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Town Planning Report

Development Application for a Material Change
of Use for a Multiple Dwelling (6 Units)

Prepared for: Elexa Developments Pty Ltd
8-12 Orana Street, Carina Heights QLD 4152

Job No: 250404 Date: 11/05/2026





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1. SITE AND APPLICATION DETAILS

Site Details	
Site Address	8-12 Orana Street, Carina Heights, QLD, 4152
Real Property Description	Lots 64 and 66 on RP102531
Area of Site	Lot 64 – 607m ² Lot 66 – 607m ²
Easements	No easements over the site Refer to title search in Appendix B
Current Land Use	Dwelling House (one over each lot)
Registered Landowner	Elexa Developments Pty Ltd A.C.N. 674 503 685 Trustee Mark Harper Broadhurst James Alexander Broadhurst Thomas Charles Broadhurst
State Interests	
Regional Plan	South East Queensland Regional Plan 2023
State Development Assessment Provisions	Urban Footprint Adjacent to a Future State Transport Corridor
Referral Requirements	None applicable
Local Planning Instruments	
Local Planning Authority	Brisbane City Council
Planning Scheme	Brisbane City Plan 2014 v35
Neighbourhood Plan	Not applicable
Zone	Low-medium density residential (2 or 3 storey mix)
Overlays	<ul style="list-style-type: none"> • Airport environs overlay • Community purposes network overlay • Critical infrastructure and movement network overlay • Dwelling house character overlay • Industrial amenity overlay • Potential and actual acid sulfate soils overlay • Road hierarchy overlay • Streetscape hierarchy overlay • Transport noise corridor overlay
Application Details	
Applicant	Elexa Developments Pty Ltd
Type of Approval Sought	Development Permit
Proposed Development	Material Change of Use for Multiple Dwelling (6 Units)
Category of Assessment	Impact
Notification Period	15 business days
Application Contact	



Town Planning

Jack Reed
Senior Senior Town Planner
Bennett + Bennett Group
E: jreed@bennettandbennett.com.au
P: (07) 5631 8000

2. EXECUTIVE SUMMARY

Bennett and Bennett Group have been engaged by Elexa Developments Pty Ltd to prepare a Town Planning Report to accompany a development application seeking a Development Permit for a Material Change of Use. The site is located at 8-12 Orana Street, Carina Heights, QLD, 4152 (formally described as Lots 64 and 66 on RP102531).

The application seeks a development permit for a Material Change of Use for Multiple Dwellings – 6 townhouses.

Grounds in support of the proposal are discussed in detail within this report and summarised here:

- The proposal for multiple dwellings is a consistent and expected land use in the area.
- The proposal complies with the 9.5m maximum height specified for the site. While 3 storeys are proposed, the overall building bulk is in keeping with community expectations.
- The dwellings are well located and are within close distance to shops, restaurants and high frequency public transport.
- The proposed dwellings have been architecturally designed to have a sub-tropical and visually distinct appearance. They will be an excellent addition to the area.
- The proposed development provides 204m² of high quality landscaping and 126m² of deep planting to contribute to the sub-tropical landscape character of the street and provide amenity to residents.
- Access to the property via two 5.5m crossovers, consistent with the current arrangement.
- The proposed development provides 16 car spaces parking spaces for the 6 units, ample supply to ensure no on street parking is required.
- Suitable standing room on the premises for a MRV to service the dwellings.
- Whilst not adopted, the proposal is consistent with the requirements under the More Homes, Sooner, proposed planning scheme amendment as the were publically notified.
- The site is able to be connected to all relevant urban services with the lawful point of discharge being Orana Street.
- Earthworks will be required to facilitate the dwellings and ensure an appropriate interface with Orana Street.

Under the City Plan 2014 (the 'Planning Scheme'), the premises is located within the Low-medium density residential (2 or 3 storey mix) Zone. The proposal requires Impact Assessment under the planning scheme and therefore public notification is required.

The application has been assessed against the relevant requirements of the *Planning Regulation 2017* and does not require referral to the State Assessment Referral Agency.

This report provides greater detail on the nature of the proposal on the nature of the proposal and provides an assessment of the development against the requirements of relevant statutory planning documents. Technical aspects associated with the proposal are summarised within this report and are addressed in detail by the appended technical reports.

3.2. Surrounding Context

The premises is located within the suburb of Carina located approximately 7km from the Brisbane CBD. Similar to other inner ring suburbs Carina is transitioning from being a historically low density suburb to featuring many apartments buildings and townhouses. The area is very well serviced and is located within walking distance of supermarkets, restaurants and high frequency public transport on Old Cleveland Road. Additionally, it is close to San Sisto College and Carina Leagues Club



Figure 3: Surrounding Context (Nearmap, March 2026)

3.3. Surrounding Approvals

The area surrounding the premises features many approvals for multiple dwellings. A list of surrounding approvals for 3 storey multiple dwellings is provided below (this is not an exhaustive list) and also shown on Figure 11:

- A003983178 – 56 Dickenson Street
- A004144530 – 58 Orana Street
- A004314320 – 36 Adelaide Street
- A004750165 – 19 Dickenson Street
- A005061869 – 15 Sankey Street

- A005317863 – 15 Daniells Steet
- A005800017 – 35 Orana Street
- A005873962 – 20 Dickenson Street
- A006140505 – 7 Adelaide Street
- A006625329 – 21 Pembroke Street
- A006870078 – 47 Pembroke Street

3.4. Easements

There are no easements located on the premises. Refer to title search in **Appendix B**.

3.5. Access

The premises has direct access to Orana Street which is a neighbourhood road. Both lots have existing driveway crossovers.

3.6. Topography

As shown in Figure 4 below, the premises has a slight slope from approximately 20m at the rear to 18m onto Orana Street.



Figure 4: 1m Contours (Queensland Globe)

3.7. Flooding, Waterways, Vegetation and Heritage

The premises is not subject to flooding, waterways, heritage or mapped vegetation. Refer to searches in **Appendix B**.

3.8. Services

Both lots are connected to all essential services. It is noted that there is a power pole located within the verge. Refer to searches in **Appendix B**.

4. PROPOSED DEVELOPMENT

4.1. Overview

The proposed application seeks to develop the premises into 6 luxury townhouses. The proposal will require existing dwellings and structures to be demolished.

The proposed dwellings are to be 3 storeys with the ground floor to be predominantly for parking with Units 1 – 3 also featuring ground floor bedrooms. The second storey features the living areas and the third storey is to contain the majority of bedrooms for all units. Each unit is to have a total of 4 bedrooms.

The proposed dwellings have been architecturally designed to be visually appealing and distinct. Units 1 – 3 have been designed to directly integrate with Orana Street by providing an aesthetic façade, large balconies and landscaping areas to the street. Units 4 – 6 have been designed to be visually distinct, the benefits of these units are they leverage off the topography of the site by providing terraced private open space areas to the rear of the dwellings, accessible from the primary living area. The overall outcome is an appealing and well considered use of the premises.

The proposed architectural design and elevations are shown in figures 5 – 8 below and are attached in **Appendix C**.



Figure 5: Render of Proposed Building from Orana Street (Boon and Jon)

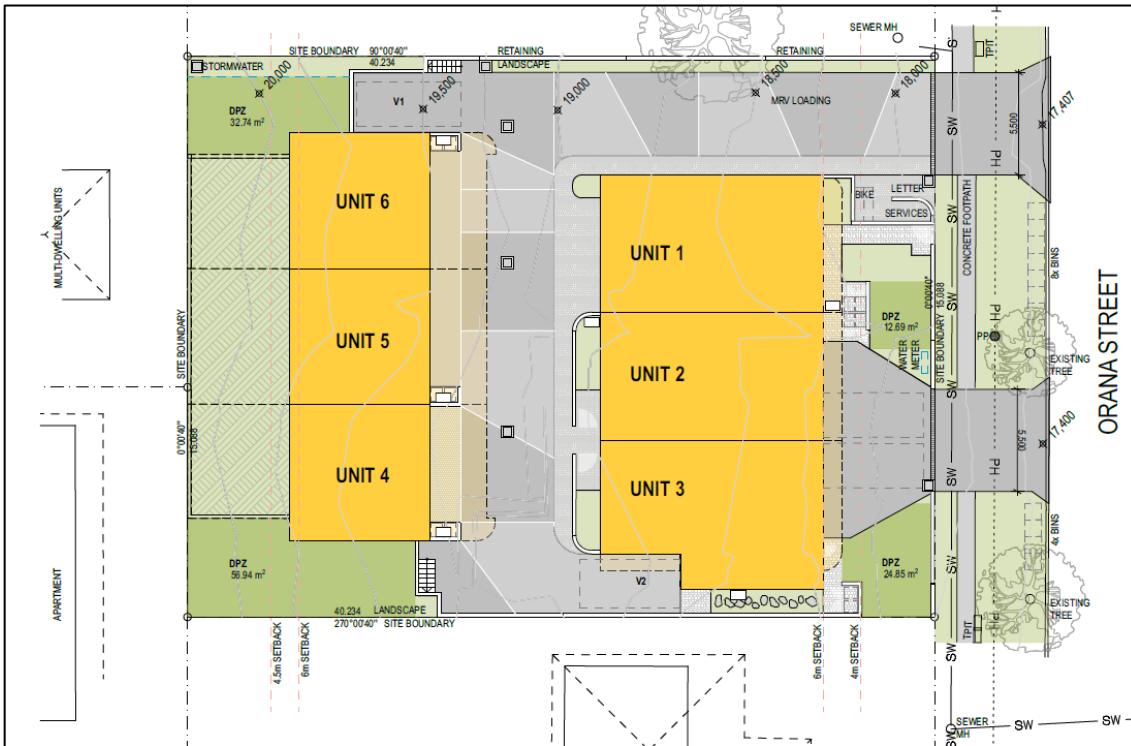


Figure 6: Proposed Plans (Boon and Jon)



Figure 7: Proposed East and West Elevations (Boon and Jon)



Figure 8: Proposed North and South Elevations (Boon and Jon)

Key Details for Multiple Dwellings	
Building height	9.5m
Number of storeys	3
Number of units	6 x 4-bedrooms
Site cover	546m ² (45%)
Setbacks	Front: 6m ground floor and 5m above. First storey side (north/south): 4.1m/1.5m Second storey side boundary (north/south): 4.2m/2.5m Third storey side boundary (north/south): 4.2m/2.5m Rear: 5.6m
Private open space	Unit 1 – 51m ² Unit 2 – 27m ² Unit 3 – 45m ² Unit 4 – 34m ² Unit 5 – 41m ² Unit 6 – 34m ²
Landscaping (excl deep planting)	78m ²
Deep planting	126m ²
Materials and finishes	• Concrete

Key Details for Multiple Dwellings

- Metal sheeting
- Metal cladding
- Fiber cement cladding
- Rendered block
- Brick

Parking Spaces	16, including two visitor spaces
Bicycle Parking	Occupant bicycle parking to be provided within the garage units. Two visitor spaces provided.
Access Arrangements	Two 5.5m crossovers
Service Vehicle	MRV
Lawful Point of Discharge	Orana Street
Refuse Storage and Pickup	Bin stores are located adjacent to garage. They will be transported to the kerb for collection.
Services	Connected to all essential services

4.2. Landscaping

A Landscape Concept Plan has been prepared by CX Landscapes (Appendix D). The site is provided with 78m² of landscaped area and 126m² of deep planting. The deep planting areas are located at the front and rear corners of the site will assist in softening the overall built form of the proposed dwellings. Most importantly the proposed landscape design provides an appealing outcome for future residents and outside viewers alike.



Figure 9: Landscape Concept Plan (CX Landscape)

4.3. Civil Engineering

Create Engineering have undertaken a review of the relevant civil engineering aspects of the proposed development. As summarised in the following sections the provided engineering Technical Memorandum addresses the required earthworks, servicing and stormwater management of the proposal which aligns with the relevant requirements.

Please refer to Technical Memorandum in **Appendix E** for further information.

4.3.1. Earthworks

The proposal will require approximately 870m³ of cut which is primarily located towards the centre of the premises to facilitate the garages. To facilitate the development retaining walls of various of size are proposed. They are located along the side boundaries and rear dwellings with the largest retaining being 2m adjacent to unit 6. The height of the retaining walls will be offset by the required cut on site and reasonable in the context of the development. Overall, the proposed concept bulk earthworks are consistent with the Filling and Excavation Code as detailed in **Appendix E**.

4.3.2. Stormwater

The proposal has considered the stormwater requirements under the Planning Scheme and other Queensland requirements. Accordingly, it is proposed capture internal stormwater and discharge into Orana Street. It has been determined that stormwater quality devices are not required in this circumstance.

An upstream stormwater connection is required to ensure sufficient connection is available for 15 Dickson Street. Accordingly, a 150mm diameter pipe is proposed through the site to Orana Street.

4.3.3. Servicing

The proposed development can be suitably connected to all urban services. Specific connection assessments will be undertaken during the detailed design stage.

4.4. Traffic Impact Assessment

A Traffic Impact Assessment has been prepared by PTT to review the relevant traffic, manoeuvring and servicing of the proposed development. A summary of the report is as follows:

- The proposed access design and location is considered acceptable and consistent with BCC's TAPs Policy.
- Adequate sight distance is available at the proposed access locations.
- Sufficient queue storage would be provided at the proposed accesses, in accordance with BCC's taps policy.
- A total of 14 residential and two visitor parking spaces are proposed on-site, which is just short of BCC's current minimum residential parking requirement. This is supportable due to the close proximity to high-frequency bus routes along Old Cleveland Road.
- It is noted the proposal is above the required number of spaces under the proposed planning scheme amendment.

- The proposed on-site parking facilities have been designed generally in accordance with BCC's taps policy and AS2890.1 requirements.
- Kerbside refuse collection is proposed on Orana Street, in accordance with BCC's Refuse Policy.
- The occasional furniture delivery vehicle is expected to stand on Orana Street when servicing the site.
- The proposed pedestrian access arrangements are considered acceptable for the proposed scale of development.
- Sufficient bicycle parking is proposed on-site, in accordance with BCC's TAPS Policy.

Based on the summary above and details in the report in **Appendix F**, the proposal generally complies with the relevant policies and standards.

5. KEY MATTERS FOR ASSESSMENT

5.1. Building Height

The proposed building is 3 storeys tall and 9.5m in height. Under the current Planning Scheme (Multiple Dwelling Code) the acceptable outcome for the maximum building height is 2 storeys and 9.5m. While an additional storey is sought the proposal remains within the acceptable outcome for building height at 9.5m. As it doesn't exceed the maximum building height the proposal is consistent with the prescribed building envelope for a multiple dwelling and in this regard is consistent with the surrounding built form of the area.

The proposal has further considered the potential building height impacts and has utilised the topography of the site to minimise building bulk. By partially submerging the garages of the rear units the development can ensure the above ground building height does not exceed the maximum building height. A further benefit to using the existing topography in this way is that the deep planting zones are able to provide an excellent buffer to the rear dwellings, further reducing any potential visual bulk.

The proposal has been carefully designed that to ensure that there are minimal if any negative visual impacts as a result of the additional storey on the amenity of the area. The proposal will not cause any impact on the amenity of the area in terms of height when compared to than that of a 2 storey dwelling.



Figure 10: North and South Elevations

5.1.1. Surrounding Context

3 storeys have become the standard height for multiple dwellings in Carina. A list of approvals is detailed in Section 3.3. the figure below shows approved and existing 3 storey multiple dwellings in the surrounding streets. These come in the form of both townhouses and apartments. Overall, the proposed built form is consistent with this developing character and will provide additional housing choice.



Figure 11: Surrounding Approved and Existing Multiple Dwellings (3 Storeys)

5.2. Building Height Transition

The proposed development adjoins an existing two storey dwelling to the south and as such the acceptable outcome for building height transitions is 9.5m and two storeys. Accordingly, a performance solution has been sought as the proposed building is 9.5m and 3 storeys within 10m of the common boundary.

The relevant Performance Outcomes requires:

PO4

Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:

- a. *consistent with the anticipated density and assumed infrastructure demand;*

- b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street;*
- c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;*
- d. designed to avoid a significant and undue adverse amenity impact to adjoining development;*
- e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites;*
- f. considerate of street conditions, the topography of the area and site slope;*
- g. designed to maintain significant view points and corridors;*
- h. designed and orientated to retain solar access to key public spaces and adjoining buildings.*

Based on a review of the context of the area detailed throughout this report the development is consistent with the established built form pattern in terms of building height and land use.

The design of the proposed building is sympathetic to the existing dwelling and has provided deep planting zones on the south of the development which will assist in softening the overall built form. It is also noted that the proposal utilises the topography of the site to reduce the building height above ground level to 9.5m. By undertaking some earthworks to provide the rear garage, the proposed building height complies with the required maximum building height of 9.5m whilst providing excellent ground level private open space. In addition to the above, the proposed building provides side setbacks which are compliance with the Planning Scheme. These setbacks provide substantial distance between the adjoining dwelling and the proposed dwelling.

Practically, the third storey will not result in any substantial difference in building bulk in comparison to a two-storey building of the same height and layout.

5.3. More Homes, Sooner

The development is located within the Low-Medium Density (2 or 3 Storey Mix) Residential Zone which Brisbane City Council are currently underway with the More Homes, Sooner planning scheme amendment. The amendment is highly focused on the low-medium density zone with specific changes proposed to the building height, carparking and lot sizes amongst other things. We note the following proposed changes that are relevant to the proposed development.

The proposed amendment introduces a definition of key locations as defined below:

- *Land within the District centre zone, Major centre zone or Principal centre zone; or*
- *Land within 400m walking distance of:*
 - a) a dedicated public pedestrian access point of a major public transport interchange; or*
 - b) a public transport stop that is serviced with a maximum headway of 20 minutes between 7am and 7pm on weekdays, and a maximum headway of 30 minutes on weekends; or*
 - c) land within the District centre zone, Major centre zone or Principal centre zone.*

The premises is located within 400m of high frequency public transport as detailed in item b.

Under the amendment the precinct of the low-medium density zone will be changed from 2 or 3 storey mix to 3 or 4 storey mix. This has multiple implications to the premises noting that it is in a key location with excellent access to public transport.

- The currently impact assessable development application would be subject to code assessment as a result of the change.
- The maximum building height of the premises would be 4 storeys and 14m.
- The applicable building height transition is 11.5m and 3 storeys.
- Carparking changes as follows:
 - Minimum 1 spaces per 1 bedroom dwelling
 - Minimum 1.2 spaces per 2 bedroom dwelling
 - Minimum 1.6 spaces per 3 bedroom dwelling
 - Minimum 2 spaces per 4 or above bedroom dwelling
 - Minimum 0.25 spaces per dwelling for visitor parking
 - Parking may be provided in tandem spaces where 2 spaces are provided for 1 dwelling.
 - At least 50% of visitor parking is provided in communal areas, and not in tandem with resident parking.

In summary, the proposed development is consistent with the existing and developing character of Carina. It is well located withing walking distance of high frequency public transport and is close to, schools, shops, sports facilities and restaurants making it ideal for this form of development. The proposal complies with the existing Planning Scheme in terms of land use and the 9.5m building height, and is further supportable by the proposed changes under the More Homes, Sooner proposed planning scheme amendment.

6. STATUTORY PLANNING FRAMEWORK

This section of the report addresses the applicable components of the statutory town planning framework and their relevance to the proposed development.

6.1. Planning Act 2016

The categorising instrument (being the Brisbane City Council City Plan 2014) identifies the proposed development as impact assessable. Section 45(5) of the *Planning Act 2016* outlines the matters the assessment manager must give regard to when assessing this type of application.

“(5) An impact assessment is an assessment that—

- (a) must be carried out—
 - i. against the assessment benchmarks in a categorising instrument for the development; and
 - ii. having regard to any matters prescribed by regulation for this subparagraph; and
- (b) may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise”.

Identification of the relevant assessment benchmarks and a planning assessment against each of these is provided within the sections below

6.2. Planning Regulation 2017

An assessment against the referral requirements of the *Planning Regulation 2017*. The site is adjacent to a future busway corridor. As the premise is not affected in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 of the Planning Regulation, referral is not required as the premises is not a future State transport corridor.

The proposal does not require referral to any advice or concurrence agencies.

6.3. South East Queensland Regional Plan 2023

The *South East Queensland Regional Plan 2023* (Shaping SEQ) is an overarching planning document outlining the development priorities for South East Queensland. With reference to Shaping SEQ, the premises is located within the urban footprint. The Urban Footprint is intended to support urban uses such as housing, industry, business, infrastructure, community facilities and urban spaces. As the proposal is for an urban use in an urban zone it is consistent with the intent of the regional plan.

6.4. State Planning Policy 2017

The State Planning Policy (SPP) only applies to development assessment if the planning scheme has not yet appropriately integrated the SPP. If there is a discrepancy between a local planning scheme and a state planning policy, then the state planning policy overrides the planning scheme.

The Planning Scheme appropriately integrates all aspects of the SPP, except for the Natural hazards, risk and resilience bushfire prone area and the Strategic airports and aviation facilities. The premises is not

mapped as being subject to bushfire hazard under the SPP nor will it impact on operational airspace, as such no further assessment of the SPP has been undertaken.

6.5. Local Planning Instrument

Brisbane City Council is the local government planning authority responsible for determining development application for the premises and is the assessment manager for this proposal. The local planning instrument relevant to the assessment of this application is the *Brisbane City Plan 2014 version 35.00*.

6.5.1. Temporary Local Planning Instrument

There is no *Temporary Local Planning Instrument* (TLPI) created under the provisions of the planning scheme relevant to the assessment of the development application.

6.5.2. Local Government Infrastructure Plan

The premises and adjoining road reserve are not mapped as being subject to future trunk infrastructure.

6.5.3. Zone

The subject land is identified as being within the Low-medium density residential zone and 2 or 3 storey mix precinct. An assessment of the overall outcomes of the zone is included below in Table 2. The proposal is consistent with the overall outcomes of the zone code.



Figure 12: Zoning Map (Brisbane City Plan 2014)

Table 1: Low to medium density residential zone code overall outcomes

Overall Outcomes	Comments
4. Development location and uses overall outcomes are:	
a. Development comprises a mix of low and low-medium rise, low-medium density residential development.	Complies – the proposal is for low-medium density development.
b. Development allows for urban consolidation and better use of physical and social infrastructure.	Complies – the proposal is for infill development utilising existing infrastructure.
c. Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.	Complies – the proposal is located near high-frequency public transport and nearby shops which will allow for reduced vehicle based trips.
d. Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.	Complies – the proposal is for multiple dwellings.
e. Development retains an existing dwelling house that is located on land within the Traditional building character overlay, Heritage overlay or Pre-1911 building overlay.	Not applicable
f. Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: <ul style="list-style-type: none"> <li data-bbox="199 1541 746 1574">i. meets amenity expectations of residents; <li data-bbox="199 1597 863 1697">ii. meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan and <li data-bbox="199 1720 774 1787">iii. is not adjoining a dwelling house if rooming accommodation for 6 persons or more; <li data-bbox="199 1809 879 1912">iv. iii. meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility. 	Not applicable

<p>g. Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more than 6,000 vehicles per day in the Up to 3 storeys zone precinct or the 2 or 3 storey mix zone precinct.</p>	<p>Not applicable</p>
<p>h. Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the Up to 3 storeys zone precinct or 2 or 3 storey mix zone precinct to provide housing diversity.</p>	<p>Not applicable</p>
<p>i. Development for a dwelling unit may occur as part of a non-residential use.</p>	<p>Not applicable</p>
<p>j. Development reflects and supports the 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 low-medium density, but predominantly permanent residential environment.</p>	<p>The proposed development is for a compliant land use and is commensurate with the intended character of the area. The proposal provides a compliant 9.5m building height and compliant setbacks. The proposal provides ample carparking sufficient to service the development. No adverse noise, light or odour impacts from the development are proposed.</p>
<p>k. Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.</p>	<p>Not applicable</p>
<p>l. 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>Not applicable</p>
<p>m. 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) wherenot on land within the Commercial character building overlay or the Active frontages in residential zones 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>Not applicable</p>

<p>n. Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.</p>	<p>Not applicable</p>
<p>o. Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.</p>	<p>Not applicable</p>
<p>p. Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation.</p>	<p>Not applicable</p>
<p>5. Development form overall outcomes are:</p>	
<p>a. Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Low-medium density residential zone and the relevant zone precinct and reinforces a distinctive subtropical character of low to low-medium rise buildings with a landscaped streetscape and recreation areas.</p>	<p>Complies – the proposal is located on lots which are of compliant size and shape. The proposal results in a 9.5.m / three storey built form which is of the same height of similar development in the locality. The proposal complies with the height requirements of the proposed More Homes Sooner planning scheme amendment. Compliant site cover and setbacks are provided.</p>
<p>b. Development provides for a building to have a building height and bulk that responds to:</p> <ul style="list-style-type: none"> i. the nature of adjoining dwellings; ii. site characteristics, including the shape, frontage, size, orientation, slope, and nature of adjoining dwellings. 	<p>The building height provides suitable transitions to the adjoining sites and is in line with the character of the area. The building bulk is located towards the centre of the premises and has been designed to be visually interesting. This is further reinforced by the proposed landscaping.</p>
<p>c. Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.</p>	<p>Not applicable</p>
<p>d. Development supports a subtropical character by ensuring that:</p> <ul style="list-style-type: none"> i. the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; ii. residents on the site, as well as residents of existing or future dwellings on adjoining 	<p>Complies</p> <ul style="list-style-type: none"> i. The proposed building form and orientation have been designed to allow through breezes in the dwelling. Additionally the deep planting zones will provide additional respite from any heat island effects.

<p>sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.</p>	<p>ii. The design of the building provides privacy through minor screening along with offset windows which primarily do not face any habitable rooms. The design features substantial space for sunlight and breezes.</p>
<p>e. Development provides quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.</p>	<p>Complies – The proposal provides quality compliant open space areas. Landscaping is further proposed throughout the site and will soften the scale of the building. The large private open space areas will encourage outdoor living.</p>
<p>f. Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.</p>	<p>Complies – due to the topography units 4-6 cannot provide habitable uses on ground level. Units 1-3 have bedrooms on the ground floor.</p> <p>Regardless the proposal provides opportunities for casual surveillance via the street facing balconies and windows.</p>
<p>g. Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be:</p> <ul style="list-style-type: none"> i. suitably located and orientated on the site; ii. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street. 	<p>Not applicable</p> <p>The road is not a major road.</p>
<p>h. 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.</p>	<p>Complies – The proposal has responded to the topography of the premises by providing a terrace at the rear which doubles as private open space areas.</p>
<p>6. 2 or 3 storey mix zone precinct overall outcomes are:</p>	
<p>a. Development comprises a mix of dwelling types including dwelling houses, 2 to 3 storey low rise multiple dwellings (such as apartments and row houses) and dual occupancy, to provide housing diversity and a sensitive transition both to adjoining sites that contain dwelling houses and between busier roads or centres and lower density residential areas.</p>	<p>Complies – the proposal is for multiple dwellings.</p>

<p>b. Development of low-medium rise, low-medium density residential buildings:</p> <ul style="list-style-type: none"> i. are of predominantly 2 storeys, or of up to 3 storeys in height where located within easy walking distance of a public transport node; ii. are located on suitable sites, in accessible locations, near to public transport and larger centres or key destinations. 	<p>Complies – The proposal is in close distance to shops, high frequency public transport and education.</p> <p>The proposal is 3 storeys in height in an area where new development is predominantly 3 storeys. A maximum height of 9.5m is proposed which complies with the Multiple Dwelling Code.</p>
<p>c. Development for a residential use other than a dwelling house is of a scale and bulk that co-exists comfortably with an adjoining dwelling house, even though it might have a bulk and scale greater than a dwelling house.</p>	<p>Complies – The proposal is substantially setback from the adjoining dwelling house and has been oriented to ensure there is little chance for overlooking.</p>
<p>d. Development design, height and setbacks provide a sensitive transition at the edge of the site to an adjoining dwelling house or land in a lower density zone or zone precinct.</p>	<p>Not applicable – all surrounding lots are in the same zone.</p>
<p>e. Development for a residential use other than for a dwelling house incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.</p>	<p>Complies – The proposal provides setbacks to the street which comply with the planning scheme. The proposed landscaping further contributes to the human-scale streetscape.</p>
<p>f. Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture.</p>	<p>Not applicable – no points of substantial protection are located adjoining the premise.</p>
<p>a. Dwellings are a mix of apartment and row-house style multiple dwellings which are of a scale and bulk that enable the building to co-exist comfortably with existing dwelling houses and dual occupancy uses.</p>	<p>Complies</p>

6.5.4. Neighbourhood Plan

The proposed development is not located within a neighbourhood plan area.

6.5.5. Overlays

The site is subject to the following overlays:

- Airport environs overlay
- Community purposes network overlay
- Critical infrastructure and movement network overlay
- Dwelling house character overlay
- Industrial amenity overlay

- Potential and actual acid sulfate soils overlay
- Road hierarchy overlay
- Streetscape hierarchy overlay
- Transport noise corridor overlay

An assessment of the relevant overlays is within **Appendix G**.

6.5.6. Assessment Category

With reference to section 5 of the Planning Scheme, the proposed Material Change of Use for a Multiple Dwelling for 3 storeys within the Low-medium Density Residential Zone is subject to Impact Assessment. Accordingly, 15 business days of public notification is required.

6.5.7. Code Responses

The development has been assessed against the relevant codes and are located as per the table below.

Table 2 – Code Responses

Code	Response
Low-medium density zone code	Refer to Appendix G
Multiple dwelling code	Refer to Appendix G
Airport environs overlay code	N/A – The proposal is unlikely to impact on airspace.
Community purposes network overlay code	N/A – The premises is not mapped as existing or future trunk park infrastructure.
Critical infrastructure and movement network overlay code	N/A – The proposed development is not for critical infrastructure.
Dwelling house character overlay	N/A
Industrial amenity overlay code	Refer to Appendix G
Potential and actual acid sulfate soils overlay code	Refer to Appendix G
Road hierarchy overlay code	Refer to Appendix G
Streetscape hierarchy overlay code	Refer to Appendix G
Transport noise corridor overlay code	Refer to Appendix G
Filling and excavation code	Refer to Appendix E
Infrastructure design code	Refer to Appendix G
Landscape work code	Refer to Appendix D
Outdoor lighting code	Refer to Appendix G
Park planning and design code	N/A
Stormwater code	Refer to Appendix E
Transport, access, parking and servicing code	Refer to Appendix G
Wastewater code	N/A

7. CONCLUSION

This Town Planning Report supports a development application made on behalf of Elexa Developments Pty for a Material Change of Use at 8-12 Orana Street, Carina.

This report demonstrates the proposal is consistent with the context and character of the low-medium density residential zone (2 or 3 storey mix). The proposed development is generally compliant with the purpose and overall outcomes of the relevant planning instruments and requirements of state and planning scheme codes.

The proposal should be considered appropriate in this context, outlined as follows:

- The proposal provides attractive, architecturally designed dwellings of a height which is consistent with the surrounding built form.
- The built form is fully compliant in terms of setbacks, site cover, open space and landscaping.
- The dwellings are well located near shops, restaurants, schools and high frequency public transport.
- The development provides carparking generally compliant with the current planning scheme and fully compliant with the proposed More Homes, Sooner planning scheme amendment.
- The proposal provides landscaping suitable in the context of the area and in line with the requirements of the planning scheme.
- The development is supportable from a technical engineering perspective as detailed in the attached memorandum.
- The proposal can be connected to all relevant services.

On this basis there appears to be sufficient planning grounds to support an approval, and it is recommended that the proposed development be approved subject to reasonable and relevant conditions