical Documents

This report is accompanied by the plans and additional information listed in Table 4 over the page.

It is noted no new technical reports are provided with this change application. This is because the proposed change does not alter the ground level layout, site access, impervious area, lawful point of discharge or civil engineering solution. A response to the applicable codes is enclosed at Attachment G. Refer to Sections 3.9 to 3.12 and Section 4.3.5.

Table 4 **List of attachments**

Document	Attachment
Property searches	Attachment A
Current Title Search	Attachment B
DA Forms 5 & 1 (Part 7)	Attachment C
Proposal Plans (Q 29 July 2026)	Attachment D
Approved conditions (A007025433)	Attachment E
Approved plans (A007025433)	Attachment F
Policy & Code Response	Attachment G

2 Site analysis and context

2.1 Site context

The Subject Site is located approximately 18km (as the crow flies) south of the Brisbane CBD and approximately 2km north of the Logan City Council boundary, near the Karawatha Bushland which wraps around the eastern and southern extent of the locality at the suburb scale.

The Subject Site is a corner allotment with frontage to Illaweena Street to the south (a Suburban route under the Road hierarchy overlay) and Doulton Street to the east (a Minor road). Refer to Figure 1 over the page. The land slopes downhill from Illaweena Street to the north. The topography of the site slopes downhill from Illaweena St to the north.

The Subject Site has a high level of access (two road frontages), within comfortable walking distance, to public transport, active transport, parkland and education facilities, including:

- Public transport (bus)
 - within 600m walking distance of 6 bus stops
 - 540m walking distance to the southbound stop and 600m to the northbound stop on Beaudesert Road to the west of the Subject Site, serviced by 13 routes
 - 72m to the eastbound stop and 140m to the westbound stop on Illaweena Street (Tamarisk Way), serviced by 5 routes
 - 220m to the eastbound and westbound stops on Illaweena Street to the east (Waterstone), receiving the same services
 - the routes have a high frequency, being significantly more than 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm
- Education
 - 325m walking distance to Stretton State College (Secondary Campus) along Illaweena Street to the east
- Retirement and aged care
 - 500m walking distance to Southern Cross Care Stretton Gardens
- Parkland
 - 210m walking distance to Illaweena Park to the north.

In addition, the Brisbane Transport Strategic Framework Map within the Strategic framework of City Plan identifies Beaudesert Road as a strategic public transport route. Accordingly, it is expected additional public transport infrastructure and services will be provided along this corridor over time.

The approved development is substantially complete, refer to the aerial image in Figure 2 over the page. The adjoining land comprises townhouses, 2 storeys in height.

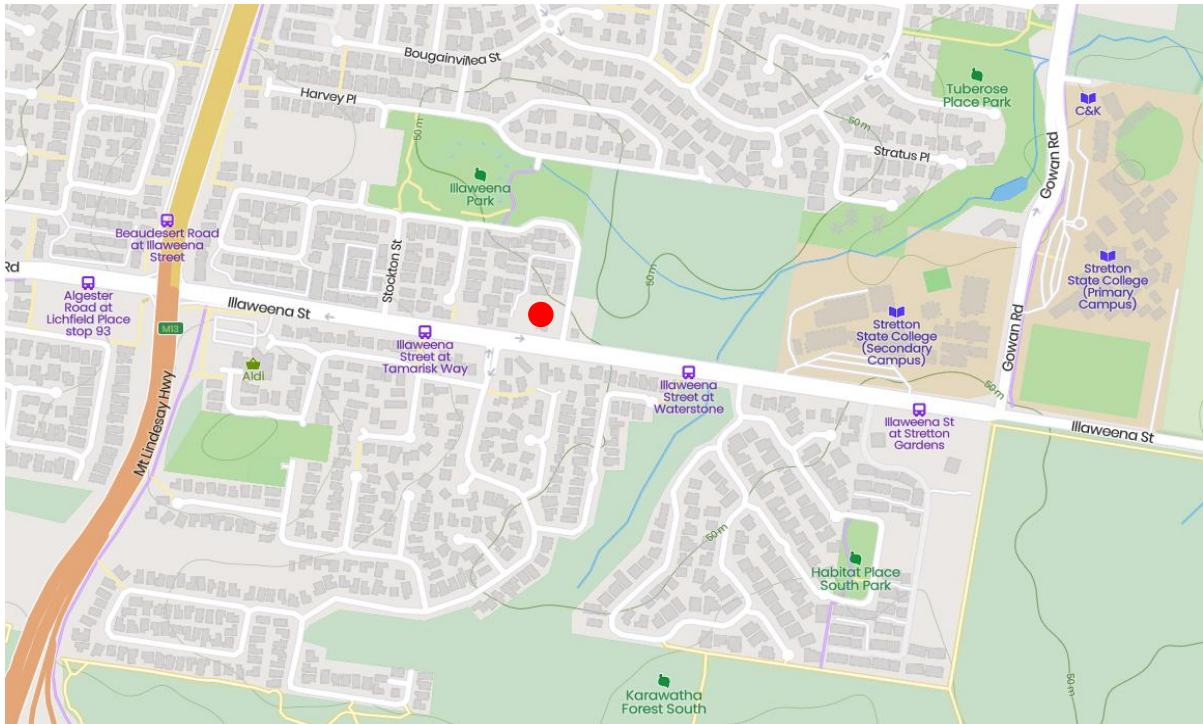


Figure 1 Site context (subject site; **red circle**) (Source: mapcarta)

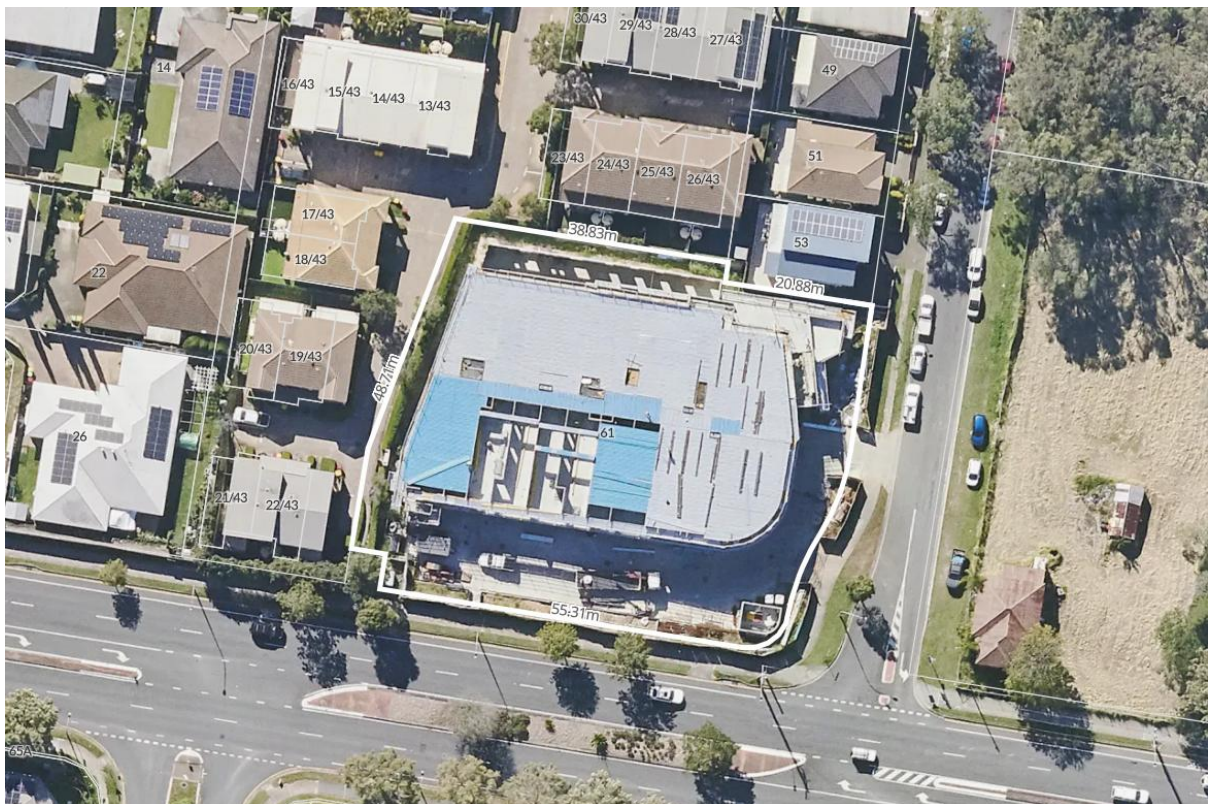


Figure 2 Aerial image (Source: Landchecker)

2.2 Approval history

The subject site is a balance lot created by earlier residential development, and the relevant original approval for this change application is referenced A003211930⁵. It was for:

- Preliminary Approval (s241 SPA) for Building Work; and
- Development Permit for Material Change of Use for Medical Centre, Shop, Restaurant, Office.

It was changed by way of an Other Change A006128526 (decided 15 August 2023⁶) primarily to include a residential level and extend the approval to 28 November 2026.

Now recently changed again by way of a Minor Change A007025433 (decided 17 July 2026⁷), to resolve approval for minor alterations made during detailed design and construction, which included 'future proofing' construction of another level (e.g., larger bin storage area), and to extend the approval to 28 November 2028.

This change is made to the latest approved package; plans, documents and conditions under A007025433.

2.3 Surrounding development in the locality

Adjacent land on the eastern side of Doulton Street, at 100 Illaweena Street, Calamvale Qld 4116 (1SP224195), benefits from an approval for a Child Care Centre and Multiple Dwelling (12 Dwellings) (A005759488), which was recently extended to 12 January 2030 (A006963464). Refer to the Proposed Site Plan in Figure 3 over the page.

The Transport Impact Assessment by Rytenskild Traffic Engineering (22016 | 3 March 2023) concluded:

"SIDRA analysis has been prepared for the Illaweena Street / Doulton Street intersection under the future 2024 and 2034 design traffic conditions. The results of the analysis indicate that the intersection will function under acceptable criteria under the design traffic conditions, with minimum queuing and delays on all approaches."

Having regard to this assessment, the proposal is not expected to generate traffic impacts that would warrant upgrades to external intersections. In particular, the proposal retains the existing access arrangement and provides for only an additional 10 dwellings (i.e., less than the 8 trips per hour in peak times associated with the 12 x 4-bed dwellings).

⁵ Assessed under the superseded planning scheme; *City Plan 2000*.

⁶ Assessed against *City Plan 2014*, version 24.

⁷ Assessed against *City Plan 2014*, version 35.

Further, the proposed increase in building height is separated from the adjoining development site by road. It is therefore unlikely to result in material adverse amenity impacts, including overlooking, overshadowing or unreasonable visual bulk.



Figure 3 100 Illaweenaa St Proposed Site Plan (Source: Cyber Drafting & Design)

3 Proposal details

3.1 Overview

The proposed change involves the addition of a further residential level (Level 2) above the approved residential level (Level 1), delivering 10 additional apartments (Units 11–20) and increasing the total number of apartments on the Subject Site from 10 to 20.

The additional level effectively repeats the approved Level 1 floor plate, with minor variations mainly associated with the absence of communal open space area on the upper level. Notably Unit 13 is further recessed from the parapet to the eastern elevation.

The approved ground level Convenience Centre layout, vehicle access arrangement and site cover are not altered by the proposed change. The lower-level car park can accommodate car stackers to the resident parking bays and servicing arrangements, including conversion of wheelie bins to bulk bins and increased storage capacity.

The proposal plans are enclosed at Attachment D, being Issue Q, revision dated 29 July 2026, and described on the plans as 'Extension of 1 storey (10 units)'.

3.2 Approval description

The change application seeks to amend the approval to read:

- Preliminary Approval (s241 *Sustainable Planning Act 2009*) for Building Work; and
- Development Permit for Material Change of Use for:
 - Centre Activities (Health care service, Food and drink outlet, Office and Shop); and
 - Multiple dwelling (20 dwellings).

For administrative purposes, it is acknowledged Council may take this opportunity to consolidate the approved use terms to the current *City Plan 2014* defined terms, being Health care service (previously Medical Centre), Food and drink outlet (previously Restaurant), Office and Shop.

3.3 Housing Mix

The proposal delivers 20 apartments in total, comprising a mix of configurations across the two residential levels. The studies are an important inclusion in response to the recent change in work-from-home arrangements.

Level 1 remains as approved, comprising Units 1–10. Level 2 includes the same mix of dwelling type (based on number of beds) and in turn mix of housing choice within this apartment building form. The mix includes; 40% 2 bed + study, 50% 3 bed & 3 bed + study, and 10% 4 bed. Refer to Table 5.

The proposal would deliver additional apartment dwellings that is in low supply in the locality and therefore directly responds to the ‘missing middle’ and housing diversity sub-targets of ShapingSEQ 2023. Refer to Sections 4.1.3 and 4.2.

Table 5 Dwelling typology

Type	Level 1	Level 2	Sub-Total	%
2 bed + study	4	4	8	40%
3 bed	3 ⁸	3	6	30%
3 bed + study	2	2	4	20%
4 bed	1	1	2	10%
Sub-Total	10	10	20	100%

3.4 Built Form

3.4.1 Building height and storeys

The proposed additional level increases the building height from 2 storeys to 3 storeys, over the retained lower-level car park. The relevant levels are:

- Ground floor level (Convenience Centre) – RL 51.40
- Level 1 floor level (Units 1–10) – RL 55.40, with ceiling level RL 58.10–58.20
- Level 2 floor level (Units 11–20) – RL 58.40, with ceiling level RL 61.10
- Top of parapet wall – RL 60.30
- Top of building – RL 62.30.

As illustrated on the sections and the Building Height by Number of Storey plan, the proposed building sits above the 9.5m above natural ground level line but below the 12m above natural ground level line. The approved lift overrun is deleted (replaced by a stair to the roof plant platform). The stair enclosure and roof plant platform are not counted as a storey.

Building height and the number of storeys is a key consideration and is addressed in Section 5.2.

3.4.2 Setbacks and building separation

No change is proposed to the approved ground level or Level 1 setbacks. The proposed Level 2 is contained within the approved building footprint, and is generally aligned with, or recessed behind, the Level 1 building line. Unit 13 is further recessed from the parapet, and communal area below, to soften the appearance of the upper level.

⁸ Unit 3 is identified as 3 bed (and not ‘plus study’) as the study is shaped as a ‘nook’ rather than a possible media room / bedroom.

The proposed building separation and setbacks to the northern and western boundaries, which adjoin 2 storey townhouses, remain sufficient to avoid adverse amenity impacts by way of overlooking, overshadowing or visual bulk. Having regard to the orientation (overshadowing in winter is predominantly to the south), interface (driveway to the western side), and recessed upper-level building line, the parapet walls, and the balcony and screening treatments proposed.

3.4.3 Site cover and impervious area

The proposed change does not alter the approved site cover of 1,740.55m² (53.1% of the site area), as the additional level is contained wholly within the approved building footprint. Ground level site cover remains 1,342.1m² (40.97%). For the avoidance of doubt, the proposed change does not alter the impervious area of the Subject Site.

3.4.4 Roof form, plant and equipment

The roof form is amended to accommodate the additional residential level, retaining the parapets and a 5-degree roof slope, to overall present a 'mansard roof' expression. Which is fitting for a low-rise and mixed-use neighbourhood serving centre.

Mechanical plant and equipment, including air conditioning condensers and vents, is relocated to a recessed concrete platform at roof level with screening (also acting as a safety barrier), and an additional stair is provided to access the plant platform. The plant platform is not proposed as, or intended to be used as, communal open space.

No rooftop communal area or 'green roof' is proposed on the new roof. The rooftop communal area previously approved at Level 1 is retained, subject to the minor internal change for the stairs, discussed in Section 5.4.

The relocation and screening of plant and equipment is consistent with the intent of approved conditions 22 (Screen Air Conditioning and Other Plant) and 29 (Plant and Equipment Certification), which are proposed to be retained.

3.4.5 Materials and finishes

The materials and finishes palette is consistent with the approved development, as illustrated on the elevations. Comprising a mix of masonry, metal wall cladding, glazing and lightweight screening elements.

Articulation is provided to the core structure by way of recessed balconies, roof forms, and a mix of materials, finishes and colours, to reduce the appearance of building bulk on the horizontal plane.

The proposal is able to maintain compliance with approved condition 20 (Light Reflectivity).

3.5 Density

The resulting residential density is an increase from 30.75 dwellings per hectare (dw/ha) to 61.5 dw/ha (based on the site area of 3,252m²).

Residential density is a key consideration and is addressed in Section 5.1.

3.6 Private and communal open space

Each apartment is provided with private open space (POS) in the form of a balcony, with a total balcony area of 167.54m² at Level 1 and 189.25m² at Level 2. Several Level 2 units are also provided with open roof courtyards. Each balcony/POS on Level 2 achieves the minimum area of 12m² and dimensions of 3m.

The communal open space approved at Level 1 (170.76m², comprising open roof terrace, indoor communal area with amenities, and landscape area, together with a spa pool, pergola, barbeque and clothes drying area) is retained, with a marginal reduction to accommodate the new stair providing access to Level 2.

Communal open space is a key consideration and is addressed in Section 5.4.

3.7 Transport, access and car parking

3.7.1 Vehicle access

No change is proposed to the location, type or configuration of vehicle access to the Subject Site, which is retained from Doulton Street (a Minor road) as approved.

No change is proposed to the internal circulation or manoeuvring arrangement, other than the introduction of car stackers to the resident parking bays as described below.

Given the marginal nature of the increase in vehicle movements associated with 10 additional apartments, distributed across the day and largely counter-directional to the commercial component, and for the reasons discussed in Section 2.3, an external intersection assessment is not expected to result in any recommended external intersection upgrades. As such, the Applicant has not provided a traffic assessment.

Approved conditions 48 (Construct Permanent Vehicle Crossover) and 49 (Remove Redundant Crossover) are retained. Condition 50 (Carparks) would need to be amended to acknowledge the required stackers.

3.7.2 Car parking

The proposed car parking provision for 112 cars in total, inclusive of; a reallocation of 2 surplus at-grade spaces from the commercial use to the visitors for the residential use, and 40 spaces by way of a stacker in each of the 20 secure resident car parking spaces. In effect, providing 1 car park with 2 spaces per dwelling. This represents an efficient use of the approved structure and avoids additional earthworks. The allocation per dwelling allows for more appropriate management of the use of the car stackers, per use of tandem spaces. The management of stackers can also be imposed on the body corporate by laws and financial contributions, by way of an amended/new condition on approval.

From our review of the Translink data, it appears the Illaweena St bus stops within 200m walking distance, serviced by route 130 is frequent to satisfy the definition of 'key location'⁹. The provision is summarised in Table 6 below.

Table 6 Car parking provision

Dw Type	Number	Rate	Requirement	Provided ¹⁰	Difference
2 bed + study	8	1.6 ¹¹	12.8	16	+3.2
3 bed	6	1.6	9.6	12	+2.4
3 bed + study	4	2	8	8	-
4 bed	2	2	4	4	-
Sub-Total	20		36 ¹²	40	+4
Visitor spaces	20	0.25	5	5 ¹³	-

Table 7 below sets out the other vehicle and bicycle parking provision considerations.

Table 7 Other vehicle and bicycle parking provisions

Component	Requirement	Approved provision	Proposed provision
Commercial visitor spaces	62 spaces (including 2 PWD spaces)	64 spaces (including 2 PWD spaces)	62 spaces (including 2 PWD spaces); 40 undercroft and 27 ground level; ground changed to reallocate 2 surplus spaces to resident visitors (from 3 to 5 spaces)
Motorcycle spaces	3 spaces	3 spaces	3 spaces; no change
Service vehicle bays	1 loading LRV and refuse vehicle bay & 1 van bay	1 loading LRV and refuse vehicle bay & 1 van bay	1 loading LRV and refuse vehicle bay & 1 van bay; no change

⁹ Item 1.3 under [SC6.31 Transport, access, parking and servicing planning scheme policy](#).

¹⁰ Inclusive of the aerial space created by a stacker i.e., 2 spaces to each car park.

¹¹ A study shaped like a room, is factored as a 'bedroom' for purposes of this calculation.

¹² 34.4 rounded up.

¹³ At-grade / ground level. All full accessible 24/7, not gated.

Sub-total with resident parking	107 spaces ¹⁴	90 spaces	112 spaces¹⁵
Bicycle parking – residents	20 spaces (1 space per dwelling)	10 spaces	20 spaces
Bicycle parking – commercial visitors	16 spaces	16 spaces	16 spaces; no change

The proposal also involves relocating the store from behind bays CP31 and CP32 to behind bays CP39 and CP40, as noted on the Lower Level (Parking) plan.

Approved condition 50 (Access, Grades, Manoeuvring, Carparks, Signs, and Lines) requires amendment to reflect the revised parking schedule.

3.8 Waste and servicing

The bin storage area was enlarged as part of the recent minor change approved under A007025433, which allows for additional residential bin storage, and conversion from wheelie to bulk bins, within the approved structure.

The proposed change involves;

- converting the residential mobile (wheelie) bins to bulk bins, being 3 x 1,100L general waste bins and 2 x 1,100L recycling bins, with capacity to expand the provision subject to demand;
- providing flexibility for residential bin collection to occur either at the loading and refuse vehicle bay or at the adjacent open space area by the loading and refuse vehicle bay; and
- no change to the commercial servicing arrangement, which is retained as approved.

A swept path plan is provided as part of the proposal plans to demonstrate the safe and efficient manoeuvring of the refuse collection vehicle within the site under the amended arrangement.

The bin area continues to be screened by the approved structure, acoustic barrier and landscaping, consistent with the approved conditions. Approved condition 36 (bin washing for the Food and drink outlet) is retained.

3.9 Civil engineering and stormwater

No change is proposed to the approved civil engineering solution.

The Stormwater Quality Management Plan approved under the current approval is retained and is unaffected by the proposed change, as the proposal does not alter the impervious area, the site

¹⁴ 67 commercial related spaces and 40 resident related spaces.

¹⁵ Inclusive of the 45 residential spaces, comprising 5 visitor, 20 bays with stackers (40 cars).

cover, the internal drainage network, or the lawful point of discharge to the piped network within Doulton Street.

Approved conditions 37 (Stormwater Quality), 42 (On Site Drainage – Minor) and 43 (Ponding) are retained.

3.10 Earthworks and services

No change is proposed to the approved earthworks, retaining structures or fencing. The lower level car park is retained at its approved extent, with the additional resident parking achieved by way of car stackers rather than additional excavation. Approved conditions 39 (Filling and Excavation – Minor) and 40 (Retaining Walls) are retained.

The proposal continues to be serviced by all necessary urban utilities and services. The requirement to obtain a Water Approval from Urban Utilities is retained by way of standard advice 55 (Water and Wastewater) and 57 (Trade Waste).

3.11 Noise

The ground level layout, the location of the Food and drink outlet, the outdoor dining area, and the location of the loading and refuse vehicle bay are unchanged by the proposed change. Accordingly, the Noise Impact Assessment (reference 22076-01-R01E-NIA, dated 15 May 2023 and amended 19 June 2023) approved under the current approval is retained and continues to inform the acoustic conditions.

The additional apartments at Level 2 are located further from the road corridor and the ground level noise sources than the approved Level 1 apartments. The acoustic treatments required by approved conditions 34 (Acoustic Treatments – Multiple Dwellings) and 35 (Acoustic Design) are accepted and are proposed to be extended to apply to the additional apartments, with the glazing performance standards applied to the Level 2 facades in the same manner as Level 1.

Approved conditions 30 and 31 (amplified music and outdoor dining patron limits), 32 (hours of vehicle movements) and 33 (hours of use of communal recreation facilities) are retained.

3.12 Landscaping and deep planting

No change is proposed to the approved landscaping at the lower and ground levels, or to the approved streetscape treatment. Accordingly, no landscape plan is provided with this change application, and approved conditions 24 (Landscape in Streetscape) and 25 (Landscape the Site) are retained without amendment.

No vertical landscaping, podium planting or green roof treatment is proposed as part of this change. No additional deep planting is proposed. Deep planting is addressed in Section 5.5.

3.13 Summary of Changes to Approval

A summary of the proposed amendments is set out in Table 8 below.

Table 8 Other change amendments

Matter	Amendment
Number of dwellings	Increase the approved Multiple dwelling from 10 units to 20 units, by adding 10 additional apartments (Units 11–20) on a new Level 2
Approval description	Amend the approval description to 'Multiple dwelling (20 units)' and, if Council prefers, consolidate the Centre Activities use terms to current City Plan 14 defined terms
Storeys and building height	Increase from 2 storeys to 3 storeys, with top of parapet RL 60.30 and top of building RL 62.30, remaining below 12m above natural ground level
Residential gross floor area	Increase of 1,117.51m ² at Level 2, for a total residential gross floor area of 2,261.42m ²
Commercial net lettable area	Minor reduction of the Tenancies 1–10 net lettable area to 971.2m ² to accommodate the additional residential services (stairs and lift access)
Site cover, setbacks and footprint	No change. The additional level is contained wholly within the approved building footprint
Roof form and plant	Amended roof form to accommodate the additional level; mechanical plant and equipment relocated to a screened, recessed roof platform with a new access stair. No rooftop communal area proposed on the new roof
Communal open space	Marginal internal hallway reduction of the approved 170.76m ² at Level 1 to accommodate the stair to Level 2
Car parking	Increase from 90 to 112 spaces, comprising 40 resident spaces (20 bays with car stackers), 5 residential visitor spaces at ground level, and 62 commercial visitor spaces (unchanged), and maintain 3 motorcycle spaces at-grade/ground level
Bicycle parking	Increase resident bicycle parking from 10 to 20 spaces; commercial visitor bicycle parking unchanged at 16 spaces
Waste and servicing	Convert residential mobile bins to bulk bins (3 x 1,100L general waste, 2 x 1,100L recycling), with flexible collection at the loading and refuse vehicle bay or the adjacent open space area. No change to commercial servicing
Store location	Relocate the store from behind bays CP31 and CP32 to behind bays CP39 and CP40
Civil, stormwater, earthworks and landscaping	No change. Approved Stormwater Quality Management Plan, earthworks and landscape conditions retained
Noise	Approved Noise Impact Assessment retained; acoustic treatment conditions extended to apply to the additional apartments

Administrative amendments to the approved conditions and plans are discussed below.

3.13.1 Conditions

A summary of the proposed amendments to the approved conditions of A007025433 is set out in Table 9 below.

Table 9 Amendments to approved conditions

Change	Rationale
50) Access, Grades, Manoeuvring, Carparks, Signs, and Lines Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: - Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. - Manoeuvring on site for a Large Rigid Vehicle (LRV) and for the loading and unloading of the vehicles(s). - Parking on the site for 20 40 X resident/ tenant parking, 3 5 X residential visitor parking, 62 X commercial visitor cars including 2 spaces for people with disabilities (PWD), 3 X motorcycle spaces for commercial visitors and one space each for an LRV & Van for the loading and unloading of vehicles within the site. A total of 90 112 spaces are to be provided on site. - A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. - A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. - An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. - The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads. 40 20 bicycle spaces for residents and 16 bicycle spaces for commercial visitors.	Amendment to reflect the proposed parking schedule as a result of additional residential dwellings

3.13.2 Plans

A summary of the proposed amendments to the approved plans is set out in Table 10 below.

Table 10 Amendments to approved plans

Approved plan (A007025433)	Action	Proposed plan (Issue Q, 29 July 2026)
Site Plan DA-A3-CC 00 Issue P	Updated – superseded	Site Plan DA-A3-CC 00 Issue Q
Site Plan Supplementary DA-A3-CC 09 Issue P	Updated – superseded	Site Plan Supplementary DA-A3-CC 09 Issue Q
Lower Level (Parking) DA-A3-CC-02 Issue P	Updated – superseded	Lower Level (Parking) DA-A3-CC-02 Issue Q
Ground Level (Convenience Center) DA-A3-CC-01 Issue P	Updated – superseded	Ground Level (Convenience Centre) DA-A3-CC-01 Issue Q

Upper Level (10 Multi-unit Dwellings and Roof top Communal Area) DA-A3-CC-01B Issue Q	Updated – superseded	Upper Level DA-A3-CC-01B Issue Q (29 July 2026)
Nil	New	Second Level (Units 11–20) DA-A3-CC-04A Issue Q
Roof Plan DA-A3-CC-04 Issue P	Updated, renumbered and superseded	Roof Plan DA-A3-CC-05A Issue Q
Elevations DA-A3-06 Issue P	Updated – superseded	South, South-Illaweena Streetscape and North Elevations DA-A3-06 Issue Q
Elevations DA-A3-07 Issue P	Updated – superseded	West Elevation and East Elevation (Doulton Street) DA-A3-07 Issue Q
Section A-A and Section B-B DA-A3-08 Issue P	Updated – superseded	Sections A-A and B-B DA-A3-08 Issue Q
Building Height by Number of Storey DA-A3-09 Issue P	Updated – superseded	Building Height by Number of Storey DA-A3-09 Issue Q
South & North Elevations DA-A3-12 Issue P	Updated – superseded	South and North Elevations (materials and finishes) DA-A3-12 Issue Q
Noise Impact Assessment 22076-01-R01E-NIA (SoundBASE, 15 May 2023, amended 19 June 2023)	Retained	No change
Stormwater Quality Management Plan 22256 Rev.0	Retained	No change
Nil	New	Swept path plan (Attachment G)

4 Planning assessment

4.1 State assessment matters

4.1.1 Planning Act 2016

The proposal constitutes a 'change application'¹⁶. As the change is not a *minor change* within the meaning of Schedule 2 of the Act, it is an 'other change' and is required to be assessed and decided as if it were a development application.

4.1.1.1 Responsible entity

Brisbane City Council is the responsible entity for this change application¹⁷, being the assessment manager for the development application to which the approval relates. This change application is made to Council.

4.1.1.2 Requirements for change applications

This change application satisfies the requirements set out under section 79 of the Act, by way of:

- Approved form: refer to the enclosed DA Form 5 and DA Form 1 (Part 7).
- Fees: the Council assessment fee will be paid upon receipt of Council's electronic invoice.
- Owner's consent: the Applicant is the registered owner, as confirmed by the Current Title Search.

The following matters are not relevant in this instance:

- Pre-request response notice: no referral agency was involved in the original application, the previous change applications, or this change application.

4.1.1.3 Assessing & deciding the *other* change application

The change application is required to be assessed against assessment benchmarks and having regard to any other relevant matters¹⁸. An assessment of the proposed change has been carried out against the current assessment benchmarks of City Plan 2014 (version 37), in the context of the approved development, and is set out in the following sections of this report.

It is acknowledged this change application will follow a development application assessment process under the DA Rules, including public notification, given the change is subject to Impact assessment.

¹⁶ Per ch 3, pt 5, div 2, subd 2 of the Act.

¹⁷ Per s 78 and 78A of the Act.

¹⁸ Per s 82 of the Act.

The original application (A003211930) did not receive any submissions. However, the change application (A006128526) did receive submissions. The submissions are not taken to be 'properly made submissions' for this application, as it is made more than 1 year after that changed approval was given. However, the proposed design sensitively responds to the amenity of neighbours. Specifically, the built form outcomes, focused on reducing height, and bulk through recessing core building elements on the upper level and increasing articulation for visual interest.

4.1.2 Planning Regulation

The development is not made assessable under the Regulation. To ensure the application is properly made, DA Form 5 and Form 1 (Part 7) has been executed and are enclosed.

4.1.2.1 Regulated requirements

The regulated requirements dated 23 September 2022 are appropriately reflected in full in the Planning Scheme¹⁹. It is understood there has not been any recent amendments to the regulated requirements, nor any changes to the regulation which are relevant to the proposed development.

4.1.2.2 Referrals

The development does not trigger referral under the Regulation²⁰. A copy of the DAMS report is enclosed, within the Property Searches.

4.1.2.3 State Planning Policy

The Minister has identified the relevant state interests of the SPP for BCC, are appropriately integrated into the Planning Scheme²¹. A review of SPP matters, including Part E, has been undertaken. There does not appear to be any more recent amendments to the SPP or associated mapping that is of material relevance to the assessment of the proposed development on the subject land. As such, no further assessment against the SPP is required²².

A copy of the SPP report is enclosed, within the Property Searches.

¹⁹ Per s 2.4 of the scheme.

²⁰ Per sch 10 of the Regs.

²¹ Per s 2.1 of the scheme.

²² Per s 26 & 27 of the Regs.

4.1.2.4 Designated premises

The Subject Site is not identified as designated premises and the proposed change does not involve development for an infrastructure designation.

4.1.3 Southeast Queensland Regional Plan

Shaping SEQ 2023 is the Queensland Government's 25 year strategic plan to guide regional development and growth of the SEQ region.

Shaping SEQ 2023 helps to advance the purpose of the Urban Footprint through the Brisbane City Plan 2014, which acts as the primary instrument to help establish desired uses on the site. The subject site is appropriately located in the Urban Footprint.

It is noted, however, that the latest version of Shaping SEQ is not appropriately integrated in the planning scheme²³. The Council must have regard to it, which requires development to conform with Chapter 3, Part A²⁴.

At the regional scale, ShapingSEQ 2023, seeks diversity targets to shift away from detached dwellings (69% of stock in 2021) to a 58% target share of total dwellings by 2046, towards attached forms. It promotes opportunities for 'gentle density' and 'missing middle' housing on well-located land, within the Urban Footprint.

Based on a review of the outcomes and strategies under Shaping SEQ, this proposed development is consistent with the intent of the regional plan. It provides an additional 10 apartments as an infill, consolidation outcome on land already approved for, and committed to, urban development, within an existing building envelope, in a well serviced location adjoining high frequency public transport (i.e., a 'key location' for reduced car parking provisions).

Importantly, without causing any potential adverse and unreasonable impacts on the amenity of the residential neighbours, or the infrastructure networks.

4.2 Other relevant matters

As the change application is subject to Impact assessment, the assessment may be carried out against, and have regard to, any other relevant matters. The other relevant matters advanced in support of the proposed change are;

- the significant and well documented need for additional and more diverse housing supply in Brisbane and South East Queensland, and the State and Commonwealth policy commitments to deliver it;

²³ Per s 2.2 of the scheme.

²⁴ Per s 27(1)(d)(i) of the Regs.

- ShapingSEQ 2023, being the current statutory regional plan for South East Queensland, which sets dwelling supply targets and dwelling diversity sub-targets for the Brisbane local government area and prioritises consolidation and the unlocking of underutilised land within the Urban Footprint;
- Brisbane's Sustainable Growth Strategy and Brisbane's Housing Supply Action Plan, being Council's own expression of housing policy intent and its commitment to delivering additional dwellings sooner;
- the very low supply of apartment product in the Calamvale-Stretton locality, and the corresponding local need for housing choice; and
- the way City Plan 14 plans for multiple dwellings in the locality, and the role the Subject Site performs as the de facto local neighbourhood centre.

Each is addressed below. For the avoidance of doubt, no economic needs assessment is provided or considered necessary, as the proposal does not introduce a new land use and involves a modest increase of 10 apartments within an approved building envelope.

4.2.1 Housing need and government policy

The proposed additional 10 apartments respond directly to the housing supply and diversity objectives of all three levels of government:

- Commonwealth: under the National Housing Accord, all levels of government have agreed to a target of 1.2 million new, well located homes over the 5 years to June 2029²⁵.
- State: the Queensland Government's housing plan, Securing our Housing Foundations (A Place to Call Home), sets a target of 1 million new homes by 2044, including 53,500 social and community homes²⁶.
- Regional: ShapingSEQ 2023 targets discussed above in Section 4.1.3.
- Local: Council has committed to the continual review of City Plan 14 to support the delivery of 210,800 dwellings in Brisbane by 2046, as required by the ShapingSEQ benchmarks, through Brisbane's Sustainable Growth Strategy. Supported by Brisbane's Housing Supply Action Plan which takes targeted actions to address short to medium term housing supply and to make it easier to build more housing sooner. Including 2 bed apartments²⁷.

The proposed change is a direct and efficient contribution to those targets. It delivers 10 additional apartments:

- on land already approved and committed for urban development, in the Urban Footprint.
- within the approved building footprint and site cover, with no additional excavation, clearing or extension of the development footprint.

²⁵ Source: <https://treasury.gov.au/policy-topics/housing/increasing-housing-supply>

²⁶ Source: <https://www.housing.qld.gov.au/news-publications/strategies-plans/about-housing>

²⁷ Source: <https://www.brisbane.qld.gov.au/building-and-planning/planning-and-design/housing-supply>

- as a low rise attached dwelling product, being a 'gentle density' and 'missing middle' dwelling type that ShapingSEQ 2023 identifies as requiring the largest proportional increase in supply.
- in a location with easy walking distance to high frequency public transport bus services, a secondary school, aged care, parkland and, on the Subject Site itself, retail, food and drink, health care and office uses.
- in a manner that is not expected to cause any issues with infrastructure servicing, such as water and sewer capacity, or reasonable level of efficiency for the road network.

It is submitted that, in the current housing environment, the delivery of well-located apartments on approved and serviced land, without any expansion of the built form footprint, is a matter of substantial weight in the assessment of this change application.

4.2.2 Calamvale—Stretton suburb profile

The following statistics from the Australian Bureau of Statistics Census²⁸ provide context about the current supply of apartments and the household composition of the locality. The chosen areas are Calamvale-Stretton (SA2), representative of the Subject Site locality, and Brisbane-South (SA4), which contains Calamvale-Stretton and provides a benchmark against the larger surrounding area.

In particular, the statistics indicate:

- Brisbane-South comprised 20,393 apartments (15.4% of dwellings), while Calamvale-Stretton comprised 15 apartments (0.2% of dwellings);
- while Brisbane-South would be expected to have a higher number of apartments as it includes higher density residential zoned land, the comparison nonetheless indicates a pronounced shortfall in the supply of apartments and housing choice in the Calamvale-Stretton locality;
- the household types that are the largest occupiers of apartments in Brisbane-South are couple families with no children and lone person households; and
- in Calamvale-Stretton there are substantial numbers of residents in those household types who currently occupy detached and semi-detached dwellings, indicating implied local need for apartment product.

An increase in the supply of apartments in Calamvale-Stretton would provide increased housing choice to all residents. Increased choice in turn supports quality of life, enables the local community to be more compact and self-sufficient, provides a suitable dwelling type for residents wanting to downsize or age in place independently, and supports housing affordability, as apartments are generally lower cost due to lower associated land costs.

²⁸ Based on 2021 data (as the latest available at time of writing).

Table 11 **ABS Census statistics – dwelling structure**

Statistic	Brisbane—South (SA4)	Calamvale—Stretton (SA2)
Population	371,026	22,845 (16.24% of Brisbane—South)
Occupied private dwellings	132,271 (94.1%)	7,245 (95.6%)
Separate house	91,895 (69.5%)	5,138 (70.9%)
Semi-detached, row or terrace house, townhouse	19,150 (14.5%)	2,083 (28.8%)
Flat or apartment	20,393 (15.4%)	15 (0.2%)
Flat or apartment – couple family with no children	5,226 (4.0%)	5 (0.1%)
Flat or apartment – lone person household	9,495 (7.2%)	5 (0.1%)

4.2.3 Planning intent for multiple dwelling use

City Plan 14 makes a Multiple dwelling code assessable within the following zones, subject to criteria for storeys and building height:

- Principal centre zone
- Major centre zone (up to 10 storeys)
- District centre zone (typically 4–5 storeys)
- Neighbourhood centre zone (3 storeys)
- Low-medium density residential zone (2–3 storeys)
- Medium density residential zone (5 storeys)
- High density residential zone (8–15 storeys)
- Mixed use zone (4–5 storeys).

A review of the locality has been undertaken and the following is identified:

- there is limited land included within the above zones in the locality.
- Calamvale Marketplace is included in the District centre zone, located on the south-western corner of the intersection of Nottingham Road and Beaudesert Road, within approximately 1.3km of the Subject Site. It currently comprises an at-grade shopping centre with no residential component.
- a small at-grade shopping centre is included in the Neighbourhood centre zone on the south-eastern corner of Kameruka Street and Beaudesert Road, approximately 2.1km from the Subject Site, with no residential component.
- the Subject Site has approval for Centre Activities uses and in effect performs the function of the local neighbourhood centre, because the neighbourhood centre indicated in Figure b of the Algester-Parkinson-Stretton neighbourhood plan code to the east of the Subject Site is occupied by Southern Cross Care Stretton Gardens.

Multiple dwellings up to 3 storeys are code assessable in the Neighbourhood centre zone, and overall outcome 5(b) of the Neighbourhood centre zone code provides for a low-rise built form up to 3 storeys. The proposed 3 storey built form is therefore consistent in scale with what City Plan 14 contemplates for a neighbourhood centre performing the function that the Subject Site performs in this locality.

On this basis, the proposal would not undermine the strategic intent of City Plan 14, and would not diminish the prospects of, or displace demand for, multiple dwellings within the centre zoned land in the locality. Accordingly, no adverse planning consequence arises.

4.3 Local assessment matters

4.3.1 Pre-lodgement meeting

A recent pre-lodgement meeting has not been held in relation to this change application. A telephone discussion was held with Council's development assessment team advising of the Applicant's intention to submit this change application and its merits for assessment.

4.3.2 Temporary Local Planning Instruments

No Temporary Local Planning Instruments (TLPI's) are relevant to the proposed development.

4.3.3 Preliminary Approval

There is no preliminary approval relating to the land, which varies how the planning scheme regulates development of the site.

4.3.4 Planning Scheme

City Plan version 37 took effect on 18 September 2026 and is the current version of the planning scheme.

4.3.4.1 Defined Use

The proposed development is defined as Multiple dwelling.

The approved Centre Activities uses correspond to the current defined terms Health care service, Food and drink outlet, Office and Shop.

4.3.4.2 Level of assessment

The proposed change is subject to Impact assessment²⁹, and accordingly may be assessed against the whole of the planning scheme and having regard to any other relevant matter.

4.3.4.3 Strategic Framework

As the Application is subject to Impact Assessment, it is assessable against the whole Planning Scheme. Accordingly, a response to the relevant strategic outcomes of the Strategic framework is provided in the Policy & Code Response enclosed at Attachment G.

As the change application is subject to Impact assessment, the assessment is required to have regard to the Strategic framework. The relevant themes and elements are:

- Theme 2: Brisbane's outstanding lifestyle, and Element 2.2 – Brisbane's housing and accommodation choices;
- Theme 3: Brisbane's clean and green leading environmental performance, and Element 3.1 – Brisbane's environmental values;
- Theme 5: Brisbane's CityShape, and Element 5.5 – Brisbane's Suburban Living Areas, Element 5.6 – Brisbane's Greenspace System and Element 5.7 – Brisbane's Future Suburban Living Areas.

The proposed change advances these outcomes by increasing the supply and diversity of housing in a locality with a demonstrably low supply of apartment product, in a location with a high level of access to high frequency public transport, employment, education, aged care, retail and open space, and by making more efficient use of land and infrastructure already committed to urban development, without extending the development footprint or clearing vegetation.

Refer to the enclosed code response document, which includes a response to the strategic framework.

4.3.4.4 Overlays

The overlays applicable to the Subject Site and the proposal are set out in Table 12 below, together with a response. No variation to level of assessment.

Table 12 **Overlays and response**

Overlay	Response
Airport environs overlay (PANS Bird and bat strike 8–13km)	Complies. The proposed building is 3 storeys, with a top of building of RL 62.30, and is well below the relevant obstacle limitation and PANS surfaces. The use is residential and does not present a wildlife

²⁹ Per Table 5.5.20 – Emerging community zone of the scheme.

	attractant. No change to the approved refuse enclosure arrangement other than the conversion to bulk bins within an enclosed and screened area
Bicycle network overlay (secondary)	Complies. The proposal retains approved condition 24 (Landscape in Streetscape), which requires streetscape works, and increases resident bicycle parking from 10 to 20 spaces. No works external to the site.
Bushfire overlay (medium potential bushfire intensity high potential bushfire intensity buffer)	Complies. The Subject Site is cleared and is separated from bushfire fuel to the north-east by Douulton Street. The additional level is contained within the approved building footprint, is of masonry and non-combustible construction, and will be designed at building work stage to ensure an appropriate level of safety to people and property
Community purposes network overlay	Not relevant to the proposed change
Critical infrastructure and movement network overlay	Not relevant to the proposed change
Road hierarchy overlay (Suburban route – Illaweena Street Minor road – Douulton Street)	Complies. No change to the location or type of vehicle access to Douulton Street. Approved conditions 48 (Construct Permanent Vehicle Crossover) and 49 (Remove Redundant Crossover) are retained. The marginal increase in vehicle movements does not warrant an external intersection assessment
Streetscape hierarchy overlay (Neighbourhood street minor)	Complies. The proposal retains the approved streetscape and landscape conditions, and no change is proposed at the ground and lower levels or within the road verge

4.3.4.5 Neighbourhood plan

The Subject Site is included within the Algester-Parkinson-Stretton neighbourhood plan area and is identified as a potential development area. A response to the relevant assessment benchmarks of the neighbourhood plan code is provided in Table 13 below and in the Policy & Code Response at Attachment G.

As set out in Section 4.2.3, the Subject Site performs the function of the local neighbourhood centre in circumstances where the neighbourhood centre indicated in Figure b of the neighbourhood plan code to the east of the Subject Site is occupied by Southern Cross Care Stretton Gardens. This context is relevant to the assessment of density and building height, as addressed in Sections 5.1 and 5.2.

4.3.4.6 Zoning

The Subject Site is included within the Emerging community zone. A response to the relevant assessment benchmarks of the Emerging community zone code is provided in Table 13 below and in the Policy & Code Response at Attachment G, and the density and building height provisions of the zone code are addressed as key considerations in Sections 5.1 and 5.2.

4.3.5 Use and development codes

The applicable use and development codes, and a response to the relevant assessment benchmarks in the context of the proposed change, are set out in Table 13 below.

Consistent with the nature of an other change application, the response is directed to the aspects of the development that are proposed to change. Where an aspect of the approved development is unchanged, the approved outcome and the corresponding condition are retained.

Table 13 Use and development codes and response

Code	Response
Emerging community zone code	Complies, subject to a performance based outcome for residential density. Refer to Section 5.1. The Subject Site is identified as a potential development area, is cleared and unconstrained, is serviced, and is suitable for urban purposes. The proposal represents the efficient use of land already committed to urban development
Alger—Parkinson—Stretton neighbourhood plan code	Complies. The proposal retains the approved Centre Activities component that in effect performs the function of the local neighbourhood centre, and adds residential density above it, consistent with the intent for a compact, walkable local community. Refer to Section 4.3.4.5.
Centre or mixed use code	Complies. No change to the approved ground level Centre Activities layout, hours of operation, outdoor dining area, servicing arrangement or streetscape treatment. The commercial net lettable area is marginally reduced to 971.2m ² to accommodate the additional residential access
Multiple dwelling code	Complies, subject to performance based outcomes for communal open space and deep planting. Refer to Sections 5.4 and 5.5. Private open space is provided to each unit by way of balconies, with a number of Level 2 units also provided with open roof courtyards. Building height and number of storeys is addressed in Section 5.2. Screening, articulation, recessed balconies and the recessed upper level building line manage overlooking, privacy and visual bulk. Amenity impacts on adjoining properties are addressed in Section 5.3. Waste servicing is addressed in Section 3.8
Filling and excavation code	Complies. No change to the approved earthworks. The additional resident parking is achieved by way of car stackers within the approved lower level structure, avoiding any additional excavation. Approved conditions 39 and 40 are retained
Infrastructure design code	Complies. No change to the approved infrastructure and services connections. The approved conditions relating to infrastructure and services are retained
Landscape work code	Complies. No change to the approved landscaping at the lower and ground levels or within the streetscape. Approved conditions 24 and 25 are retained. No landscape plan is provided with this change application as no change to the approved landscaping outcome is proposed
Outdoor lighting code	Complies. No change to the approved lighting outcome. Approved condition 45 (Lighting to Carparking) is retained
Stormwater code	Complies. No change to the impervious area, the internal drainage network or the lawful point of discharge. The approved Stormwater Quality Management Plan (22256 Rev.0) and conditions 37, 42 and 43 are retained
Transport, access, parking and servicing code	Complies. The proposal provides 40 resident spaces (2 spaces per dwelling, delivered by way of car stackers within 20 bays), 5 residential visitor spaces (25% of dwellings) and 20 resident bicycle spaces (1 space per dwelling), satisfying the rates in Table 9.4.11.3.A. The commercial provision of 62 visitor spaces, including 2 PWD spaces, 3 motorcycle spaces and the loading and refuse vehicle and van bays is unchanged. No change to site access or manoeuvring. A swept path plan demonstrating refuse collection vehicle movements under the amended bin arrangement is enclosed at Attachment G
Waste code	Complies. The bin area enlarged under A007025433 accommodates the additional residential waste, with mobile bins converted to bulk bins (3 x

	1,100L general waste and 2 x 1,100L recycling), expandable subject to demand. Residential collection may occur at the loading and refuse vehicle bay or the adjacent open space area. No change to the commercial servicing arrangement. Refer to the swept path plan at Attachment G
Park planning and design code	Not applicable
Retirement and residential care facility code	Not applicable
Wastewater code	Not applicable

4.3.6 Infrastructure Charges

It is acknowledged an amended Infrastructure Charges Notice will be issued in relation to the additional 10 apartments, in accordance with the Brisbane Infrastructure Charges Resolution (No. 15) 2026, being the current charges resolution.

The charge is expected to reflect the additional residential demand only, with the existing credits and the charges applying to the Centre Activities component unaffected by the proposed change.

5 Key considerations

A summary of the key planning issues associated with the proposed change is provided below. Each is considered in the context of the latest approved development (A007025433), the applicable assessment benchmarks of City Plan 14 (version 37) identified in Section 4.3, and the other relevant matters set out in Section 4.2.

A response to each of the applicable codes is enclosed.

5.1 Multiple dwelling density

Overall outcome 2(c) of the Emerging community (**EC**) zone code provides for residential development that contributes to a contained, sustainable and functional community, including housing at a 'larger scale and greater dwelling density appropriate for the site's location and commensurate with ease of access to services, facilities and high frequency public transport' (overall outcome 2(c)(iii)). The proposal complies with this outcome.

Overall outcome 2(d) then provides for dwellings at a density, mix and scale over the net developable area of approximately 18 dwellings per hectare (predominantly dwelling houses up to 2 storeys); or approximately 24 dwellings per hectare (a mix of dwelling houses, dual occupancies and multiple dwellings up to 3 storeys) where the lot frontage is within 400m walking distance of a high frequency public transport stop and the edge of a centre zone other than the Neighbourhood centre zone; or, where identified in a neighbourhood plan, the density indicated for a potential development area.

The site area is 3,252m² (title area). 20 dwellings over the site equates to 61.5 dw/ha net residential density. This exceeds the density guidance of approximately 24 dwellings per hectare under (2)(d)(ii), which is the applicable criterion given the site frontage is within 400m walking distance of high frequency public transport.

Criterion (d)(iii) does not apply because the Algester-Parkinson-Stretton neighbourhood plan code does not specify a density, mix or scale for the Potential Development Area affecting the site, and prescribes no performance or acceptable outcomes.

The density guidance in (2)(d) is expressed as a net residential density over the net developable area and in principle is directed at greenfield residential estates, where dwelling houses, dual occupancies and multiple dwellings occupy the whole of the developable land, adjacent to a higher order centre. It does not contemplate a residential component located above an approved centre building on a mixed-use site. On this site the residential component occupies only the upper levels of a building whose ground level is committed to 971.2m² of commercial net lettable area; the notional net developable area attributable to housing is a fraction of the site.

Notwithstanding the density measurement, the built form outcome sought by the criterion is achieved. The building is 3 storeys, which is the height contemplated by criterion (d)(ii) for sites with the

locational attributes of this site. There is no change to the approved building footprint or site cover (1,740.55m², 53.1%). The building remains below 12m above natural ground level. The change is therefore consistent with the scale and form the criterion contemplates, notwithstanding the number of dwellings within that form.

It is not expected that the proposal will create any adverse impacts on the infrastructure networks to service the increased density.

The additional dwellings are supported by the development context, the proposals alignment with the strategic framework policy, and other relevant matters. Primarily being the need for additional and diverse housing supply in this locality.

5.2 Building height and number of storeys

The proposal increases the building height from 2 storeys to 3 storeys over the retained lower-level car park, with a top of parapet of RL 60.30, a top of building of RL 62.30 and the edge of the recessed roof plant platform at RL 62.45 (refer to Table 1 and Section 3.4.1).

As illustrated on the sections and the Building Height by Number of Storey plan, the building sits above the 9.5m above natural ground level line but below the 12m above natural ground level line. Whilst a minor consideration, the approved lift overrun is not extended, with access to the roof plant platform now provided by stair, which reduces the overall increase in appearance of building height. The stair enclosure and the roof plant platform are not counted as a storey.

Neither the Emerging community zone code nor the Algester–Parkinson–Stretton neighbourhood plan code prescribes a maximum building height for the Subject Site, and Table 9.3.14.3.B of the Multiple dwelling code does not specify a building height for land in the Emerging community zone.

The assessment therefore turns on overall outcomes 2(c) and 2(d) of the Emerging community zone code, where relevant under PO3 and PO4 of the Multiple dwelling code and PO21 and PO22 of the Centre or mixed use code, which look to the intended form and character of the local area and the predominant height of existing or approved buildings in the street.

The proposal presents the following performance-based outcome:

- 3 storeys is the prescribed height for the Emerging community zone under Table 9.3.3.3.B – Building Heights under the Centre or mixed use code, meaning the proposal complies with AO22 of the same code;
- 3 storeys is a low-rise built form and is the height City Plan 14 contemplates as code assessable in the Neighbourhood centre zone (Table 5.5.10) and in the 2 or 3 storey mix precinct of the Low–medium density residential zone, being the scale of development consistent with the function the Subject Site performs in this locality (refer to Section 4.2.3);

- the Subject Site falls from Illaweenah Street to the north, and the Level 2 building line is generally aligned with, or recessed behind, the Level 1 building line, transitioning to the lower ground and to the adjoining 2 storey townhouses to the north and west (refer to Section 3.4.2);
- Unit 13 is further recessed from the parapet and the communal area below, and the parapet walls (1.2m to 1.9m above the Level 2 slab) and mansard roof expression reduce the apparent height and bulk of the additional level when viewed from the street and from adjoining properties (refer to Sections 3.4.4 and 3.4.5);
- mechanical plant is set down on a recessed and screened roof platform rather than being expressed at the parapet line, and the deletion of the lift overrun removes the tallest element of the approved building;
- the additional level does not increase the site cover, alter the setbacks or extend the building footprint (refer to Section 3.4.3), and does not result in unreasonable overshadowing or overlooking of adjoining properties, having regard to the separation distances, orientation and screening proposed (refer to Section 5.3); and
- the Subject Site is a corner allotment addressing a Suburban route (Illaweenah Street), where a slightly taller built form appropriately marks the local centre and provides address and legibility in the streetscape.

5.3 Amenity impacts on adjoining properties

The addition of a third level increases the bulk and scale of the building as it is perceived from surrounding properties, most relevantly the 2 storey townhouses adjoining the northern and western boundaries. The potential amenity impact of that increase has been considered against PO3 of the Multiple dwelling code, PO21 and AO22 of the Centre or mixed-use code and overall outcome 2(c) of the Emerging community zone code, and is considered acceptable for the reasons in Section 5.2 above, and as follows:

- Separation to the west; the internal driveway and vehicle access aisle along the western part of the Subject Site provides a physical separation between the built form and the dwellings on the adjoining land to the west, over and above the building setbacks. The additional level is set back the same distance as the level below, or further, and does not reduce that separation.
- Overshadowing; the Subject Site is oriented such that shadow cast by the additional level falls predominantly to the south, across the Subject Site itself and towards Illaweenah Street, rather than to the north or west. The adjoining residential properties to the north and west are therefore not materially overshadowed by the additional level, particularly in winter (refer to Section 3.4.2).
- Overlooking; the Level 2 balconies and habitable room windows adopt the same setbacks and orientation as the approved Level 1 below, with balcony and screening treatments as shown on the elevations, such that the opportunity for overlooking of adjoining private open space is not materially greater than that already assessed and approved.

- Eastern and southern interfaces; no amenity issue arises to the east or south, as the Subject Site is separated from land in those directions by Doulton Street (a Minor road) and Illaweenia Street (a Suburban route) respectively, and the land opposite on the eastern side of Doulton Street is itself approved for a child care centre and multiple dwellings (refer to Section 2.3).
- Bulk and scale as perceived; the additional level is substantially screened by the parapet to the roof, which was approved as part of the recent minor change under A007025433. The building also incorporates horizontal articulation, with recesses and steps between wall planes and between walls and balconies, which creates variation and modulation across each elevation and breaks the built form into legible components rather than presenting a single continuous wall.
- Materials and colours; further variation in materials and colours can be incorporated into the Level 2 elevations to reinforce the horizontal articulation and further reduce the apparent bulk of the additional level (refer to Section 3.4.5). This can be resolved at detailed design and, if Council considers it necessary, secured by condition.
- Not overbearing; having regard to the length of any single wall plane, the articulation described above and the separation to adjoining land, the building is not overbearing when viewed from adjoining properties. In appearance, the proposed development is only marginally larger than the development already approved, which itself incorporated a parapet of up to approximately 11m above natural ground level and a lift shaft at approximately RL 62 (refer to Table 1).

On balance, the benefits of delivering 10 additional apartments in a locality with a demonstrated housing need for this type of apartment living option, outweigh any potential amenity impact arising from the marginal increase in the bulk and scale of the building as it is perceived from surrounding properties.

5.4 Communal open space

PO30 of the Multiple dwelling code requires development of 10 or more dwellings to provide communal open space designed to provide passive and active recreation opportunities, a pleasant outlook and shared views, and the opportunity for a range of uses and flexible use.

AO30.1 provides that the communal open space is clearly distinguished from deep planting areas and private open space, is a minimum of 5% of the site area or 40m², whichever is greater, and satisfies criteria (b) to (h) as to consolidation, openness to the sky, landscaping, shading, the proportion of internal dedicated space, the range of recreational facilities, and the provision of a flat paved or grassed area with a minimum dimension of 5m.

The site area is 3,252m² (title area), such that 5% of the site area is 162.6m² (or 163.8m² if calculated on the 3,276.0m² area noted on the architectural plans). The communal open space approved at Level 1 is 170.76m², comprising 81.01m² of open roof terrace (47.49%), 31.94m² of indoor communal

area including amenities and a second dining area (18.72%), and 25.42m² of landscape area (15.09%), together with a spa pool, pergola, barbeque and clothes drying area (refer to Section 3.6).

The conversion of part of the Level 1 internal hallway to accommodate the stair providing access to Level 2 will marginally reduce the communal open space area (refer to Table 8). It is acknowledged the resulting provision is at, or slightly below, the 5% acceptable outcome, and that the space is provided as a single consolidated area rather than as separate areas.

The Applicant's position is that the communal open space provided remains appropriate for the needs of the residents, and the proposal presents the following performance based outcome against PO30:

- the space complies with the balance of the criteria under AO30.1, including openness to the sky, landscaping and shading, the range of recreational facilities provided (spa pool, barbeque, pergola, seating and clothes drying), and the provision of a flat paved area with a minimum dimension of 5m;
- the site area against which the 5% requirement calculated is inflated by the approved Centre Activities component, the at-grade car parking and its servicing areas, such that the 5% measure overstates the communal open space that the residential component of the development would ordinarily generate. A standalone multiple dwelling development of 20 units would occupy a materially smaller site area and generate a correspondingly smaller communal open space requirement;
- each dwelling is provided with generous private open space by way of balconies (167.54m² across Level 1 and 189.25m² across Level 2), each Level 2 balcony achieves the minimum area of 12m² and dimension of 3m, and several Level 2 units are provided with open roof courtyards, reducing reliance on communal space for day to day amenity (refer to Section 3.6);
- Illaweenah Park is within approximately 210m walking distance to the north of the Subject Site, providing publicly accessible open space and recreation opportunities for residents (refer to Section 2.1); and
- the location and orientation of the communal open space at Level 1 provides a pleasant outlook and a good level of solar access and ventilation for residents, and the space is not used for services, rainwater tanks or other utilities.

5.5 Deep planting and landscaping

No change is proposed to the approved landscaping at the lower and ground levels or within the streetscape (refer to Section 3.12).

It is acknowledged the current version of City Plan 14 contains deep planting provisions, including AO29.1/PO29 of the Multiple dwelling code and PO56 of the Centre or mixed use code. However, deep planting is not considered a relevant consideration in the context of this change, because:

- the change is confined to the addition of a level within the approved building envelope, at the second floor level, and does not alter the ground plane, the site cover, the impervious area or the approved landscape areas;
- the approved development, including its ground level layout, car parking, servicing areas and landscape treatment, was assessed and approved by Council under A006128526 and most recently under A007025433, it is substantially constructed and no part of that approved ground level outcome is proposed to change; and
- requiring deep planting because of the addition of an upper level would necessitate the removal of approved and conditioned built form, car parking or servicing areas at the ground and lower levels, already constructed, which is neither reasonable nor relevant to the change sought.

Approved conditions 24 (Landscape in Streetscape) and 25 (Landscape the Site) are retained without amendment, and continue to require a detailed landscape plan to be submitted and implemented (refer to Table 9).

5.6 Car parking

The proposal seeks to satisfy the residential car parking, residential visitor car parking and bicycle parking rates of the Transport, access, parking and servicing code (Table 9.4.11.3.A), as set out in Tables 6 and 7, by way of car stackers to the 20 resident bays (delivering 40 resident spaces, being 2 spaces per dwelling) and the reallocation of the 2 surplus ground level commercial spaces to residential visitor parking (5 spaces in total).

The commercial visitor parking provision of 62 spaces (including 2 PWD spaces), the 3 motorcycle spaces and the loading and refuse vehicle and van bays are unchanged, for a total of 112 spaces. Resident bicycle parking increases from 10 to 20 spaces.

The use of car stackers is an efficient and appropriate solution in this instance, as it delivers 2 car parking spaces per dwelling without any increase in the extent of the lower-level structure or additional excavation, and the stackers are located wholly within the enclosed lower-level car park with no visual impact on the streetscape. The allocation of one stacker bay to each dwelling allows the stackers to be managed in the same way as tandem spaces, and their ongoing management can be secured through the body corporate by-laws and, if Council considers it necessary, by condition. The design accommodates 4m vertical clearance for the stackers above the car parks.

Approved conditions 8 (Visitor Parking) and 50 (Access, Grades, Manoeuvring, Carparks, Signs, and Lines) require amendment to reflect the revised parking schedule and the stackers. Refer to Table 9.

6 Conclusion & statement of reasons for approval

This report has been prepared on behalf of the Applicant to support an Impact assessable Change Application (Other Change) to Council, to amend development approval A003211930, as changed by A006128526 and most recently by A007025433, to increase the approved Multiple dwelling from 10 units to 20 units by the addition of a further residential level (Level 2) within the approved building footprint.

The proposal aligns with the outcomes of ShapingSEQ 2023, the City Plan 14 Strategic framework, other relevant matters, and most provisions within the assessment benchmarks (being the codes, inclusive of the neighbourhood plan code and Emerging community zone code).

Specifically, the proposal should be approved, subject to reasonable and relevant conditions, because;

- it delivers 10 additional well-located apartments as an infill, consolidation outcome on land already approved and committed for urban development within the Urban Footprint, contributing to the dwelling supply and dwelling diversity targets of ShapingSEQ 2023, and other Government commitments for new housing supply;
- provides housing choice and an increased supply of apartment product in a locality where that product is almost entirely absent, responding to demonstrated local need;
- delivers a more compact settlement pattern and a more complete local community at the neighbourhood level, by co-locating additional residents with retail, food and drink, health care and office uses on the same site, consistent with the planning intent for the locality;
- maximises the use of land and existing infrastructure, placing more residents within convenient walking distance of high frequency public transport (bus services), a secondary school, aged care, parkland and local services, and in turn supporting mode shift and mitigating the impacts of climate change;
- is an efficient land use and urban consolidation outcome, achieved wholly within the approved building footprint and site cover, with no additional clearing, excavation or change to the impervious area, the lawful point of discharge or site access, and is anticipated to take up spare capacity in infrastructure networks or result only in minor and cost effective augmentation works, with infrastructure charges payable;
- is a sensitive increase in density, delivered as a low-rise 3 storey built form, below 12m above natural ground level, with a recessed upper level building line, parapet and mansard roof expression, screened rooftop plant, and setbacks and separation sufficient to avoid adverse amenity impacts on adjoining properties;
- provides car parking (by way of car stackers delivering 2 spaces per dwelling), residential visitor parking, bicycle parking and waste servicing in accordance with the applicable rates and standards, without altering site access or requiring external road or intersection works; and
- would not create any other adverse planning consequence.