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Proposed Rooming Accommodation (5p) in the Emerging Community Zone

7 Hazer Close, Everton Park



GATEWAY SURVEY & PLANNING

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Report Summary

Site Details

Applicant name	Fred Seven Pty Ltd c/- Gateway Survey & Planning Pty Ltd
Report prepared by	Adrian Webberley
Site address	92 Queens Rd (now 7 Hazer close), Everton Park
Real Property Description (RPD)	Lot 9 on SP357671
Site area	382 m^2
Zone	Emerging Community EC
Neighbourhood plan	McDowall neighbourhood plan
Relevant overlays	Airport environs overlay Bicycle network overlay Biodiversity areas overlay Bushfire Overlay Community purposes overlay Critical infrastructure and movement network overlay Road hierarchy overlay code Streetscape hierarchy overlay code

Aspects of Development

Type of development	Material Change of Use
Proposed use	Rooming Accommodation (5p)
Brief description of proposal	Rooming Accommodation in Emerging Community Zone.
Referral agencies	N/A
Specialists' reports provided	N/A
Pre-lodgement advice	ASR-17770-X4X

1 Site Location & Background Review

The subject site is located at 7 Hazer Close, Everton Park, formally described as Lot 9 on SP357671, and is situated within the Brisbane City Council local government area. The site has an area of approximately 382m² and is included within the Emerging Community Zone and the McDowall Neighbourhood Plan under Brisbane City Plan 2014.

The subject site is a recently created lot associated with the subdivision of land at 92 Queens Road, Everton Park (Council reference A006186160). The current proposal seeks approval for Rooming accommodation, comprising a single-storey building accommodating up to five residents, together with communal facilities and two on-site car parking spaces.

Prelodgement discussions were undertaken with Brisbane City Council in July 2026 regarding the proposed use and development of the site. Council identified that the site is located within a Potential Development Area under the McDowall Neighbourhood Plan and noted that the Emerging Community Zone provides for housing diversity at a house scale, subject to demonstrating compatibility with the intended character and amenity of the area.

The site is also affected by the Biodiversity Areas Overlay and Bushfire Overlay, which are addressed as relevant within this report



Figure 01: Survey Plan depicting Lot 9 on SP357671

Vehicular access is provided via the existing internal road established as part of the preceding subdivision, connecting the site to Queens Road. The development has been designed to respond to the 382m² allotment while maintaining a residential scale and appearance.

1.1 Site Characteristics

Site Shape/Dimensions	Irregular-shaped 382m² lot.
Access	Vehicular access is provided directly from Hazer Close.
Existing Vegetation	The site is predominantly cleared, with no significant vegetation within the proposed building footprint.
Topography	The site is generally flat with existing retaining walls along portions of the site boundaries.
Flooding	N/A
Infrastructure	Existing services and stormwater infrastructure are available to service the site.
Easements	No access easements are proposed.

1.2 Site History

The subject site, 7 Hazer Close, was created as Lot 9 on SP357671 through the subdivision of the former 92 Queens Road, Everton Park site, approved under Council reference A006186160. The subdivision established the current 382m² allotment and Hazer Close frontage.

1.3 Surrounding Development in the Locality

The surrounding locality is characterised by an emerging residential environment containing a mix of dwelling types and densities. In particular, there are numerous Multiple dwelling developments within the broader locality, together with detached residential development, demonstrating an established pattern of housing diversity in the area.

This character is consistent with the intent identified during the prelodgement meeting, where Council noted that the McDowall Neighbourhood Plan anticipates a mix of housing types, styles and densities, with higher-density development concentrated within cleared areas and supported by landscaping and open space.

The proposed Rooming accommodation maintains a residential scale and form and contributes a further housing option within this evolving residential context. The proposal is therefore considered compatible with the broader pattern of residential development occurring within the locality.

The opposite side of Queens Road falls within the City of Moreton Bay Council and includes the following nearby zoning:

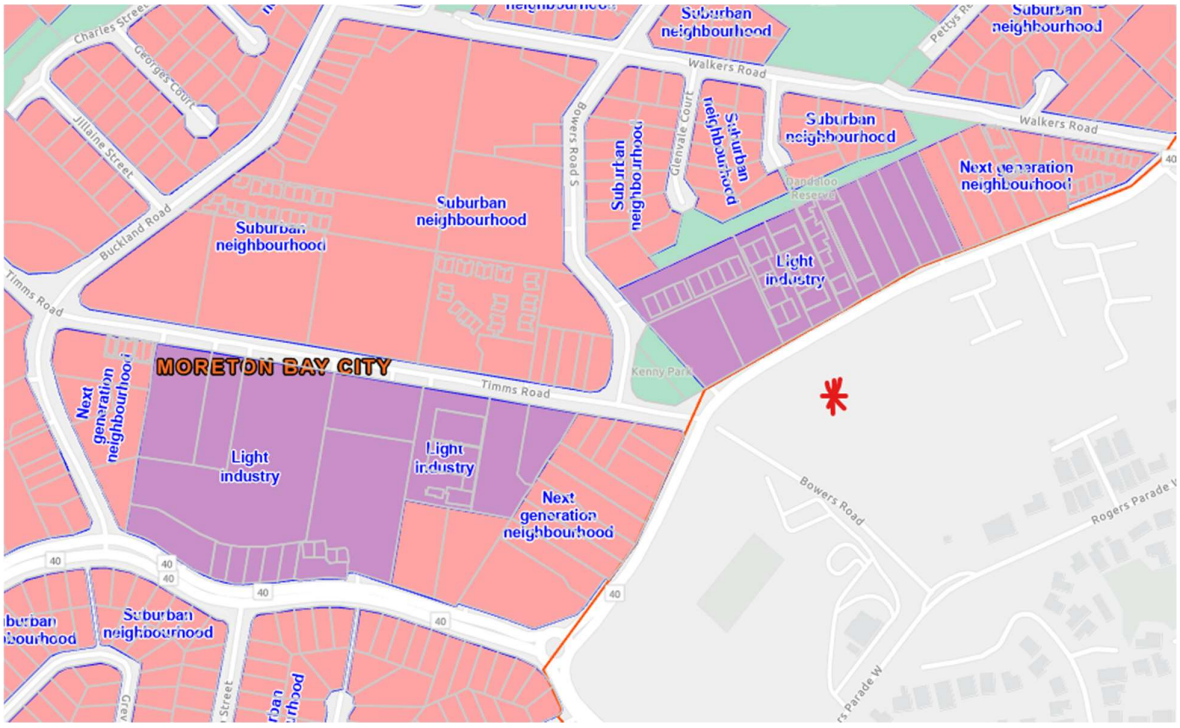


Figure 1: Extract of zoning map from City of Moreton Bay City Plan.

As per the above zoning map and extract of google maps © below, the site is located in close proximity to various non-residential uses, thereby providing the opportunity for employees to reside closer to work:



Figure 2: Extract of aerial mapping showing the site's proximity to commercial uses.

The subject site is within walking distance of several bus stops:

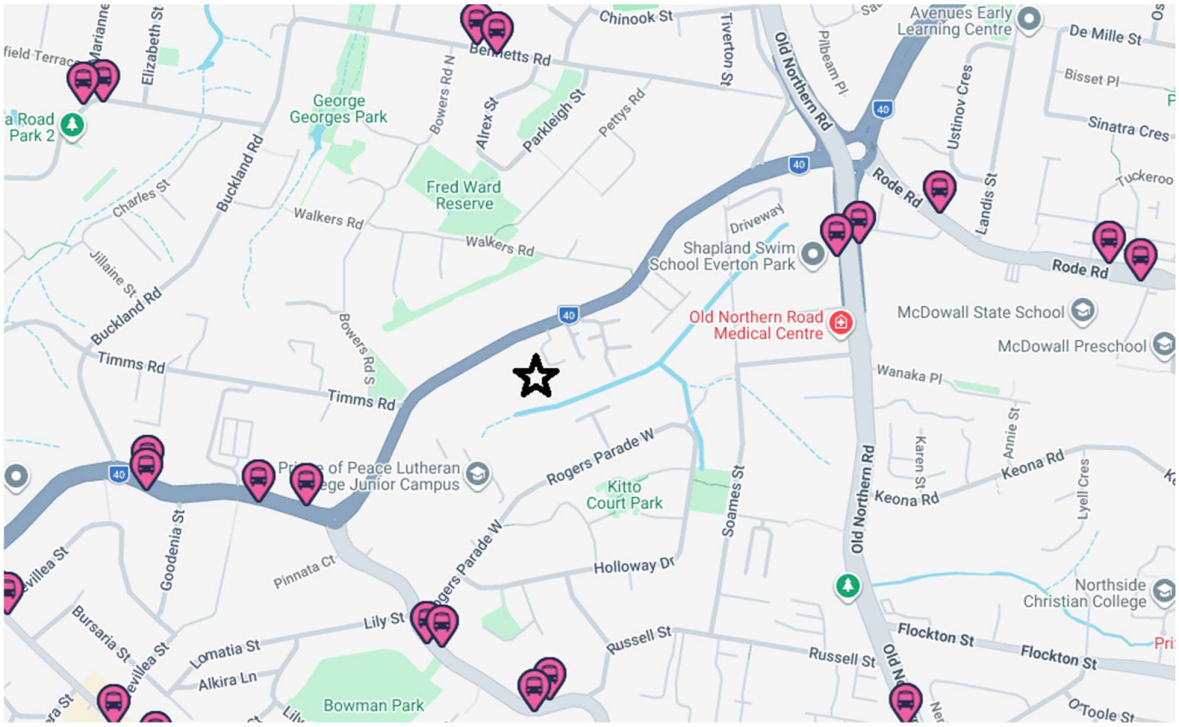


Figure 3: Extract of Translink mapping showing nearby bus stops.

Site photos.



Figure 4:
Aerial Image of Locality (Nearmap, August 11 2026)

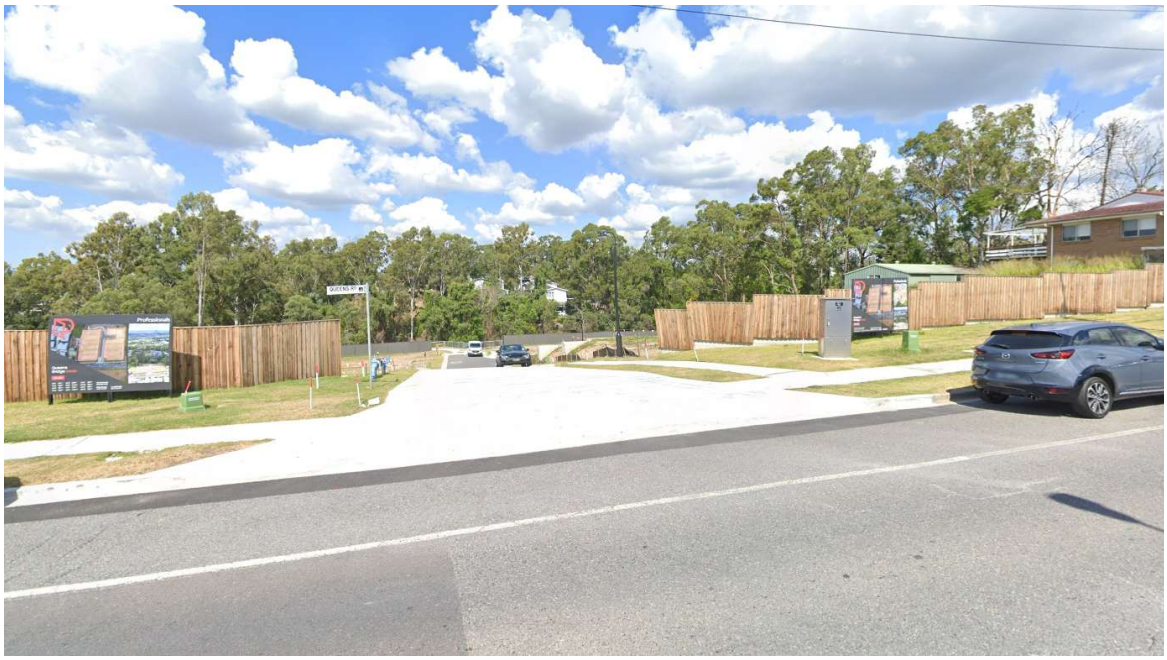


Figure 5:
Existing Access to development from Queens Road. (Google, April 2026)

2 Proposal

This application seeks a Development Permit for Rooming accommodation on the subject site within the Emerging Community Zone. The proposal comprises a single-storey residential-scale building accommodating five residents, with five individual rooms, a common area and associated on-site parking, landscaping and private open space. Vehicular access is provided directly from Hazer Close. The proposed site cover is approximately 219.56m² (57.47%) of the 382m² site.

The proposal has been developed having regard to the matters raised during the prelodgement meeting with Brisbane City Council. In particular, Council identified the importance of maintaining a house-scale form, providing appropriate landscaping and open space, protecting the amenity of surrounding residential uses and ensuring the accommodation does not function as separate self-contained dwellings.

The design provides communal facilities and maintains the proposal as Rooming accommodation rather than Multiple dwelling development. The proposal also incorporates two on-site car parking spaces, consistent with the parking provision discussed with Council for Rooming accommodation accommodating five or fewer persons.

Overall, the proposal provides an additional housing option within an area undergoing residential development and diversification. The development retains a low-rise residential form and has been designed to respond to the site's size, surrounding residential context and the relevant requirements of Brisbane City Plan 2014.

We consider the proposal includes the following components:

- Material Change of Use – Development Permit.

→ Refer to Annexure A—Building Plans
→ Refer to Annexure B —Code Compliance

2.1 Key Details

Table 1. Key details for a dwelling house or extension to a dwelling house.

Building height	Single-storey residential-scale building
Number of storeys	1 storey
Site cover	57.47%
Setbacks	Front: 6.0m Secondary frontage:1.0m Side boundary: 1.0m minimum Rear: 3.29 m minimum
Building length (for dwelling house on a small lot)	24.49 metres
Materials and finishes (for dwelling house in TBC overlay)	Roof: Colorbond roof sheeting, 15° pitch. Walls: selected Linea cladding and selected EasyLap. Screens: aluminium/selected screening. Windows & doors: aluminium framed.
Access arrangements / crossover	Existing vehicular access from Hazer Close with a 4m wide crossover.
Removal of street trees	N/A
Minimum flood levels (if applicable)	N/A
Other key details relevant to this development proposal (e.g. pre-1911 dwelling house)	Impact assessment due to emerging community zoning

3 Assessment Benchmarks and Compliance

The proposal reflects the relevant planning outcomes set out in all applicable State and local government planning instruments, as follows.

3.1 South East Queensland Regional Plan

The development involves residential lots within the Urban Footprint and, as such, is consistent with the intent of the *South East Queensland Regional Plan 2023* (ShapingSEQ).

3.2 State Planning Policy

The site is located in the following *State Planning Policy* mapped areas:

- Biodiversity:
  - MSES - Wildlife habitat (koala habitat areas - core)
  - MSES - Wildlife habitat (endangered or vulnerable)
- Natural hazards risk and resilience:
  - Flood hazard area—Local Government flood mapping area;
- Strategic airports and aviation facilities:
  - Obstacle limitation surface area
  - Wildlife hazard buffer zone
  - Aviation facility

The relevant state interests are reflected in applicable *City Plan 2014* overlays (Airport environs overlay). The site is not affected by the Flood overlay.

In complying with the planning scheme, the proposal is taken to comply with the *State Planning Policy*.

3.3 Temporary Local Planning Instruments

Table 2. Current TLPIs in effect (Brisbane City Council).

TLPI	Description	Comments
02/25 (QLD)	Kurilpa Sustainable Growth Precinct	No effect on the site.
01/25 (BCC)	Colmslie Road Industry Precinct	No effect on the site.

3.4 Public Notification

The development is subject to Impact assessment as such public notification is applicable.

3.5 Referral Agencies

The development does not require referral under Schedule 10 of the *Planning Regulation 2017*

3.6 Brisbane Planning Scheme and Planning Scheme Policies

The categories of development and assessment for the proposal are determined in accordance with Part 5 of *City Plan 2014*, as follows:

Table 4. City Plan 2014 categories of development and assessment—Material Change of Use (rooming accommodation) and Reconfiguration of a Lot (access easements).

	MCU (rooming accommodation)
Zone	
Emerging Community zone	Impact Development
Neighbourhood plan	
McDowall Neighbourhood Plan Code	No change
Overlays	
Airport environs overlay	Code assessment
Bicycle network overlay	Code assessment
Biodiversity overlay	Code assessment
Bushfire overlay	Code assessment
Community purposes network overlay	Code assessment
Critical infrastructure and movement network overlay	Code assessment
Road hierarchy overlay	Code assessment
Streetscape hierarchy overlay	Code assessment

Relevant assessment benchmarks are set out in the applicable planning scheme codes. Based on the tables of assessment in *City Plan 2014*, the following codes apply to this development

Table 5. Applicable City Plan 2014 codes for the MCU as follows:

Primary Codes	Rooming Accommodation Code Dwelling House (Small Lot) Code
Zone Code	Emerging Community zone
Neighbourhood Plan Code	McDowall Neighbourhood Plan Code
Secondary Codes	Filling and excavation code Infrastructure design code Landscape work code Outdoor Lighting code Stormwater code Transport, access, parking and servicing code Wastewater code
Overlay Codes	Airport environs overlay Bicycle network overlay Biodiversity areas overlay Bushfire Overlay Community purposes overlay Critical infrastructure and movement network overlay Road hierarchy overlay Streetscape hierarchy overlay

→ Refer to Annexure B—Code Compliance.

3.7 Definition of Rooming Accommodation

Rooming accommodation means the use of premises for—

a. residential accommodation, if each resident—
   i. has a right to occupy 1 or more rooms on the premises; and
   ii. does not have a right to occupy the whole of the premises; and
   iii. does not occupy a self-contained unit, as defined under the *Residential Tenancies and Rooming Accommodation Act 2008*, schedule 2, or has only limited facilities available for private use; and
   iv. shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or
b. a manager's residence, an office or providing food or other service to residents, if the use is ancillary to the use in paragraph (a).

Examples of rooming accommodation— boarding house, hostel, monastery, off-site student accommodation

A tenant cannot therefore occupy a self-contained unit OR has only limited private facilities. The rooming accommodation definition offers an alternative to being self-contained i.e. ***"or has only limited facilities available for private use".***

The word limited doesn't mean 'none'. From [the dictionary definition of limited] it appears by limiting facilities, the underlying use is still there however it has limited functionality for e.g. a train is still a train, however has limited stops/capacity/services. We extract from this that the rooms can still have all the items contributing towards being self-contained however these items are limited in functionality i.e. a kitchen can still have cooking facilities, however limited in function, ie. only undertake basic food prep.

All the residents have access to a communal (full) kitchen which contains a large fridge, standard sink, stove, oven, pantry etc. The bedrooms only have limited facilities such as short benchtop, minimal cupboards, microwave, kettle etc and a small sink.

As the proposed bedrooms contain limited facilities for private use, the proposal complies with the definition of rooming accommodation.

Council's request to no have self-contained units takes the requirements beyond what is required to have a lawful rooming accommodation use and amounts to reading the definition as though the alternative was not in the definition:

"iii. does not occupy a self-contained unit, as defined under the *Residential Tenancies and Rooming Accommodation Act 2008*, schedule 2~~, or has only limited facilities available for private use~~".

As such we do not believe it is lawful for Council to mark up the plan ins red or insert a condition which states the bedrooms cannot be self-contained or that no cooking facilities are permitted.

3.8 Infrastructure Charges

We believe the infrastructure charges notice should show $0.00 payable as the credit equals demand. The proposal includes one dwelling of 5 bedrooms, complying with the definition contained within the BICR.

The bedrooms cannot be considered individual suites, as such the second part of the argument is whether the bedrooms form part of a larger suite or not. This is dependent on compliance with the definition of a suite as per BICR as demonstrated below:

suite *means a number of connected rooms that:*	✓ The 5 bedrooms are connected to each other and to the common area. All 5 bedrooms open onto the common hallway which then connects to the common kitchen, living and laundry.
a) for Rooming accommodation:	✓ The proposal is for rooming accommodation.
i) comprises one or more bedrooms and facilities within the suite, for which a person ("occupant") has:	✓ The dwelling/suite comprises of 5 bedrooms and facilities. It is noted the facilities are to be *"within the suite".* It does not distinguish between common area or private rooms.
(1) an exclusive right to occupy a bedroom, to the exclusion of other occupants;	✓ each occupant is sole access to their bedroom, which is not accessible by occupants of the other bedrooms.
(2) shared use of, and responsibilities for, facilities within the suite, together with other occupants; and	✓ the occupants share the following: - Laundry (ie "facilities for washing clothes") - "Food preparation facilities". The shared kitchen contains a stove, oven, large fridge with larger freezer space. The bedrooms contain limited facilities in terms of cooking, ie only contain a microwave, toaster and kettle as such roasting, baking and stove top cooking is not possible within bedrooms. - Dining facilities. The bedrooms do not contain dining facilities. In addition, the occupants have a shared responsibility of keeping the common areas clean ie keeping laundry area free of clothes and the dryer lint free etc. Keeping the kitchen tidy, with no dishes lying around. Wiping down the kitchen and dining after use etc.
ii) typically contains 2 or 3 bedrooms and does not contain more than 5 bedrooms;	✓ Does not contain more than 5 bedrooms.
~~b) *for any other use, comprises one or more bedrooms and facilities within the suite that are capable of being occupied exclusively by a person on a short or long term basis.*~~	N/A
Note: 1. *Facilities within a suite means any combination of food preparation facilities, dining facilities, bathrooms, or facilities for washing clothes.*	It is noted that a "combination" would entail 2 or more of these facilities, it does not state "all". As discussed above the suite contain food preparation facilities, dining facilities and a laundry. As such the shared common space contains 3 of 4 of possible facilities. We note that even if the common space only incudes a laundry and dining, the proposal would comply with (2) above. The food preparation facility in the common area is an option, and is not mandatory for purposes of complying with this definition.
1. *For the purposes of this definition an ensuite for the exclusive use of one bedroom is not considered a room.*	Noted.

4 Recommendation & Conclusion

The proposed development provides a small-scale Rooming accommodation use comprising five individual rooms within a single-storey, residential-scale building. The proposal has been designed having regard to the specific characteristics of the site and the matters raised by Brisbane City Council during the prelodgement process, including building form, landscaping, private open space, parking and the protection of surrounding residential amenity.

The proposal is considered consistent with the intent of the Emerging Community Zone and the emerging residential character of the locality. The surrounding area contains a mix of dwelling types and densities, including numerous Multiple dwelling developments, while the McDowall Neighbourhood Plan anticipates a diverse residential environment with housing provided at a house scale. In this context, the proposed low-rise and house-scale built form represents an appropriate residential use of the site.

While the proposal includes some reduced boundary setbacks, the development maintains an appropriate relationship with adjoining properties through its single-storey built form, building siting, landscaping and provision of open space. The setback variations are not considered to result in unreasonable impacts on privacy, access to natural light or the residential amenity of adjoining premises.

The site was established through a previous approved subdivision, with a number of broader site matters, including bushfire considerations, addressed through that approval process. The proposal has otherwise been assessed against the applicable provisions of Brisbane City Plan 2014 and is considered to satisfy the relevant performance outcomes and overall outcomes applicable to the development.

Overall, the proposal provides an additional housing option within an area undergoing residential growth and diversification while maintaining a residential scale and responding appropriately to the site's constraints, surrounding development and the intended character of the Emerging Community Zone. It is therefore recommended that Council approve the application, subject to reasonable and relevant conditions.