PSA CONSULTING

Town Planning Report

Material Change of Use for a Multiple Dwelling (4 Townhouses)

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LAND USE PLANNING | DEVELOPMENT APPROVALS | TRANSPORT PLANNING | TRAFFIC ENGINEERING | PROGRAM MANAGEMENT | INFRASTRUCTURE

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1. INTRODUCTION

PSA Consulting has been engaged by Rehjam Pty Ltd to prepare this Development Application seeking a Development Approval for Material Change of Use for Multiple Dwelling (4 Townhouses) on land at 36 Selborne Street, Mt Gravatt East.

The subject site has an area of 625m^2 within the Low-medium density residential (2 or 3 storey mix) zone with the proposed development consisting of four, three storey townhouses. **Table 1** provides a summary of the subject site.

Table 1: Site Summary

ADDRESS	36 Selborne Street, Mt Gravatt East
PROPERTY	Lot 18 on RP66329
SITE AREA	625m^2
APPLICANT	Rehjam Pty Ltd
LOCAL AUTHORITY	Brisbane City Council
ZONE	Low-medium density residential zone
PRECINCT	2 or 3 storey mix
NEIGHBOURHOOD PLAN	N/A
OVERLAYS	Airport Environs Community Purposes Network Critical Infrastructure and Movement Network Dwelling House Character Overlay Road Hierarchy Streetscape Hierarchy
PROPOSED DEVELOPMENT	Material Change of Use - Multiple Dwelling (4 Townhouses)
LEVEL OF ASSESSMENT	Impact Assessment
REFERRAL	N/A

The proposed development has been assessed against the applicable assessment benchmarks of the *Brisbane City Council Planning Scheme 2014* and is considered to meet the applicable criteria. In addition, the proposed development will not generate any significant or unacceptable impacts on the surrounding area. Accordingly, it is recommended that Brisbane City Council approve the proposed development, subject to reasonable and relevant conditions.

2. THE SITE

2.1 SITE CONTEXT

The site is located at 36 Selborne Street, Mt Gravatt East and is described as Lot 18 on RP66329. The site has a total area of 625m^2. The site is predominantly surrounded by multiple dwelling developments and dwelling houses on similar sized lots. In the wider area to the west and south there are commercial uses and to the west on the opposite side of Logan Road there are two primary schools and a secondary school. The subject site and directly adjoining land is located within the Low-medium density residential zone while the land across the street is zoned Medium density residential.

The site currently contains a dwelling house and ancillary buildings which will be demolished to accommodate the proposed development.

Figure 1: Aerial of subject site (QLD Globe, 2026)

2.2 PREVIOUS APPLICATION HISTORY

The development site is subject to a previous development approval. We note that this development approval has not been actioned and has lapsed. Details of the approval history are provided in **Table 2** below.

Table 2: Development Approval History

COUNCIL REF.	DATE APPROVED	APPROVAL DESCRIPTION
A003896909	12/12/2014	Material Change of Use Development Permit – Multi-Unit Dwelling (7 Units)
A005049659	18/12/2018	Extension to Development Approval for a Further 2 years until 12 December 2020

2.3 TOPOGRAPHY AND STORMWATER

The subject site has a sloping topography that descends from the north and north-east at 52m-53.5m AHD to the south-western boundary at 51m AHD. The topography of the site is shown in **Figure 2** below. Consistent with the topography, stormwater from the site currently flows to the southwestern boundary of the site and roof water is captured by existing stormwater infrastructure.

The site currently contains a stormwater manhole and pipes, this infrastructure will be protected and retained on the site in its current location.

As part of the proposed development, stormwater will be collected onsite via an underground drainage system and discharged to the existing lawful point of discharge (Existing manhole). A Site Based Stormwater Management Plan has been prepared by Legacy Engineers and is provided in **Appendix 3.**

Figure 2: Topography of subject site (BCC, 2026)

2.4 ACCESS

The site is currently accessed via a driveway at the southern corner of the property connecting to Selborne Street which is classified as a Neighbourhood road.

2.5 EASEMENTS

The site does not contain any existing easements or encumbrances.

2.6 VEGETATION

Under the Brisbane City Council interactive mapping, the subject site is not mapped within any Biodiversity area overlays.

2.7 FLOODING

Under the Brisbane City Council interactive mapping, the subject site is not mapped within Flood hazard overlay.

2.8 STEEP LAND

Under the Brisbane City Council interactive mapping, the subject site is not mapped within Landslide susceptibility area.

2.9 INFRASTRUCTURE AND SERVICES

The subject site is currently connected to the following infrastructure:

- Reticulated water;
- Reticulated sewerage;
- Electricity; and
- Telecommunications.

3. PROPOSED DEVELOPMENT

This report has been prepared in support of a development application to the Brisbane City Council seeking development approval for a Material Change of Use for a Multiple Dwelling (4 Townhouses). The existing dwelling and ancillary structures onsite will be demolished to facilitate the proposed townhouses upon approval. The proposed site plan is provided in **Figure 3** below and a render of the front elevation of the townhouses is provided in *Figure 4: Townhouse Render (Tarun Jangra Building Designers, 2026)***Figure 4.**

The proposed development consists of the following elements:

- 4 Townhouses.
- A 3 storeys building, 10.54m above ground level.
- Total of 8 resident car parking spaces and 1 visitor car parking space.
- Landscaping/deep planting areas.

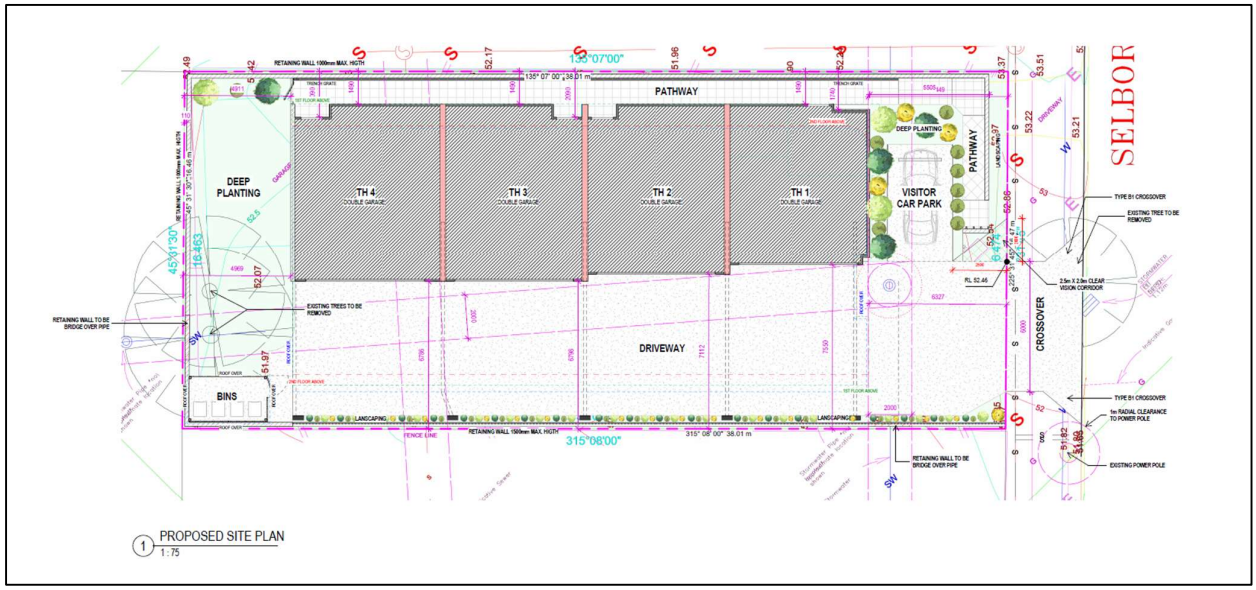

Figure 3: Proposed Site Plan (Tarun Jangra Building Designers, 2026)

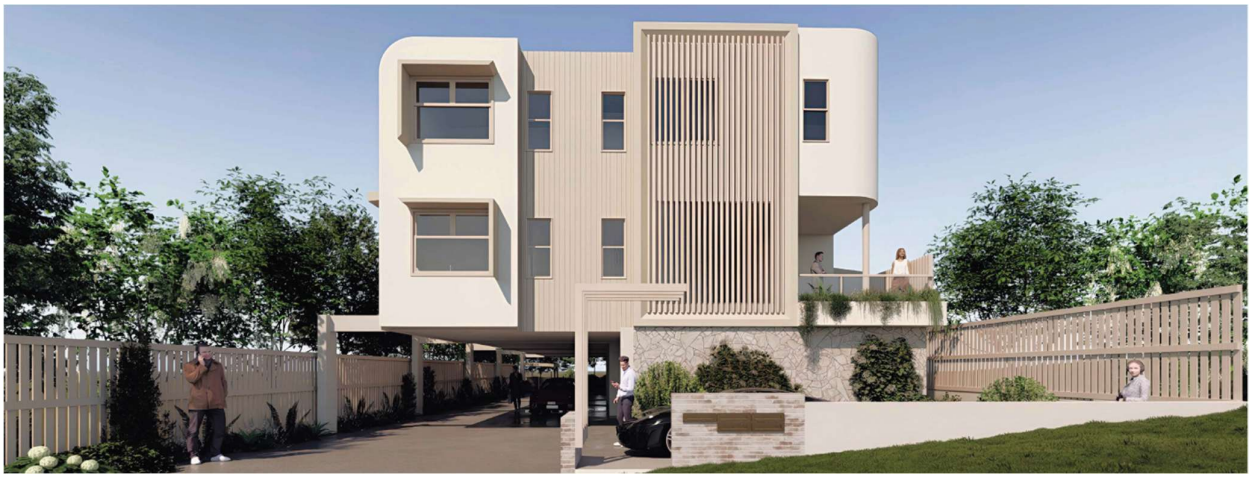

Figure 4: Townhouse Render (Tarun Jangra Building Designers, 2026)

A summary of the proposed development and a description of the design characteristics is provided in **Table 3** below.

Table 3: Development Details

SITE AREA:	625m^2
FRONTAGE:	16.47m
SITE COVER:	346.6m^2 – 55.33% of the site area
MULTIPLE DWELLING:	4 Townhouses (4 x 4 bedroom townhouses)
VEHICLE ACCESS:	6m Crossover to Selborne Street
RESIDENTIAL CAR PARKING SPACES:	8
VISITOR CAR PARKING SPACES:	1
DEEP PLANTING:	69.6m^2 – 11.1% of the site area
STOREYS:	3 Storeys
MAXIMUM HEIGHT ABOVE GROUND:	10.54m above ground level
FRONT BOUNDARY SETBACK:	6.32m
REAR BOUNDARY SETBACK:	5m
SIDE BOUNDARY SETBACKS	1.5m-2.5m

3.1 BUILDING FORM

The proposed building form is well designed and presents a light, open, breathable, sub-tropical design featuring articulated elevations, high quality materials and finishes that will positively contribute to the streetscape of Selborne Street. The proposed building includes a range of design elements including balconies, above ground planters and recesses and projections to create visual interest and relief in the façades and to reduce the building bulk.

The building form reduces in width on the upper level to minimise the apparent bulk and scale of the building and the potential impacts on the adjoining properties. The change in building width will also add to the visual appeal of the building by providing further articulation in its form.

3.2 BUILDING HEIGHT

The proposed townhouses will be three storeys and have a maximum building height of 10.54m above ground level. The proposed building height is not in accordance with Council's maximum building height requirements for this site being 9.5m. However, the street that this development is on has other existing approved developments with heights greater than 9.5m, additionally the Medium density residential zone on the opposite side of the street permits 5 storey development to occur. This results in the development being consistent with the development occurring on the street contributing to a cohesive streetscape and built form character.

The proposed building height exceeds 9.5m above ground level due to the sloping nature of the property and the architectural form of the proposed roof. The topography of the property slopes predominantly from the north eastern side boundary at a height of 52.5m AHD down to the south western side boundary at a height of 51m AHD. This change in slope results in the south western side of the site needing to be filled to achieve a flat building pad and the overall height of the building reaching 10.54m above ground level in this location. Please see **Figures 4 & 5** below which demonstrate the height of the building above ground level.

It is noted that the proposed buildings south western wall has a maximum height ranging from 9.3m to 10.3m above ground level. A parapet at the front of the building slightly increases the overall height of the building, however, this section of the building is small and will not result in amenity impacts for the adjoining properties. As the south western

elevation of the proposed building only marginally exceeds 9.5m above ground and is setback 2.5m from the side boundary it will result in sensitive transition to the adjoining dwelling house.

As outlined in Council's *More homes, sooner Low-medium density residential (LMR) zone review,* the subject site is located in the 3 or 4 storey mix precinct which is intended to accommodate row style multiple dwellings up to 3 storeys and 11.5m in building height. The proposed development would comply with this requirement. Council's *More homes, sooner Low-medium density residential (LMR) zone review* is primarily intended to facilitate greater housing diversity and increase the supply of homes in response to changing demographics, household types and the need for more affordable and varied housing options.

The proposed development of four, townhouses will achieve Council's intent to create greater housing diversity with the create of row house style multiple dwellings three storeys in height. The proposed development is adjoined by a multiple dwelling on the north eastern boundary and dwelling houses to the south west and north west.

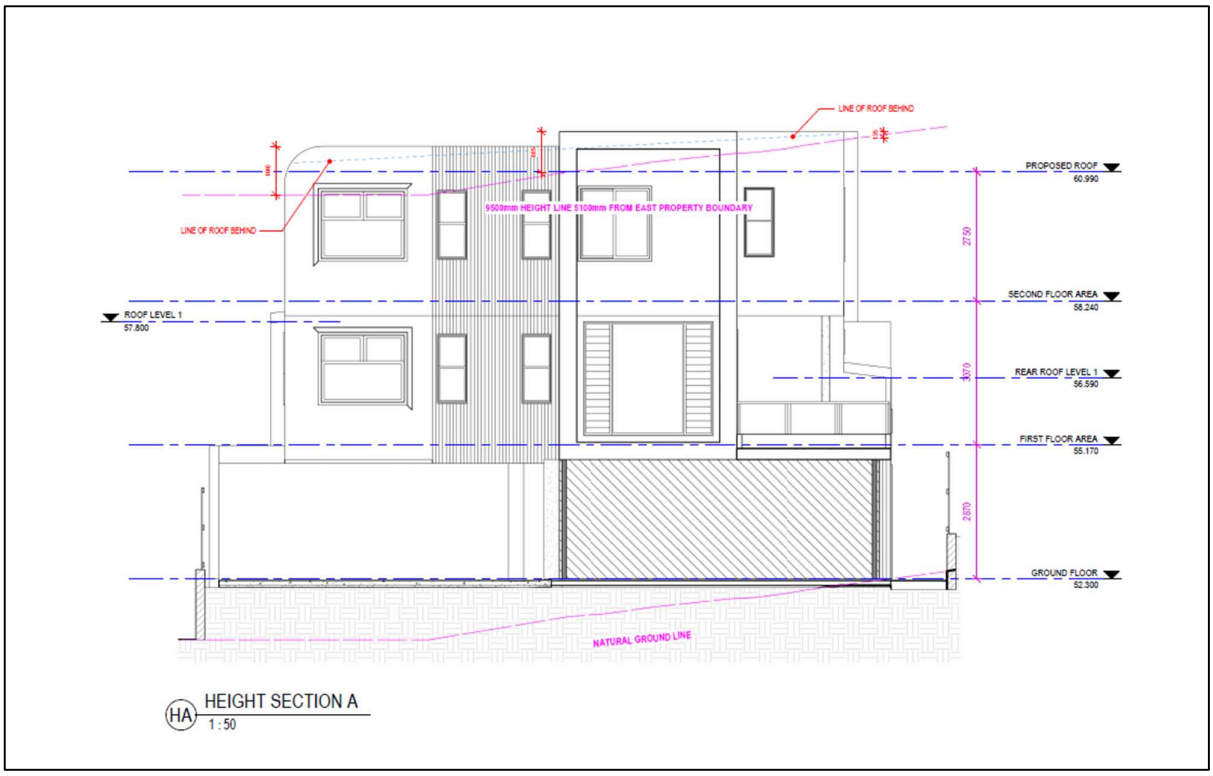

Figure 5: Building Height Section (Tarun Jangra Building Designers,2026)

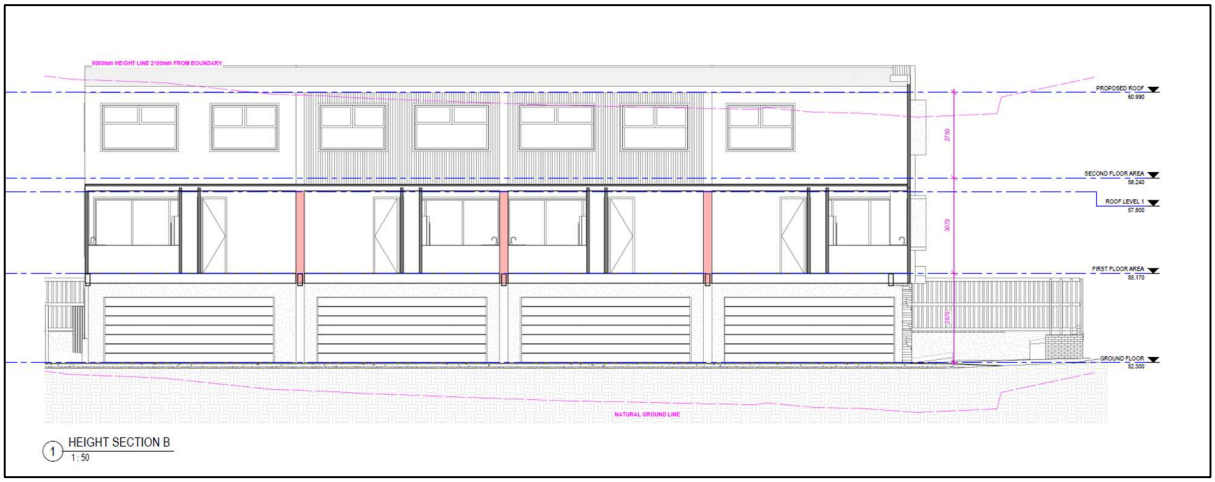

Figure 6: Building Height Section (Tarun Jangra Building Designers,2026)

3.3 DEEP PLANTING

A deep planting area 7.1sqm in size is provided at the front of the site. This area has dimensions of 3.9m x 1.85m and will contribute to the shading of the onsite pedestrian pathways and positively contributing to the amenity of the site and street.

A deep planting area 62.5sqm in size is also provided at the rear of the of the site. This deep planting area is a minimum of 10% of the site area, has a minimum unobstructed dimension of 2m in any direction, is - able to accommodate trees planted in natural ground, is 100% open to the sky; and can be accessed for maintenance purposes.

The proposed deep planting areas will provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises and will soften the built form for the street and adjoining premises. Please see the Landscape concept plan in **Figure 7** and **Appendix 6** for further information.

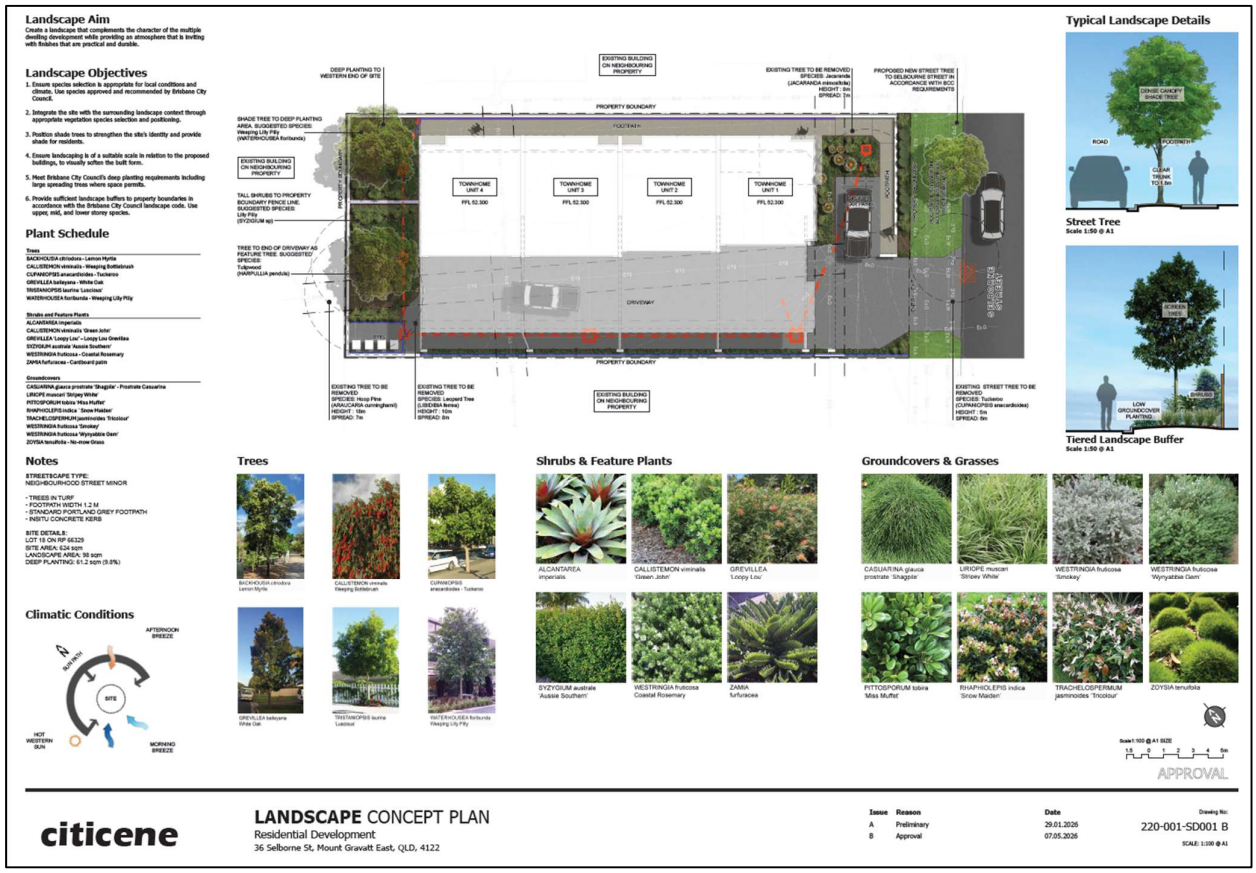

Figure 7: Landscape Concept Plan (Citicene, 2026)

3.4 SITE COVER

The proposed site cover is 346.6m^2 equating 55.36% of site area. Given the site area and the proposed building height the acceptable outcome for site cover is identified as a maximum of 45%. The proposed site cover is consistent with the intended form, character and intensity of the surrounding area and is considered appropriate in this case as per the following:

- Compliant ground level boundary setbacks are achieved;
- Sufficient deep planting (10% of the site area) and landscape areas are provided onsite which will allow for the establishment large subtropical shade trees and assist in maintaining an appropriate balance between built form and open space.
- The proposed site cover does not result in other elements of the design being compromised as the above ground floor levels generally achieve the minimum boundary setbacks while sufficient deep planting and

landscape areas are provided which will allow for the establishment large subtropical shade trees and assist in maintaining an appropriate balance between built form and open space.

- The proposed site cover will reflect the building form of multiple dwellings in the surrounding area.

3.5 PARKING

A total of 8 resident parking spaces and 1 visitor spaces are proposed. In accordance with Table 13 - Schedule 6.31 of the Planning Scheme, the development requires a total of 10 resident car parking spaces and 1 visitor car park for a Multiple Dwelling, with a car parking rate of 2.5 per 4 bedroom dwelling 1 visitor space every 20 dwellings.

A proposed amendment (*Planning scheme policy amendment package – More Homes, Sooner – Car parking for Multiple dwellings)* is currently being considered by Council. The amendment would allow Multiple Dwelling developments in a key location to provide a minimum of 2 parking spaces per 4 bedroom dwelling.

Of relevance for the proposed development, is the definition of key location being land within 400m walking distance of a public transport stop that is serviced with a maximum headway of 20 minutes between 7am and 7pm on weekdays, and a maximum headway of 30 minutes between 7am and 7pm on weekends. For the subject site there is a pair of bus stops on Logan Road (Logan Road at High Street, stop 36 both inbound and outbound) which are between 450m and 550m walking distance from the proposed development. Route 175 services both of these stops with a maximum of 15 minutes headways between 7am and 7pm, 7 days a week. In addition to Route 175, each stop is also serviced by another 4 services further increasing the public transport availability within walking distance to the development site.

While the proposed development is slightly outside the required 400m walking distance, the excellent range of services (including frequency and headway) of the 2 bus stops on Logan Road mean that adopting a parking rate of 2 parking spaces per 4 or above bedroom dwelling is appropriate in this case. Adopting this rate means that the proposed development would be required to provide 8 parking spaces, all of which are currently proposed to be provided on site.

Please see the Traffic Engineering Advice prepared by PSA Consulting included as **Appendix 5** for further information on the parking and access matters.

3.6 SITE ACCESS

Access to the site is proposed via a 6m driveway and crossover (Type B1), located towards the site's southeastern boundary. The proposed driveway requires the removal of a street tree which will be replaced with a new street tree to be planted within the frontage of the site. We note that as part of the previous multiple dwelling development approval (A005413153) over this site, the street tree was approved to be removed.

The proposed crossover will also conflict with an existing stormwater gully. It is proposed to modify the existing stormwater gully pit located within the proposed driveway area to function as an anti-ponding pit / field inlet pit, fitted with a Class D grated lid, as conceptually shown on Drawing DA-30. Please see the Engineering Services Report is provided in **Appendix 4** for further information.

Please see the Traffic Engineering Advice prepared by PSA Consulting included as **Appendix 5** provides further information on the parking and access matters.

3.7 SETBACKS

Please see **Table 4** below which identifies the BCC boundary setbacks and the boundary setbacks proposed as part of this application.

Table 4: Boundary Setbacks

BCC Nominated Frontage Primary to Wall and Balcony (3 storeys and up to 11.5m)	Proposed	Achieves nominated setback Yes/Performance solution (PS)
6.0m to Wall 4.0m to Balcony	Ground to second level: 6.32m - 6.40m to wall First level: 5.93m to balcony planter.	Complies

Side (Up to 4.5m)	**Proposed**	**Achieves nominated setback Yes / Performance solution (PS)**
1.5m to OMP	Ground, First Level – North east: 1.50m to wall Ground, First Level – South west: 6.70m to wall	Complies
Side (Up to 7.5m)	**Proposed**	**Achieves nominated setback Yes / Performance solution (PS)**
2.0m	Second Level – North east: 1.50m to wall Second Level – South west: 2.00m to wall	PS see comments below
Side (Greater than 7.5m)	**Proposed**	**Achieves nominated setback Yes / Performance solution (PS)**
2.0m plus 0.5 for every 3m above 7.5m	Ground, First & Second Level – North east: 2.5m to wall Ground, First & Second Level – South west: 2.5m to wall	Complies
Rear to Wall and Balcony (3 storeys and up to 11.5m)	**Proposed**	**Achieves nominated setback Yes / Performance solution (PS)**
6.0m to Wall	Ground, First & Second Level: 5.00m to wall and balcony	PS see comments below

The First level adjacent to the north eastern boundary has a setback of 1.5m and a wall height of 5.5m above ground level. This wall height will not result in adverse impacts to the adjoining property as the subject site is approximately 1m lower than the height of the adjoining driveway and the wall will appear to have a height no greater than 4.5m above ground when viewed from the adjoining property. It is noted that the adjoining property does not have any habitable rooms adjacent to the common boundary.

The proposed rear boundary setback is 5.0m which is less than 6m specified in Table 9.3.14.3.C. The proposed rear wall has a maximum height of 9.5m above ground level and will result in amenity impacts to the adjoining property. The setback to the rear boundary will also be softened by proposed deep planting which will adequately screen the proposed development to the rear properties.

3.8 PRIVATE AND COMMUNAL OPEN SPACE

Each townhouse is provided with a balcony with an area of 12.4sqm and a minimum dimension greater than 3m. While each unit has access to the ground level, the ground level only contains a garage and functions as a above ground unit. While not directly complying with AO31.1 of the Multiple dwelling code the proposed private open space complies with AO31.1(b) and achieves compliance with Performance outcome in that:

- The open has suitable area and dimensions to enhance the amenity and liveability for residents;
- It suitably sized for the number of residents within each townhouse.
- The balconies contribute positively to the form and detail of the building.

3.9 URBAN SERVICES

The subject site currently has access to water, sewerage, electricity and telecommunications services. The proposed development will utilise these existing service connections. An Engineering Services Report is provided in **Appendix 4**.

Based on the survey and the council records search, existing council stormwater infrastructure is located within the development site. The existing roof water and surface runoff discharge to the on-site stormwater infrastructure. Any excess overland flow is discharge across the south-western boundary of the site. The development proposes manage stormwater by doing the following:

- Maintain existing overland flow path characteristics, with the surface graded to closely match existing overland flow paths as far as practicable.
- Capture roof and surface runoff within an underground drainage system, while maintaining safe overland flow paths to the existing low point. The proposed underground drainage system will be connected to the existing stormwater infrastructure within the site.
- Manage peak runoff rates generated by the development to ensure post-development discharge rates closely match pre-development conditions, thereby avoiding overloading of downstream drainage systems during storm events.
- Adopt best practice stormwater quality management measures.

A Site based stormwater management plan has been prepared by Legacy Engineers and is provided in **Appendix 3.**

4. PLANNING ASSESSMENT

This report has been prepared in support of a development application to Brisbane City Council seeking approval for a Development Permit for Material Change of Use for the construction of a Multiple Dwelling consisting of 4 Townhouses on the site.

In accordance with the *Brisbane City Council Planning Scheme 2014*, the proposed development is Assessable Development subject to Impact Assessment. The relevant planning provisions for the project are addressed in the following sections.

4.1 BRISBANE CITY PLAN 2014

As shown in **Figure 7**, the proposed development is located within the Low-medium density residential (2 or 3 storey mix) zone. The purpose of the Low-medium density residential (2 or 3 storey mix) zone is to:

a) a variety of low to medium density dwelling types; and

b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

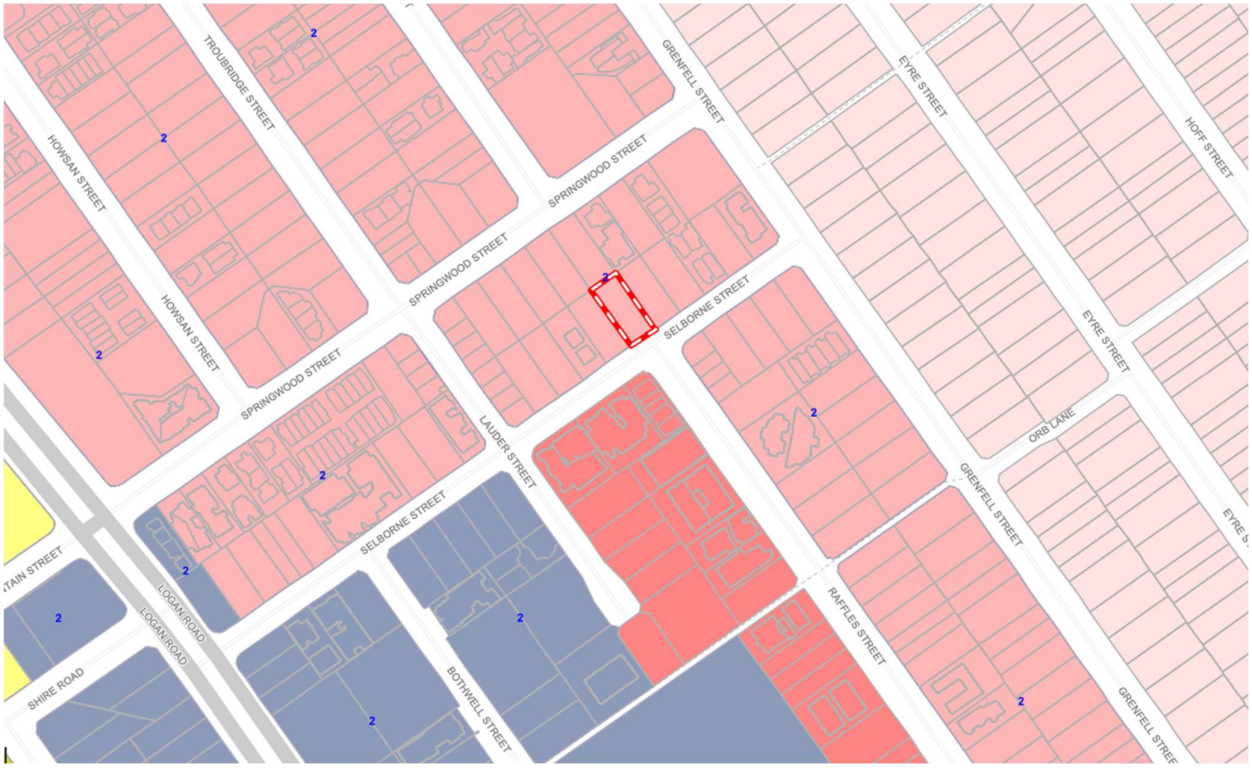

Figure 8: Brisbane City Council Zoning Plan (BBC, 2026)

In accordance with Table 5.5.2 of City Plan, a Material change of use for a Multiple dwelling within the Low-medium density residential zone is Assessable Development subject to Impact Assessment where 3 storeys and 11.5m in building height where the site and any part of the site is not within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station. The relevant assessment benchmarks are:

- **Low-medium density residential zone code**
- **Multiple Dwelling Code**
- **Overlay Codes including:**
    - Community Purposes Network Overlay Code
    - Critical Infrastructure and Movement Network Overlay Code
    - Road Hierarchy Overlay Code

- Streetscape Hierarchy Overlay Code

- **Other Development Codes applicable include:**
  - Filling and Excavation Code
  - Infrastructure Design Code
  - Landscape Work Code
  - Stormwater Code
  - Transport, Access, Parking and Servicing Code

The development complies with Acceptable Outcomes and Performance Outcomes for the Low Density Residential Zone.

The application has been assessed against the relevant assessment benchmarks in **Table 5.**

Table 5: Brisbane City Plan 2014 Codes

CODES	APPLICANT'S RESPONSE
PRIMARY CODES	
Low-Medium Density Residential Zone Code	The Overall Outcomes for Low-Medium Density Residential Zone Code are complied with as the development will result in a low-medium density residential development.
Multiple Dwelling Code	An assessment of the proposal against the relevant provisions of the Multiple Dwelling Code is provided in **Appendix 2**.
OVERLAY CODES	
Airport Environs Overlay	The proposed development will not result in an intrusion into protected airspace. No assessment against the code is required.
Community Purposes Network Overlay Code	An assessment of the proposal against the relevant provisions of the Community Purposes Network Overlay Code is provided in **Appendix 2**.
Critical Infrastructure and Movement Network Overlay Code	An assessment against the relevant provisions of the Critical Infrastructure and Movement Network Overlay Code is not required as part of this application.
Dwelling house character overlay code	An assessment against the Dwelling house code is not required as part of this application.
Road Hierarchy Overlay Code	An assessment of the proposal against the relevant provisions of the Road Hierarchy Overlay Code is provided in **Appendix 2**.
Streetscape Hierarchy Overlay Code	An assessment of the proposal against the relevant provisions of the Streetscape Hierarchy Overlay Code is provided in **Appendix 2**.
SECONDARY CODES	
Filling and Excavation Code	An assessment of the proposal against the relevant provisions of the Filling and Excavation Code is provided in the Civil Engineering Services Report prepared by Legacy Engineers.
Infrastructure Design Code	An assessment of the proposal against the relevant provision of the Infrastructure Design Code is provided in the Civil Engineering Services Report prepared by Legacy Engineers
Landscape Work Code	The proposed development does not involve the removal of any existing vegetation or involve new landscaping. An assessment of the proposal against the relevant provisions of the Landscape Work Code is provided in **Appendix 2.**

CODES	APPLICANT'S RESPONSE
Stormwater Code	An assessment of the proposal against the relevant provisions of the Stormwater Code is provided in the Civil Engineering Services Report prepared by Legacy Engineers.
Transport, Access, Parking and Servicing Code	An assessment of the proposal against the relevant provisions of the Transport, Access, Parking and Servicing Code is provided in **Appendix 2**.

5. STATE DEVELOPMENT ASSESSMENT PROVISIONS

This development application does not require referral to the State Assessment Referral Agency (SARA).

6. CONCLUSION

PSA Consulting has been engaged by Rehjam Pty Ltd to prepare this Town Planning Report accompanying a Development Application to Brisbane City Council seeking a Development Permit for a Material Change of Use for construction of a Multiple Dwelling (4 Townhouses) on land at 36 Selborne Street, Mt Gravatt East.

The proposed development of a multiple dwelling on the site is consistent with the expected land uses within the Low-medium density residential (2 or 3 storey mix) zone. While proposal exceeds some of the acceptable outcomes, the design meets the relevant performance outcomes and there is sufficient merit to support this non-compliance based on the following:

- The proposed density aligns with the evolving strategic intent and has a high level of consistency the overall outcomes and the relevant design requirements for the Low-medium density residential zone.
- The subject site is well located with regards to the nearby centre zone, schools, recreational areas and public transport networks which will reduce the reliance on private vehicles.
- The proposed development facilitates a compact urban form and the highly efficient use of physical and community infrastructure in the locality.
- The proposed height is appropriate when considering the strategic and local context and assists in meeting the dwelling targets for infill development outlined in the South East Queensland Regional Plan 2017.
- The proposed building height is consistent with the building height specified for the site in Council's *More homes, sooner Low-medium density residential (LMR) zone review.*
- The proposed built form is proportionate to and commensurate with the site area and frontage and will not raise unreasonable and undue adverse amenity impacts on adjoining properties.
- The proposed building will present a high quality and highly attractive built form that will positively contribute to the character and amenity of the centre.
- The proposed townhouses provide a high level of amenity for the occupants with the provision of large balconies and landscaped spaces that have access to natural light, sunlight and breezes to support outdoor subtropical living.
- The overall design of the development meets the relevant design outcomes and will present a high quality and highly attractive built form that will positively contribute to the character and amenity of the locality.

The proposed development has been assessed against the relevant assessment benchmarks and as outlined within this report, is considered to comply with all relevant assessment criteria. Accordingly, it is recommended that Brisbane City Council approve the proposed development, subject to reasonable and relevant conditions.

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