



APAC

ADEPT PLANNING AND  
CONSULTANCY

# Pre-Purchase Development Options Property Report



At

Lot 11 RP82236 & Lot 12 RP82236

207 Victoria Avenue

Margate Qld 4019

20 June 2025



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## Introduction

This Property Options Planning Report has been prepared by Adept Planning and Consultancy Pty Ltd for Francesco Papalia. The aim of this report is to provide an assessment of potential residential development against Relevant State legislation and planning schemes. In particular the report is to determine the permissibility of the following items with planning requirements;

1. If it is permissible to undertake demolition works on the existing lot
2. If subdivision is permissible on the existing lot
3. Assessing the potential to have 5 townhouses/dwellings on one of the applicable lots
4. Potential building footprint
5. If there are any affectations on the site that would affect the development

With relation to the development Adept Planning has also considered planning precedent with respect to No.216 and 223-227 Victoria Avenue Multi-dwelling/townhouse development

This Property Options Planning Report has been prepared having regard to the following documentation:

- Queensland Globe Interactive Mapping System
- Local Government Planning Scheme – Moreton Bay Regional Council
- Moreton Bay Regional Council Interactive Mapping System
- DA/32304/2016/V2M Material Change of Use - Development Permit for Multiple Dwellings (5 units) 216 Victoria Avenue Margate Qld 4019
- DA/35104/2017/V2M

## What is Considered Development

Development is defined in the Dictionary Schedule 2 of the Planning Act 2016 as:

- carrying out building work
- carrying out plumbing or drainage work
- carrying out operational work
- reconfiguring a lot
- making a material change of use of premises.

The different forms of development under the Planning Act are further defined in the Planning Act as:

- building work—building, repairing, altering, moving or demolishing a building or structure and some other forms of related work such as excavating or filling that is incidental to building. For a building listed on the Heritage Register under the Queensland Heritage Act 1992 (Qld), building work even includes any painting or plastering that substantially alters the appearance of the place
- plumbing or drainage work—installing, changing and maintaining an apparatus or fitting a pipe for the supply or removal of water, sewage or greywater
- operational work—this is a very wide term that, in practice, includes activities such as excavating or filling, clearing vegetation, road works and other work that materially affects premises or their use (other than building work, plumbing or drainage)

- reconfiguring a lot—subdividing a large lot into smaller lots, amalgamating several lots together or rearranging the boundaries of a lot
- material change of use—start of a new use, re-establishment of a use that has been abandoned or a material change in the intensity or scale of a use of premises.

## Development Approvals

In Queensland the Queensland Building Act 1975 (BA) uses the term “Building Development Approval”

A Building Development Approval means a development approval to the extent it approves a building development application.

A building development approval is needed before construction can start on most types of building work.

This building development approval can be provided by local government or a private building certifier. The building development approval decision notice applies applicable conditions and nominates mandatory inspections required at various stages in the construction process.

The BA categories all building works as Accepted, Assessable or Prohibited development as per Section 44 of the Queensland Planning Act 2016.

- Accepted development, which means that development approval is not required (although it may still be required to comply with design and construction standards such as the current Building Code of Australia and the Queensland Development Code) (Similar to exempt development requirements within NSW )

*Accepted building work cannot be carried out to previous standards. Development approval for building works is required to be obtained before work commences where it is proposed to carry out in accordance with previous standards.*

- Assessable development, which has to comply with the current building assessment provisions (listed in Section 30 of the Building Act) and it requires a development approval for building works to be obtained before works commences by any relevant government body (unless an exemption certificate applies under Section 46 of the Planning Act). Assessable development also has a further two subcategories under section 45 of the Planning Act 2016;
  - Code assessment, which is a more limited form of assessment that is not publicly notified and no submission or appeal rights exist.
  - Impact assessment, which is assessed more widely than code assessment, must be publicly notified and the public gains a right to make submissions and appeal a decision to approve the development.
- Prohibited development, where the development is prohibited and cannot be applied for. If prohibited development is applied for, it need not be assessed.



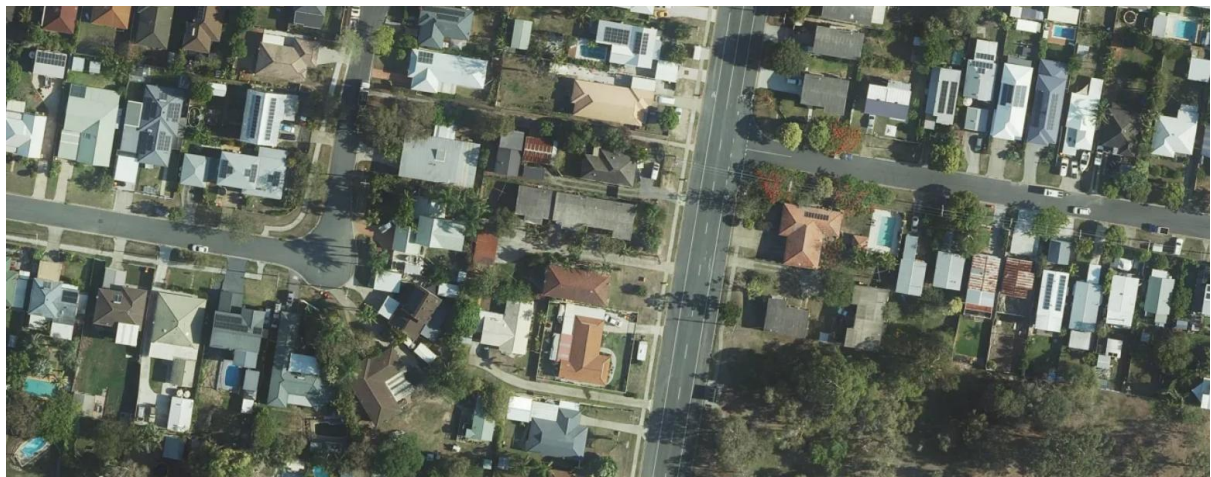
## Site description and analysis

### Location and property description



The subject site is located within a General Residential - Suburban Neighbourhood precinct within Moreton Bay Regional Council LGA and is bound by General Residential, Centre and Community Facilities zoning all within close vicinity to the development. The surrounding areas within close vicinity to the lot include Woody Point, Clontarf Redcliffe and Kippa-Ring. The development is located within vicinity to local schools, public reserves and centres.

### Site characteristics



The subject sites on which development is proposed to be are legally identified as Lot 11 RP82236 & Lot 12 RP82236. The existing lots are of standard lot shape. The site area of each site is of approx. 782.00m<sup>2</sup> for 207 Victoria Avenue and 787.00m<sup>2</sup> for 205 Victoria Avenue.



The site all contains the following characteristics;

- Vehicular and Pedestrian access: Vehicular and pedestrian access is available to the sites via Victoria Avenue
- Topography: Sites have a slight fall across the lots to the southern side. Less than 2m overall fall between the sites
- Services, easements and other restrictions on title: Services such as electricity, sewer and water are all available to the existing development. There are no easements or covenants that affect the site shown on the title and registered plan.
- Heritage: There are no buildings or items of heritage significance identified





### Surrounding development

Outside of the Lot on which the development is to be located, key characteristics of surrounding development include the following;

- The surrounding area of the site includes General Residential, Centre and Community Facilities zoning within a 2km radius.
- Multiple bus stops are located within close proximity to the site on Victoria Avenue
- The site is located within vicinity to various commercial centres and infrastructure within a 4km radius to the site



## Statutory Planning Details

The following section provides information about the zoning of the property, the relevant state, regional and local planning controls, and other property affectations that could have planning implications for the proposed development.

### Local Government Area

Moreton Bay Regional Council

### Applicable Planning Legislation and Schemes

The following are applicable to the lot:

- Building Act 1975
- Building Regulation 2021
- Planning Act 2016
- Planning Regulation 2017
- Moreton Bay Regional Council Planning Scheme V7

### Applicable Infrastructure charges

- Moreton Bay Regional Council Charges Resolution No. 10

The following charges are applicable under the charge's resolution by council. Note only development that may be applicable to the lots has been included below

## Schedule 1

### Base Charge rates

Notes –

- 1 The categories shown in shaded rows below are included only for convenience, and to align with schedule 16 of the Planning Reg.
- 2 Rows 1 to 92 of the below table identify the Base Charge rates for development that is a material change of use. Row 94 identifies the Base Charge rate for development that is reconfiguring a lot. Row 95 identifies the Base Charge rate for development that is building work.
- 3 If a development approval approves a material change of use for more than one use, and provides for an area that is able to be used for more than one use, or is common between two or more uses, the Base Charge applicable to that area is to be calculated based on the applicable use listed in the table below with the highest Base Charge rate.
- 4 For a use approved under a superseded planning scheme, the applicable Base Charge rate will be the rate for another similar use listed in this table that Council, in consultation with the Distributor-retailer, decides to apply to the use.

	Development	Base Charge rate
	Residential uses	
1	Dwelling house	(a) \$22,200.00 for each dwelling with 2 or less bedrooms (b) \$31,080.00 for each dwelling with 3 or more bedrooms
2	Dual occupancy	(a) \$22,200.00 for each dwelling with 2 or less bedrooms (b) \$31,080.00 for each dwelling with 3 or more bedrooms
3	Caretaker's accommodation	(a) \$22,200.00 for each dwelling with 2 or less bedrooms (b) \$31,080.00 for each dwelling with 3 or more bedrooms
4	Multiple dwelling	(a) \$22,200.00 for each dwelling with 2 or less bedrooms (b) \$31,080.00 for each dwelling with 3 or more bedrooms



	Development	Base Charge rate
	<b>Accommodation (long-term)</b>	
10	Relocatable home park	(a) \$22,200.00 for each relocatable dwelling site for 2 or less bedrooms (b) \$31,080.00 for each relocatable dwelling site for 3 or more bedrooms
11	Community residence	(a) \$22,200.00 for each suite with 2 or less bedrooms (b) \$31,080.00 for each suite with 3 or more bedrooms (c) \$22,222.00 for each bedroom that is not part of a suite
12	Retirement facility	(a) \$22,200.00 for each suite with 2 or less bedrooms (b) \$31,080.00 for each suite with 3 or more bedrooms (c) \$22,200.00 for each bedroom that is not part of a suite
13	Rooming accommodation	(a) \$22,200.00 for each suite with 2 or less bedrooms (b) \$31,080.00 for each suite with 3 or more bedrooms (c) \$22,200.00 for each bedroom that is not part of a suite
14	Rural workers' accommodation	(a) \$22,200.00 for each suite with 2 or less bedrooms (b) \$31,080.00 for each suite with 3 or more bedrooms (c) \$22,200.00 for each bedroom that is not part of a suite
	<b>Development</b>	<b>Base Charge rate</b>
35	Child care centre	(a) \$155.40 for each square metre of gross floor area (b) \$11.10 for each square metre impervious to stormwater
36	Community care centre	(a) \$155.40 for each square metre of gross floor area (b) \$11.10 for each square metre impervious to stormwater
37	Educational establishment	(a) \$155.40 for each square metre of gross floor area (b) \$11.10 for each square metre impervious to stormwater
	<b>Development</b>	<b>Base Charge rate</b>
	<b>Other development</b>	
94	Reconfiguring a lot	\$31,080.00 per lot
95	Building work	The highest rate stated in this table for a use for which the building may lawfully be used. <i>Example – If a building may lawfully be used for either a showroom or a shop, the rate applicable for a shop (ie which is higher than the rate applicable for a showroom) is to be used in calculating the Base Charge applicable to the building work.</i>

For further clarity please visit; [moreton-bay-regional-council-charges-resolution-no-10-effective-5-october-2022.pdf](https://www.moretonbay.qld.gov.au/moreton-bay-regional-council-charges-resolution-no-10-effective-5-october-2022.pdf) ([moretonbay.qld.gov.au](https://www.moretonbay.qld.gov.au))

## Property Affectations

**Zoning:** General residential

**Precinct:** Suburban neighbourhood

### **Overlays Applicable to the lots:**

- Acid Sulfate Soils: Land above 5m AHD and Below 20m AHD
- Active Transport: Primary Active Transport Network
- Building Heights: Max 8.5m
- Infrastructure buffers
- Road hierarchy: Council sub-arterial
- Stormwater Catchments: Redcliffe
- Walking Distance (Centre): Centre precinct walking distance 800m

If your property is identified in flood hazard, coastal hazard – storm tide inundation and coastal hazard – erosion prone area on the overlay maps and you wish to develop, you will need to refer to the associated overlay codes in the MRBC Planning Scheme

All other overlay maps in the planning scheme do not have associated overlay codes. Instead, requirements relating to these overlay maps are in the following sections of the planning scheme under the heading "*Value and constraints criteria*" or referred to in various requirements for accepted development and performance outcomes:

- Part 6 - Zones
- Part 7 - Local plan codes
- Part 9 - Development codes
- Schedule 6 - Planning scheme policies

All of these parts will need to be reviewed as part of assessment when designing the development

**Queensland Heritage Register:** N/A site clear of Heritage

**Transport Noise Corridor:** N/A clear of Transport Noise Corridor

**QLD Development Assessment Mapping:** N/A

**Bushfire:** N/A

## MBRC Planning Scheme- General residential zone

### **Permitted or Prohibited Development**

#### **Precinct - Suburban neighbourhood precinct**

##### **What is the purpose of this zone**

The purpose of the General residential zone is to provide for the establishment of an appropriate mix of dwelling types to accommodate a range of household sizes, age groups, socio-economic groups, cultures and ability levels within the community. Ensuring that these residential activities are also supported by a range of community uses and small-scale services and facilities that cater for local residents.

##### **Examples of intended residential development – Suburban Neighbourhood Precinct**

- Dwelling house
- Dual occupancy
- Dwelling unit
- Home based business
- Relocatable home park \*
- Residential care facility \*
- Retirement facility \*
- Rooming accommodation \*\*

*\* if within 800m walking distance of a higher order or district centre precinct.*

*\*\* if within 400m walking distance of a higher order or district centre precinct or a train station.*

##### **Overview**

- Houses on traditional residential lots as well as houses on narrow lots subject to locational and design requirements
- Dual occupancies (traditional)
- Density no greater than 15 dwellings per hectare
- Building height up to 8.5 metres

A range of residential and non-residential land uses may also occur in the General residential zone, depending on the precinct, and provided they are appropriately located and well designed. Non-residential uses include:

- community activities - such as a child care centre, club, community care centre, community use, educational establishment, emergency service, health care services, place of worship; and
- small scale retail and commercial activities when they are clustered to form a neighbourhood hub - such as food and drink outlets, hardware and trade supplies, office, service industry, shops, veterinary services.



## Planning Scheme Siting and Design

The planning scheme guides what land can be used for (e.g. apartments, shops and industry) and how land may be developed (e.g. construction of a new building or subdividing land into smaller lots), to help achieve that vision. Planning schemes set the direction for new development and seek to balance competing objectives.

1. The following rules apply in determining and applying development requirements for prescribed forms of accepted development:

- a. Development categorised as accepted development subject to requirements
  - i. Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some forms of development for them to be categorised as accepted development. If listed in the tables of assessment as accepted development subject to requirements, that development must comply with the requirements for accepted development (RAD's) identified in the assessment benchmarks for assessable development and requirements for accepted development column or its development category may change.
  - ii. Unless specifically indicated otherwise, accepted development that does not comply with one or more of the nominated requirements for accepted development (RAD's) identified in the assessment benchmarks for assessable development and requirements for accepted development columns becomes code assessable development.

2. The following rules apply in determining assessment benchmarks for assessable development:

- a. Code assessable development
  - i. must be assessed against all of the assessment benchmarks identified in the assessment benchmarks for assessable development and requirements for accepted development column;
  - ii. where development becomes code assessable pursuant to clause 5.3.3(1)(a)(ii), it must
    - A. be assessed solely against those components of the assessment benchmarks for the development application, identified in the applicable codes(s) as corresponding to the requirements for accepted development (RAD's) that were not complied with or were not capable of being complied with under clause 5.3.3(1)(a)(ii);
    - B. comply with all requirements for accepted development (RAD's) identified in clause 5.3.3(1)(a)(i), other than those mentioned in clause 5.3.3(1)(a)(ii);
  - iii. that complies with:
    - A. the purpose and overall outcomes of the code identified in the assessment benchmarks for assessable development and requirements for accepted development column complies with that code;

- B. the performance outcomes or their corresponding examples complies with the purpose and overall outcomes of that code;
- iv. must be assessed against all other assessment benchmark for the development identified in section 26 of the Regulation.
- b. Impact assessable development
- i. must be assessed against all identified assessment benchmarks in the assessment benchmarks for assessable development and requirements for accepted development column;
- ii. must have regard to the whole of the planning scheme, to the extent relevant.
- iii. must be assessed against all other assessment benchmarks identified in Section 30 of the Regulation.

### 5.5.6.2 Suburban neighbourhood precinct

The following table identifies the categories of development and the categories of assessment for making a material change of use of land according to its zone. The table should be read in conjunction with section 5.3 to determine when the categories of development and categories of assessment in this table may be varied by other provisions of this planning scheme.

**Table 5.5.6.2.1 General residential zone - Suburban neighbourhood precinct**

Note - There are specific exemptions to the categories of development and categories of assessment for some of the uses within the activity groups listed below where conducted as temporary activities. These exceptions appear as use specific entries within the table and prevail over the categories of assessment identified in the activity group.

Note - Uses listed in the Activity Groups may also be included as use specific entries within the table.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Activity group</b>	<b>Accepted development subject to requirements</b>	
<b>Community Activities:</b> <ul style="list-style-type: none"> <li>Child care centre<sup>(13)</sup></li> <li>Club<sup>(14)</sup></li> <li>Community care centre<sup>(15)</sup></li> </ul>	If: <ul style="list-style-type: none"> <li>i. using an existing building;</li> <li>ii. increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>iii. on a community activity lot identified on Overlay map - Community activities and neighbourhood hubs.</li> </ul>	<a href="#">6.2.6 'General residential zone code' (Part C only)</a>

<ul style="list-style-type: none"> <li>Community use<sup>(17)</sup></li> <li>Educational establishment<sup>(24)</sup></li> <li>Emergency services<sup>(25)</sup></li> <li>Health care services<sup>(33)</sup></li> <li>Place of worship<sup>(60)</sup></li> </ul>	<table> <tr> <th colspan="2">Assessable development - Code assessment</th></tr> <tr> <td data-bbox="520 309 1114 723">           If:           <ul style="list-style-type: none"> <li>on a lot identified on Overlay map - Community activities and neighbourhood hubs; and</li> <li>not otherwise specified.</li> </ul> </td><td data-bbox="1114 309 1476 723"> <a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)         </td></tr> </table>	Assessable development - Code assessment		If: <ul style="list-style-type: none"> <li>on a lot identified on Overlay map - Community activities and neighbourhood hubs; and</li> <li>not otherwise specified.</li> </ul>	<a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)				
Assessable development - Code assessment									
If: <ul style="list-style-type: none"> <li>on a lot identified on Overlay map - Community activities and neighbourhood hubs; and</li> <li>not otherwise specified.</li> </ul>	<a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)								
<b>Activity group</b>  <b>Retail and Commercial Activities:</b> <ul style="list-style-type: none"> <li>Food and drink outlet<sup>(28)</sup></li> <li>Hardware and trade supplies<sup>(32)</sup></li> <li>Health care services<sup>(33)</sup></li> <li>Indoor sport and recreation<sup>(38)</sup> - for a gymnasium</li> <li>Office<sup>(53)</sup></li> <li>Service industry<sup>(73)</sup></li> <li>Shop<sup>(75)</sup></li> <li>Shopping centre<sup>(76)</sup></li> <li>Veterinary services<sup>(87)</sup></li> </ul>	<table> <tr> <th colspan="2">Accepted development subject to requirements</th></tr> <tr> <td data-bbox="520 813 1114 1171">           If:           <ul style="list-style-type: none"> <li>using an existing building;</li> <li>increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs.</li> </ul> </td><td data-bbox="1114 813 1476 1171"> <a href="#">6.2.6 'General residential zone code'</a> (Part C only)         </td></tr> <tr> <th colspan="2">Assessable development - Code assessment</th></tr> <tr> <td data-bbox="520 1249 1114 1742">           If           <ul style="list-style-type: none"> <li>on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs; and</li> <li>not otherwise specified.</li> </ul>           OR           <ul style="list-style-type: none"> <li>is for a corner store;</li> <li>has a total GFA of 250m<sup>2</sup> or less; and</li> <li>not otherwise specified.</li> </ul> </td><td data-bbox="1114 1249 1476 1742"> <a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)         </td></tr> </table>	Accepted development subject to requirements		If: <ul style="list-style-type: none"> <li>using an existing building;</li> <li>increasing the GFA by no more than 50m<sup>2</sup>; and</li> <li>on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs.</li> </ul>	<a href="#">6.2.6 'General residential zone code'</a> (Part C only)	Assessable development - Code assessment		If <ul style="list-style-type: none"> <li>on a neighbourhood hub lot identified on Overlay map - Community activities and neighbourhood hubs; and</li> <li>not otherwise specified.</li> </ul> OR <ul style="list-style-type: none"> <li>is for a corner store;</li> <li>has a total GFA of 250m<sup>2</sup> or less; and</li> <li>not otherwise specified.</li> </ul>	<a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)
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<b>Animal husbandry<sup>(4)</sup></b>	<table> <tr> <th colspan="2">Accepted development</th></tr> <tr> <td data-bbox="520 1832 1114 1962">           If complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.         </td><td data-bbox="1114 1832 1476 1962"></td></tr> </table>	Accepted development		If complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a> .					
Accepted development									
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	Editor's note - Development approval is not required.	
<b>Animal keeping<sup>(5)</sup></b>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a> .	
	Editor's note - Development approval is not required.	
<b>Cemetery<sup>(12)</sup></b>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a> .	
	Editor's note - Development approval is not required.	
<b>Community residence<sup>(16)</sup></b>		
	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.	Editor's note - See Table 5.4.1 Development under Schedule 6 the Regulation: Material change of use.
<b>Dual occupancy<sup>(21)</sup></b>	<b>Assessable development - Code assessment</b>	
	If on a lot with an area of 1000m <sup>2</sup> or more.	<a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)  <a href="#">9.3.2 'Residential uses code'</a>
<b>Dwelling house<sup>(22)</sup></b>	<b>Accepted development subject to requirements</b>	
	If complying with the relevant requirements for accepted development.	<a href="#">9.3.1 'Dwelling house code'</a>
	Note - If it does not meet requirements for accepted development that are alternative provisions to the QDC, matters that relate to amenity and aesthetics or matters identified in Schedule 9, Part 3, Division 2, Table 1 of the Regulation, as stated in the requirements for accepted development contained in Table	

	<p>9.3.1.2 a concurrence agency response is required from Council.</p>	
<b>Assessable development - Code assessment</b>		
	<p>If it does not meet the relevant value and constraint requirements for accepted development subject to requirements.</p> <p>Note - This is a limited assessment to which section 5.3.3 (1) (a) (ii) applies.</p> <p>Note - For the purposes of Schedule 6, Part 2, Item 2 of the Regulation the relevant values and constraints criteria contained in Table 9.3.1.2 are the criteria relevant to the assessment of a material change of use for an applicable Overlay.</p>	<p><a href="#">9.3.1 'Dwelling house code'</a></p>
<p><b>Dwelling unit</b><sup>(23)</sup></p>	<p><b>Accepted development subject to requirements</b></p> <p>If within an existing commercial building.</p> <p><a href="#">6.2.6 'General residential zone code'</a> (Part C only)</p> <p><b>Assessable development - Code assessment</b></p> <p>If not otherwise specified.</p> <p><a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)</p>	
<p><b>Food and drink outlet</b><sup>(28)</sup></p>	<p><b>Accepted development</b></p> <p>If for a temporary use and complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p>	
<p><b>Function facility</b><sup>(29)</sup></p>	<p><b>Accepted development</b></p>	

	<p>If for a temporary use and complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p>	
<b>Home based business<sup>(35)</sup></b>	<p><b>Accepted development</b></p> <p>If complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p> <p><b>Accepted development subject to requirements</b></p> <p>If not otherwise specified.</p>	<p><a href="#">6.2.6 'General residential zone code'</a> (Part C only)</p>
<b>Indoor sport and recreation<sup>(38)</sup></b>	<p><b>Accepted development</b></p> <p>If for a temporary use and complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p>	
<b>Major electricity infrastructure<sup>(43)</sup></b>	<p><b>Accepted development</b></p> <p>If complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p>	
<b>Market<sup>(46)</sup></b>	<p><b>Accepted development</b></p> <p>If for a temporary use and complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p>	



<b>Motor sport facility<sup>(48)</sup></b>	<p><b>Accepted development</b></p> <p>If for a temporary use and complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p>
<b>Multiple dwelling<sup>(49)</sup></b>	<p><b>Assessable development - Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>i. on a lot where part of the primary frontage is within 400m walking distance of a higher order or district centre (refer to Overlay map - Walking distance (Centre)) or a train station (refer to Overlay map - Walking distance (Train station)); and</li> <li>ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses).</li> </ul> <p><a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)</p> <p><a href="#">9.3.2 'Residential uses code'</a></p>
<b>Nightclub entertainment facility<sup>(51)</sup></b>	<p><b>Accepted development</b></p> <p>If for a temporary use and complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p>
<b>Outdoor sport and recreation<sup>(55)</sup></b>	<p><b>Accepted development</b></p> <p>If for a temporary use and complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p>
<b>Park<sup>(57)</sup></b>	<p><b>Accepted development</b></p> <p>If complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p>

	Editor's note - Development approval is not required.	
<b>Relocatable home park<sup>(62)</sup></b>	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a lot where part of the primary frontage is within 800m walking distance of a higher order or district centre (refer to Overlay map - Walking distance (Centre));</li> <li>ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses);</li> <li>iii. on a lot of 3000m<sup>2</sup> or less.</li> </ul>	<p><a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)</p> <p><a href="#">9.3.2 'Residential uses code'</a></p>
<b>Residential care facility<sup>(65)</sup></b>	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a lot where part of the primary frontage is within 800m walking distance of a higher order or district centre (refer to Overlay map - Walking distance (Centre)); OR on a lot with an existing Residential care facility or Retirement facility; and</li> <li>ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses).</li> </ul>	<p><a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)</p> <p><a href="#">9.3.2 'Residential uses code'</a></p>
<b>Retirement facility<sup>(67)</sup></b>	<b>Assessable development - Code assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>i. on a lot where part of the primary frontage is within 800m walking distance of a higher order or district centre (refer to Overlay map - Walking distance (Centre)); OR on a lot with an existing Residential care facility or Retirement facility; and</li> </ul>	<p><a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)</p> <p><a href="#">9.3.2 'Residential uses code'</a></p>

	ii. meets the example that achieves aspects of the performance outcome for building height (Residential uses).	
<b>Sales office</b> <sup>(72)</sup>	<b>Accepted development subject to requirements</b>	
	In all instances.	<a href="#">6.2.6 'General residential zone code'</a> (Part C only)
<b>Shop</b> <sup>(75)</sup>	<b>Accepted development</b>	
	If for a temporary use and complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a> .	
	Editor's note - Development approval is not required.	
<b>Substation</b> <sup>(80)</sup>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a> .	
	Editor's note - Development approval is not required.	
	<b>Assessable development - Code assessment</b>	
	If not otherwise specified.	<a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)
<b>Telecommunications facility</b> <sup>(81)</sup>	<b>Accepted development</b>	
	If complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a> .	
	Editor's note - Development approval is not required.	
	<b>Accepted development subject to requirements</b>	
	If:	<a href="#">6.2.6 'General residential zone code'</a> (Part C only)
	i. co-locating with an existing facility;	

	<ul style="list-style-type: none"> <li>ii. not increasing the height of the facility by more than 5m; and</li> <li>iii. not complying with the circumstances for accepted development.</li> </ul>	
<b>Theatre</b> <sup>(82)</sup>	<b>Accepted development</b>	
	<p>If for a temporary use and complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p>	
<b>Tourist attraction</b> <sup>(83)</sup>	<b>Accepted development</b>	
	<p>If for a temporary use and complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p>	
<b>Utility installation</b> <sup>(86)</sup>	<b>Accepted development</b>	
	<p>If complying with the circumstances for accepted development in <a href="#">Table 1.7.7.1 'Accepted development'</a>.</p> <p>Editor's note - Development approval is not required.</p>	
	<b>Assessable development - Code assessment</b>	
	<p>If not otherwise specified.</p>	<p><a href="#">6.2.6 'General residential zone code'</a> (relevant precinct only)</p>
<b>Assessable development - Impact assessment</b>		
<p>Any other use not listed in this table.</p> <p>Any use listed in the table and not meeting the description listed in the categories of development and categories of assessment column.</p> <p>Any other undefined use.</p>		<p>The planning scheme</p>



Editor's note - The above categories of development and categories of assessment apply unless otherwise prescribed in the Regulation.

On the basis of providing a larger development to help utilise more of the space there would be a requirement the development would be an **impact assessment**. Essentially if you are proposing Multiple dwelling - Premises containing three or more dwellings for separate households as what is already on site or activity group use applications are assessed against: the relevant assessment benchmarks set out in the relevant local government's planning scheme (MBRC Scheme) and any matters outlined in the Planning Regulation 2017.

Impact assessable applications also require the applicant to carry out public notification of the proposed development to ask for feedback from the local community about the impact (good and bad) of the proposed development. Feedback provided by a particular individual or entity is often referred to as a submission. As with code assessment, the assessment manager (local or state) must also publish the reason for their decision

### Principal Development Standards

Principal Standard	Requirement	Proposed	Compliance ✓ (compliant) ✗ (Non-compliant)
Minimum Lot Size	600 m <sup>2</sup> with a 12.5m minimum frontage	Consolidation of the lots would meet the requirements	✓
Height of Buildings	8.5m	Subject to design capable of complying.	✓
Site Coverage (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures)	50%	Subject to design capable of complying	✓

## Design Requirements under the Scheme

As noted due to the development not meeting the description listed in the categories of development and categories of assessment column there would be a requirement to go down the pathway of Assessable development - Impact assessment. For further information on Impact assessment and what is entailed you can review the Planning Scheme Siting and Design and Development Approvals section of this report. The proposal will have to be assessed against the entire planning scheme, Planning scheme policy - Residential design guide and The Planning Act and Reg. Below is a list of potential requirements to consider regarding design. To note under the planning scheme there are performance requirements that can be considered where the development will not meet the development controls.

The MBRC Planning Scheme does not use the gross floor area or the number of bedrooms of a development to regulate the overall number of dwellings supported on a site.

The planning scheme is 'form based', meaning emphasis is placed on the density of dwellings on the site and the design, scale, character and function of the building.

### ***Planning Regulation 2017*** **Subdivision 2 Impact assessment**

#### **29 Application of subdivision**

This subdivision applies to a development application for assessable development that requires impact assessment.

#### **30 Assessment benchmarks generally—Act, s 45**

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

#### **31 Matters impact assessment must have regard to generally—Act, s 45**

- (1) For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—
  - (a) the matters stated in schedules 9 and 10 for the development; and
  - (b) if the prescribed assessment manager is the chief executive—
    - (i) the strategic outcomes for the local government area stated in the planning scheme; and
    - (ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and

- (iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and
  - (iv) the State Planning Policy, parts C and D; and
  - (v) for premises designated by the Minister—the designation for the premises; and
- (c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; and
- (d) if the prescribed assessment manager is a person other than the chief executive—
- (i) the regional plan for a region; and
  - (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
  - (iii) for designated premises—the designation for the premises; and
- (e) any temporary State planning policy applying to the premises; and
- (f) any development approval for, and any lawful use of, the premises or adjacent premises; and
- (g) the common material.
- (2) However—
- (a) an assessment manager may, in assessing development requiring impact assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and
  - (b) if an assessment manager is required to carry out impact assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.

## **Planning Scheme Development Standards Part 6 – Zones**

### **6.2.6.2 Suburban neighbourhood precinct**

The particular accepted development requirements under the code applicable to multi-dwelling development are noted below;

#### **9.3.2.2.2 Residential uses other than a Dual occupancy**

Requirements for accepted development (RAD)	Code assessable corresponding PO
RAD1	P02
RAD2	P04
RAD3	P05
RAD4	P05, P06
RAD5	P08
RAD6	P08
RAD7	P08
RAD8	P010
RAD9	P010
RAD10	P011
RAD11	P014
RAD12	P014
RAD13	P016
RAD14	P017
RAD15	P017
RAD16	P023, P024
RAD17	P027
RAD18	P027

Based on the above table you would need to ensure the development meets requirements for accepted development or the code corresponding performance options. Which are listed below;

## Part C—Requirements for accepted development - Suburban neighbourhood precinct

Table 6.2.6.2.1 Requirements for accepted development - Suburban neighbourhood precinct

Requirements for accepted development	
General requirements	
Building height (Residential uses)	
<b>RAD1</b>	<p>Building height does not exceed:</p> <ul style="list-style-type: none"> <li>a. that mapped on Overlay map – Building heights; or</li> <li>b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.</li> </ul>
Building height (Non-residential uses)	
<b>RAD2</b>	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks (Residential uses)	
<b>RAD3</b>	<p>Setbacks (excluding built to boundary walls) comply with Table 6.2.6.2.3 'Setbacks'- Setbacks (Residential uses).</p> <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p>
<b>RAD4</b>	<p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ul style="list-style-type: none"> <li>a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.6.2.4;</li> <li>b. of a length and height not exceeding that specified stated in Table 6.2.6.2.4 'Built to boundary walls (Residential uses)';</li> </ul>



	<p>c. setback from the side boundary:</p> <ul style="list-style-type: none"> <li>i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or</li> <li>ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm;</li> </ul> <p>d. on the low side of a sloping lot.</p> <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.</p>
<b>Site cover (Residential uses)</b>	
<b>RAD5</b>	Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).
<b>Lighting</b>	
<b>RAD6</b>	<p>Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters of the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</p> <p>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
<b>Clearing of habitat trees where not located in the Environmental areas overlay map</b>	
<b>RAD7</b>	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ul style="list-style-type: none"> <li>a. Clearing of a habitat tree located within an approved development footprint;</li> <li>b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;</li> <li>c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</li> <li>d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</li> <li>e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</li> <li>f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</li> </ul>

	<p>g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</p> <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
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#### Works requirements

Utilities	
<b>RAD8</b>	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).

Access	
<b>RAD9</b>	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
<b>RAD10</b>	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
<b>RAD11</b>	<p>Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. Planning scheme policy - Integrated design;</li> </ul> </li> <li>b. where for a Council-controlled road and not associated with a Dwelling house: <ul style="list-style-type: none"> <li>i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking;</li> <li>ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>iii. Planning scheme policy - Integrated design;</li> <li>iv. Schedule 8 - Service vehicle requirements;</li> </ul> <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
<b>RAD12</b>	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
<b>RAD13</b>	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

<b>Stormwater</b>	
<b>RAD14</b>	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises in accordance with Planning scheme policy – Integrated design.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>
<b>RAD15</b>	<p>Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development:</p> <ul style="list-style-type: none"> <li>a. is for an urban purpose that involves a land area of 2500m<sup>2</sup> or greater; and</li> <li>b. will result in: <ul style="list-style-type: none"> <li>i. 6 or more dwellings; or</li> <li>ii. an impervious area greater than 25% of the net developable area.</li> </ul> </li> </ul> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>
<b>RAD16</b>	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>
<b>RAD17</b>	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.

	Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.								
<b>RAD18</b>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table><tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr><tr><td>Stormwater Pipe up to 825mm diameter</td><td>3.0m</td></tr><tr><td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter</td><td>4.0m</td></tr><tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td></tr></table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

The following items provided below are the performance objectives if the RAD requirements cannot be met;

<b>Building height (Residential uses)</b>	
<p><b>PO2</b></p> <p>Buildings and structures have a height that:</p> <ul style="list-style-type: none"> <li>a. is consistent with the low rise character of the Suburban neighbourhood precinct;</li> <li>b. responds to the topographic features of the site, including slope and orientation;</li> <li>c. is not visually dominant or overbearing with respect to the streetscape, street conditions (e.g. street width) or adjoining properties;</li> <li>d. positively contributes to the existing built form of the surrounding area;</li> </ul> <p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p> <ul style="list-style-type: none"> <li>e. responds to the height of development on adjoining land where contained within another precinct or zone.</li> </ul> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p><b>E2</b></p> <p>Building height does not exceed:</p> <ul style="list-style-type: none"> <li>a. that mapped on Overlay map – Building heights; or</li> <li>b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.</li> </ul>
<b>Setbacks (Residential uses)</b>	
<b>PO4</b>	<b>E4.1</b>



<p>Residential buildings and structures are setback to:</p> <ol style="list-style-type: none"> <li>be consistent with the low density suburban character where buildings are positioned further away from footpaths and further apart from each other and maximise private open space at the rear;</li> <li>result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites;</li> <li>maintain private open space areas that are of a size and dimension to be usable and functional;</li> <li>maintain the privacy of adjoining properties;</li> <li>ensure parked vehicles do not restrict pedestrian and traffic movement and safety;</li> <li>limit the length, height and opening of boundary walls to maximise privacy and amenity on adjoining properties;</li> <li>provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure;</li> <li>built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties.</li> </ol> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3 - Setback (Residential uses).</p> <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p> <p><b>E4.2</b></p> <p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ol style="list-style-type: none"> <li>only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.6.2.4;</li> <li>of a length and height not exceeding that specified in Table 6.2.6.2.4 'Built to boundary walls (Residential uses)';</li> <li>setback from the side boundary: <ol style="list-style-type: none"> <li>if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or</li> <li>if a built to boundary wall may be built on each side of the same boundary, not more than 20mm;</li> </ol> </li> <li>on the low side of a sloping lot.</li> </ol> <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.</p>
<p><b>Setbacks (Non-residential uses)</b></p>	
<p><b>PO5</b></p> <p>Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.</p>	<p><b>E5.1</b></p> <p>For the primary street frontage buildings are constructed:</p> <ol style="list-style-type: none"> <li>to the property boundary; or</li> <li>setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining.</li> </ol> <p><b>E5.2</b></p>

	For the secondary street frontage, setbacks are consistent with adjoining buildings.
<b>PO6</b>  Side and rear setbacks cater for driveway(s), services, utilities and buffers requires to protect the amenity of adjoining sensitive land uses and the development will not be visually dominant or overbearing with respect to adjoining properties.	No example provided.
<b>Movement network</b>	
<b>PO8</b>  Development is designed to connect to and form part of the surrounding neighbourhood by providing interconnected streets, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space.  Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.	<b>E8.1</b>  Development provides and maintains the connections shown on the following movement figures:  a. Figure 1 - Elimbah - Beerburum Road b. Figure 2 - Bellmere - Guilford Court c. Figure 3 - Narangba - Youngs Road / Oakey Flat Road d. Figure 4 - Dakabin e. Figure 5 - Mango Hill - Johns Road f. Figure 6 - Lawnton - Akers Road / Isis Road g. Figure 7 - Albany Creek - Morgan Road h. Figure 8 - Deception Bay - Bailey Road / Park Road i. Figure 9 - Rothwell - Whitlock Drive  <b>E8.2</b>
<b>Water sensitive urban design</b>	
<b>PO10</b>  Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.	No example provided.
<b>Sensitive land use separation</b>	
<b>PO11</b>  Sensitive land uses within 250m of land in the Industry zone - General industry precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.  Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy – Noise..	<b>E11</b>  Development is designed and operated to ensure that:  a. it meets the criteria outlined in the Planning Scheme Policy – Noise;  b. the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> , are met.

Noise	
<p><b>PO14</b></p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	No example provided.
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p><b>PO16</b></p> <p>a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p> <p>b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees &gt; 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</p> <p>c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner</p> <p>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	No example provided.
Works criteria	
Utilities	
<p><b>PO17</b></p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	No example provided.

Street design and layout	
<p><b>PO23</b></p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ul style="list-style-type: none"> <li>a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</li> <li>b. safe and convenient pedestrian and cycle movement;</li> <li>c. adequate on street parking;</li> <li>d. stormwater drainage paths and treatment facilities;</li> <li>e. efficient public transport routes;</li> <li>f. utility services location;</li> <li>g. emergency access and waste collection;</li> <li>h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</li> </ul>	<p>No example provided.</p>

<p>i. expected traffic speeds and volumes; and</p> <p>j. wildlife movement (where relevant).</p> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p><b>PO24</b></p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs:</p> <ul style="list-style-type: none"> <li>• Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;</li> <li>• Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;</li> <li>• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;</li> <li>• Residential development greater than 50 lots or dwellings;</li> <li>• Offices greater than 4,000m<sup>2</sup> Gross Floor Area (GFA);</li> <li>• Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m<sup>2</sup> GFA;</li> <li>• Warehouses and Industry greater than 6,000m<sup>2</sup> GFA;</li> <li>• On-site carpark greater than 100 spaces;</li> <li>• Development has a trip generation rate of 100 vehicles or more within the peak hour;</li> <li>• Development which dissects or significantly impacts on an environmental area or an environmental corridor.</li> </ul> <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for</p>	<p><b>E24.1</b></p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p><b>E24.2</b></p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p><b>E24.3</b></p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>



<p>determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<b>Stormwater</b>	
<p><b>PO27</b></p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p><b>E27.1</b></p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p>
	<p><b>E27.2</b></p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
	<p><b>E27.3</b></p> <p>Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>

Please note these are to be used as a guide for design and must try to achieve as many of these outcomes as possible. As it is an impact assessment application consideration is to be made in regard to the entire planning scheme. For example, if the proposal does not meet the density requirements under the suburban neighbourhood precinct council can consider other residential precinct densities for multi-dwelling such as in next generation or urban neighbourhood precinct densities. The only item that must stay consistent is building heights due to the overlay on the site.

In addition to all the development standards above you will also need to consider all the overlays applicable to the site under the Scheme which include the following;

- Acid Sulfate Soils: Land above 5m AHD and Below 20m AHD
- Active Transport: Primary Active Transport Network
- Building Heights: Max 8.5m
- Infrastructure buffers
- Road hierarchy: Council sub-arterial
- Stormwater Catchments: Redcliffe
- Walking Distance (Centre): Centre precinct walking distance 800m

In addition to this within the particular zone 1.75 spaces per dwelling would be required to be provided which would mean a single garage with parking hardstand in front of garage or a double garage for each unit however as noted council may use discretion on this

In addition to the Scheme, you must also consider the following items under the residential design guide of the scheme;

### 3.2.1 Suburban neighbourhood, Next generation neighbourhood and Urban neighbourhood precincts

Legend:

Street: Road Hierarchy	Typology:	
Laneway	① Dwelling House (Traditional)	⑥ Multiple Dwelling (Plexes)
Access Streets AND Local Collector	① Dwelling House (Narrow)	⑦ Multiple Dwelling (Terrace or row house)
District Collector	② Dwelling House (Terrace, row house or plex)	⑧ Multiple Dwelling (Low Rise Apartment)
Sub-Arterial* / Arterial	③ Dwelling Unit	⑨ Multiple Dwelling (Medium Rise Apartment)
	④ Dual Occupancy (Traditional)	⑩ Multiple Dwelling (High Rise Apartment)
	⑤ Dual Occupancy (Loft)	⑪ Multiple Dwellings (Townhouses)

\*vehicle access must not be via Sub-arterial or Arterial roads.

①<sup>1</sup> – Must be within 400m walking distance of a neighbourhood hub or within 800m walking distance of a higher order or district centre.

②<sup>2</sup>③<sup>2</sup>⑦<sup>2</sup> – Must be adjoining or opposite public open space.

Primary Frontage Width	Suburban Neighbourhood Precinct	Next Generation Neighbourhood Precinct	Urban Neighbourhood Precinct
<u>&gt;35m</u>	①④⑦ <sup>1,2</sup>	①④⑦	①③⑦⑧
	①④⑥ <sup>2</sup> ⑦ <sup>2</sup>	①④⑥⑦	①③⑦⑧⑨⑩
	①④⑥ <sup>2</sup> ⑦ <sup>2</sup> ⑧ <sup>1</sup> M <sup>1</sup>	①③④⑥⑦⑧⑨ <sup>1</sup> M	①③⑥⑦⑧⑨⑩M
	①④⑥ <sup>2</sup> ⑦ <sup>2</sup> ⑧ <sup>1</sup> M <sup>1</sup>	①③④⑥⑦⑧⑨ <sup>1</sup> M	⑥⑦⑧⑨⑩M
<u>&gt;30m</u>	①④⑦ <sup>2</sup>	①④⑦	①③⑦⑧
	①④⑥ <sup>2</sup> ⑦ <sup>2</sup>	①④⑥⑦	①③⑦⑧⑨⑩
	①④⑥ <sup>2</sup> ⑦ <sup>2</sup> ⑧ <sup>1</sup> M <sup>1</sup>	①③④⑥⑦⑧⑨ <sup>1</sup> M	①③⑥⑦⑧⑨⑩M
	①④⑥ <sup>2</sup> ⑦ <sup>2</sup> ⑧ <sup>1</sup> M <sup>1</sup>	①③④⑥⑦⑧⑨ <sup>1</sup> M	⑥⑦⑧⑨⑩M
<u>&gt;25m</u>	①④⑥ <sup>2</sup>	①④⑦	①③
	①④⑦ <sup>2</sup>	①④⑥⑦	①③⑥⑦⑧⑨
	①④⑥ <sup>2</sup> ⑦ <sup>2</sup> ⑧ <sup>1</sup> M <sup>1</sup>	①③④⑥⑦⑧⑨ <sup>1</sup> M	①③⑥⑦⑧⑨M
	①④⑥ <sup>2</sup> ⑦ <sup>2</sup> ⑧ <sup>1</sup> M <sup>1</sup>	①③④⑥⑦⑧⑨ <sup>1</sup> M	⑥⑦⑧⑨M
<u>&gt;20m</u>	①⑤	①⑤	①⑥⑦⑧
	①⑤	①⑤	①⑥⑦⑧
	①⑤	①⑤⑤	①③⑥⑦⑧
	①⑤	①⑤⑤	①③⑥⑦⑧
<u>&gt;18m</u>	①⑤	①⑤	①
	①⑤	①⑤	①⑧
	①⑤	①⑤⑤	①③⑤
	①⑤	①⑤⑤	①③⑦⑧
<u>&gt;12.5</u>	①② <sup>2</sup> ⑤	①②⑤	①②
	①② <sup>2</sup> ⑤	①②⑤	①②
	①② <sup>2</sup> ⑤	①②⑤	①②⑤
	①② <sup>2</sup> ⑤	①②⑤	①②
<u>&gt;10m</u>	①② <sup>2</sup> ⑤	①②⑤	①②
	①② <sup>2</sup> ⑤	①②⑤	①②
	①② <sup>2</sup> ⑤	①②⑤	①②⑤
	①② <sup>2</sup> ⑤	①②⑤	①②
<u>&gt;7.5m</u>	①② <sup>2</sup> ⑤	①②⑤	①②⑤
	①② <sup>2</sup> ⑤	①②⑤	①②⑤
	①② <sup>2</sup> ⑤	①②⑤	①②⑤⑤
	①② <sup>2</sup> ⑤	①②⑤	①②⑤

It is noted that the development is located on a sub-arterial road under the overlay to the site. On this basis in order to take a larger development on the site you would need to have a primary road frontage of 25m or greater. Based on having two separate titles each lot is 18m wide. If combined they easily meet the requirements to undertake multi-dwelling and townhouse development on the site. It might be a requirement to propose the application to demolish the entire site to utilise these requirements or a boundary re-alignment to retain one side and potentially go down the avenue of an application for the other side of the development.

Based on this the development would either be a Plex or Townhouse development which are noted in the residential design scheme below (please note these are guides);

### 3.3.6 Multiple dwelling – Plexes (triplex 3 units, quadplex 4 units, quinplex 5 units) ⑥





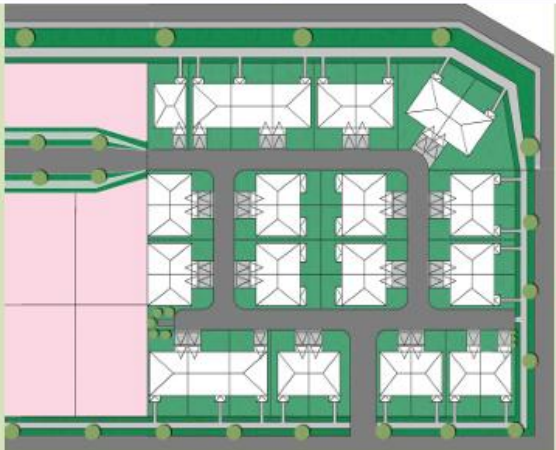

<p><b>Typical Form</b></p> <p><b>Attached or Detached:</b> 3/4/5 units</p> <p><b>Typical Height:</b> 1-3 storeys</p> <p><b>Title:</b> Community</p> <p><b>Typical Site Cover:</b> 50%-75%</p> <p><b>Open Space:</b> Courtyard</p> <p><b>Car parking Configuration:</b> Garage / carport / semi-basement / sleeved ground level parking</p> <p><b>Street Road Hierarchy:</b> Access Street / Local Collector</p>	 <p style="text-align: center;">(North Lakes)</p>
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 <p style="text-align: center;">Plex floor plan.</p>	<p><b>Description</b></p> <p>Small multiple dwelling buildings that are attached horizontally not vertically. Their design is highly variable and relates to site size and shape. Plex includes triplex (3 dwellings), quadplex (4 dwellings), and quinplex (5 dwellings), under standard or building format plan. Plexes typically have individual entries and driveways and have ground floor private open space.</p> <p><i>This form of housing is ideally located on corner lots to reduce the negative impacts of multiple garage doors and driveways on the streetscape and on-street car parking.</i></p> <div style="text-align: center;">  <p>30m+</p> <p>Typical lot type E</p> </div>
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### 3.3.10 Multiple dwelling – Townhouses and managed communities M

<p><b>Typical Form</b></p> <p><b>Attached or Detached</b> 1 – 3 storeys <b>Typical Site Cover:</b> 50% - 75% (depending on lot size and building height) <b>Open Space:</b> Courtyard / balconies <b>Car parking Configuration:</b> Garage accessed via internal driveway <b>Street Road Hierarchy:</b> Laneway(Rear) / Access Street / Local Collector</p> <p><small>Note: Uses in this form may also include: Retirement Facility, Residential Care Facility, Relocatable Home Park, Rooming Accommodation, Short Term Accommodation, Tourist Park.</small></p>	 <p>(North Lakes)</p>	
 <p>(Brightwater) Opposite public open space</p>  <p>(North Lakes)</p>	<p><b>Description</b></p> <p><i>These forms of development include 6 or more (5 or less would be a Plex) dwellings, either attached or detached, and usually have a number of shared facilities from open space and recreational facilities to utilities such as driveways and waste facilities. Dwellings are generally titled by way of a building or standard format plan or other forms of legislative management schemes.</i></p>	 <p>(North Lakes)</p>
 <p>Townhouse layout plan</p>	 <p>22-28m      30m+</p> <p>Typical lot type D or E</p>	

## Discussion with Council Regarding Development

There was a request lodged with Moreton Bay Council under Request No. REQ2025-109517.BHI with relation to the proposal. The council development officer had made a call on the 20/06/2025 at 2:36pm in relation to discussing the potential development proposal. During the discussion the council officer had noted that the development proposed would need to be done as an application under impact assessment due to the development not being applicable to the intended use of the area.

The officer had denoted however that under impact assessment consideration would be made against other developments in vicinity to the site that were approved similar in nature within the general residential zone and with currently having multiple dwellings on site. The officer considered these would be considered and be favourable for the applicant.

Being an impact assessment application, he noted that the development would get assessed against all relevant parts of the Planning Scheme but had noted due to the proposal being residential in nature it would also be considered favourable comparing development such as a lab which would be outright refused if applied for. He also noted that there is an overlay on the site that indicates it is in Walking Distance (Centre): Centre precinct walking distance 800m which also will work in favour of the applicant.

In closing he said that council would consider multi-dwelling favourably on the site and noted that in order to confirm greater compliance to undertake a pre-development meeting with council and to use the surrounding multi-dwelling sites as precedent. He also advised that these site assessments should be used as part of the application for pre-lodgement.

It is considered that there is definitely potential for multi-dwelling to be approved under impact assessment on site. The assessment reports for similar developments have been included as part of this report to help formulate a preliminary design and review for the development.

## Other Potential Development that can be taken on site

There are other opportunities to develop the land taking into consideration the zoning and overlays. Potential other options would include the following;

- Residential care facility - A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care. Examples of this include the following; Convalescent home, nursing home
- Retirement facility - A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.
- Rooming accommodation - Premises used for the accommodation of more than one household where each resident:
  - has a right to occupy one or more rooms
  - does not have a right to occupy the whole of the premises in which the rooms are situated
  - may be provided with separate facilities for private use
  - may share communal facilities or communal space with one or more of the other residents.

The use may include:

- rooms not in the same building on site
- provision of a food or other service
- on site management or staff and associated accommodation.

Facilities includes furniture and equipment as defined in the *Residential Tenancies and Rooming Accommodation Act 2008*.

- has a right to occupy one or more rooms
- does not have a right to occupy the whole of the premises in which the rooms are situated
- may be provided with separate facilities for private use
- may share communal facilities or communal space with one or more of the other residents.

The use may include:

- rooms not in the same building on site
- provision of a food or other service
- on site management or staff and associated accommodation.

Facilities includes furniture and equipment as defined in the *Residential Tenancies and Rooming Accommodation Act 2008*.

With regard to the above developments these can all be assessed as Assessable Development - Code assessment, which is a more limited form of assessment that is not publicly notified and no submission or appeal rights exist. There is just requirement to ensure the development meets the relevant development standards under the planning scheme applicable to the zones and precincts



## Conclusion

Having regard to the above and considering specific requests and having reviewed the relevant statutory planning requirements, the following advice is provided:

- The existing subject site is currently zoned General Residential - Suburban Neighbourhood precinct. Development that can be undertaken includes Dwelling house, Dual occupancy, Dwelling unit, Home based business, Relocatable home park, Residential care facility, Retirement facility, Rooming accommodation, child care centre, club, community care centre, community use, educational establishment, emergency service, health care services, place of worship, food and drink outlets, hardware and trade supplies, office, service industry, shops, veterinary services.
- Consolidation of the lots would be permissible under assessable development of the planning scheme. You would need to make reference to 9.4.1.6.2 Suburban neighbourhood precinct of the Local Planning Scheme. Under the scheme it would be capable of complying. You will also need to engage a surveyor to help make a linen plan together for the consolidation
- To consider additional costs subject to the development such as contributions and additional utilities plus the BA Fees associated with lodgement and consultants. Lodgement and consultants' fees will cost anywhere between \$50 – \$100k. Infrastructure charges to also be considered as part of the development. Review schedule of fees under Infrastructure charges Section
- Capable of multi dwelling housing or community-based development on the site subject to meeting the principal development design standards and the Planning Scheme Siting and Design. This would be required to be assessed under Assessable development - Impact assessment
- As noted due to the development not meeting the description listed in the categories of development and categories of assessment column there would be a requirement to go down the pathway of Assessable development - Impact assessment. The proposal will have to be assessed against the entire planning scheme, Planning scheme policy - Residential design guide and The Planning Act and Reg. Below is a list of potential requirements to consider regarding design. To note under the planning scheme there are performance requirements that can be considered where the development will not meet the development controls.
- As it is an impact assessment application consideration is to be made in regard to the entire planning scheme. For example, if the proposal does not meet the density requirements under the suburban neighbourhood precinct council can consider other residential precinct densities for multi-dwelling such as in next generation or urban neighbourhood precinct densities. The only item that must stay consistent is building heights due to the overlay on the site.
- Council would consider multi-dwelling favourably on the site and noted that in order to confirm greater compliance to undertake a pre-development meeting with council and to use the surrounding multi-dwelling sites as precedent. He also advised that these site assessments should be used as part of the application for pre-lodgement. It is considered that there is definitely potential for multi-dwelling to be approved under impact assessment on site.

- Residential care facility, Retirement facility and Rooming accommodation can all be assessed as Assessable Development - Code assessment, which is a more limited form of assessment that is not publicly notified and no submission or appeal rights exist. There is just requirement to ensure the development meets the relevant development standards under the planning scheme applicable to the zones and precincts. These type of developments can be alternatives if multi-dwelling pathway becomes difficult to approve

Development is capable of achieving BA compliance subject to meeting development standard requirements under council planning scheme sections as stated in the Planning Scheme Siting and Design section of the report

## Outcome

Based on the information contained within this report the development and site is capable of achieving compliance under BA Submission subject to the above requirements in the conclusion section of this report. It is important to note major development proposed on the lot would require an impact assessment ensuring compliance with the local planning scheme requirements for the proposed development plus assessment against the Queensland Planning Regulation

DA Approval Multi-dwelling ✓ (Subject to Impact Assessment )	DA Approval Residential care facility ✓ (Code assessment Subject to Design)	DA Approval Retirement facility ✓ (Code assessment Subject to Design)	DA Approval Rooming accommodati on ✓ (Code assessment Subject to Design)
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Further Notes subject to each item above:

**Multi-Dwelling:** Subject to impact assessment it would be noted however there would be a requirement to have a pre lodgement meeting. Would be approved if 3 units proposed 4-5 units are also capable of being undertaken however this would be subject to design and consultation with council. Good precedent to be used and design in accordance with DA/32304/2016/V2M Material Change of Use - Development Permit for Multiple Dwellings (5 units) 216 Victoria Avenue Margate Qld 4019. We may need boundary re-alignment to bring it into close conformity with the noted development.

**Residential care facility, Retirement facility and Rooming accommodation:** Code assessment  
Subject to Design in accordance with the planning scheme. If you can't meet these requirements, it  
will then become an impact assessment