

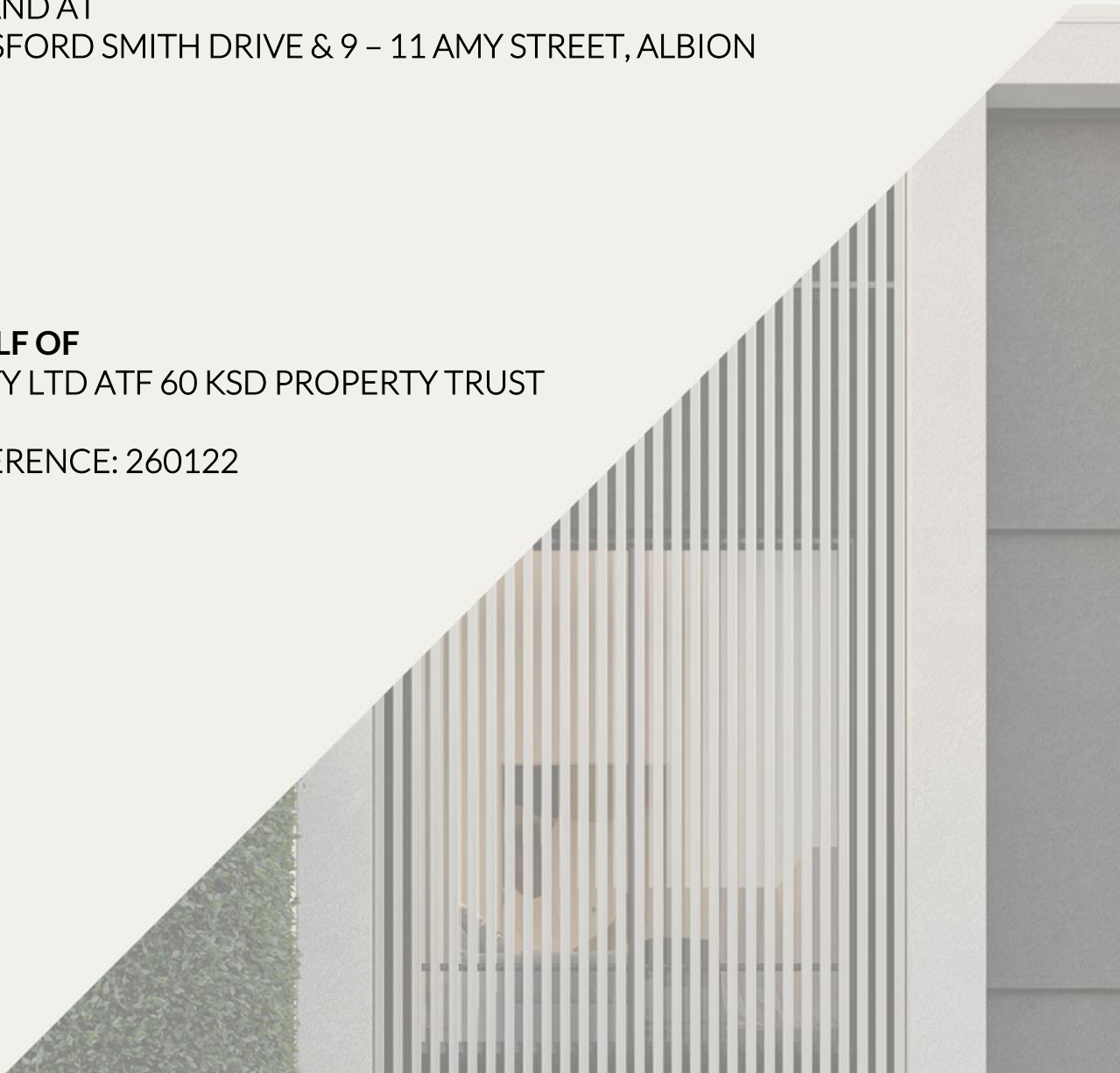


# TOWN PLANNING REPORT IMPACT ASSESSABLE

MULTIPLE DWELLING,  
SHOP, FOOD & DRINK OUTLET  
AND INDOOR SPORT & RECREATION  
UPON LAND AT  
60 KINGSFORD SMITH DRIVE & 9 – 11 AMY STREET, ALBION

**ON BEHALF OF**  
60 KSD PTY LTD ATF 60 KSD PROPERTY TRUST

OUR REFERENCE: 260122



### PROJECT DETAILS

**Applicant:** 60 KSD Pty Ltd ATF 60 KSD Property Trust  
**Project Address:** 60 Kingsford Smith Drive and 9-11 Amy Street, Albion 4010  
**TPA Project Number:** 260122  
**TPA Project Contact:** Vu Nguyen / Jessica Robson

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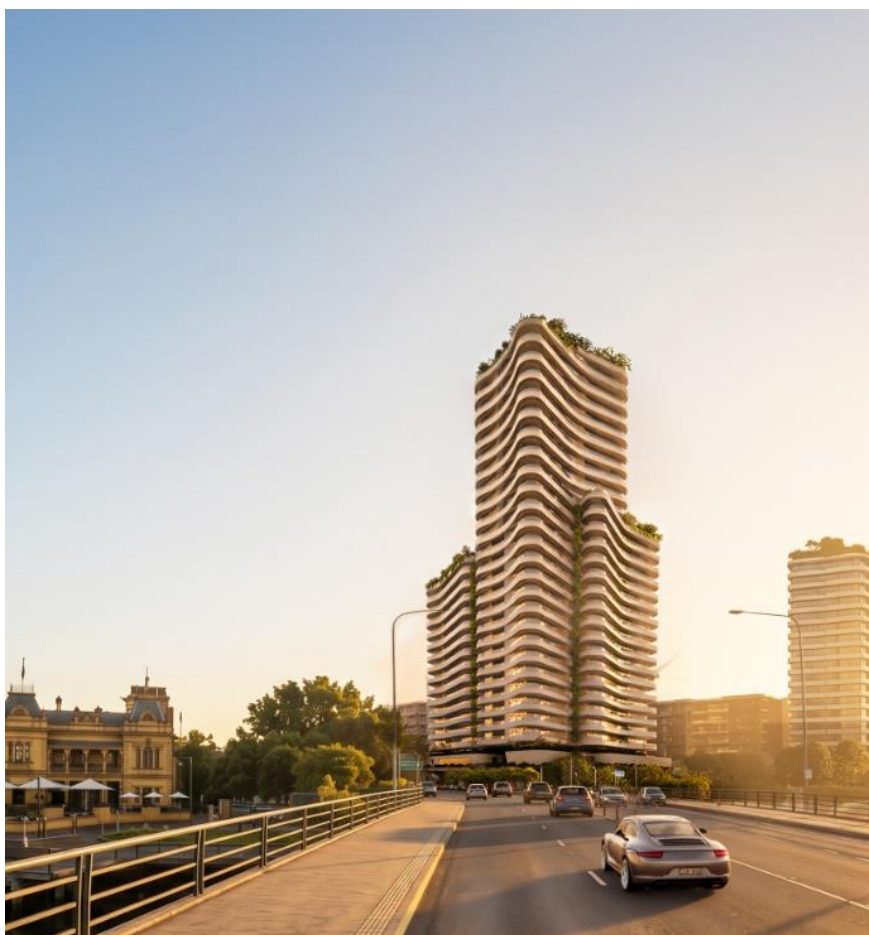
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## 1 EXECUTIVE SUMMARY

This report is submitted on behalf of *60 KSD Pty Ltd ATF 60 KSD Property Trust* in support of the proposed development for Multiple Dwelling, Shop, Food & Drink Outlet and Indoor Sport & Recreation at 60 Kingsford Smith Drive and 9 – 11 Amy Street, Albion. The report addresses the merits of the proposed development with respect to the provisions of the *Brisbane City Plan 2014* and the relevant components of the *Planning Act 2016*.

The proposal capitalises on the unique opportunity presented by this prominent gateway corner site in inner-city Albion, delivering an exemplary architectural landmark that contributes to Brisbane's housing supply by providing the 'right housing in the right location'. The built form responds appropriately to the site's gateway role and the emerging built form character of the Newstead-Albion-Hamilton corridor. Through architectural excellence, subtropical design principles and Brisbane's "Buildings that Breathe" ethos, the development will make a positive contribution to the city's skyline, character and public realm.



*Figure 1: Proposed Sculptural Architectural Landmark (Source: Kennon – Design Report)*

The proposal includes the following notable features:

- Provision of 166 residential apartments on a strategically located inner-city site with exceptional access to active and public transport networks, employment opportunities, services, facilities and social infrastructure, supporting the delivery of the 'right housing in the right location'.
- Delivery of a diverse housing mix comprising 2-bedroom, 3-bedroom and 4-bedroom apartments, contributing to housing choice within the inner-city and catering for the diverse needs of the community.

- Building height of 28 storeys that landmarks the prominent gateway corner of Kingsford Smith Drive and Amy Street, stepping down to 19 storeys to the east and 17 storeys to the north. The proposed uplift in building height responds to the site's gateway significance and the emerging built form character of the Newstead-Albion-Hamilton corridor, including recent approvals of 28 storeys at Breakfast Creek Quarter to the south, 17 storeys at 11 Sandgate Road to the west and 19 storeys at 92 Kingsford Smith Drive to the east.
- Built form that embodies architectural excellence, subtropical design and "Buildings that Breathe" principles, creating a landmark gateway building that positively contributes to Brisbane's identity, placemaking and public realm.
- Car parking concealed within four basement levels, allowing the ground plane to be activated by active frontage uses, residential lobby spaces and well-defined pedestrian entries, resulting in an attractive, engaging and pedestrian-orientated public domain interface.
- Three levels of communal recreation, wellness and lifestyle facilities providing 1,945m<sup>2</sup> of resident amenity (equivalent to 80% of the site area), embracing Brisbane's subtropical lifestyle and supporting resident wellbeing through high-quality indoor and outdoor communal spaces.
- Substantial provision of landscaping and living greenery that showcases Brisbane's subtropical character, with a total of 2,571m<sup>2</sup> of deep planting, podium planters and landscaped areas provided, equivalent to 106% of the site area.
- Improvements to the public domain through the planting of large subtropical street trees and lush subtropical planting in garden beds and new 1.8m wide pedestrian footpath to all frontages.



*Figure 2: Kingsford Smith Road / Amy Street Corner Activation and Landscape Treatment  
(Source: Kennon - Design Report)*

Overall, the proposal represents an efficient and orderly redevelopment of an underutilised inner-city site. The development will contribute to housing supply and diversity in a highly accessible location, enhance the amenity of the prominent gateway site, and deliver an exemplary architectural and subtropical design outcome that is consistent with the ongoing transformation of the Newstead-Albion-Hamilton corridor. The proposal achieves the relevant assessment benchmarks of the *Brisbane City Plan 2014* and appropriately addresses the matters prescribed under the *Planning Act 2016*. Accordingly, the development application warrants approval, subject to reasonable and relevant conditions.

## 2 PROJECT OVERVIEW

Site Address	60 Kingsford Smith Drive & 9 – 11 Amy Street, Albion QLD 4010		
Real Property Description	Lot 20 on RP806608, Lot 1 on RP104979 & Lot 24 on RP33464		
Area of Site	2,433m <sup>2</sup>		
Development Scheme	Brisbane City Plan 2014		
Zone	High density residential (Up to 8 storeys) zone		
Neighbourhood Plan	Albion neighbourhood plan <ul style="list-style-type: none"> <li>Raceway precinct</li> </ul>		
Overlays	<ul style="list-style-type: none"> <li>Active frontages in residential zones overlay</li> <li>Airport environs overlay</li> <li>Coastal hazard overlay</li> <li>Community purposes network overlay</li> <li>Critical infrastructure and movement network overlay</li> <li>Dwelling house character overlay</li> <li>Flood overlay</li> <li>Industrial amenity overlay</li> <li>Potential and actual acid sulfate soils overlay</li> <li>Road hierarchy overlay</li> <li>Streetscape hierarchy overlay</li> <li>Transport air quality corridor overlay</li> <li>Transport noise corridor overlay</li> </ul>		
Proposed Development	Multiple dwelling, Shop, Food & Drink Outlet and Indoor Sport & Recreation		
Application Type	Aspects of Development	Type of Approval Required	
		Preliminary Approval	Development Permit
	Material Change of Use		✓
	Reconfiguring a Lot		
	Building Work		✓
	Operational Work		
Level of Assessment	Impact Assessable		
Pre-lodgement / Consultation History	Yes		
Public Notification	Yes – 15 business days as prescribed by section 53(4) of the <i>Planning Act 2016</i>		

Referral Agencies	Referral Agency	Trigger
	N/A	N/A
Specialist Reports / Plans	<ul style="list-style-type: none"> <li>▪ Architectural Plans by <i>Kenon</i></li> <li>▪ Design Report by <i>Kenon</i></li> <li>▪ Urban Context Report by <i>Urbis</i></li> <li>▪ Statement of Landscape Design Intent by <i>Urbis</i></li> <li>▪ Visual Impact Assessment Report by <i>Insight Design &amp; Assessment Services</i></li> <li>▪ Traffic Impact Assessment by <i>Velocity Traffic Engineering</i></li> <li>▪ Waste Management Report by <i>Rhodium Environmental</i></li> <li>▪ Flood Assessment Report by <i>Naxos Engineers</i></li> <li>▪ Engineering Code Assessment report by <i>Naxos Engineers</i></li> <li>▪ Site Based Stormwater Management Report by <i>Naxos Engineers</i></li> <li>▪ Acoustic Report by <i>Acoustic Works</i></li> <li>▪ Air Quality Assessment by <i>MWA Environmental</i></li> <li>▪ Transport Air Quality Assessment Overlay Assessment by <i>MWA Environmental</i></li> </ul>	

### 3 BACKGROUND & SITE CHARACTERISTICS

#### 3.1 Site Details

Site Address	60 Kingsford Smith Drive & 9 – 11 Amy Street, Albion QLD 4010
Real property description	Lot 20 on RP806608, Lot 1 on RP104979 & Lot 24 on RP33464
Area of site	2,433m <sup>2</sup>



Figure 3: Aerial Image Subject Site (Source: Nearmap)

#### 3.2 Site History

The subject site has a long-established history of commercial / retail use and is currently improved by a number of existing non-residential buildings. These include:

	USE	HEIGHT	FLOOR AREA
60 Kingsford Smith Dr	Office	3 storeys	Approx. 1,614m <sup>2</sup>
9 Amy St	Kitchen Supply Store	1 storey	Approx. 389m <sup>2</sup>
11 Amy St	Mechanic	1 storey	Approx. 406m <sup>2</sup>

The property at 60 Kingsford Smith Drive is listed on the Environmental Management Register due to its former use as Notifiable Activity 34 – Service Stations. The site was formerly used as a commercial service station until the early 90s when the current office building was constructed on the site. The relevant steps are being undertaken to remove the land from the Environmental Management Register.

### 3.3 Pre-Lodgement Consultation

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A pre-lodgement meeting was undertaken with the Applicant and Brisbane City Council on 25 March 2026. The purpose of the pre-lodgement meeting was to canvass the proposed vision for the site with Council and obtain feedback on the proposed design and building height.

At the pre-lodgement meeting, Council identified their 'in principle' support for the development acknowledging that the site presented opportunity for an iconic development and an uplift in building height. A key focus of the pre-lodgement meeting was building height with Council providing feedback on the recommended inputs and items to be demonstrated as part of a future development application to support a performance outcome approach for additional building height on the site.

Since the pre-lodgement meeting, the Applicant has acquired additional land including the properties at 9 and 11 Amy Street. The design has evolved since the pre-lodgement meeting to include the additional land and respond to the feedback provided by Council at the pre-lodgement meeting through the design package and supporting development application reports.

### 3.4 Site Characteristics

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#### 3.4.1 Site Area and Dimensions

The site comprises of three allotments with a total area of 2,433m<sup>2</sup>. The site contains a frontage to Kingsford Smith Drive of 50.151m along with a 58.64m frontage to Amy Street and a 29.30m frontage to Agnes Street.

#### 3.4.2 Road Hierarchy

The site frontage to Kingsford Smith Drive is identified as 'Arterial Road' under the Road Hierarchy Overlay of the *Brisbane City Plan 2014*. Further, the site frontages to Amy Street and Anger Street are identified as 'Neighbourhood Road' under the Road Hierarchy Overlay.

#### 3.4.3 Streetscape Hierarchy

Under the Streetscape Hierarchy Overlay of the *Brisbane City Plan 2014*, the site frontage to Kingsford Smith Drive is identified as 'Subtropical boulevard - out of centre', the site frontage to Amy Street is identified as 'Locality street' and the site frontage to Anger Street is identified as 'Neighbourhood street major'.

#### 3.4.4 Access

The site contains a total of four crossovers under the existing conditions with one crossover to Agnes Street servicing the property at 60 Kingsford Smith Drive, two crossovers to Amy Street servicing 9 Amy Street and one crossover to Amy Street servicing 11 Amy Street. The proposal will make these existing crossovers redundant consolidating access to a single location on Amy Street.

#### 3.4.5 Vegetation

The subject site is largely devoid of existing vegetation. The property at 60 Kingsford Smith Drive contains existing planted trees and gardens that form part of the frontage landscaping for the existing building on the site. The properties at 9 and 11 Amy Street contain no existing vegetation. The frontages to the site are largely devoid of existing street trees except for a single street tree on Agnes Street.

#### 3.4.6 Topography

The topography of the site is generally flat.

#### 3.4.7 Easements & Encumbrances

The land is burdened by Easements in favour of the Metropolitan Water Supply and Sewerage Board including Easement B on RP33466, Easement B on RP33467, Easement B on RP33468 and Easement B on RP33470. The easements relate to existing trunk sewerage infrastructure that traverses the site below the proposed basement levels.

### 3.4.8 Infrastructure

The site reflects an established site with existing connections in place to all the necessary services including water, sewer, stormwater, electricity, telecommunications and transport. The development will be connected to the relevant services in accordance with the Infrastructure Design Code. Refer to supporting Engineering Code Assessment Report and Site Based Stormwater Management Plan by *Naxos Engineers*.

### 3.4.9 Flooding and Coastal Hazard

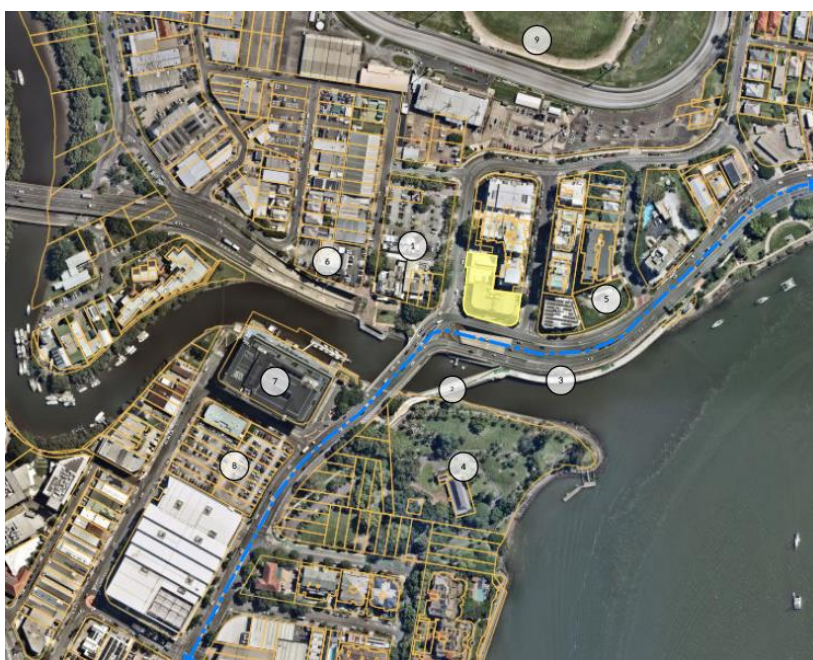
The site is identified as being subject to the Flood Overlay (Overland Flow, Creek/waterway Flood Planning Area 2 - 4 Sub-Categories and Brisbane River Flood Planning Area 3 - 5 Sub-Categories) and the Coastal Hazard Overlay (Erosion prone area - coastal erosion Sub-Category, Erosion prone area - permanent inundation due to sea level rise at 2100 Sub-Category, High storm-tide inundation Sub-Category, Medium Storm-Tide Inundation Sub-Category) under the *Brisbane City Plan 2014*. Refer to supporting Flood Assessment Report by *Naxos Engineers* addressing the relevant overlay code requirements.

## 3.5 Location

The site is located adjacent to the Brisbane River/Breakfast Creek at the convergence of Newstead, Albion and Hamilton. The site represents a prominent corner site, strategically positioned at the key gateway location where the Breakfast Creek Road bridge meets Kingsford Smith Drive.

The site benefits from exceptional proximity to a wide range of services, facilities and social infrastructure and is highly accessible to active and public transport options including the future Golden Glider Bus Services on Kingsford Smith Drive. The Lores Bonney Riverwalk runs along the adjacent stretch of the Brisbane River connecting to the recently constructed Yowoggera Green Bridge and the adjacent greenspace, Newstead Park.

The site shares a single common boundary with Rive Apartments to the north and east which comprises of three buildings ranging from 8 - 9 storeys. Directly adjacent to the site to the west on Amy Street is the Breakfast Creek Hotel. Adjacent to the Breakfast Creek Hotel to the west, Council has recently approved a 17 storey mixed use development. To the east on the adjacent side of Agnes Street is a 2 storey commercial building fronting Kingsford Smith Drive which adjoins recently approved 'Alba' a 19 storey residential development. To the south on the adjacent side of Breakfast Creek is the Mercedes building and the approved Breakfast Creek Quarter at 28 storeys.



1. Breakfast Creek Hotel
2. Yowoggera Green Bridge
3. Lores Bonney Riverwalk
4. Newstead Park
5. Approved Alba - 19 storeys
6. Approved Mixed Use - 17 storeys
7. Mercedes building
8. Approved Breakfast Creek Quarter - 28 storeys
9. Albion Park Paceway (future master plan)

Figure 4: Site Context (Source: Nearmap)

Under the *Brisbane City Plan 2014*, the site is located in the High density residential zone and the Albion neighbourhood plan (Raceway precinct). The properties to the north of the site and the east of the site are also in the High density residential zone with the properties to the west located in the District centre zone.

SURROUNDING LAND USE DESIGNATIONS	
North	High density residential (up to 8 storeys) zone
East	High density residential (up to 8 storeys) zone
South	Kingsford Smith Drive
West	District centre zone

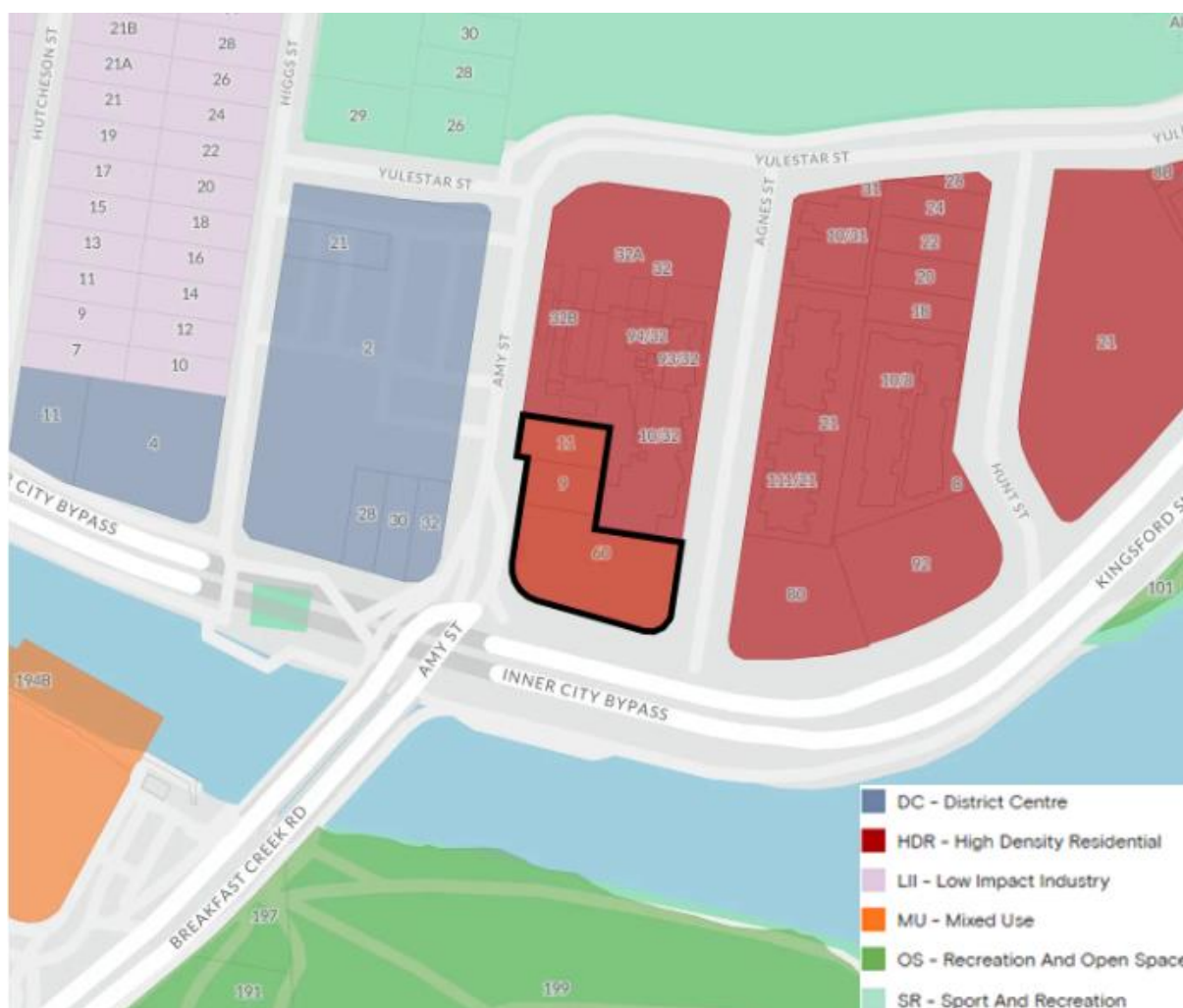


Figure 5: Zoning Map (source: Landchecker)

## 4 EMERGING URBAN CONTEXT

### 4.1 Brisbane’s Sustainable Growth Strategy and Inner City Strategy

Brisbane’s Sustainable Growth Strategy was released by Council in 2023 to provide a guiding framework to manage the growing and evolving City which is experiencing significant sustained demand for housing. The strategy sets out four key priorities to facilitate the delivery of housing supply and ensure housing supply meets the diverse needs of the community:

- Priority 1: Housing supply for our growing and evolving city
- Priority 2: Housing diversity and affordability
- **Priority 3: Right housing in the right locations**
- Priority 4: Sustainable, liveable and well-designed subtropical homes

Priority 3: Right housing in the right locations establishes four planning pillars to ensure new housing is provided in the right locations. The four planning pillars are:

- Pillar One: Limited greenfield development
- Pillar Two: Suburban renewal precincts
- **Pillar Three: Growing our inner city**
- Pillar Four: Major centres and transport corridors

Pillar Three: Growing our inner city sets out the initiative to utilise the inner city precincts more effectively by facilitating growth with these locations already highly connected and rich in infrastructure. Following the release of *Brisbane’s Sustainable Growth Strategy*, *Brisbane’s Inner City Strategy* was released providing a more targeted framework for the evolution and transformation of Brisbane’s inner-city precincts. The strategy has a focus on unlocking housing supply through the renewal of key inner city sustainable growth precincts by facilitating increased building heights alongside the delivery of design excellence and community benefit. Albion is an urban enterprise area marked for renewal under the *Brisbane: Our Productive City Strategy* and a priority sustainable growth precinct under *Brisbane’s Inner City Strategy*.

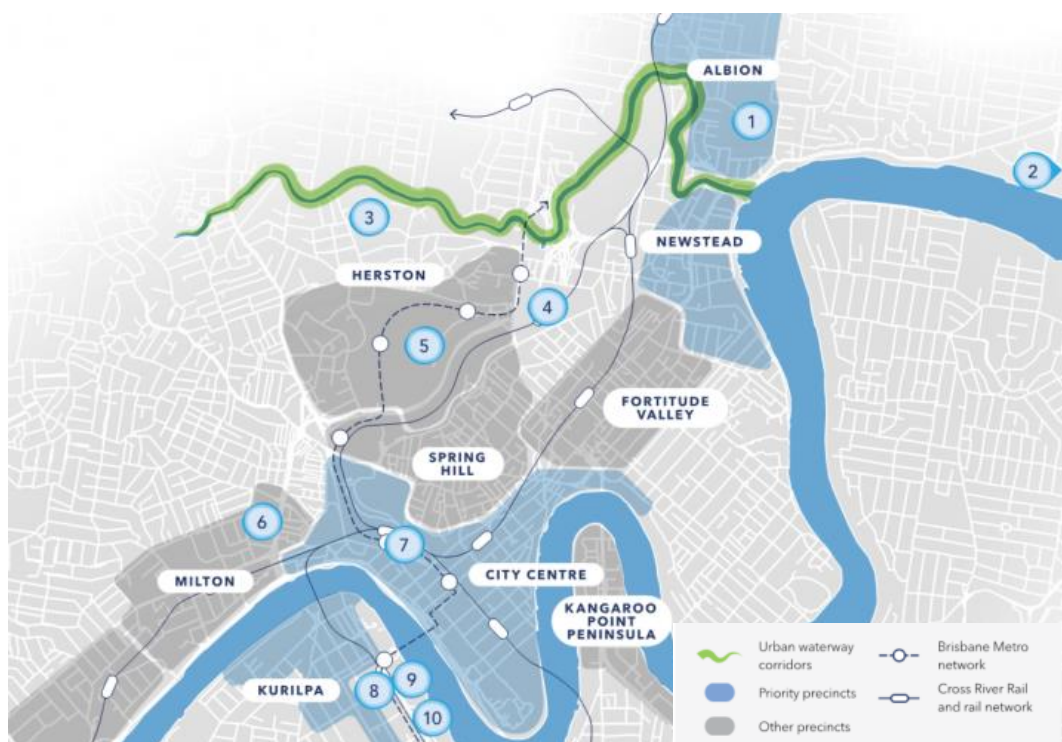


Figure 6: Map identifying ‘Priority Precincts’ (Source: Brisbane’s Inner City Strategy)

## 4.2 Surrounding Development and Emerging Urban Context

The emerging development within the surrounding Newstead-Albion-Hamilton corridor demonstrates building heights of up to 33 storeys. This pattern of development aligns with *Brisbane's Sustainable Growth Strategy* and *Brisbane's Inner City Strategy* which seek to deliver the right housing in the right locations with initiatives to utilise the inner city precincts more effectively by facilitating growth.

While the precinct planning is still to be progressed for Albion, as an urban enterprise area and priority sustainable growth precinct additional building height and density is anticipated to unlock opportunities for increased housing consistent with *Brisbane's Sustainable Growth Strategy* and *Brisbane's Inner City Strategy*.

As demonstrated by the Urban Context Report by *Urbis*, the surrounding area is characterised by a range of high-density developments, with recent development approvals in the immediate locality reflecting broader planning policy drivers to deliver additional housing supply in well-located inner-city locations. The Albion neighbourhood plan has not undergone revision or amendment since 2016, and there has been a number of recent development approvals within the vicinity of the site and the Albion-Newstead-Hamilton corridor more broadly where performance solutions for building height have been granted acknowledging the need to respond to changing circumstances to support additional housing supply for the growing population. Brisbane City Council has recently approved the following developments within the immediate vicinity of the site with performance solutions for building height:

**Table 1:** Notable Surrounding Development Approvals

REFERENCE	APPROVAL DATE	ADDRESS / DEVELOPMENT NAME	ACCEPTABLE OUTCOME	APPROVED STOREYS / HEIGHT
A006899065	05 March 2026	92 Kingsford Smith Drive 'Alba'	10 storeys	19 storeys
A006306280	11 March 2026	11 Sandgate Road	10 storeys	17 storeys
A006534875	01 November 2024	37 Ross Street 'Breakfast Creek Quarter'	8 storeys	28 storeys
A006861635	05 June 2026	99 Breakfast Creek Road 'Newstead Green'	15m	30 storeys
A006519347	13 November 2024	57 Skyring Terrace & 13 Cunningham Street 'Sky Stage 3'	25 storeys	31 storeys
A006490812	08 October 2025	75 Longland Street 'Little Italy'	15 storeys	33 storeys

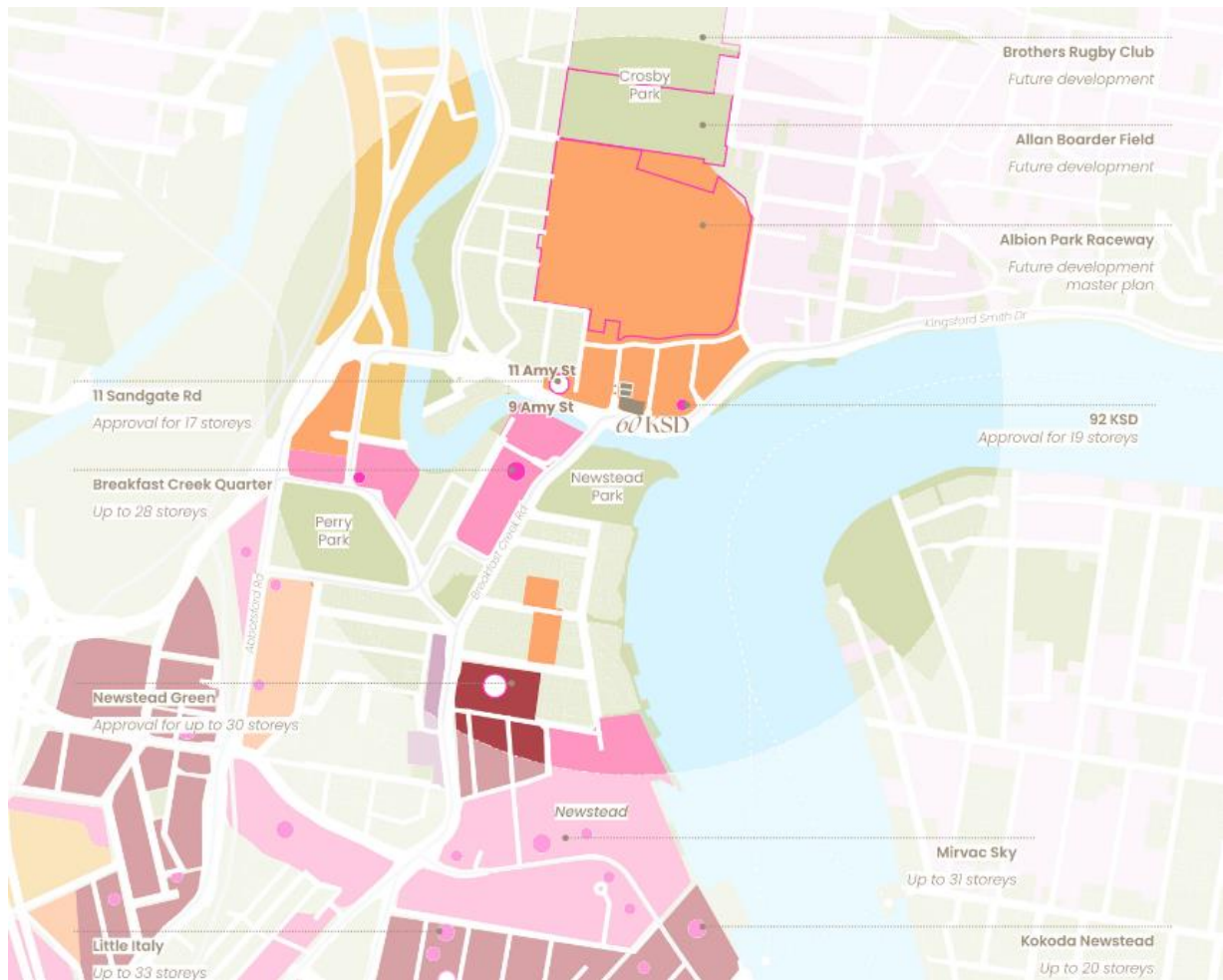


Figure 7: Surrounding Urban Context (Source: Urbis – Urban Context Report)

## 5 PROPOSAL

### 5.1 Proposal Overview

The proposal capitalises on the unique opportunity presented by this prominent gateway corner site in inner-city Albion, delivering an exemplary architectural landmark that contributes to Brisbane's housing supply by providing the 'right housing in the right location'. The built form responds appropriately to the site's gateway role and the emerging built form character of the Newstead-Albion-Hamilton corridor. Through architectural excellence, subtropical design principles and Brisbane's "Buildings that Breathe" ethos, the development will make a positive contribution to the city's skyline, character and public realm.

The proposal includes the following notable features:

- Provision of 166 residential apartments on a strategically located inner-city site with exceptional access to active and public transport networks, employment opportunities, services, facilities and social infrastructure, supporting the delivery of the 'right housing in the right location'.
- Delivery of a diverse housing mix comprising 2-bedroom, 3-bedroom and 4-bedroom apartments, contributing to housing choice within the inner-city and catering for the diverse needs of the community.
- Building height of 28 storeys that landmarks the prominent gateway corner of Kingsford Smith Drive and Amy Street, stepping down to 19 storeys to the east and 17 storeys to the north. The proposed uplift in building height responds to the site's gateway significance and the emerging built form character of the Newstead-Albion-Hamilton corridor, including recent approvals of 28 storeys at Breakfast Creek Quarter to the south, 17 storeys at 11 Sandgate Road to the west and 19 storeys at 92 Kingsford Smith Drive to the east.



*Figure 8: Proposed Sculptural Architectural Landmark with Stepped Building Heights – View from Newstead Park  
(Source: Kennon – Design Report)*

- Built form that embodies architectural excellence, subtropical design and "Buildings that Breathe" principles, creating a landmark gateway building that positively contributes to Brisbane's identity, placemaking and public realm.
- Car parking concealed within four basement levels, allowing the ground plane to be activated by active frontage uses, residential lobby spaces and well-defined pedestrian entries, resulting in an attractive, engaging and pedestrian-orientated public domain interface.
- Three levels of communal recreation, wellness and lifestyle facilities providing 1,945m<sup>2</sup> of resident amenity (equivalent to 80% of the site area), embracing Brisbane's subtropical lifestyle and supporting resident wellbeing through high-quality indoor and outdoor communal spaces.
- Substantial provision of landscaping and living greenery that showcases Brisbane's subtropical character, with a total of 2,571m<sup>2</sup> of deep planting, podium planters and landscaped areas provided, equivalent to 106% of the site area.
- Improvements to the public domain through the planting of large subtropical street trees and lush subtropical planting in garden beds and new 1.8m wide pedestrian footpath to all frontages.

## 5.2 Land Use Mix

The proposal comprises a mixed-use development of three residential towers above a two-level podium. The podium integrates residential amenities with active frontage uses interacting with the street edge to Amy Street and supporting a strong pedestrian environment, while rooftop gardens provide high-quality open space and enhance resident amenity.

The development is a mixed-use typology, comprising three residential towers each topped with either a communal or private rooftop terrace. The towers sit upon a two-level podium accommodating a mixture of residential amenity and publicly accessible tenancies.

1. Residential
2. Communal Residential Roof Terrace
3. Private Roof Terrace
4. Publicly Accessible Tenancies
5. Residential Amenity
6. Residential Lobby and Services
7. Landscape Zone

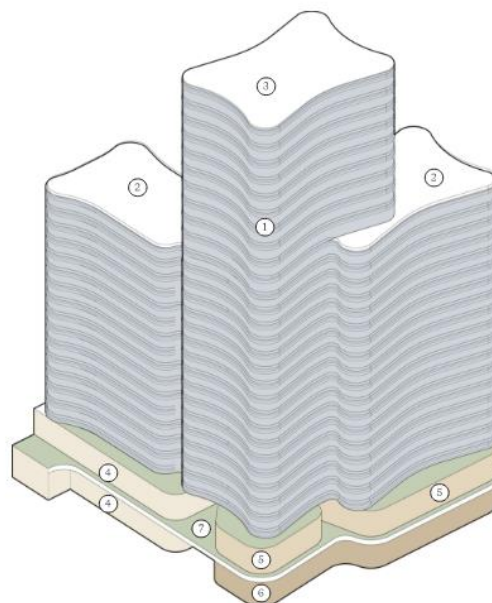


Figure 9: Mixed Use Typology Diagram (Source: Kennon– Urban Design Report)

The proposed land use mix, includes:

- **Multiple Dwelling**

The residential offering comprises of 166 well-design apartments including a mix of two-bedroom, three-bedroom and four-bedroom apartments:

- 151 x two bedroom apartments
- 14 x three bedroom apartments
- 1 x four bedroom apartment

The residential apartments are supported by world-class communal recreation, wellness and lifestyle facilities located at Level 1, Level 16 and Level 18. Level 26 forms private rooftop garden for the penthouse apartment.

- **Shop / Food and Drink Outlet**

The ground storey comprises of a 290m<sup>2</sup> retail tenancy, envisioned as a boutique-scale grocer, and a 74m<sup>2</sup> café tenancy providing street level activation to Amy Street. These uses will provide convivence and amenity for residents on the site as well as those in the immediately surrounding walkable residential catchment.

- **Indoor sport and recreation**

Level 1 includes an indoor pickle ball court which is positioned above the ground storey retail tenancy. The pickle ball court forms part of the communal open space amenity for the residential offering on the site. However, is also intended to be made available for public use. Direct access to the pickle ball court is achieved via the dedicated lobby space adjacent to the retail tenancy with lift access to Level 1 pickle ball court. The pickle ball court is 437m<sup>2</sup> including single pickle ball court along with tiered and booth seating areas and a refreshments bar.



*Figure 10: Active Frontage Uses (Source: Kennon– Urban Design Report)*

### 5.3 Architectural Design

The proposal will deliver a sculptured architectural landmark that will make a distinctive contribution to Brisbane's skyline and reinforce the site's role as a prominent gateway to the city. The architectural response is underpinned by the following key design principles:

#### Activated Ground Plane and Podium

The ground plane is activated through a combination of active frontage uses, including a café and retail tenancy on Amy Street, residential lobby spaces and clearly defined pedestrian entries, creating an attractive, engaging and pedestrian-oriented public realm.

Extensive landscaping, integrated planters and generous planting throughout the ground plane and podium soften the built form at the pedestrian scale, establish a green interface with the streetscape, and enhance the comfort, amenity and subtropical character of the public domain.

The podium accommodates a range of resident wellness, recreation and lifestyle facilities, including an indoor pickleball court that will also be available for public use. These spaces are arranged within a series of articulated zones that are oriented to maximise views and outlook while providing protection from traffic noise, delivering high-quality communal amenity.

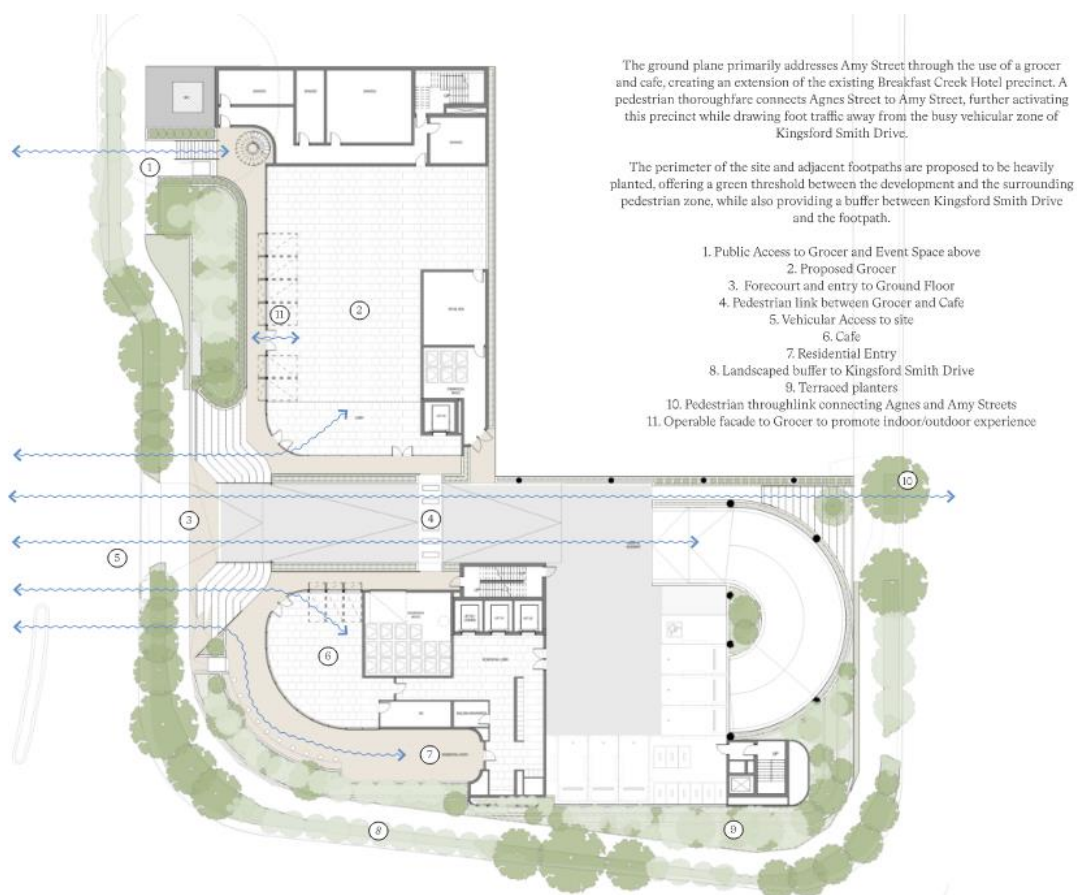


Figure 11: Activated Ground Plane Diagram (Source: Kennon- Urban Design Report)

### Highly Articulated Sculptured Tower Form

The built form comprises three distinct tower elements of varying heights that step up towards the intersection of Kingsford Smith Drive and Amy Street, creating a considered transition to surrounding development while establishing a landmark architectural presence at this strategic gateway location. The tallest tower anchors the prominent corner, reinforcing the site's role as a defining visual marker along the Kingsford Smith Drive corridor.

The tower is expressed through a highly articulated architectural language incorporating recessed and projecting façade elements, staggered setbacks, sculptural forms, balconies and vertically integrated landscaping. Collectively, these design measures break down the overall building mass into three slender tower elements, reducing the perceived scale and visual bulk of the development while creating an elegant and distinctive architectural composition.

Landscaped spines extend from the podium to the rooftop terraces, visually connecting the tower elements and integrating substantial greenery throughout the building. This approach softens the built form, reinforces Brisbane's subtropical character, enhances resident amenity through generous landscaped terraces and private open space, and delivers a landmark architectural outcome that makes a positive contribution to Brisbane's skyline and evolving architectural identity.



*Figure 12: Highly Articulated Sculptured Tower Form (Source: Kennon– Urban Design Report)*

### Subtropical Design and Buildings that Breathe

The proposal embraces Brisbane's subtropical climate through a comprehensive application of the eight "Buildings that Breathe" principles. Passive environmental design measures, including building orientation, natural ventilation, solar-responsive shading, generous access to daylight and extensive landscaping, are integrated throughout the development to enhance occupant comfort and environmental performance. The architecture is embraced and enhanced by living greenery along with generous communal outdoor spaces, rooftop gardens and private open space areas.

## 5.4 Buildings that Breathe

The proposals response to the eight key elements of 'Buildings that Breathe' as set out in the enclosed design report by Kennon and summarised below:

1. The design responds the "Orientate Yourself" principles with the building thoughtfully designed to maximise views of City and Brisbane River. The apartments are designed to orientate their primary balconies and living spaces to maximise the outlook.
2. The building celebrates Brisbane's subtropical climate and outdoor lifestyle by maximising opportunities to "Occupy Outdoor Spaces". This includes three rooftop garden spaces and expansive well-designed private balcony spaces that are generously sized to maximise resident amenity. The ground plane is designed as a permeable, open-air environment incorporating a shared

driveway and pedestrian link that facilitates movement, airflow and activation. Retail tenancies open directly onto this indoor-outdoor interface, extending activity into the public realm.

3. The design maximises natural light and sunlight enabling the residential apartments to “**Illuminate with Natural Daylight**”. The buildings orientation supports expansive glazing capturing key view corridors and outlook without the need for sun shading due to the south orientation. On the western facing façade, the building incorporates eaves to reduce solar gain while still allowing daylight penetration, balancing comfort with the desire for natural light.
4. The building is intentionally designed to maximise “**Natural Air and Ventilation**”. This achieved through the single-loaded circulation axis, allowing natural air and ventilation to pass through each apartment. Lobbies and corridors are open-air, extending the indoor-outdoor lifestyle into the building’s shared circulation spaces. The ground plane is designed as a permeable, open-air environment maximise air flow.
5. A range of design measures have been incorporated into the building to “**Shade and Protect**”. The western facade utilises deep eaves to reduce solar gain while still allowing for daylight and outlook. Communal and retail areas include a combination of awnings, shade structures, and undercover walkways creating comfortable, protected outdoor spaces for residents to use throughout the year.
6. The building embodies “**Living Greenery**” at the ground plane, podium, vertically up the tower forms and at the rooftop garden levels. The provision of landscape amenity is substantial including a total of 2,571m<sup>2</sup> of deep planting, podium planters and landscaped areas, equivalent to 106% of the site area.
7. The design responds to the “**Identity Matters**” principles by creating a distinctive landmark that responds to the prominence of the site and its setting adjacent to the Brisbane River. The building delivers exemplary architecture and subtropical design positively contributing to Brisbane’s identity, placemaking and public realm.
8. Passive design strategies have been incorporated into the building to “**Reduce Energy and Waste**”. Building orientation, shading, natural ventilation and access to daylight have been considered throughout the design to minimise reliance on mechanical systems.

## 5.5 Acoustic Attenuation

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The subject site is directly adjacent to the iconic Breakfast Creek hotel. The Applicant has directly engaged with the adjacent hotel operator with a view towards ensuring the proposed residential apartments incorporate appropriate acoustic attenuation measures, protecting future resident amenity while supporting the ongoing operation of the established venue and avoiding potential conflict between the interfacing uses. The supporting Acoustic Report by *Acoustic Works* includes recommendations of conditions to be incorporated as part of a future development approval by Council. Refer to section 10.4.2 of the Acoustic Report for details of the proposed conditions which align with those included in the recent development approval on the site at 11 Sandgate Road to the west of the Breakfast Creek hotel. The Acoustic Report also addresses acoustic attenuation measures with respect to the transport corridor noise from Kingsford Smith Drive. The recommendations of the Acoustic Report will be adopted into the design to supporting residential amenity.

## 5.6 Open Space

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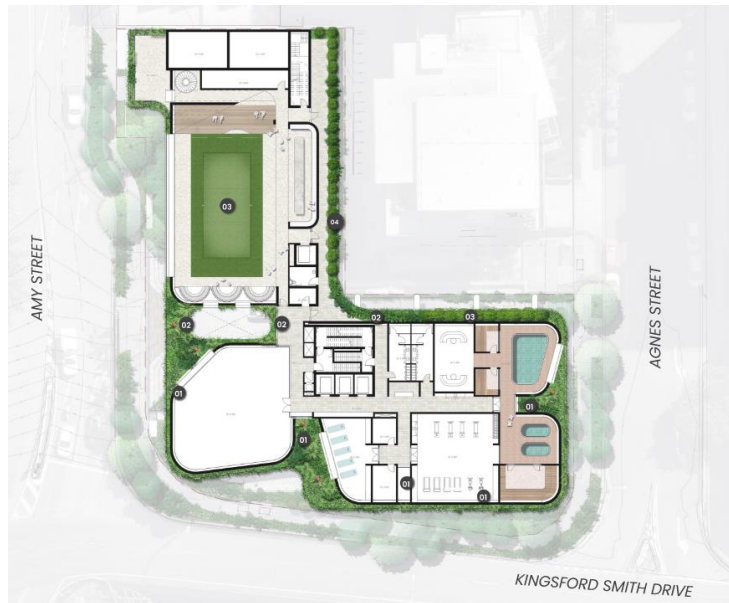
### Communal Open Space

The proposed communal open space offering includes a range of world-class recreation, wellness and lifestyle amenities. The proposed communal open space offering celebrates Brisbane’s subtropical outdoor lifestyle in line with principles of “Buildings that Breathe”. The proposed communal open space substantially

exceeds the minimum acceptable outcome requirement of 5% of the site area under the Multiple Dwelling Code. The total area of communal open space is 1,945m<sup>2</sup> (734m<sup>2</sup> outdoor and 1,211m<sup>2</sup> indoor) representing 80% of the site area.

Level 1

The Level 1 facilities include an indoor pickle ball court, resident co-working space and wellness facilities including gym, yoga room, sauna, spa, cold plunge, hydrotherapy pool, wellness lounge, amenities and therapy rooms.



**Figure 13:** Level 1 Communal Amenity (Source: Urbis – Statement of Landscape Design Intent)

Level 16

A north-facing rooftop amenity space is provided at Level 16 including indoor amenities, swimming pool (20m), pool lounge zone and outdoor seating spaces. The amenity of the rooftop space is enhanced by soft landscaping which extends the perimeter of the rooftop along with feature tree planting offering shade and subtropical amenity.



**Figure 14:** Level 16 Rooftop Amenity Space (Source: Urbis – Statement of Landscape Design Intent)

### Level 18

The rooftop amenity space at Level 18 includes a range of outdoor seating zones and BBQ facilities along with a swimming pool and pool lounge zone. The Level 18 rooftop amenity space is north-facing and is enhanced by subtropical landscaping including soft landscaping extending the perimeter of the rooftop and feature tree planting.



*Figure 15: Level 18 Rooftop Amenity Space (Source: Urbis – Statement of Landscape Design Intent)*

### **Private Open Space**

The proposal provides each apartment with a generously sized balcony area that is directly accessible from the main living space embracing Brisbane's subtropical outdoor lifestyle. Level 26 forms private rooftop garden for the penthouse apartment. The apartment balcony spaces vary in size and dimensions, and all contain useable and functional dimensions for high amenity outdoor living. All apartment balconies exceed the minimum acceptable outcome under the Multiple Dwelling Code.

Collectively, the private balconies and communal recreation levels provide a high level of residential amenity. The distribution of open space across multiple levels, together with integrated landscaping and a variety of recreation facilities, supports a subtropical living environment and contributes to the overall quality of the residential offering.

## **5.7 Landscaping and Deep Planting**

The design solution provides substantial provision of landscaping and living greenery that showcases Brisbane's subtropical character, with a total of 2,571m<sup>2</sup> of deep planting, podium planters and landscaped areas provided, equivalent to 106% of the site area. The proposal integrates landscaping throughout the development at ground level, podium levels, vertically up the towers and on the elevated roof top amenity spaces achieving a high quality subtropical design outcome.

Ground level landscaping includes large subtropical shade tree planting within inground deep planting, feature tree planting, subtropical shrubs in terraced planters, lush subtropical plantings and climbing and cascading plants on the built form softening the street interface and enhancing the public realm.

In addition to the landscaping within the site, the proposed development will deliver streetscape improvement works to the frontages of the site Kingsford Smith Drive, Amy Street and Angas Street. The proposed streetscape improvement works including the planting of large subtropical street trees and lush subtropical planting in garden beds and new 1.8m wide pedestrian footpath.

Living greenery extends above the ground plane to all levels of the tower including substantial provision of containerised planting and landscaping amenity. The provision of living greenery on the building is substantial, aligning with the key principles of “Buildings that Breathe”. The rooftop amenity spaces feature a combination of lush soft landscaping and feature tree planting offering shade and amenity to the rooftop spaces.

## 5.8 Access, Parking and Servicing

The Traffic Impact Assessment by *Velocity Traffic Engineering* and Waste Management Plan by *Rhodium Environmental* address the details of the proposal’s access, parking, servicing and waste management arrangements.

### Access

Vehicle access to the site is consolidated into a single location from Amy Street. The driveway from Amy Street connects with a visitor parking area at ground level and ramp down to basement car parking levels below.

### Car Parking

The proposed design accommodates a total of 252 car parking spaces achieved within concealed visitor car parking area at ground level and four below ground level basement parking levels.

*Table 2: Car Parking Proposed*

COMPONENT	PROVISION
Multiple dwelling – Resident	226 spaces
Multiple dwelling – Visitor	26 spaces

Due to the location of the site in the City Frame under the Transport, Access, Parking and Servicing Code, the non-residential uses do not require provision of on-site car parking. The intended function of these uses is to service the residents on site and the surrounding walkable catchment.

### Bicycle Parking

The site achieves exceptional proximity to active transport networks. The proposed development will encourage active transport usage through the provision on-site bicycle parking storage to cater for expected usage, including:

*Table 3: Bicycle Parking Proposed*

COMPONENT	PROVISION
Visitor	76 spaces
Resident	32 spaces

### Servicing

The proposed development accommodates appropriate waste management facilities including dedicated on-site waste storage, collection and transfer facilities. The development provides separate waste management arrangements for the residential and non-residential components, including purpose-built refuse rooms, refuse chute systems, recycling facilities and designated collection areas. Waste collection is proposed to occur on-site via rear-loading refuse collection vehicles accessing the site from Amy Street, with all waste streams managed in accordance with Council requirements. Please refer to Waste Management Plan by *Rhodium Environmental*. Refuse vehicles will enter the site from Amy Street in the forward direction, service bins in the designated service area, conduct a three point turn on site and exit the site in the forward direction to Amy Street.

## 6 TOWN PLANNING FRAMEWORK

### 6.1 State Government

#### 6.1.1 Planning Act 2016 - Framework

The *Planning Act 2016* provides the statutory planning framework for the State of Queensland and outlines the statutory process for preparing, assessing and deciding development applications. This proposal will be assessed in accordance with the relevant components of the *Planning Act 2016*.

#### 6.1.2 State Planning Policy

The proposal fully complies with the applicable assessment benchmarks under the State Planning Policy.

The assessment benchmarks in Part E of the State Planning Policy are applicable to the extent that Part E is not identified in the planning scheme as being appropriately integrated in the planning scheme.

An assessment is provided below of the assessment benchmarks under the State Planning Policy that are not identified as being appropriately integrated in the *Brisbane City Plan 2014*:

#### STATE INTEREST POLICIES AND ASSESSMENT BENCHMARKS

##### NATURAL HAZARDS, RISK AND RESILIENCE

The proposal is not identified within a natural hazard area (bushfire). As such, this matter of State interest is not applicable to the assessment of this application.

##### STRATEGIC AIRPORTS AND AVIATION FACILITIES

The proposed development does not impact the safety, efficiency and operational integrity of strategic airports in accordance with the relevant requirements of the State interest. As such, this matter of State interest is not applicable to the assessment of this application.

#### 6.1.3 Referral Agency

In accordance with the *Planning Regulation 2017*, the application does not require any referrals.

#### 6.1.4 State Development Assessment Provisions

As this application does not trigger referral to the State Assessment and Referral Agency, the State Development Assessment Provisions are not applicable.

#### 6.1.5 Shaping SEQ – South East Queensland Regional Plan 2023

The subject site is identified within the Urban Footprint designation of the *South East Queensland Regional Plan 2023*. Land within the Urban Footprint is intended to accommodate urban purposes such as housing, industry, business, infrastructure, community facilities and urban open spaces. The proposal complies with the relevant aspects of the *South East Queensland Regional Plan 2023* and the proposed delivery of the 166 residential apartments by the development supports to achievement of the dwelling targets for Brisbane set by the Regional Plan.

## 6.2 Local Government

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### 6.2.1 Definition

Schedule 1 of *Brisbane City Plan 2014* provides the following use definition:

- **Multiple Dwelling:**

*“Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached”.*

- **Food and drink outlet:**

*“Food and drink outlet means the use of premises for—*

- a. *preparing and selling food and drink for consumption on or off the premises; or*
- b. *providing liquor for consumption on or off the premises, if the use is ancillary to the use in paragraph (a)”.*

- **Indoor Sport and Recreation:**

*“Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors”.*

- **Shop:**

*“Shop means the use of premises for—*

- a. *displaying, selling or hiring goods; or*
- b. *providing personal services or betting to the public”.*

Table SC1.1.2. B of the *Brisbane City Plan 2014* identifies Food & drink outlet, Indoor Sport & recreation and Shop under the overarching ‘Active frontage uses’ group.

### 6.2.2 Level of Assessment

Under the *Brisbane City Plan 2014*, the site is identified as being contained within the High density residential (up to 8 storeys) zone and Albion neighbourhood plan and the following Overlays:

- Active frontages in residential zones overlay;
- Airport environs overlay;
- Coastal hazard overlay;
- Community purposes network overlay;
- Critical infrastructure and movement network overlay;
- Dwelling house character overlay
- Flood Overlay;
- Industrial amenity overlay;
- Potential and actual acid sulfate soils overlay;
- Road hierarchy overlay;
- Streetscape hierarchy overlay;
- Transport air quality corridor overlay; and
- Transport noise corridor overlay.

In accordance with Part 5 of the *Brisbane City Plan 2014*, the application is subject to Impact Assessment, on the following basis:

LEVEL OF ASSESSMENT	
<b>HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS) ZONE</b>	
Impact Assessable	<p>In accordance with Table 5.5.4 – Level of Assessment for the High Density Residential Zone, Multiple Dwelling is subject to Code Assessment, “if <u>no greater than</u>:</p> <p><i>If no greater than:</i></p> <ol style="list-style-type: none"> <li>a. the building height specified in a relevant neighbourhood plan;</li> <li>b. where a neighbourhood plan does not specify building height: <ol style="list-style-type: none"> <li>i. 8 storeys in the Up to 8 storeys zone precinct; or</li> <li>ii. 15 storeys in the Up to 15 storeys zone precinct</li> </ol> </li> </ol> <p>The Neighbourhood Plan specifies a maximum building height of 10 storeys for development of a site 1,200sqm or greater. The proposed building is greater than 10 storeys therefore triggering Impact Assessment. Further, the development proposes a Shop, Food &amp; drink outlet and Indoor Sport &amp; Recreation uses. These uses are not listed in the table and therefore trigger Impact Assessment.</p>
<b>ALBION NEIGHBOURHOOD PLAN</b>	
No change	In accordance with Table 5.9.2.A–Albion Neighbourhood Plan: Material Change of Use, there is no change to the level of assessment nominated for Material Change of Use. As such, the Neighbourhood Plan does not change the Level of Assessment.
<b>OVERLAYS</b>	
<b>ACTIVE FRONTAGES IN RESIDENTIAL ZONE OVERLAY</b>	
Not Applicable	In accordance with Table 5.10.1–Levels of Assessment for Active Frontages in Residential Zone Overlay, there is no level of assessment nominated for Material Change of Use for Active frontage uses at ground level with a gross floor area of more than 250sqm. Where less than 250sqm, Code Assessment is nominated. The proposed active frontage uses component of the development has a gross floor area exceeding 250m <sup>2</sup> . Accordingly, the identified trigger does not apply and there is no change to the category of assessment.
<b>AIRPORT ENVIRONS OVERLAY</b>	
Code Assessable	In accordance with Table 5.10.2–Levels of Assessment for Airport Environs Overlay, a Material Change of Use, other than for a dwelling house in the Obstacle Limitation Surfaces Sub-Categories and Procedures for Air Navigation Services Aircraft Operational Surfaces (PANS-OPS) Sub-Categories is subject to Code Assessable where assessable in the Zone or Neighbourhood Plan.
<b>COASTAL HAZARD OVERLAY</b>	
Code Assessable	In accordance with Table 5.10.6–Coastal Hazard Overlay, a Material Change of Use involving a new premises is Code Assessable.
<b>COMMUNITY PURPOSES NETWORK OVERLAY</b>	
Code Assessable	In accordance with Table 5.10.7A–Community purposes network overlay, a Material Change of Use involving a new premises is Code Assessable.

LEVEL OF ASSESSMENT	
<b>CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK OVERLAY</b>	
Not Applicable	In accordance with Table 5.10.8—Levels of Assessment for Critical Infrastructure and Movement Network Overlay, there is no level of assessment nominated for a Multiple Dwelling, Shop, Food and Drink Outlet or Indoor Sport and Recreation. As such, there is no change to the level of assessment and no assessment required against the Critical Infrastructure and Movement Network Overlay Code.
<b>DWELLING HOUSE CHARACTER OVERLAY CODE</b>	
Not Applicable	In accordance with Table 5.10.9—Levels of Assessment for Dwelling House Character Overlay, there is no level of assessment nominated for uses other than Dwelling house. As such, there is no change to the level of assessment and no assessment required against the Dwelling House Character Overlay Code.
<b>FLOOD OVERLAY</b>	
Code Assessable	In accordance with Table 5.10.11—Levels of Assessment for Flood Overlay, a Material Change of Use for Multiple dwelling and Centre activities is Code Assessable. Further, Building Work triggers Code Assessment within the relevant flood planning areas for new premises.
<b>INDUSTRIAL AMENITY OVERLAY</b>	
Code Assessable	In accordance with Table 5.10.13—Levels of Assessment for Industrial Amenity Overlay, a Material Change of Use in Industrial amenity investigation area sub-category for Multiple Dwelling triggers Code Assessment.
<b>POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY</b>	
Code Assessable	<p>In accordance with Table 5.10.15—Levels of Assessment for Potential and Actual Acid Sulfate Soils Overlay, a Material Change of Use is Code Assessable if, involving filling or excavation if the natural ground level is less than 20m AHD, where the disturbance of land is equal to or less than 5m AHD, involving:</p> <ul style="list-style-type: none"> <li>(a) filling equal to or greater than 500m<sup>3</sup>; or</li> <li>(b) filling equal to or greater than 0.5m average depth; or</li> <li>(a) excavation equal to or greater than 100m<sup>3</sup>.</li> </ul> <p>The proposal involves filling and excavation for the basement level. As such the works will trigger the application to be subject to Code assessment.</p>
<b>ROAD HIERARCHY OVERLAY</b>	
Code Assessable	In accordance with Table 5.10.18—Levels of Assessment for Road Hierarchy Overlay, a Material Change of Use involving an existing premises with an increase in gross floor area is Code Assessable if assessable in the Zone or Neighbourhood Plan.
<b>STREETSCAPE HIERARCHY OVERLAY</b>	
Code Assessable	In accordance with Table 5.10.20—Levels of Assessment for Streetscape Hierarchy Overlay, a Material Change of Use involving a new premises is Code Assessable.
<b>TRANSPORT AIR QUALITY CORRIDOR OVERLAY</b>	
Code Assessable	In accordance with Table 5.10.22—Levels of Assessment for Transport Air Quality Corridor Overlay, a Material Change of Use for Multiple Dwelling in Transport Air Quality corridor A sub-category where accommodating 6 or more people and

LEVEL OF ASSESSMENT	
	involving a new premises if Code Assessable. Furthermore, a Material Change of Use in Transport Air Quality corridor B sub-category is Code Assessable.
TRANSPORT NOISE CORRIDOR OVERLAY	
Code Assessable	In accordance with Table 5.10.23—Levels of Assessment for Transport Noise Corridor Overlay, a Material Change of Use for Multiple Dwelling where accommodating 6 or more people involving a new premises if Code Assessable.

In view of the above, the proposed development is subject to Impact Assessment and public notification is required for 15 business days.

### 6.2.3 Applicable Assessment Benchmarks

The following *Brisbane City Plan 2014* codes are identified as assessment benchmarks for the application:

APPLICABLE ASSESSMENT BENCHMARKS	
Strategic Framework	<ul style="list-style-type: none"> <li>▪ Theme 2: Brisbane’s outstanding lifestyle               <ul style="list-style-type: none"> <li>▪ Element 2.2 – Brisbane’s housing and accommodation choices</li> </ul> </li> <li>▪ Theme 5: Brisbane’s CityShape               <ul style="list-style-type: none"> <li>▪ Element 5.3 – Brisbane’s Major Centres</li> <li>▪ Element 5.8 – Brisbane’s Growth Nodes on Selected Transport Corridors</li> </ul> </li> </ul>
Zone Codes	<ul style="list-style-type: none"> <li>▪ Albion Neighbourhood Plan Code</li> </ul>
Neighbourhood Code	<ul style="list-style-type: none"> <li>▪ High Density Residential Zone Code</li> </ul>
Use Code	<ul style="list-style-type: none"> <li>▪ Centre and Mixed Use Code</li> </ul>
Prescribed Secondary Codes	<ul style="list-style-type: none"> <li>▪ Filling and Excavation Code</li> <li>▪ Infrastructure Design Code</li> <li>▪ Landscape Work Code</li> <li>▪ Multiple Dwelling Code</li> <li>▪ Outdoor Lighting Code</li> <li>▪ Stormwater Design Code</li> <li>▪ Transport, Access, Parking and Servicing Code</li> </ul>
Overlay Codes	<ul style="list-style-type: none"> <li>▪ Active Frontages in Residential Zone Overlay Code</li> <li>▪ Airport Environs Overlay Code</li> <li>▪ Bicycle Network Overlay Code</li> <li>▪ Coastal Hazard Overlay Code</li> <li>▪ Community Purposes Network Overlay Code</li> <li>▪ Flood Overlay Code</li> <li>▪ Road Hierarchy Overlay Code</li> <li>▪ Streetscape Hierarchy Overlay Code</li> <li>▪ Transport Air Quality Corridor Overlay Code</li> <li>▪ Transport Noise Corridor Overlay Code</li> </ul>

## 7 OTHER RELEVANT MATTERS

Section 45 of the *Planning Act 2016* identifies the categories of assessment and states that the assessment for an Impact Assessable application:

- 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.*

Examples of another relevant matter –

- *A planning need*
- *The current relevance of the assessment benchmarks in the light of changed circumstances*
- *Whether assessment benchmarks or other prescribed matters were based on material errors.*

In light of the above, this section sets out other relevant matters which the assessment manager will have regard to when carrying out the assessment of the proposed development.

### 7.1 Housing Supply – Responding to Changed Circumstances

*Brisbane's Sustainable Growth Strategy* was released by Council in 2023 to provide a guiding framework to manage the growing and evolving City which is experiencing significant sustained demand for housing. The strategy sets out four key priorities to facilitate the delivery of housing supply and ensure housing supply meets the diverse needs of the community:

- Priority 1: Housing supply for our growing and evolving city
- Priority 2: Housing diversity and affordability
- **Priority 3: Right housing in the right locations**
- Priority 4: Sustainable, liveable and well-designed subtropical homes

Priority 3: Right housing in the right locations establishes four planning pillars to ensure new housing is provided in the right locations. The four planning pillars are:

- Pillar One: Limited greenfield development
- Pillar Two: Suburban renewal precincts
- **Pillar Three: Growing our inner city**
- Pillar Four: Major centres and transport corridors

Pillar Three: Growing our inner city sets out the initiative to utilise the inner city precincts more effectively by facilitating growth with these locations already highly connected and rich in infrastructure. Following the release of *Brisbane's Sustainable Growth Strategy*, *Brisbane's Inner City Strategy* was released providing a more targeted framework for the evolution and transformation of Brisbane's inner-city precincts. The strategy has a focus on unlocking housing supply through the renewal of key inner city sustainable growth precincts by facilitating increased building heights alongside the delivery of design excellence and community benefit. Albion is an urban enterprise area marked for renewal under the *Brisbane: Our Productive City Strategy* and a priority sustainable growth precinct under *Brisbane's Inner City Strategy*.

While the precinct planning is still to be progressed for Albion, as a priority sustainable growth precinct additional building height and density is anticipated to unlock opportunities for increased housing consistent with *Brisbane's Sustainable Growth Strategy* and *Brisbane's Inner City Strategy*.

The Albion neighbourhood plan has not undergone revision or amendment since 2016 (10 years ago), and there has been a number of recent development approvals within the vicinity of the site and the Newstead-Albion corridor more broadly where performance solutions for building height have been granted

acknowledging the need to respond to changing circumstances to support additional housing supply for the growing population.

The proposed development will make an important contribution to the provision of well-located housing in inner city Brisbane through the delivery of 166 residential apartments. The development provides a range of apartment typologies, including two, three and four bedroom apartments, contributing to housing choice and diversity within the locality.

The redevelopment of the site represents an efficient use of the available inner city land and supports the delivery of housing within the existing urban footprint. Residents will benefit from exceptional access to active and public transport networks, employment opportunities, services, facilities and social infrastructure. Accordingly, the proposal contributes positively to housing supply and housing diversity in a location that is well suited to increased residential density.

## 7.2 Architectural and Subtropical Design Excellence

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The proposal delivers a community benefit through exemplary architectural and subtropical design that extends beyond the site itself. As a landmark gateway development, it will enhance Brisbane's skyline, contribute to a high-quality public realm, reinforce the city's subtropical identity and establish a benchmark for design excellence.

The design establishes an activated, landscaped ground plane comprising active frontage uses, clearly defined pedestrian entries, resident lobby spaces, and generous subtropical planting that enhances the public realm, encourages pedestrian activity, and contributes positively to the streetscape.

The tower adopts a highly articulated sculptural form comprising three distinct building elements that respond to the site's prominent gateway corner location. Varied building heights, staggered setbacks, integrated landscaping and refined façade articulation create a well-proportioned built form that establishes a distinctive landmark and contributes positively to the Brisbane skyline.

The proposal also exemplifies Brisbane's subtropical design principles through the comprehensive application of the "Buildings that Breathe" philosophy. Passive environmental design, natural ventilation, extensive landscaping, generous outdoor living spaces and integrated greenery combine to deliver a climate-responsive building that enhances resident amenity and environmental performance.

Overall, the proposal represents an exemplary architectural outcome that delivers public benefit through high-quality design, strengthens the city's architectural identity and makes a positive contribution to Brisbane's built environment. The design report by *Kennon* provides a detailed overview of the architectural design response and the developments response to "Buildings that Breathe".

## 8 STRATEGIC FRAMEWORK

The subject site is identified within the High density residential zone. In accordance with the High density residential zone code, the proposal supports the key policy direction set in the Strategic Framework, in particular:

- **Theme 2:** Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices;
- **Theme 5:** Theme 5: Brisbane's CityShape, Element 5.3 – Brisbane's Major Centres and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors.

SPECIFIC OUTCOMES	PROPOSAL
<b>THEME 2: BRISBANE'S OUTSTANDING LIFESTYLE</b>	
<b>Element 2.2 – Brisbane's Housing and Accommodation Choices</b>	
<b>SO1</b> Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	<b>L1</b> - The proposal comprises a Multiple dwelling and active frontage uses within an established inner city location with exceptional access to active and public transport networks, employment opportunities, services, facilities and social infrastructure. The proposal contributes additional housing supply and supports growth in a well-located, inner city location.
<b>SO2</b> Brisbane's housing is diverse in type and form, offering choice to different household types and individuals with specific housing needs.	<b>L2</b> - The proposal provides a mix of apartment types and contributes to greater housing diversity.
<b>SO3</b> Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	<b>L3.1 - L3.3</b> - The proposal does not provide for temporary accommodation. As such, this element of the criteria is not applicable.
<b>SO4</b> Brisbane's existing Rural Neighbourhoods are maintained without expansion	<b>L4</b> - The proposal is not located in a Rural Neighbourhood.
<b>SO5</b> Brisbane's last remaining greenfield development areas are well planned and well delivered.	<b>L5</b> - The proposal does not involve greenfield development. As such, this element of the criteria is not applicable
<b>SO6</b> Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	<b>L6.1 - L6.2</b> - The proposal does not provide rooming accommodation or alternative housing types. As such, this element of the criteria is not applicable. <b>L6.3</b> - The proposal does not provide a special purpose institution. As such, this element of the criteria is not applicable.
<b>THEME 5: BRISBANE'S CITY SHAPE</b>	
<b>Element 5.3 - Brisbane's Major Centres</b>	
<b>SO1</b> Major Centres accommodate significant population-serving activities and employment.	<b>L1.1 – L1.3</b> The subject site is not identified as a Major Centre.
<b>SO2</b> Major Centres are well serviced by the city's public transport and active transport networks which are supported by development.	<b>L2</b> The site is located within the High density residential zone in Albion and achieves benefit of the nearby high frequency transport.

SPECIFIC OUTCOMES	PROPOSAL
SO3 Major Centres support an 18-hour economy.	L3 The site is located in the High density residential zone and is not in the Major Centre Zone.
SO4 Major Centres comprise integrated residential development.	L4 The proposal provides for high density housing benefiting from the co-location with high frequency transport options.
SO5 Major Centres are key locations for community hubs, services and facilities.	L5.1 – L5.2 The proposed development does not involve culture activities and / or community facilities.
SO6 Major Centres are part of a network of centres across the city where the key distinguishing characteristics of the centres is the physical scale, urban design and relationship to the surrounding land uses, not the type or function of business or other centre type activity being undertaken.	L6 The site is not in the Major Centre Zone.
<b>ELEMENT 5.8 – BRISBANE’S GROWTH NODES ON SELECTED TRANSPORT CORRIDORS</b>	
SO1 Growth Nodes on Selected Transport Corridors provide opportunities for a range of more intense urban form, mix of land uses and activities that are tailored to the locality and catchment's community needs in accordance with the applicable land use strategies.	<p>L1.1 The site is identified within the Raceway precinct of the Albion neighbourhood plan positioned on the key Kingsford Smith Drive transport corridor.</p> <p>L1.2 The proposal represents an efficient and orderly redevelopment of an underutilised inner-city site. The development will contribute to housing supply and diversity in a highly accessible location, enhance the amenity of the prominent gateway site, and deliver an exemplary architectural and subtropical design outcome that is consistent with the ongoing transformation of the Newstead–Albion–Hamilton corridor.</p> <p>L1.3 The site is contained within the Albion neighbourhood plan.</p>
SO2 Growth Nodes on Selected Transport Corridors provide an integrated urban form and exhibit leading practice in urban and public domain design and social and environmental outcomes.	L2.1-L2.6 The site is located within convenient walking distance of a range of high frequency transport options, services and facilities. To this end, the development supports walkable community that provides housing choice, reduces vehicle-based trips and achieves accessibility to employment, retail, commercial services, recreational opportunities and community facilities.
SO3 Growth Nodes on Selected Transport Corridors are based on railway stations and land within the centre zone which are focus points of activity, accessibility and employment.	L3 The site is not located within a Centre. As such, this element of the criteria is not applicable.
SO4 Growth Nodes on Selected Transport Corridors protect the character and amenity of the surrounding Suburban Living Areas within which they are located.	L4 The site does not share an interface with the Suburban Living Areas.

## 9 ASSESSMENT AGAINST APPLICABLE CODES

The proposed development complies with the applicable assessment benchmarks of the *Brisbane City Plan 2014*. Compliance is achieved predominantly through the relevant Acceptable Outcomes, with any

departures appropriately addressed through alternative solutions that satisfy the corresponding Performance Outcomes and align with the Purpose and Overall Outcomes of the applicable codes. The following sections outline the key Performance Outcome assessments supporting the proposal. A full assessment against the applicable assessment benchmarks is provided in Appendix 1 and the supporting specialist consultant reports.

## 9.1 Building Height

The site is in the Raceway Precinct of the Albion Neighbourhood Plan. The intended outcome for the Neighbourhood Plan is expressed through the overall outcomes (OO) as:

- OO3a “Development demonstrates high-quality urban design that contributes to a strong sense of place and enables the creation of a higher density urban community with easy access to opportunities for living, working and playing”.
- OO3b “Development of medium and high density residential and mixed uses is concentrated in the Station, Albion village, Corunna Street, North and Raceway precincts and not in the surrounding residential or industrial areas”.
- OO3c “The form and scale of development in Albion is subservient to Bowen Hills and Fortitude Valley and maintains building heights sensitive to surrounding residential areas”.
- OO3g “Development maintains public view corridors as identified on Figure a:
  - I. from Bartleys Hill Reserve lookout to the City Centre skyline, the Brisbane River and Mt Coot-tha (refer to Figure b for guidance); and
  - II. from Lapraik Street to the City Centre skyline and Taylor Ranges (including Mt Coot-tha and Enoggera Hill, refer to Figure c for guidance)”.

The acceptable outcomes for building height in the Raceway Precinct for development of a site 1,200m<sup>2</sup> or greater is 10 storeys.

Under performance outcome PO1 of the Neighbourhood Plan:

**PO1** Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the 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;
- c. proportionate to and commensurate with the utility of the site area and frontage width;
- d. designed so as not to cause 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 not prejudice the development of an adjoining site.

The proposal comprises of a 28 storey built form that landmarks the prominent gateway corner of Kingsford Smith Drive and Amy Street, stepping down 19 storeys to the east and 17 storeys to the north to provide an appropriate transition to the surrounding built form context. The basement B01 is slightly greater than 1m above ground level in parts resulting in a storey by definition. However, is visually treated and concealed through terraced containerised planters so that the building presents as 27 storeys stepping to 18 storeys and 16 storeys to east and north respectively. The Level 26 rooftop amenity space is also counted within the number of storeys due to the small WC/change room, storage room and roofed cover over the dining space but is otherwise largely open to the sky.

The proposed height responds to the site's gateway significance and the emerging character of the Newstead-Albion-Hamilton corridor, including recent approvals of 28 storeys at Breakfast Creek Quarter to the south, 17 storeys at 11 Sandgate Road to the west and 19 storeys at 92 Kingsford Smith Drive to the east. The proposed building height therefore achieves the intended higher density outcome as expressed in the overall outcomes of the Neighbourhood Plan and contributes to a cohesive streetscape and built form character.

As outlined in the supporting Visual Impact Assessment prepared by *Insight Design and Assessment Services*, the site presents a unique opportunity to accommodate a more substantial landmark building due to its prominent gateway location, capacity to strengthen the local sense of place through architectural and subtropical design excellence that is responsive to setting, and ability to achieve appropriate tower separation outcomes. This is facilitated by the site's three road frontages and the developed nature of the directly adjoining site to the north enabling a more substantial built form outcome without compromising the amenity or future development potential of neighbouring sites.

Consistent with the overall outcomes of the Albion Neighbourhood Plan, the proposed building height is subservient to Bowen Hills and Fortitude Valley where building heights of up to 30 storeys are permitted under the acceptable outcomes of the *Bowen Hills PDA Development Scheme* and Fortitude Valley Neighbourhood. It is also noted that the precinct planning for the Fortitude Valley sustainable growth precinct is underway is expected to deliver further uplift of building height.

The site is partly located with the public view corridor in Figure a of the Neighbourhood Plan from Bartleys Hill Reserve lookout to the City Centre skyline, the Brisbane River and Mt Coot-tha. However, as addressed in detail in the supporting Visual Impact Assessment by *Insight Design and Assessment Services*, the view corridor from Bartleys Hill lookout will be maintained and enhanced through the addition of the proposed development.

Overall, the development achieves the intended outcome for the Neighbourhood Plan, improves the amenity of the neighbourhood plan area through design excellence and contributes to a cohesive streetscape and built form character. Additionally, the proposal achieves the PO1 (a)-(e) as follows:

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

The site is intended to accommodate high-density development and is well served by existing infrastructure, services and facilities capable of supporting the proposed density. The site benefits from exceptional accessibility to active and public transport networks, including high-frequency bus services and the future Golden Glider service along Kingsford Smith Drive, as well as the Lores Bonney Riverwalk and Yowoggera Green Bridge. The site also enjoys convenient access to significant public open space, including the adjacent Newstead Park and nearby Crosby Park. The supporting civil and traffic assessments confirm that the existing and planned infrastructure networks are capable of accommodating the proposed development. In addition, the development will be subject to infrastructure charges commensurate with its demand, ensuring an appropriate contribution towards the trunk infrastructure networks.

b. *aligned to community expectations about the number of storeys to be built;*

The emerging urban context within the surrounding Newstead-Albion-Hamilton corridor demonstrates building heights ranging up to 33 storeys, refer to urban context analysis by *Urbis*. Within the immediate context is the approved Breakfast Creek Quarter to the south at 28 storeys, 11 Sandgate Road to the west at 17 storeys and 92 Kingsford Smith Drive to the east at 19 storeys. This pattern of development aligns with *Brisbane's Sustainable Growth Strategy* and *Brisbane's Inner City Strategy* which set out initiatives to deliver the right housing in the right locations and utilise the inner city precincts more effectively by facilitating growth. While the proposed building height exceeds the acceptable outcome for building height, the proposed building height aligns with the emerging urban context of Newstead-Albion-Hamilton corridor as it transitions to higher density responding to the inner city positioning and broader policy initiatives to address community need for additional housing supply. To this end, while exceeding the acceptable outcome for building height, the proposal is considered to align with community expectations about the number of storeys to be built particularly in the current context where there is a recognised community need to deliver additional housing.

- c. *proportionate to and commensurate with the utility of the site area and frontage width;*

The site has an area of 2,433m<sup>2</sup> with extensive frontages to Kingsford Smith Drive, Amy Street and Agnes Street. Its size, configuration and three-road frontages enable the proposed built form to comfortably accommodate the building footprint, setbacks, landscaping, communal open space, servicing and basement parking while maintaining appropriate separation from adjoining development.

- d. *designed to avoid significant and undue adverse amenity impact to adjoining development;*

The site shares a single common boundary with the existing Rive Apartments to the north. The development has been carefully designed to avoid significant adverse amenity impacts on the adjoining residential development. This is achieved by adopting setbacks that support appropriate spatial separation between neighbouring buildings, orientating the apartments towards the street frontages and away from the shared boundary to avoid privacy conflicts and adopting considered site planning and privacy mitigation measures to support amenity between sites. The building also adopts considered transitioning of building height down towards the adjoining development to the north and east. The Visual Impact Assessment by *Insight Design and Assessment Services* analyses the interface with Rive Apartments in detail and concludes that neighbouring units would not be unduly impacted.

Shadow diagrams prepared by *Kennon* and assessed as part of the Visual Impact Assessment by *Insight Design and Assessment Services* demonstrate that the site's location to the south of the Rive Apartments avoids any overshadowing impacts on the adjoining development. While some shadowing of nearby public open spaces will occur during the winter months, the assessment concludes that impacts on any individual area will be limited in duration and are not of a scale or extent that would result in significant and undue adverse amenity impact.

- e. *sited to enable existing and future buildings to be well separated from each other and avoid affecting the potential development of adjoining sites.*

The proposed setbacks, in conjunction with the setbacks already established on the adjoining Rive Apartments site, provide substantial building separation that facilitates natural light, ventilation, visual privacy and outlook. The building has also been carefully shaped along the northern interface, including increased and staggered setbacks adjacent to Rive Tower South, to maximise separation and residential amenity. Landscaping, including deep planters and cascading vegetation, further softens the interface and contributes to a high-quality subtropical built form outcome.

Overall, the proposed building height is identified as achieving compliance with Performance Outcome PO1 and the applicable Overall Outcomes of the Neighbourhood Plan. The proposed building height is also supported by other relevant matters as detailed in Section 7.

## 9.2 Front Setbacks

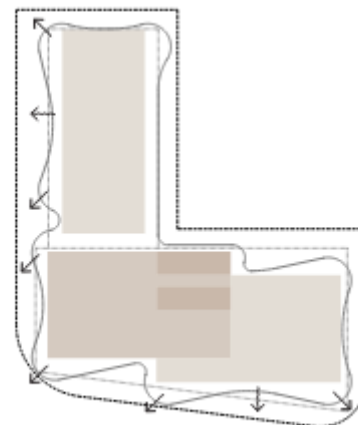
The proposed design responds appropriately to the site's prominent three-street frontage and gateway location through a highly articulated built form comprising curved façades, sculptural balconies and varied setbacks that create a distinctive architectural expression and enhance the visual quality of the public realm. The tower adopts typical setbacks of 4.275–6.585m to Kingsford Smith Drive, 2.635–4.565m to Amy Street and 2.420m to Agnes Street.

The organic, undulating floor plates and curved balcony forms extend into the setback areas, introducing variation to the building profile and creating a highly articulated architectural form that reduces perceived visual bulk while providing depth, shadow and visual interest. This approach delivers a superior urban design outcome by softening the building's interface with the street and reinforcing its landmark gateway role.

While reflecting a performance solution to PO6/AO6 of the Multiple Dwelling Code, the proposed setbacks achieve the intent of the performance outcome by:

- Complementing the established pattern of setbacks within the surrounding streetscape (refer to Figure below) while responding to the site's prominent gateway location.
- Introducing a varied setback profile through the curved building form, resulting in a highly articulated architectural expression that reduces perceived visual bulk and enhances the visual quality of the development.
- Facilitating active frontage uses, communal amenity spaces, residential lobbies and balconies overlooking all street frontages, promoting pedestrian activity, passive surveillance and an engaging public realm.
- Clearly defining the street edge through the integration of the built form, pedestrian entries, landscaping and building address, creating a legible and welcoming interface with the public realm.
- Accommodating substantial deep planting and integrated living greenery within the setback areas, establishing a landscaped edge that enhances the subtropical streetscape character and softens the transition between the development and adjoining public spaces.

Accordingly, the proposed setbacks achieve the intent of PO6 by delivering a high-quality streetscape outcome that enhances the public realm, supports an active pedestrian environment and reinforces the site's strategic gateway role.



**Figure 16:** Organic, undulating floor plates and curved balcony forms (Source: Kennon- Urban Design Report)



- |   |  |
|---|--|
| 1. 11 Sandgate Rd – Approved 1m podium setback to ICB, 2.230m tower setback to ICB, 1.56m podium setback Higgs Street and 2.465m tower setback Higgs Street | 5. Breakfast Point Apartments – 2.693m to Agnes Street   |
| 2. Rive Towers – 2.8m setback to Anges Street   | 6. Rivers Edge Apartments – 3m to Hunt Street  |
| 3. Newstead Residences – 3.5m to Agnes Street   | 7. 92 Kingsford Smith Drive – Approved 2.779m to Kingsford Smith Drive and 2.367m to Hunt Street |
| 4. C.R. Kennedy Building – 4.5m to Kingsford Smith Drive and 3.0m to Agnes Street   | 8. View Brisbane – 2.597m to Kingsford Smith Drive   |

**Figure 17:** Surrounding Front Setbacks (Source: NearMap)

### 9.3 Side Setbacks

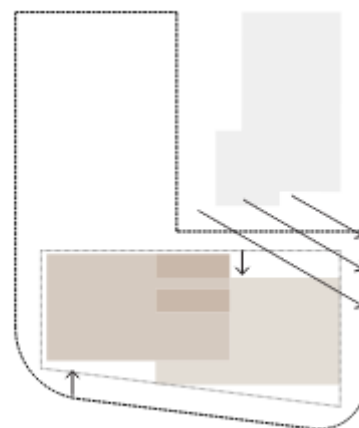
The Multiple Dwelling Code sets of the acceptable outcome side setback requirement under AO7.1. The site has road frontages to three boundaries and has a single common boundary with Rive Apartments to the north. The subject site interfaces with Rive Tower North adjacent to the northern boundary in the western part of the site and River Tower South adjacent to the eastern shared boundary and northern boundary in the eastern part of the site.

At ground level and Level 1, the western portion of the northern boundary is built to boundary. This interface corresponds with an adjoining service-oriented edge comprising an enclosure containing services/bin storage, a service loading bay, driveway and at-grade car parking. In this context, a built-to-boundary condition is considered appropriate. Further, the Level 1 slab edge is enhanced with a planter incorporating cascading vegetation, providing a landscaped interface to the boundary condition. Above Level 1, setbacks to this portion of the northern boundary range from 3.085m to 3.720m. The adjoining Rive Tower North is setback a generous distance of 13m or greater from this interface. Collectively, the proposed and existing setbacks achieve substantial spatial separation, supporting light penetration, air circulation and visual privacy.

Along the eastern boundary adjoining Rive Tower South, the ground level comprises a blank wall setback 0.945m from the boundary, behind a 600–900mm deep planter. It is noted that the existing non-residential buildings at 9–11 Amy Street present a comparable built-to-boundary blank wall condition to this interface. Thus, the outcome is comparable with the current situation but enhanced through the inclusion of landscaping and living greenery to the interface. At Level 1, a typical setback of 3.340m is provided,

incorporating a 1.0m deep planter extending along the boundary to enhance visual screening and amenity. Above Level 1, setbacks increase to a typical 5.055m. Importantly, the design orients habitable rooms away from this interface, with circulation spaces addressing the boundary with the apartments recessed behind incorporating high-level windows only, thereby limiting direct overlooking. The adjoining Rive Tower South is setback approximately 5.751m to 6.751m from the boundary, resulting in a combined separation that supports adequate daylight access, ventilation and visual privacy.

Along the eastern portion of the northern boundary, the ground level comprises driveway and pedestrian circulation with a landscaped strip and boundary fencing. Level 1 is typically setback 3.485m, incorporating a continuous 1.0m deep planter providing boundary landscaping. Above Level 1, setbacks vary between 3.295m at the stair core (which contains no openings) and 5.40m to 7.45m where the façade steps and articulates towards the street frontage. The interface is similarly designed to avoid habitable room outlook, instead accommodating circulation and service areas with limited or no openings. The adjoining Rive Tower South provides setbacks ranging from 4.340m to 8.001m, reinforcing a consistent pattern of separation between built forms. The stepped and varied setbacks and podium planter to the slab edge along this interface also improve outlook and spatial relief for adjoining properties, refer to Figure 17.



**Figure 17:** Stepped setbacks to north-eastern tower offering improved outlook and spatial relief (Source: Kennon- Urban)

Overall, the proposed setbacks appropriately respond to the established development pattern, protect the amenity and privacy of neighbouring residents, provide suitable building separation and incorporate landscaping outcomes to enhance the amenity of the interface. Accordingly, the proposal satisfies the intent of PO7.

#### 9.4 Site Cover

Acceptable outcome AO8 sets out the prescribed site coverage for the High density residential zone. While the site coverage exceeds the acceptable outcome, the proposed built form is responsive to its setting and achieves an appropriate balance between buildings, open space and landscaping, consistent with PO8 of the Multiple Dwelling Code. The built form presents a higher site coverage due to podium typology at ground level and Level 01 that frames the street edge and elevates the residential apartments above busy Kingsford Smith Drive. However, the site coverage reduces progressively up the building to 63.3% at the typical levels, 43.6% at Level 17 and 25.6% at Levels 19-26 achieving a slender and varied tower form. The proposal achieves PO8 as follows:

- a. *Is consistent with the intended form, character and intensity of the local area and immediate streetscape*

The development achieves the intended higher-density outcome envisaged by the Neighbourhood Plan through the delivery of an architectural landmark that responds to the site's gateway significance and the emerging built form character and intensity of the Newstead-Albion-Hamilton corridor.

- b. *Facilitates modulation and articulation of the building form*

The development demonstrates a high degree of modulation and articulation through the vertical stepping of tower elements, creating a clear hierarchy of built form that landmarks the prominent gateway corner of Kingsford Smith Drive and Amy Street while transitioning in scale towards adjoining development. Articulated balconies, recessed tower volumes, curved façade elements and extensive landscaping reduce the perception of bulk and contribute to a refined architectural expression.

*c. Supports residential amenity for occupants and adjoining properties*

The development supports residential amenity for both future occupants and adjoining properties through a carefully considered built form and site layout. Appropriate setbacks provide suitable spatial separation from neighbouring development, while apartment orientation, privacy mitigation measures and landscaped interfaces minimise opportunities for overlooking and privacy conflicts.

*d. Supports private outdoor subtropical living*

Generously sized and functional balconies are provided for all apartments and are directly accessible from primary living areas. The balcony design promotes outdoor living and recreation consistent with Brisbane's subtropical lifestyle and exceeds the minimum requirements of the Multiple Dwelling Code.

*e. Provides for well-located and functional communal open space areas*

A diverse range of recreation, wellness and lifestyle amenities is provided to support resident wellbeing and Brisbane's subtropical outdoor lifestyle. The development delivers 1,945m<sup>2</sup> of communal open space, comprising both indoor and outdoor facilities, representing approximately 80% of the site area and substantially exceeding the minimum requirements of the Multiple Dwelling Code.

*f. Provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees*

The development incorporates substantial deep planting and landscaping throughout the site, with 2,571m<sup>2</sup> of deep planting, podium planters and landscaped areas provided, equivalent to approximately 106% of the site area. The integrated landscape design establishes a strong subtropical landscape character, enhances visual amenity and contributes to a high-quality built form outcome. Deep planting areas at the ground plane allow for the establishment of large subtropical shade trees.

Overall, the development delivers a high-quality built form outcome that is responsive to its context, supports residential amenity, facilitates subtropical living, provides exceptional communal open space and incorporates substantial landscaping and deep planting. The proposal achieves an appropriate balance between built form, open space and landscape outcomes, resulting in a development that positively contributes to the character, amenity and environmental performance of the locality and satisfies the intent of PO8.

## **9.5 Deep Planting**

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Acceptable Outcome AO29.2 of the Multiple Dwelling Code specifies 10% of the site area as deep planting with minimum dimensions of 4.0m. While not strictly meeting the 10% requirement for deep planting, compliance with the relevant Performance Outcome is achieved having regard to the inner-city built form context of the site.

The design solution provides substantial provision of landscaping and living greenery that showcases Brisbane's subtropical character, with a total of 2,571m<sup>2</sup> of deep planting, podium planters and landscaped areas provided, equivalent to 106% of the site area. The proposal integrates landscaping throughout the development at ground level, podium levels and elevated roof top amenity spaces achieving a high quality subtropical design outcome.

Ground level landscaping includes large subtropical shade tree planting within inground deep planting, feature tree planting, subtropical shrubs in terraced planters, lush subtropical plantings and climbing and cascading plants on the built form softening the street interface and enhancing the public realm. The deep planting areas provided are open to the sky and integrated with the broader landscape strategy to contribute to the subtropical landscape character of the site, soften the podium built form and improve shade and amenity along the street interface.

In addition to the landscaping within the site, the proposed development will deliver streetscape improvement works to the frontages of the site Kingsford Smith Drive, Amy Street and Angas Street. The proposed streetscape improvement works including the planting of large subtropical street trees and lush subtropical planting in garden beds and new 1.8m wide pedestrian footpath.

Living greenery extends above the ground plane to all levels of the tower including substantial provision of containerised planting and landscaping amenity. The provision of living greenery on the building is substantial, aligning with the key principles of “Buildings that Breathe”. The rooftop amenity spaces feature a combination of lush soft landscaping a feature tree planting offering shade and amenity to the rooftop spaces.

## 9.6 Active Frontage Uses

Amy Street is identified for active frontage uses under the Active Frontages in Residential Zones Overlay. The site comprises of three existing properties with frontage to Amy Street each containing longstanding non-residential uses. While the gross floor area of the proposed active frontage uses exceeds 250m<sup>2</sup> as specified in acceptable outcome AO1.3 of the Overlay Code, the proposed non-residential gross floor area is significantly less than the existing longstanding non-residential uses on the site. Furthermore, the proposal satisfies PO1 through the delivery of a predominantly residential development incorporating a limited amount of complementary non-residential floor space that contributes to an active and pedestrian-friendly streetscape along Amy Street. The total non-residential floor area of 801m<sup>2</sup> is small in scale relative to the overall development (2.5% of the overall gross floor area) and the extensive length of the site’s active frontage to Amy Street and significantly less than the existing established non-residential floor area on the site, ensuring the development maintains its primary residential function.

The proposed shop, food and drink outlet and indoor sport and recreation uses are all located at lower levels of the building and are directly oriented towards Amy Street, which is identified within the Active Frontages in Residential Zones Overlay. These uses provide activation of the public realm through active frontages, pedestrian entries and opportunities for casual surveillance, contributing to a vibrant and engaging streetscape environment.



Figure 18: Active Frontage Uses (Source: Kennon– Urban Design Report)

The proposed non-residential uses are intended to serve the day-to-day convenience and recreation needs of residents and the surrounding local community. Their scale and nature are consistent with the residential character of the locality.

Accordingly, the proposed land use mix contributes positively to the streetscape and local amenity while remaining subordinate and complementary to the site's primary residential function, consistent with the intent of PO1.

## 10 CONCLUSIONS

The proposal capitalises on the unique opportunity presented by this prominent gateway corner site in inner-city Albion, delivering an exemplary architectural landmark that contributes to Brisbane's housing supply by providing the 'right housing in the right location'. The built form responds appropriately to the site's gateway role and the emerging built form character of the Newstead-Albion-Hamilton corridor. Through architectural excellence, subtropical design principles and Brisbane's "Buildings that Breathe" ethos, the development will make a positive contribution to the city's skyline, character and public realm.

The proposal includes the following notable features:

- Provision of 166 residential apartments on a strategically located inner-city site with exceptional access to active and public transport networks, employment opportunities, services, facilities and social infrastructure, supporting the delivery of the 'right housing in the right location'.
- Delivery of a diverse housing mix comprising 2-bedroom, 3-bedroom and 4-bedroom apartments, contributing to housing choice within the inner-city and catering for the diverse needs of the community.
- Building height of 28 storeys that landmarks the prominent gateway corner of Kingsford Smith Drive and Amy Street, stepping down to 19 storeys to the east and 17 storeys to the north. The proposed uplift in building height responds to the site's gateway significance and the emerging built form character of the Newstead-Albion-Hamilton corridor, including recent approvals of 28 storeys at Breakfast Creek Quarter to the south, 17 storeys at 11 Sandgate Road to the west and 19 storeys at 92 Kingsford Smith Drive to the east.
- Built form that embodies architectural excellence, subtropical design and "Buildings that Breathe" principles, creating a landmark gateway building that positively contributes to Brisbane's identity, placemaking and public realm.
- Car parking concealed within four basement levels, allowing the ground plane to be activated by active frontage uses, residential lobby spaces and well-defined pedestrian entries, resulting in an attractive, engaging and pedestrian-orientated public domain interface.
- Three levels of communal recreation, wellness and lifestyle facilities providing 1,945m<sup>2</sup> of resident amenity (equivalent to 80% of the site area), embracing Brisbane's subtropical lifestyle and supporting resident wellbeing through high-quality indoor and outdoor communal spaces.
- Substantial provision of landscaping and living greenery that showcases Brisbane's subtropical character, with a total of 2,571m<sup>2</sup> of deep planting, podium planters and landscaped areas provided, equivalent to 106% of the site area.
- Improvements to the public domain through the planting of large subtropical street trees and lush subtropical planting in garden beds and new 1.8m wide pedestrian footpath to all frontages.



Figure 19: Proposed Sculptural Architectural Landmark (Source: Kennon – Design Report)

Overall, the proposal represents an efficient and orderly redevelopment of an underutilised inner-city site. The development will contribute to housing supply and diversity in a highly accessible location, enhance the amenity of the prominent gateway site, and deliver an exemplary architectural and subtropical design outcome that is consistent with the ongoing transformation of the Newstead–Albion–Hamilton corridor. The proposal achieves the relevant assessment benchmarks of the *Brisbane City Plan 2014* and appropriately addresses the matters prescribed under the *Planning Act 2016*. Accordingly, the development application warrants approval, subject to reasonable and relevant conditions.