



Town Planning Report: RAL (1 into 2 Lots) at 47
Bonnevillle Street, Holland Park West QLD 4121

Prepared for: Jasjeet Kaur Bassi Kassolos

26 June 2026

baybrook

Document control

Revision	Type	Title	Prepared by	Date Issued
A	Draft	Town Planning Report: RAL (1 into 2 Lots) at 47 Bonneville Street, Holland Park West	Jack Briant	15/06/2026
B	Draft	Town Planning Report: RAL (1 into 2 Lots) at 47 Bonneville Street, Holland Park West	Ashley Lovell	18/06/2026
C	Final	Town Planning Report: RAL (1 into 2 Lots) at 47 Bonneville Street, Holland Park West	Jack Briant	26/06/2026

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Executive Summary

The proposed development involves the reconfiguration of land to create 2 residential small lots in an established low density residential area, near existing public transport, public open space and educational opportunities.

By supporting the creation of a lot that is less than 400m², but more than 350m², it will result in an additional lot for housing within the locality. This is appropriate when taking into consideration the locational characteristics of the land, streetscape and absence of adverse amenity impacts on neighbours or planning consequences:

- **Locational characteristics:** the site is within easy walking distance (i.e., less than 400m) of the Holland Park West station of the South East Busway, Gibson Place Park and Holland Park State School.
- **Streetscape:** The site has dual frontages to Bonneville and Mulsanne St. As such, each lot presents to a streetscape. The lots are 16m in width, which presents as a traditional or 'standard lot', rather than a 'small lot', in a low density residential area. The proposed square shape of the lots and streetscape outcomes will also be consistent with the existing houses on adjoining lots to the south (being 26 Mulsanne St & 51 Bonneville St, respectfully Lots 2 & 1 on SP150560).
- **Amenity:** The proposed lots have sufficient frontage width, depth and area to accommodate suitably sized residential dwellings, capable of achieving appropriate setbacks and built form outcomes, generally in accordance with the standard provisions of the Dwelling house (small lot) code and the QDC MP1.1, for expected residential amenity on the lots and adjoining land.

The proposal is a good example of a 'gentle density' solution, to provide more housing in a well-located area, that is an efficient use of land, utilities and infrastructure.

Key Matter	Proposal
Proposed Lots	2 residential small lots
Lot Size(s)	Proposed Lot 1 – 400m ² Proposed Lot 2 – 356m ²
Frontage widths	Proposed Lot 1 – 16.09m Proposed Lot 2 – 16.14m

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Acronyms and Abbreviations

the Council	Brisbane City Council / BCC
the Applicant	Jasjeet Kaur Bassi Kassolos
the Subject Site	47 Bonneville Street, Holland Park West QLD 4121 & Lot 10 on B31646
the Planning Scheme	Brisbane City Plan 2014 (ver 35 5 December 2025)
DA	Development Application
CA	Change Application
MCU	Material Change of Use (as defined by the Act)
BW	Building Works (as defined by the Act)
ROL	Reconfiguring a Lot (as defined by the Act)
OPW	Operational Works (as defined by the Act)
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

1 Application Details

This report has been prepared on behalf of the Applicant, to support a DA to the Council, for Reconfiguring a Lot (1 into 2 Lots) over land at the Subject Site. The proposed development involves the reconfiguration of land to create 2 residential small lots in an established low density residential area, near existing public transport, public open space and educational opportunities.

Under the Planning Scheme, the site is included within the Low Density Residential Zone, with the proposal being made Impact assessable. In accordance with the Regulation, the proposed development does not trigger referral to any advice or concurrence agencies.

This report includes the following sections:

- Site analysis & context
- Proposal details
- Planning assessment
- Conclusion and statement of reasons for approval.

This report is accompanied by the plans, reports and additional information listed in Table 1 below.

Table 1 Site details

Matter	Detail
Applicant name	Jasjeet Kaur Bassi Kassoilos
Report prepared by	Baybrook
Site address	47 Bonneville Street, Holland Park West QLD 4121
Real Property Description (RPD)	Lot 10 on B31646
Tenure	Freehold
Site area	754m ²
Frontage	~16m Bonneville Street ~16m Mulsanne Street
Zone and precinct	Low Density Residential Zone
Neighbourhood plan / local plan	Holland Park-Tarragindi district neighbourhood plan
Relevant overlays	- Airport environs overlay - Community purposes network overlay - Critical infrastructure and movement network overlay - Dwelling house character overlay - Road hierarchy overlay - Streetscape hierarchy overlay

Refer to the enclosed Property Searches.

Table 2 Aspects of development

Matter	Detail
Type of development	Reconfiguring a Lot
Proposed use	Residential
Brief description of proposal	The proposed subdivision seeks to cancel 1 lot and create 2 new residential small lots.
Assessment manager	Brisbane City Council
Referral agencies	N/A
Specialist's reports provided	Proposal Plans Civil Engineering Code Compliance Report & Erosion Hazard Assessment
Pre-Lodgement advice/enquiry advice	N/A

Table 3 List of attachments

Document	Attachment
DA Form 1	Attachment A
Current Title Search	Attachment B
Property Searches	Attachment C
Proposal Plans	Attachment D
Civil Engineering Code Compliance Report & Erosion Hazard Assessment	Attachment E
Code Compliance Responses	Attachment F

2 Site analysis and context

2.1 Site context

The subject site is located within the established urban suburb of Holland Park West. The site is located approximately 6km south of the Brisbane CBD and 650m from the nearest local centre to the north-west. The site is located within easy walking distance (i.e., less than 400m) of the Holland Park West station of the South East Busway, Gibson Place Park and Holland Park State School. Existing bus stops are also located along Bapaume Road provides high frequency bus services for the 113 and 182 bus routes, the park and Holland Park State High School. Refer to Figure 1 below.

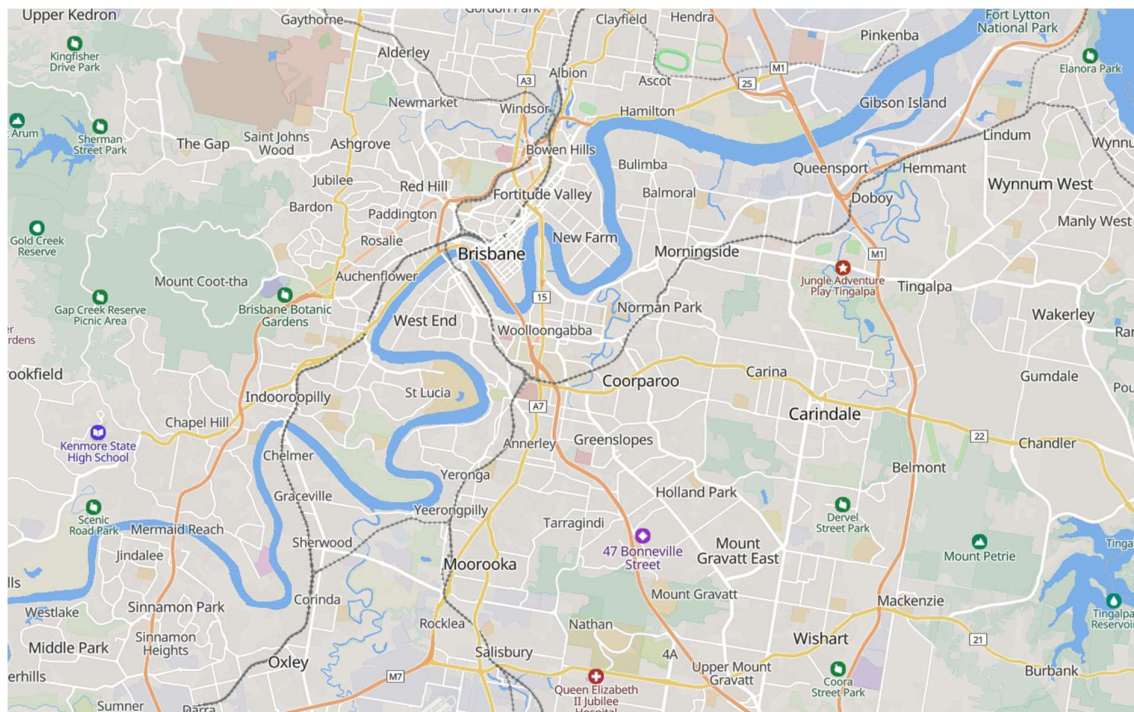


Figure 1 Local site context; site (purple star) (Source: MapCarta)

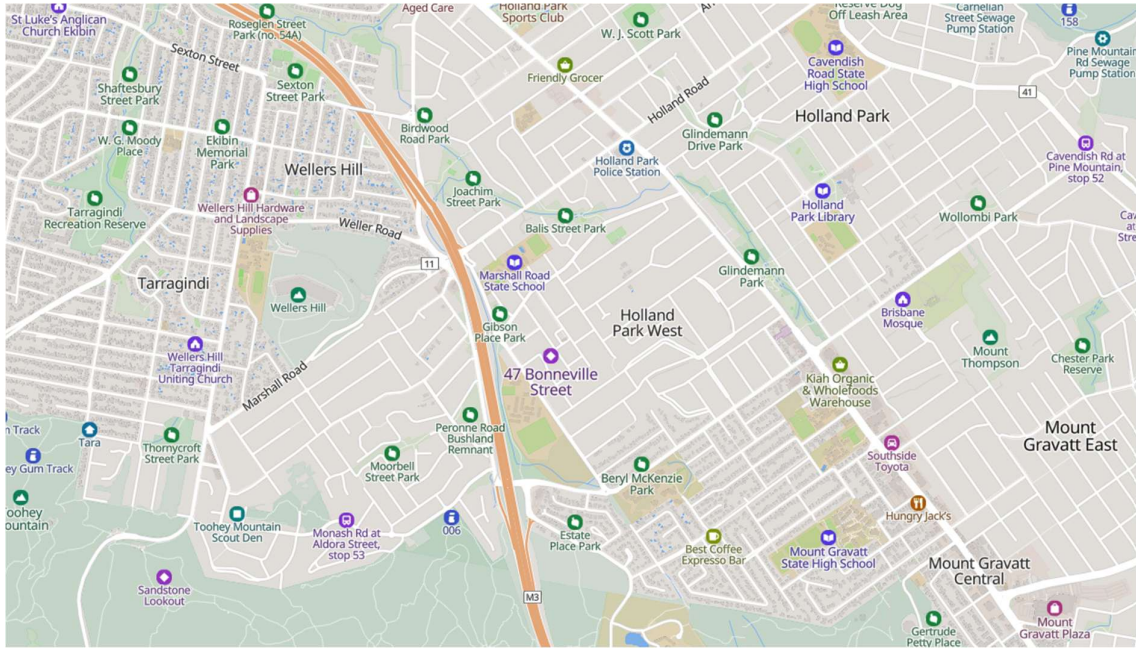


Figure 2 Local site context; site (purple star) (Source: MapCarta)

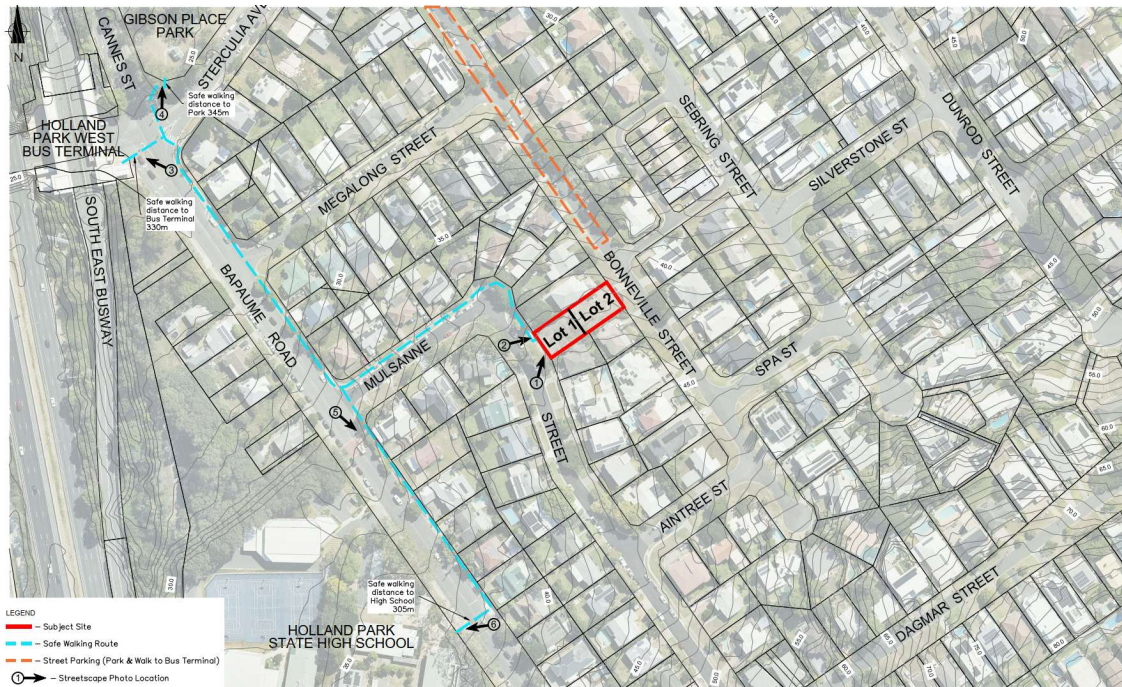


Figure 3 Context Plan (Source: Legacy Survey Drafting)

2.2 Site description

A summary of the characteristics of the site are provided below in Table 4.

Table 4 Site characteristics

Site characteristics	Description
Existing land use	Vacant.
Existing structures	N/A
Existing land use(s) on adjacent or adjoining Sites	Residential (low density residential lots).
Access	Existing driveway crossover to Bonneville Street.
Topography	The site falls from the southern boundary at ~42.5m AHD, and centrally to the north and to each road frontage < 1m.
Flooding	The site is not mapped as being impacted by the Flood overlay.
Existing vegetation	The site is clear of vegetation.
Existing lawful point of discharge	Bonneville Street.
Existing waterways	The site is not located near a waterway.
Easements	Not applicable
Contaminated land	The site is not included on the CLR or EMR.



Figure 4 Site Aerial (Source: Landchecker)

2.3 Site history

Based on a search of Council's 'Development.i' service, an application for a Referral response from Council as a referral agency for amenity and aesthetic impacts and design and siting variations associated with a Dwelling house is noted over the property (A006954309). Whilst proposal plans are available to view online and the application status is 'Decided', no approval documents are available on Development.i for review.

If this subdivision application is approved, the approved design for the house under A006954309 will not be acted upon.

2.4 Surrounding development in the locality

The surrounding properties comprise low density dwelling houses, with an existing neighbourhood centre located opposite the site. No recent major development applications or approvals are noted in proximity to the site.

3 Proposal details

The proposed development involves the reconfiguration of the existing land parcels by way of a residential subdivision, delivering a total of 2 small lots. An extract of the Proposed Plan of Reconfiguration is provided in Figure 4 below.

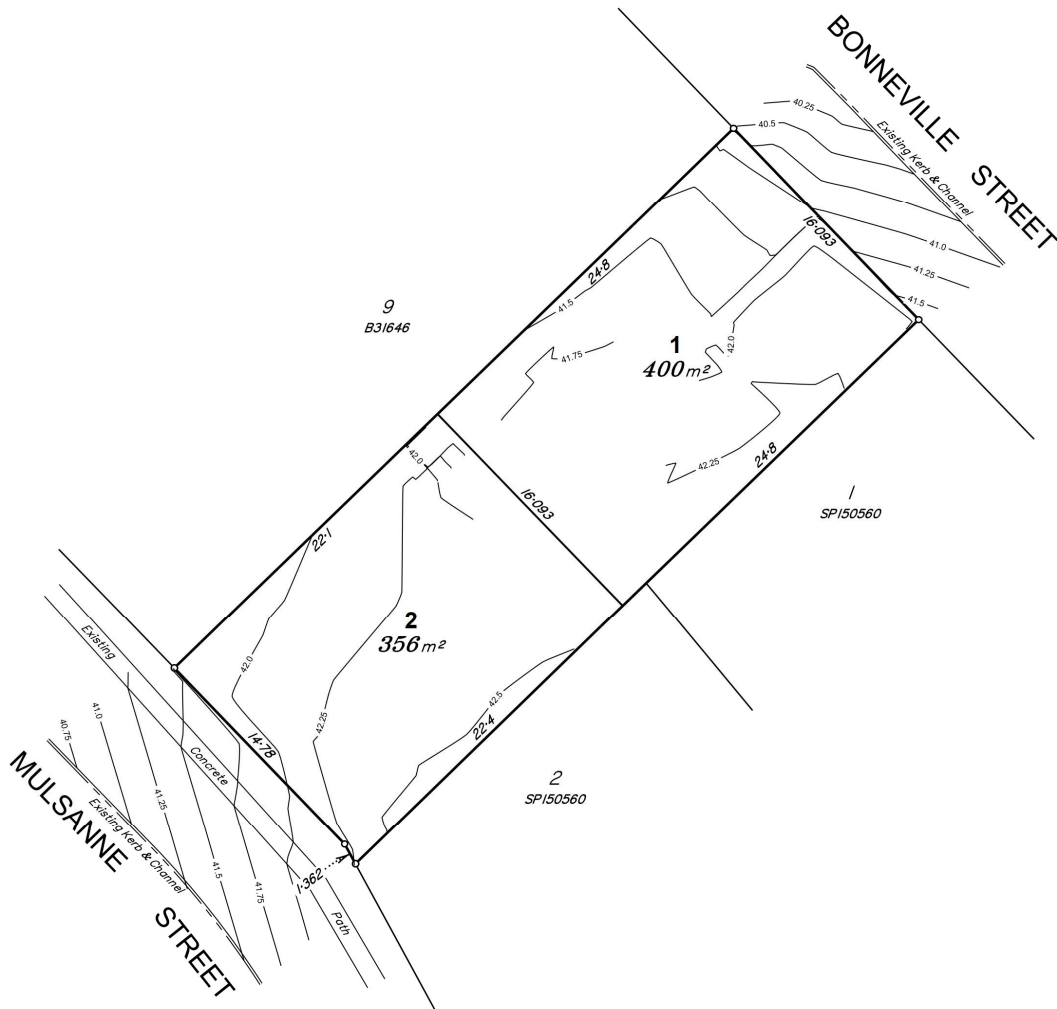


Figure 5 Extract Subdivision Plan (Source: Legacy Survey Drafting)

Specifically, the proposed reconfiguration involves:

- Retaining the driveway cross-over to Bonneville St.
- Creating 2 new residential small lots; with Lot 1 being 400m² and road frontage to Bonneville Street & Lot 2 with 356m² fronting Mulsanne Street (which is closer to services).

- No earthworks are proposed as part of this subdivision; the future land uses will be able to manage this as part of building works on each lot.
- A driveway cross-over is not proposed to be constructed for Lot 2 as part of this subdivision. However, it is acknowledged it will be located to the northern side, to enable retention of the existing street trees on Mulsanne Street. Accept a condition requiring this outcome as part of this subdivision approval.
- Upgrading and utilities and services to all new lots, including;
 - A new stormwater outlet pipe and kerb adapter to Bonneville Street for Lot 1 and Mulsanne Street for Lot 2.
 - A new water and sewer connection to Lot 2.
 - An easement will be created over the northern side of Lot 1, over the sewer pipe, in favour of Urban Utilities.
 - There are available connections to electricity and telecommunications infrastructure at both road frontages. Standard conditions are accepted on approval.

3.1 Subdivision Parameters

The subdivision parameters are set out in Table 5.

Table 5 Subdivision parameters

Site characteristics	Description
Proposed lot sizes	Refer section 3.2 below.
Servicing requirements	Refer to Civil Engineering Code Compliance Report and Erosion Hazard Assessment prepared by Civil Works Engineers.
Access arrangements / crossover	Existing driveway crossover to Bonneville Street to be retained. No driveway to Lot 2 as part of this subdivision; deferred to future land use and building works.
Existing/Proposed built improvements	No built form proposed at time of subdivision.
Lawful point of discharge	Bonneville Street & Mulsanne Street. Refer to the Civil Engineering Code Compliance Report and Erosion Hazard Assessment prepared by Civil Works Engineers.
Street trees	No street trees to be impacted as part of subdivision.
Filling and/or cutting	No bulk earthworks or retaining proposed with this subdivision; refer to Civil Engineering Code Compliance Report and Erosion Hazard Assessment prepared by Civil Works Engineers.
Distance from fire hydrant	Refer to Civil Engineering Code Compliance Report and Erosion Hazard Assessment prepared by Civil Works Engineers.
Road reserve	No change.

Site characteristics	Description
Footpaths	No change. Maintaining the 1.2m wide footpath on Mulsanne St. Not proposing a new footpath on Bonneville St (currently not existing along southern verge).
Minimum Flood levels	Not applicable.
Easements	No easements proposed as part of this application. Acknowledge an easement will be required as part of the Water Approval by Urban Utilities regarding the sewer connection for Lot 2 across Lot 1 to Bonneville St.
Covenants	No change.

3.2 Lot Sizes & Dimensions

As illustrated on the proposed Plan of Reconfiguration prepared by Legacy Survey Drafting, two new small lots will be created as part of the proposed subdivision. A table of each new lots size and dimensions is provided in Table 6 below.

Table 6 Proposed Lot Dimensions

Lot #	Lot Depth	Road Frontages	Lot Size
Lot 1	24.8m	16.09m to Bonneville Street	400m ²
Lot 2	22.4m	16.14m to Mulsanne Street	356m ²

The site is >200m walking distance from the nearest centre zoned lane with an area >2,000m² and the proposal has a lot with an area <400m², therefore the application is subject to Impact assessment. Whilst not achieving the minimum lot size, Lot 2 is provided with a wide frontage of 16m to Mulsanne Street and is able to achieve a minimum rectangular dimension of 6m x 15m, therefore capable of accommodating a suitable sized dwelling house.

3.3 Engineering Assessment

3.3.1 Traffic

The development will result in minimal traffic impacts, with an overall increase of only 1 lot, which will address Mulsanne Street and therefore will not result in an increase of vehicle traffic within Bonneville Street.

3.3.1.1 Access

As illustrated on the proposed Plan of Reconfiguration the existing driveway crossover to Bonneville Street is to be retained for proposed Lot1. A driveway cross-over is not proposed to be constructed to Lot 2 as part of subdivision. However, will be to the northern side to avoid impacts on street trees. There is circa 7m from the nearest tree for a cross-over to be constructed. If 3-4m wide, this allows 2m separation from the trunk of the tree.

3.3.1.2 Refuse Collection

Both lots will be serviced by way of kerb side collection.

3.3.2 Civil

A Civil Engineering Code Compliance Report and Erosion Hazard Assessment has been prepared by Civil Works Engineers to address the development's civil engineering matters. The site is proposed to be serviced by all necessary and essential urban utilities and services, including water, sewer, stormwater, electricity and telecommunications infrastructure, available within the road reserve of Bonneville Street and Mulsanne Street, as detailed below.

3.3.2.1 Filling and Excavation

It is not intended to undertake any bulk earthworks or retaining as part of the subdivision. This is an appropriate approach based the size (both > 350m²), shape (square shape, not narrow) and gentle slope of the lots.

3.3.2.2 Erosion and Sediment Control

The Erosion Hazard Assessment has assessed the site as a 'medium risk' site and therefore, best practice of erosion and sediment control (ESC) will be implemented during construction. A Registered Professional Engineer (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) will be engaged to prepare an ESC Program and Plan and supporting documentation.

3.3.2.3 Stormwater

Lot 1 will discharge to Bonneville Street, whilst Lot 2 will discharge to Mulsanne Street.

3.3.2.4 Water

Lot 1 will connect to the reticulated water network in Bonneville Street, whilst Lot 2 will connect to the reticulated water network in Mulsanne Street.

3.3.2.5 Sewer

Both lots will connect to existing sewer mains within Bonneville Street, with a sewer pipe to be extended from the main through Lot 1 to Lot 2. It is anticipated that Urban Utilities will condition an easement over Lot 1 sewer pipe on the Water Approval. Which is not part of this application to Council.

4 Planning assessment

4.1 State assessment matters

4.1.1 Planning Regulation

The development is not made assessable under the Regulation. To ensure the application is properly made, DA Form 1 has been executed and is enclosed.

4.1.2 Regulated requirements

The regulated requirements dated 23 September 2022 are appropriately reflected in full in the Planning Scheme². 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.

4.1.3 Referrals

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

4.1.4 State Planning Policy

The Minister has identified the relevant state interests of the SPP for BCC, are appropriately integrated into the Planning Scheme³. There does not appear to be any recent amendments to the SPP or associated mapping that is of relevance to the assessment of the proposed development on the subject land. As such, no further assessment against the SPP is required⁴.

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

4.1.5 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, which acts as the primary instrument to help establish desired uses on the site. The subject site is appropriately located in the Urban Footprint.

² Per Section 2.4 of the planning scheme.

³ Per Section 2.1 of the planning scheme.

⁴ Per Sections 26 & 27 of the Planning Regulation 2017.

It is noted, however, that the latest version of Shaping SEQ may not be reflected in the planning scheme (which commenced in 2014). Therefore, in accordance with Section 27(1)(d)(i) of the *Planning Regulation 2017*, the Council must have regard to it, specifically for this application, the provisions under Chapter 3, Part A of Shaping SEQ.

Based on a review of the outcomes and strategies under this section, the development is considered to progress the intent of the regional plan by providing for the efficient use of land, well-served by public transport and public open space, contributing to much-needed housing supply in a way that presents as hidden or 'gentle density'.

4.1.6 Relevant matters

As the Application is subject to Impact assessment, the assessment may be carried out against and have regard to any other relevant matters⁵. Relevant matters in relation to the proposed development include:

1. Alignment with ShapingSEQ 2023 intent for 'gentle density' solutions in well-located places.
2. Response to the Queensland Government commitment under the National Housing Accord to provide for 1.2 million well-located homes, by providing an additional lot/home.

4.2 Local assessment matters

4.2.1 Pre-lodgement meeting

A pre-lodgement meeting was not held with the Council prior to the lodgement of this application.

4.2.2 Temporary Local Planning Instruments

The Temporary Local Planning Instruments (TLPs), 1/2025 Colmslie & 2/2023 Kurilpa, are not relevant to the proposed development.

4.2.3 Preliminary Approval

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

⁵ Per section 45(5)(b) of the Act.

4.2.4 Planning Scheme

4.2.4.1 Defined Use

The proposed development is defined as Reconfiguring a Lot under the Act. There is no land use proposed, other than each lot is intended to be for residential purposes. In accordance with the tables of assessment, a response to the Subdivision Code is provided in support of the proposed development. Refer Section 4.2.6 below.

4.2.4.2 Strategic Framework

Given this application is subject to Impact Assessment, the application is required to be assessed against the entire Planning Scheme, including the Strategic Framework.

The strategic framework outlines five (5) themes that collectively represent the policy intent of the planning scheme. The five themes articulate the strategic outcomes, elements, specific outcomes and land use strategies for the City.

Specifically, the Low density residential zone code states that development in the zone is to be guided by the strategic direction of:

- Theme 2: Brisbane's outstanding lifestyle,
 - Element 2.1 – Brisbane's identity and
 - Element 2.2 – Brisbane's housing and accommodation choices;
- Theme 5: Brisbane's CityShape and
 - Element 5.5 – Brisbane's Suburban Living Areas

Based on an assessment of the relevant themes, the proposed development is considered to appropriately integrate and address Themes 2 & 5 and the relevant Land Use Strategies and Specific Outcomes applicable to the site, as:

- The subdivision promotes subtropical design⁶ through the siting, orientation and design of lots with low rise adjoining dwellings able to achieve a well-managed interface.
- Suitable front setbacks can be accommodated, to ensure a compatible built form along the streetscape, with landscaping along the frontage and provision of street trees⁷.
- The lots will enable dwellings suitable rear setbacks to achieve a block pattern that accommodates backyards and large trees⁸.

⁶ Element 2.1; L7.

⁷ Element 2.1; L1.3

⁸ Element 2.1; L8 & Element 5.5; L4.2.

- The smaller lots in this location, may support dwellings which contribute towards housing diversity within the neighbourhood. Specifically, for downsizers (to age in place) and people looking for a more affordable product⁹.
- The lots will result in low rise and low density contemporary infill housing, compatible with the immediate locality¹⁰.
- The proposed lots provide a generally consistent block size and house spacing, with both lots being of a size and width contemplated within the Low density residential zone, as discussed in Section 3.2 above. Therefore, it's reasonable to interpret the policy is forward looking and contemplates minor variation created by contemporary small and narrow lots.

As such, the proposed development is considered to advance the relevant themes under the strategic framework policy intent.

4.2.4.3 Neighbourhood plan

The site is located within the Holland Park-Tarragindi district neighbourhood plan or local plan area, however, is not located within a precinct or sub-precinct. Refer to the Code Compliance Responses (Attachment F).

4.2.4.4 Zoning

The site and surrounding area are within the Low Density Residential Zone. Please refer to Figure 5 – Zone Map. The proposed subdivision is residential in nature and will allow for suitably sized dwelling houses to be created on all new lots, in accordance with the intention and expectations of the LDR zone code. A response to the Low Density Residential Zone code is provided in Table 7 below.

⁹ Element 2.2; L2.

¹⁰ Element 5.5; L1, L2.1, L2.2 & SO4.

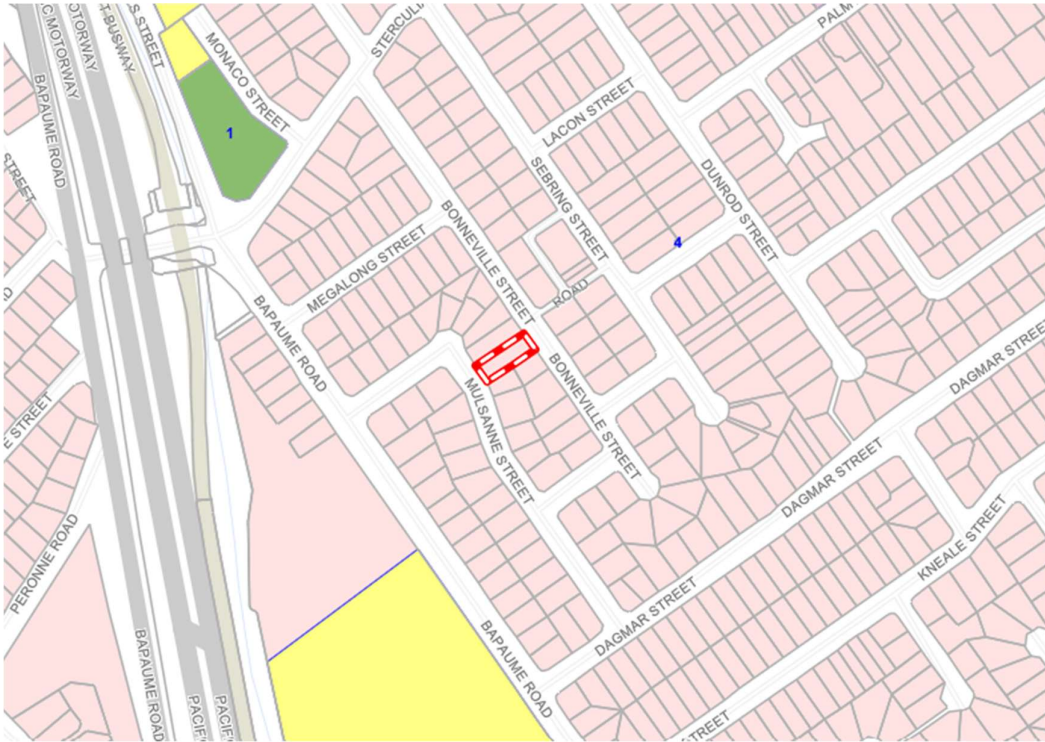


Figure 6 Zoning Map (Source: BCC)

Table 7 Response to LDR Zone Code Overall Outcomes

Overall Outcome	Response
<p>3. Zone role overall outcomes are:</p> <p>a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:</p> <p>i. Theme 2: Brisbane's outstanding lifestyle, Element 2.1 – Brisbane's identity and Element 2.2 – Brisbane's housing and accommodation choices;</p> <p>ii. Theme 5: Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas.</p>	<p>Complies</p> <p>Refer Section 4.2.4.2 above.</p>
<p>4. Development location and uses overall outcomes are:</p> <p>a. Development provides for suburban living in dwelling houses of predominantly 1 or 2 storeys in height, on appropriately sized and configured vacant lots, which maintain the low density detached housing suburban identity of the Low density residential zone.</p>	<p>Complies</p> <p>The proposed development will create 2 new residential small lots capable of supporting suitably sized residential dwellings, therefore consistent with the intent and expectations of the Low density residential zone. Whilst 1 lot is <400m², both lots have the same width of a standard residential lot, with a lot frontage of 16m to Bonneville Street (Lot 1) and 16m to Mulsanne Street.</p>

Overall Outcome	Response
<p>b. Development provides for other housing types at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages.</p> <p>c. Development maintains a low density character in which multiple dwellings are not accommodated.</p> <p>d. Development for other housing types, being a residential care facility or retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where development meets the bulk and building height requirements of the Retirement and residential care facility code.</p> <p>e. Development for a relocatable home park or tourist park may continue to operate and expand where on an existing site to provide housing diversity.</p> <p>f. Development for a dwelling unit may occur as part of a non-residential use.</p> <p>g. Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.</p> <p>h. Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.</p> <p>i. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit), where not on land within the Commercial character building overlay is to:</p> <ul style="list-style-type: none"> i. have a gross floor area of less than 250m²; ii. serve local residents' day-to-day needs; iii. not undermine the viability of a nearby centre. 	<p>The proposed lots will provide a greater mix of housing diversity within Holland Park West, allowing for a more affordable housing type compared to traditional lot sizes, being suited to young adult and elderly populations.</p> <p>The site is well located, being ~300m walking distance to existing public transport bus stops located along Bapaume Road and being ~650m walking distance of the nearest local centre to the north-west. The site is also within ~305m to the Holland Park State High School and ~330m from the Hollan Park West bus terminal as well as being in proximity of a range of other services, community facilities, public transport, open space and recreation opportunities. The proposed lots will therefore provide for additional choice and diversity for different household types and individuals to suit residents through different life-cycle stages, and providing for greater urban consolidation and utilisation of existing infrastructure and services.</p> <p>The development reflects and supports the high level of comfort, quiet, privacy and safety expected within a predominantly low density residential environment, with proposed building location envelopes providing generally consistent setbacks and separation distances with dwellings on small lots and with surrounding residential dwellings.</p>

Overall Outcome	Response
<ul style="list-style-type: none"> j. Development for a home-based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents. k. Development for a non-residential use serves a local community facility need only, such as a childcare centre or a substation, and is of a bulk and scale that is compatible with and integrates with the built form intent for the Low density residential zone. l. Development for rooming accommodation accommodates five persons or less. 	
<p>5. Development form overall outcomes are:</p> <ul style="list-style-type: none"> a. Development is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas. b. Development for a dwelling house is of a height, bulk, scale and form which is compatible with the low density detached housing suburban identity of the Low density residential zone. c. Development for a dwelling house occurs on appropriately sized and configured lots, and: <ul style="list-style-type: none"> i. where not on a rear lot, has a minimum lot size of 400m²; ii. where on a rear lot, has a minimum lot size of 600m²; iii. maintains a block pattern that accommodates traditional backyards and large trees. d. Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy. e. Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that: <ul style="list-style-type: none"> i. provides safety from fire hazards; 	<p>Complies</p> <p>The proposed lots are of a form and scale that retains and reinforces the subtropical nature of the site, ensuring future dwellings can be suitably sited, with sufficient area for a backyard and green landscaped areas.</p> <p>The proposed lots achieve the minimum lot size for Lot 1, with both lots achieving the required minimum rectangular dimensions and frontage width. As such, despite Lot 2 being <400m² no adverse or negative impacts on amenity or privacy of adjoining dwellings is anticipated, with suitable side and rear boundary setbacks able to be achieved that maintain and allow for access to sunlight, natural light and breezes.</p> <p>The proposal therefore represents a suitable in sequence, infill residential development, that will ensure greater urban consolidation and maximising the efficient use of existing infrastructure, near a major centre, shops, services, public transport, employment nodes and public outdoor sport and recreation opportunities.</p>

Overall Outcome	Response
ii.	maximises the retention of backyard spaces as private landscaped space;
iii.	avoids overbearing development involving bulk or setback which is inconsistent with the character of a dwelling house on an adjoining lot.
f.	Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.
g.	Development is carried out in an orderly sequence, within the context of the neighbourhood and city.
h.	Development is well planned and integrated with surrounding land uses and infrastructure.
i.	Development provides a connected and permeable network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.

4.2.4.5 Overlays

An assessment of the proposal against the relevant provisions of the Overlay Codes (Part 8) has been undertaken. A response is provided in Table 8.

Table 8 Overlays response

Overlay code	Relevance / response
<ul style="list-style-type: none"> Airport environs overlay code 	<ul style="list-style-type: none"> Not applicable. The tables of assessment identify this code as not applicable where reconfiguring a lot.
<ul style="list-style-type: none"> Community purposes network overlay code 	<ul style="list-style-type: none"> Complies The proposed reconfiguration will not compromise the delivery of any planned or existing community infrastructure.
<ul style="list-style-type: none"> Critical infrastructure and movement network overlay code 	<ul style="list-style-type: none"> Not applicable. The tables of assessment identify this code as not applicable where reconfiguring a lot.
<ul style="list-style-type: none"> Dwelling house overlay code 	<ul style="list-style-type: none"> Not applicable. The tables of assessment identify this code as not applicable where reconfiguring a lot.
<ul style="list-style-type: none"> Road hierarchy overlay code 	<ul style="list-style-type: none"> Complies

Overlay code	Relevance / response
	<ul style="list-style-type: none"> All lots will achieve lawful access to/from Bonneville Street. Refer to the Transport Engineering Report and Road hierarchy overlay code prepared by Modus.
<ul style="list-style-type: none"> Streetscape hierarchy overlay code 	<ul style="list-style-type: none"> Complies No existing street trees are proposed to be impacted as a result of the proposed works. No driveway crossover is proposed to Lot 2 at this time. As discussed above, there is enough width to provide for a cross-over and 2m separation from the nearest tree trunk. Whilst a footpath would typically be required on a neighbourhood street – minor, no path exists adjoining the site along Bonneville Street, therefore no footpath is proposed along this frontage, with an existing 1.2m wide path located along the frontage of Mulsanne Street to be maintained. No road or verge widening is identified as being required. Refer to the Transport Engineering Report prepared by Modus.

4.2.5 Level of assessment summary

The application is subject to Impact assessment¹¹.

4.2.6 Codes & responses

The proposed development is subject to assessment against the following provisions:

- Low density residential zone code – Refer to Section 4.2.4.4 above.
- Subdivision code – Refer to Code Compliance Responses (Attachment F)
- Holland Park-Tarragindi district neighbourhood plan code – Refer to Code Compliance Responses (Attachment F)
- Filling and excavation code – Refer to Civil Engineering Code Compliance Report & Erosion Hazard Assessment (Attachment E)
- Infrastructure design code – Refer to Civil Engineering Code Compliance Report & Erosion Hazard Assessment (Attachment E)
- Landscape work code – Refer to Code Compliance Responses (Attachment F)
- Stormwater code – Refer to Civil Engineering Code Compliance Report & Erosion Hazard Assessment (Attachment E)
- Transport, access, parking and servicing code – Refer to Code Compliance Responses (Attachment F)

¹¹ Per Table 5.6.1 of the Planning Scheme.

Where the proposal involves a performance outcome, a response has been provided below.

4.2.6.1 Subdivision Code

The proposed development results in Lot 2 being less than 400m², at 356m². As such, a response to PO1 is required, cited as follows:

PO1

Development results in lots and an arrangement of lots that:

- a) enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;*
- b) are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;*
- c) feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;*
- d) complement the streetscape, local context and character for the locality;*
- e) address development constraints.*

Response to corresponding criteria under PO27:

Lot 2 will result in:

- a) A suitable shape and size to comply with the minimum rectangle of 9 x 15m and standard setbacks for a house on a small lot (< 450m²). This forms the expected residential amenity on the lots and adjoining land.
- b) Consistency with the zone intent, being to present a built form that is predominantly of a low-density residential character. Indicated by the lot width of 16m to Mulsanne St & the consistency of the proposed square shape of the lots and streetscape outcomes to that of the existing houses on adjoining lots to the south (being 26 Mulsanne St & 51 Bonneville St, respectfully Lots 2 & 1 on SP150560). There is no relevant neighbourhood plan or overlay provision.
- c) As per response to (a) above.
- d) As per response to (b) above.
- e) There are no development constraints of concern.

4.2.7 Infrastructure Charges

Infrastructure charges are anticipated to be imposed per the Brisbane Infrastructure Charges Resolution (No.14) 2025.

5 Conclusion & reasons for approval

This report sets out the site circumstances, proposed development, and response to the relevant assessment matters.

The proposed development should be approved, subject to reasonable and relevant conditions, on the following basis:

- Alignment with ShapingSEQ 2023 intent for 'gentle density' solutions in a well-located place, being within easy walking distance (i.e., less than 400m) of the Holland Park West station of the South East Busway, Gibson Place Park and Holland Park State School.
- Response to the Queensland Government commitment under the National Housing Accord to provide for 1.2 million well-located homes, by providing an additional lot/home.
- Consistency with the planning scheme's strategic framework policy intent & compliance with the relevant assessment benchmarks (i.e., the relevant Codes).
- An appropriate streetscape outcome on Mulsanne St, characterised by a standard lot width (>15m) and consistent with the existing houses on adjoining lots to the south (being 26 Mulsanne St & 51 Bonneville St, respectfully Lots 2 & 1 on SP150560).
- The proposed lots have sufficient frontage width, depth and area to accommodate suitably sized residential dwellings, capable of achieving appropriate setbacks and built form outcomes, generally in accordance with the standard provisions of the Dwelling house (small lot) code and the QDC MP1.1, for expected residential amenity on the lots and adjoining land.
- The proposed development is an efficient use of land, utilities and infrastructure.