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APPLICATION REF

A007016321

Planning Report

Material Change of Use for Short-term Accommodation

77 Denver Road, Carseldine

Prepared on behalf of

Relax Inn Pty Ltd

May 2026



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Attachments

1. Detail Survey – prepared by Bennett and Francis Surveyors
2. Architectural Drawings – prepared by SheltaCo
3. Traffic Engineering Assessment – prepared by TTM
4. Short-term Accommodation Code Assessment
5. Landscape Concept Plan – prepared by O2 Landscape Architects
6. Council Prelodgement Advice
7. A006608827 Decision Notice

Application Summary

Site and Proposal Summary	
Site Address	77 Denver Road, Carseldine
Property Description	Lot 1 RP202188
Site Area	12,980m ²
Local Government Area	Brisbane City LGA
Assessment Manager	Brisbane City Council
Planning Scheme	Brisbane City Plan 2014
Zoning and Precinct Classification	Low Density Residential Zone
Proposed Land Use Definition	Short-term Accommodation
Neighbourhood Plan	Bracken Ridge and District Neighbourhood Plan
Current Land Use	Short-term Accommodation
Applicable Planning Scheme Codes	<ul style="list-style-type: none"> - Airport Environs - Bicycle Network - Community Purposes Network - Critical Infrastructure and Movement Network - Dwelling House Character - Road Hierarchy - Streetscape Hierarchy - Transport Air Quality Corridor - Transport Noise Corridor
State Referrals	Given the site fronts a State-controlled Road (Gympie Road) the application triggers referral via SARA for State agency assessment.

Development Aspects		
Type of Development	Level of Assessment	
	Preliminary Approval	Development Permit
Material Change of Use	-	Impact Assessment
Reconfiguring a Lot	-	-
Building Work	-	-
Operational Work	-	-

Applicant Details	
Applicant	Relax Inn Pty Ltd
Contact	C/- Town Planning Strategies PO Box 800 Hamilton Central Qld 4007 marcus@townplanningstrategies.com.au www.townplanningstrategies.com.au

1 The Site

1.1 Location and Description

The site is located at 77 Denver Road, Carseldine, with the real property description of Lot 1 RP202188. The site is located at the northeastern corner of the intersection of Denver Road and Gympie Road and has extensive frontages to both Gympie Road and Denver Road. The site has an area of 12,980m² and generally falls from its northern to southern boundaries.

Land Use

Trading as the Comfort Inn, North Brisbane, the lawfully established land use for the site is for Short-term Accommodation (Motel). The Comfort Inn North Brisbane motel development consists of 55 rooms plus ancillary pool, functions room and admin/restaurant facilities.

Staffing

There are currently four, full-time equivalent staff operating on site.

Road Network

Gympie Road is classified as a State-controlled Road. Denver Road forms part of the Brisbane City Council Road network. Following a review of Brisbane City Council's *Local Government Infrastructure Plan* (LGIP) and the Queensland Government *Development Assessment Mapping System* (DAMS) for planning of the future road network in the vicinity of the subject site, the applicant's traffic consultants, TTM, have advised neither document specifies any proposed works in the vicinity of the site.

Car Parking

The site is currently provided with a total parking supply of 45 spaces.

Vehicular Access

Vehicular access to the property is via a 5.6m wide, Type B1 crossover to Denver Road that connects to Gympie Road. No direct vehicular access is provided to the Gympie Road frontage.

Servicing and Waste Management

The site is currently provided with a Small Rigid Vehicle (SRV) parking bay, located adjacent to the reception area. Refuse collection is currently undertaken on site, with Refuse Collection Vehicles (RCVs) temporarily standing in the circulation aisle adjacent to the bin store for loading.

1.2 Infrastructure

The site is connected to all standard urban utilities including sewer, water, electricity and telecommunications as prevalent in the broader Carseldine locality.

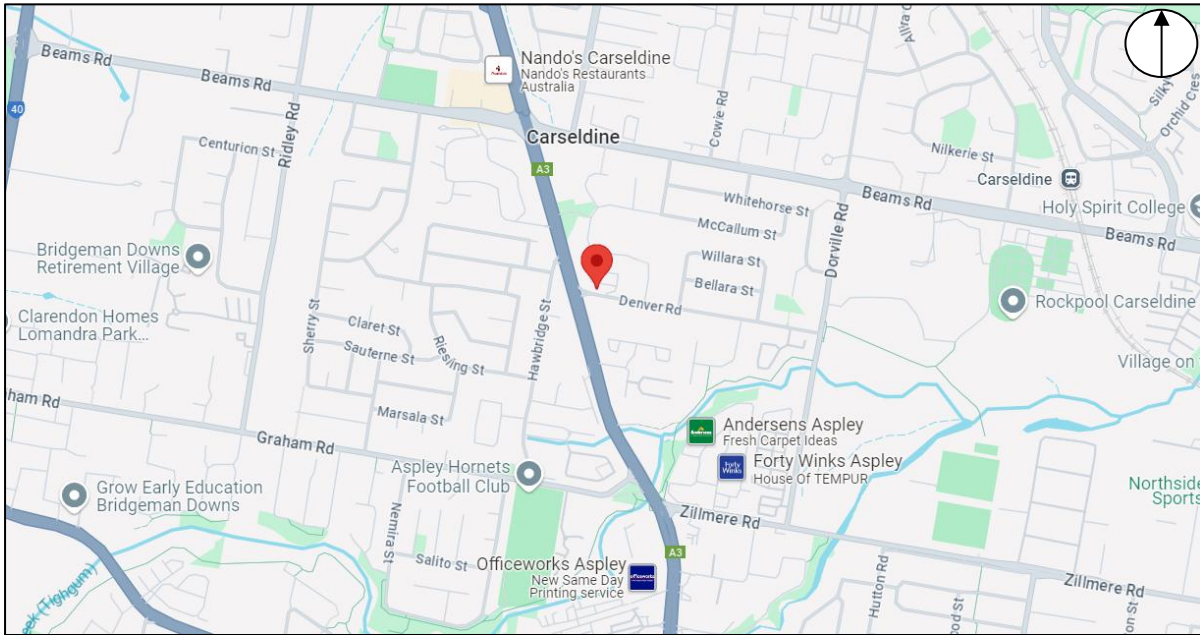


Figure 1: Site Location (Source – Google Maps)



Figure 2: Aerial Site Image (Source – Google Maps)



Figure 3: Street View North to Site from Denver Road (Source – Google Maps)

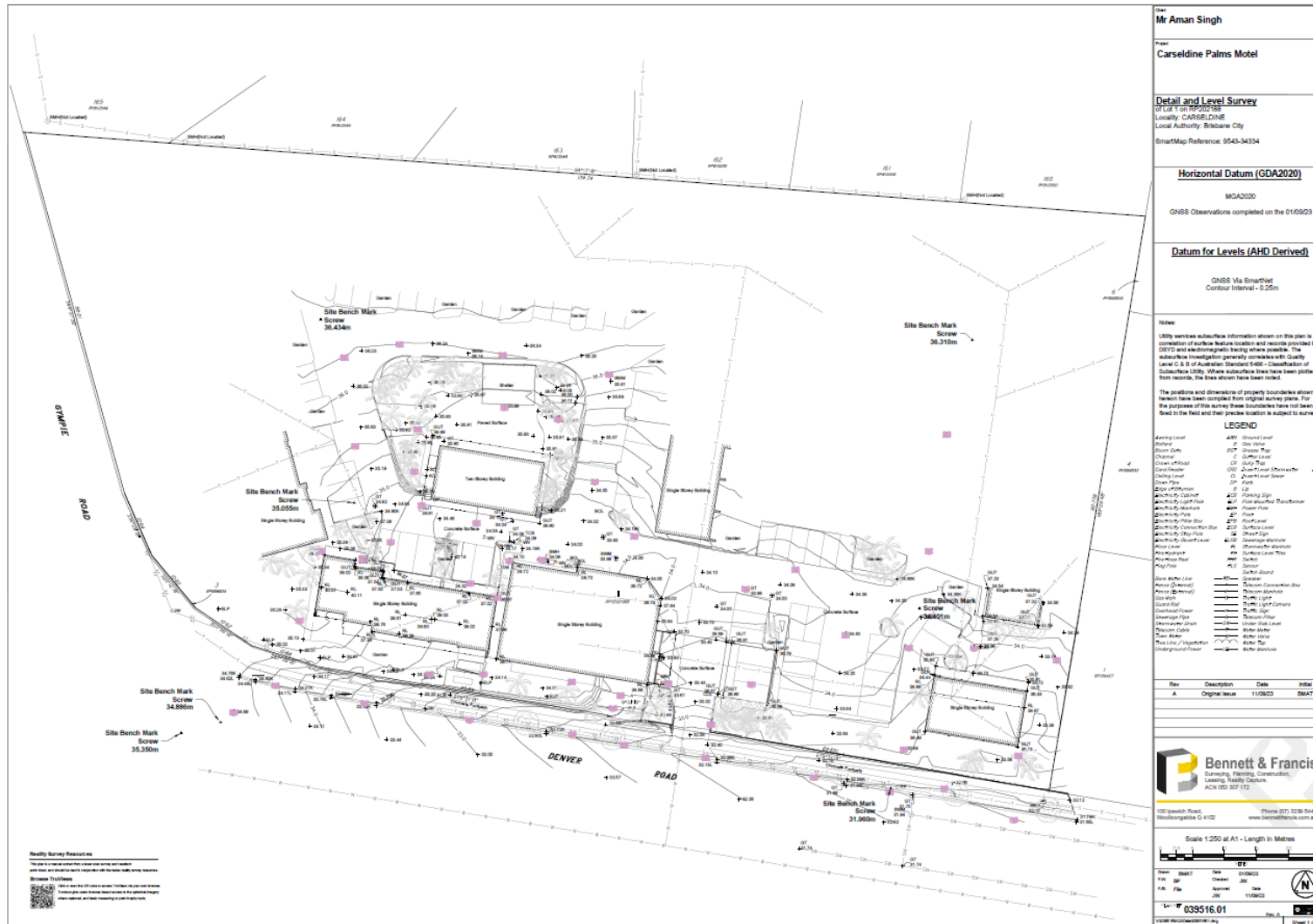


Figure 4: Detail Survey (Source – Bennett and Francis)

2 The Proposal

2.1 Material Change of Use

This planning report has been prepared in support of the development application for Material Change of Use (Development Permit) for Short-term Accommodation (extensions) to 77 Denver Road, Carseldine on land described as Lot 1 RP202188. The proposal is illustrated in Figures 6 and 7, below as well as in Attachment 2 to this report.

Demolition and New Structures

The proposed expansion encompasses the demolition of all existing structures on site, with the exception of the function room building, and their replacement with seven architecturally designed short-term accommodation buildings, varying in height between two and three storeys, with a maximum building height not exceeding 9.5m, and containing a total of 201 rooms. Also proposed are a new communal open space area and pool.

Room Numbers

The new accommodation buildings will result in an increase in on-site accommodation from 55 rooms to 201 rooms. The overall increase in room numbers is outlined below:

Current room number	55 rooms
Demolition	55 rooms
Final total room number	201 rooms

Vehicular Access

The development scheme proposes to expand the existing access arrangements with a 7m wide, Type B2 crossover to Denver Road. As indicated in their Traffic Engineering Assessment included as Attachment 3 to this report, TTM considers the traffic generation of the development will have a negligible adverse impact on the surrounding road network.

Car Parking

The proposed development increases the car parking on site, with a revised parking supply of 113 car parking spaces. Council's *Transport, Access, Parking and Servicing Policy (TAPS PSP)* outlines the minimum parking space requirements for the land-uses under consideration. Table 14 of the TAPS PSP outlines the parking requirements for Short-Term Accommodation. These requirements, and the proposal's response, are outlined in the following table:

Use	TAPS PSP	Extent	Requirement	Proposal
Short-term accommodation	0.5 spaces per room + 0.5 spaces per staff	201 rooms plus 8 staff	105 spaces	113 spaces (including 3 small bays and 4 PWD spaces)

The proposal to supply 113 spaces exceeds the minimum parking requirement under the TAPS PSP.

Pursuant to section 6(g) of the *Brisbane City Plan 2014 TAPS PSP*, parking for PWD users is to be provided at a rate of 1 PWD space per 50 ordinary spaces. The proposed development includes four

(4) PWD spaces, or 1 space per 29 spaces, exceeding the requirement. Furthermore, the parking supply includes provisions for 3 small car bays, or approximately 2.7% of the total general parking supply, in accordance with Item 5 of Section 7.8.1 of the TAPS PSP. Overall, the car parking supply for the proposed development complies with the requirements set out in Council's TAPS PSP.

Servicing and Waste Management

The site is currently provided with a dedicated SRV parking bay, located adjacent to the reception area. Refuse collection is currently undertaken on site, with RCV temporarily standing in the circulation aisle adjacent to the bin store for loading. The proposed arrangement will see two service vehicle bays will be provided on-site, including 1 x MRV bay, located centrally, adjacent to the Type 1 central building; and 1 x SRV bay, located adjacent to the existing function rooms building and proposed recreation and pool area. Refer to the submitted Traffic Engineering Assessment prepared by TTM and included as Attachment 3 for further discussion.

Staffing

The current number of full-time equivalent staff operating on site is four (4). The proposal will see an increase in the full-time equivalent number of staff to eight (8).

Communal Space

There will be no net loss of communal open space within the development as a result of the proposal. As illustrated in the submitted architectural drawings included as Attachment 2 to this report, the proposal includes provision for a new swimming pool and communal open area situated to the west of the central, three storey building and adjacent to the existing function room building.

Landscaping

The proposal will result in the introduction of further landscaping and the general enhancement of all landscaping quality across the site. Included as Attachment 5 to this report is a Landscape Concept Plan.

2.1.1 Building Height

As described above, the proposed development will result in the introduction of seven (7) new buildings on site described in this report and the supporting architectural drawings, included as Attachment 2.

Four (4) building typologies are proposed. Type 1 is the central, three storey building containing 72 short-term accommodation rooms. Type 2 is located at the southeastern corner of the site, fronting Denver Road, and is a three storey building containing 27 short-term accommodation rooms. Type 3 is located at the southwestern corner of the site, fronting the intersection of Gympie Road and Denver Road, and is a three storey building containing 30 short-term accommodation rooms. Type 4 is a series of four, two storey buildings, located along the northern, eastern and western boundaries of the site. Each building contains 18 short-term accommodation rooms.

Provided below is planning and design justification for the proposed three storey building types.

Level of Assessment

As the proposed short-term accommodation use is not specifically envisaged in the Low Density Residential Zone the development application is subject to impact assessment. Impact assessable

development applications are to be assessed against the planning scheme, as a whole. Therefore, this presents the opportunity for applications to be assessed on merit and not in strict accordance with any codes applicable to the proposal. As detailed below and throughout this report, the proposed buildings are strongly supported in terms of planning and design merit.

Building Location

Building Types 1, 2 and 3 have been designed to be located in the central space of the 12,980m² site and to the southern periphery of the property, fronting Gympie Road and Denver Road. These locations afford very generous curtilages to the northern and eastern boundaries of the site, adjoining the nearest low density residential development.

As a comparison, if the proposal was for a residential use (dwelling house or similar), the prescribed side and rear boundary setbacks pursuant to the Queensland Development Code (QDC) for a 9.5m high structure is 2.5m. The proposed setbacks are more than 10 times the prescribed QDC setback requirement to the side boundary and approximately 15 times the prescribed rear residential setback to the northern boundary. The extent of this difference provides ample compensation for the fact three of the proposed buildings on site contain a third storey. No unreasonable overlooking of adjacent residential allotments will result from the development.

Building Height (metres)

None of the proposed buildings exceed the prescribed maximum of 9.5m. This is illustrated in the submitted elevations and sections contained as part of Attachment 2 to this report. Moreover, the final ridgeline RL to Building Types 1 and 2, approved under A006608827, is more than one metre lower than the corresponding RL to the two storey, neighbouring, dwelling house to the north of the site which sits at RL46.27. This is illustrated in the east elevation on Drawing AA06/C and included as part of the set of architectural drawings contained as Attachment 2 to this report. An extract from Drawing AA06/C is included as Figure 5, below (red highlights added).

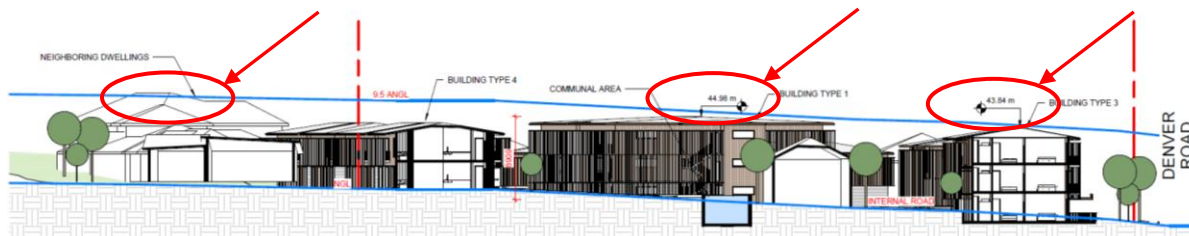


Figure 5: Short Section 02 (Source – SheltaCo)

Building Design

As illustrated in Drawing AA06/C Site Sections and AB10/C: North Elevation (both included as part of Attachment 2), Building Types 1, 2 and 3 present as a (partial) three storey structures. The buildings have been designed to sit 'within' the slope of the site, whereby the northern frontage appears as less than three storeys given the ground floor is set within the slope of the land.

Shadow Analysis

As illustrated in Drawing AA10/C Site Sun Study, also included as part of Attachment 2, the shadow effect of the proposed development during the winter solstice (21 June) will have absolutely no impact upon any land beyond the boundary of the site. Therefore, there is no sunshadow impact upon adjoining allotments as a result of the proposed three storey buildings.

Low Density Residential Zone Code

The proposal complies with the overall objectives of the Low Density Residential Zone Code. Part 6.2.1.1 of the planning scheme provides the purpose and overall outcomes for the Low Density Residential Zone. Provided below is an assessment of the proposal's compliance with the relevant overall outcomes.

Overall Outcome	Applicant's Response
Development location and uses overall outcomes are:	
<p>a. Development provides for suburban living in dwelling houses of predominantly 1 or 2 storeys in height, on appropriately sized and configured vacant lots, which maintain the low density detached housing suburban identity of the Low density residential zone.</p>	<p>Noted. While no dwelling house is proposed, the proposal will see the continuation of an existing, non-conforming use that has been established and operating within the locality for decades.</p>
<p>g. Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.</p>	<p>Complies. Building Types 1, 2 and 3 have been designed to be located in the central space of the 12,980m² site and to the southern periphery of the property, fronting Gympie Road and Denver Road. These locations afford very generous curtilages to the northern and eastern boundaries of the site, adjoining the nearest low density residential development.</p> <p>The proposed setbacks are more than 10 times the prescribed QDC setback requirement to the side boundary and approximately 15 times the prescribed rear residential setback to the northern boundary. The extent of this difference provides ample compensation for the fact three of the proposed buildings on site contain a third storey. No unreasonable overlooking of adjacent residential allotments will result from the development.</p>
<p>k. Development for a non-residential use serves a local community facility need only, such as a childcare centre or a substation, and is of a bulk and scale that is compatible with and integrates with the built form intent for the Low density residential zone.</p>	<p>Noted. The proposal intends to introduce additional accommodation to an established motel use within seven, architecturally-design buildings of a contemporary character that will improve the visual appeal of the site for the public realm. The site is the ideal location for the proposed land use, given its historic use as a motel. Given the proposed building height will not exceed 9.5m the proposal will not adversely impact the established and intended low density residential character of the locality.</p>

Development form overall outcomes are	
<p>a. Development is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas.</p>	<p>Noted. The proposal intends to introduce additional accommodation to an established motel use within seven, architecturally-design buildings of a contemporary character that will improve the visual appeal of the site for the public realm. The site is the ideal location for the proposed land use, given its historic use as a motel. Given the proposed building height will not exceed 9.5m the proposal will not adversely impact the established and intended low density residential character of the locality.</p>
<p>f. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.</p>	<p>Complies. The form of all proposed buildings is articulated with considered elements allowing for future prefabricated construction techniques. Additionally, the buildings feature a wrap-around sun-shading screen that offers filtered light, blocks harsh sunlight, and controls view lines, enhancing both comfort and privacy whilst adding textural elements and interest.</p> <p>The proposal includes extensive, native landscaping that will aid natural screening. The inclusivity of a wrap-around screen introduces a thermal and acoustic buffer to the primary building façades.</p>

2.1.2 Prelodgement Advice and Previous Development Approval

Written prelodgement advice was issued by Council on 12 March 2024. A copy of this advice is included as Attachment 6 to this report. This prelodgement advice was followed by the lodgement and eventual approval of development application A006608827 for Material Change of Use (Development Permit) for an Extension to existing Short-term Accommodation. A copy of this decision notice is included as Attachment 7 to this report.

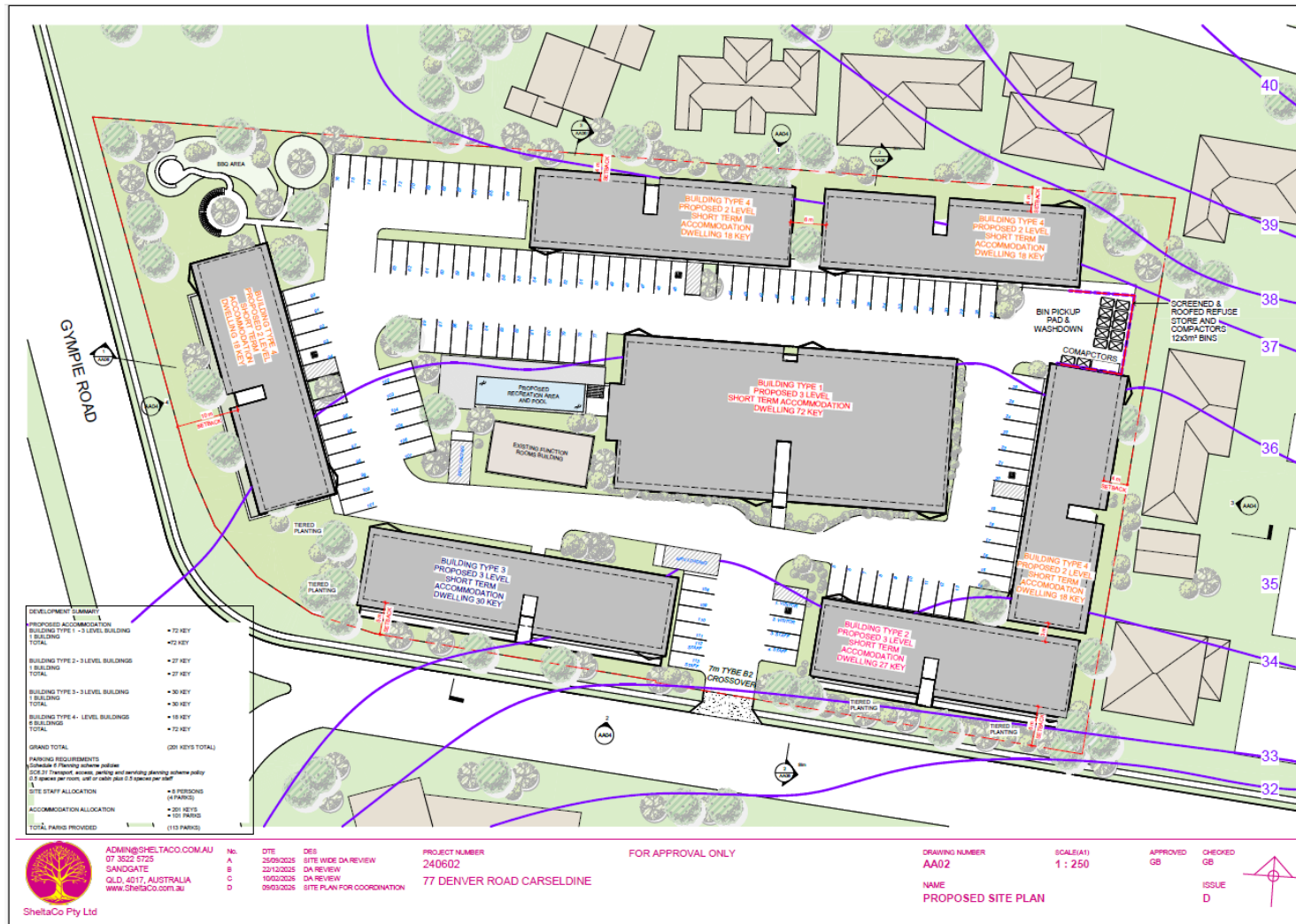


Figure 6: Proposed Site Plan (Source – SheltaCo)

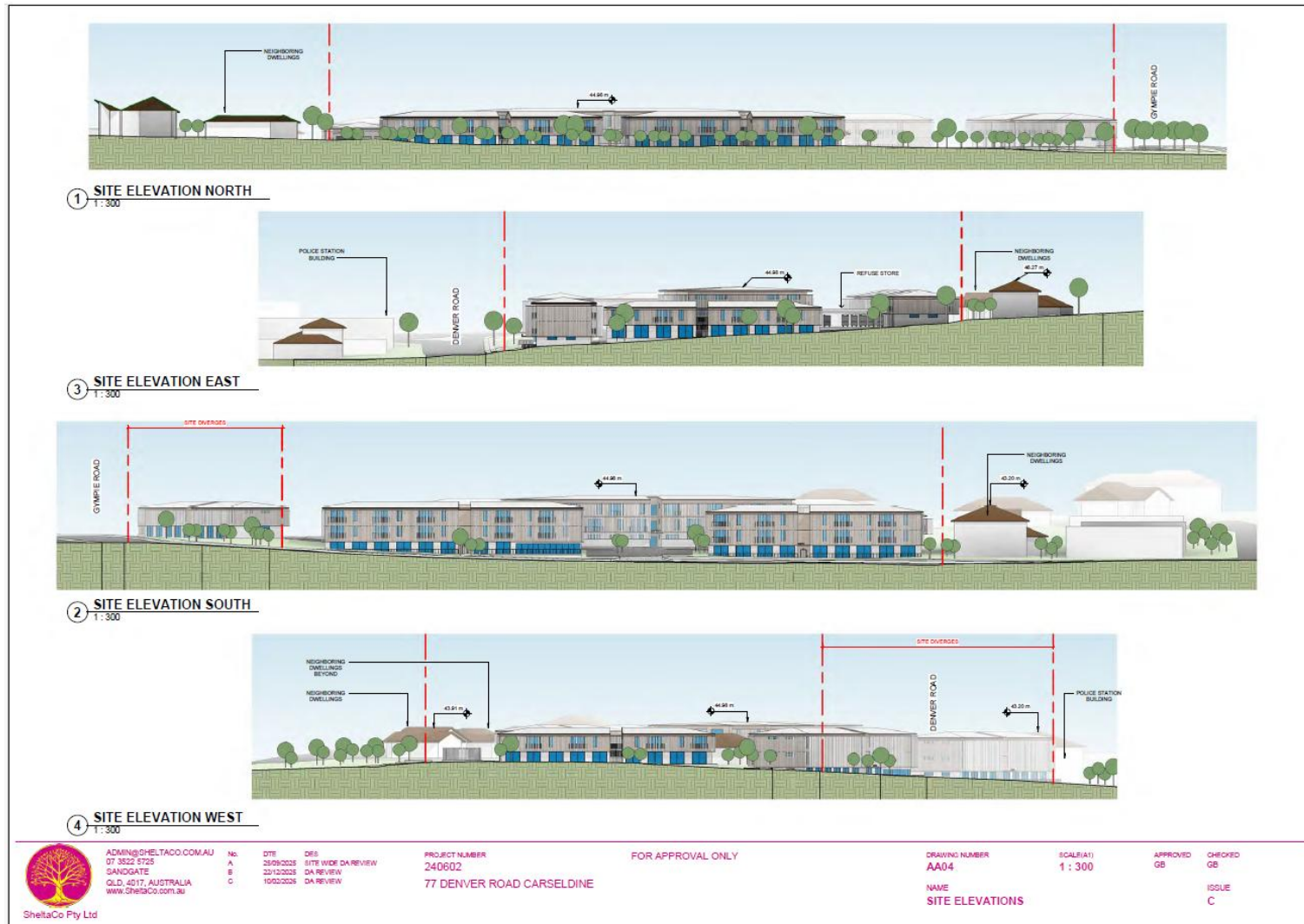


Figure 7: Elevations (Source – SheltaCo)

3 State Planning Framework

3.1 Planning Act 2016

As stated in Chapter 1, Section 3 the purpose of the *Planning Act* (the Act) is:

(1) The purpose of this Act is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning (planning), development assessment and related matters that facilitates the achievement of ecological sustainability.

Assessment against the relevant State and local planning instruments indicates that the proposal is subject to Impact Assessment in accordance with the relevant sections of the Act.

3.2 State Planning Policy and Development Assessment Mapping

Under the Act, State agencies are provided with opportunities to comment on, and in some cases assess, development applications that fall within the respective agency's referral jurisdiction. Following a review of the State Planning Policy (SPP) Interactive Mapping System (IMS) and the Development Assessment Mapping System (DAMS) it was determined the site is affected by five mapping overlays. Each is discussed below.

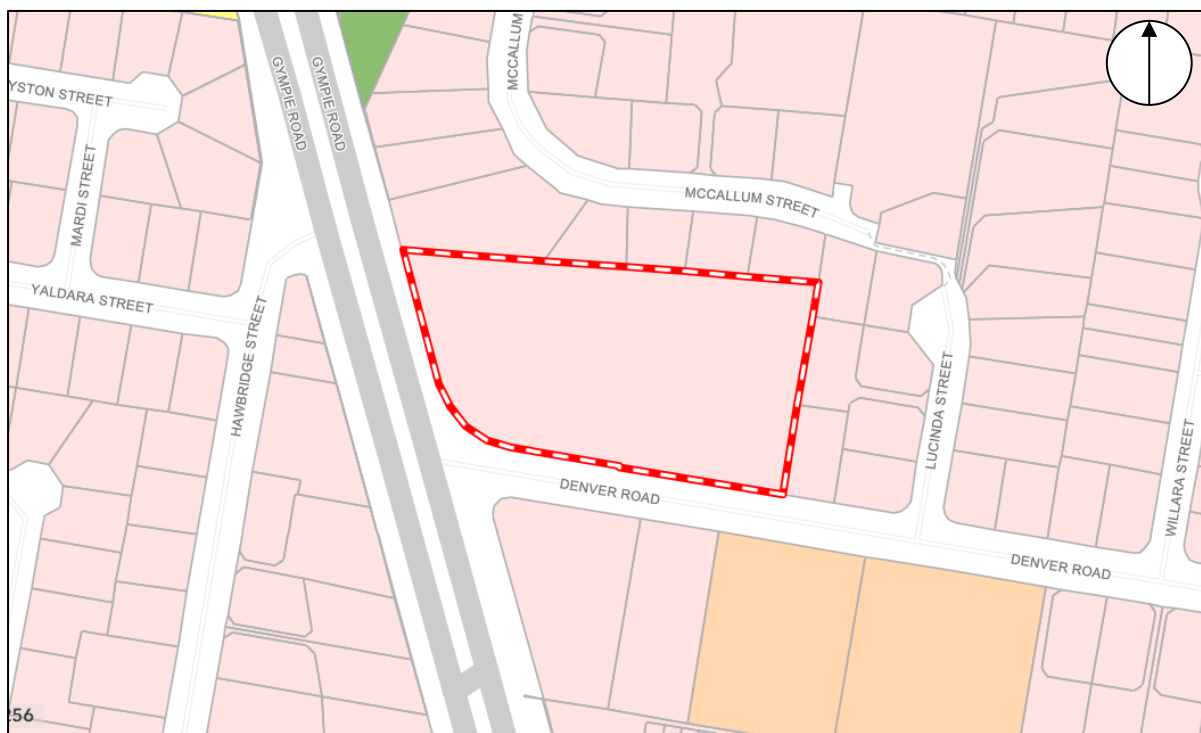
	Overlay	Comment	Referral
SPP IMS	Natural Hazards Risk and Resilience	The site is affected by the Flood hazard area - Local Government flood mapping area. There are no specific requirements applicable to this development application.	No
	Strategic Airports and Aviation Facilities	The site is affected by the: - Obstacle limitation surface area - Wildlife hazard buffer zone - Aviation facility There are no specific requirements applicable to this development application.	No
DAMS	SEQ Regional Plan Triggers	The site is included within the Urban Footprint under the SEQ Regional Plan. The proposal is consistent with the intent of this land use category.	No
	Water Resources	While the site is included within a water resource planning area boundary there are no specific requirements applicable to this development application.	No
	Area within 25m of a State Transport Corridor	The site is located on land within 25m of a State-controlled road, being Gympie Rod. As such, pursuant to Schedule 10, Part 9, Division 4 of the <i>Planning Regulation 2017</i> , the proposal is subject to referral, via SARA, for technical agency assessment.	Yes

4 Brisbane City Plan 2014

The site is located within the confines of the City of Brisbane local government area. As such this development application is subject to assessment against the provisions of the *Brisbane City Plan 2014* (the planning scheme).

4.1 Zoning

The site is included in the Low Density Residential Zone. The site's zoning, in relation to surrounding properties, is illustrated in Figure 8, below. As can be seen adjoining lots are included in the same zone.



Low Density Residential Zone

Figure 8: Zoning Plan (Source – Brisbane City Plan PD Online)

4.2 Land Use Definition

The proposal is defined as “short-term accommodation” pursuant to Schedule 1: Definitions of the planning scheme.

Use	Definition	Examples include	Does not include the following examples
Short-term accommodation Editor's note—The use term is defined in the <i>Planning Regulation 2017 - Regulated Requirements</i>	Short-term accommodation— a. means the use of premises for— i. providing accommodation of less than 3 consecutive months to tourists or travellers; or ii. a manager’s residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but b. does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park

The proposed development will see additions to an existing, lawfully operating motel.

4.3 Level of Assessment

Provided below are the applicable extracts from Table 5.5.1—Low density residential zone of the planning scheme:

Table 5.5.1—Low density residential zone

Defined use	Categories of development and assessment	Assessment benchmarks
Assessable development—Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

As short-term accommodation is not listed in Table 5.5.1 the proposed development is subject to impact assessment. Given the proposal seeks to add additional short-term accommodation rooms to the established and operating Comfort Inn, North Brisbane Motel, the proposed development, while subject to impact assessment, complements a well established and operated use complementary to the overall outcomes of the Low Density Residential Zone.

4.4 Neighbourhood Plan

The site is located within the confines of the Bracken Ridge and District Neighbourhood Plan area. within this Neighbourhood Pan the site is not located within a specific precinct. The proposed development's consistency with the overall outcomes of the neighbourhood plan is addressed in the following table.

Overall Outcome	Applicant's Response
a. Development creates functional and integrated communities.	Complies. The proposal intends to introduce additional accommodation to an established motel use with a series of architecturally designed buildings of a contemporary character that will improve the visual appeal of the site for the public realm. The site is the ideal location for the proposed land use and will reinforce the functionality of the existing use and its integration with the local community.
b. Land subject to development constraints or character or environmental values indicated in a figure in this neighbourhood plan code or shown on an overlay map is protected from inappropriate development to maintain its character, natural and ecological significance.	Not applicable. The site is not subject to development constraints, character or environmental values indicated in a figure in this neighbourhood plan nor overlay code.
c. Development protects and enhances biodiversity, native habitat and fauna movement.	Complies. The proposal represents infill development within an established short-term accommodation use. No significant vegetation clearing is proposed.
d. Open space, parks and recreational facilities meet the needs of the community and are located in accessible locations that are well connected within the neighbourhood plan area.	Not applicable. No public open space is proposed.
e. Development in a potential development area addresses the location of the land, availability of services, environmental constraints, amenity, and existing patterns of development, to ensure an integrated development outcome.	Not applicable. The site is not nominated as being part of a potential development area.
f. Residential development provides for a mix of housing types, styles and densities.	Not applicable. The proposal is not for residential development.
g. Multiple dwellings are not accommodated in the Low density residential zone, including where in a precinct or potential development area.	Not applicable. The proposal is not for multiple dwellings.
h. Pedestrian and cyclist paths provide safe and legible connections between residential areas and key destinations	Not applicable. The proposal intends no pedestrian nor cyclist paths between residential areas and key destinations.

including centres, community facilities, major parks and conservation reserves, and public transport nodes.	
i. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and economic need for the development.	Complies. Refer to part 2.1.1 of this report for full discussion.

4.5 Overlays

The site is affected by several planning scheme overlays. Each is addressed in the following table:

Overlay	Response
Airport Environs	Noted. Given the proposed development achieve the maximum building height of 9.5m, it is submitted the proposal will result in a negligible impact upon the airport environs overlay.
Bicycle Network	Noted. Council is requested to set any reasonable and relevant requirement as a condition of development approval.
Community Purposes	Noted. Council is requested to set any reasonable and relevant requirement as a condition of development approval.
Critical Infrastructure and Movement Network	Noted. Council is requested to set any reasonable and relevant requirement as a condition of development approval.
Dwelling House Character	Not applicable. No dwelling house is proposed.
Road Hierarchy	Noted. Denver Road is a nominated as a neighbourhood road and Gympie Road an arterial road.
Streetscape Hierarchy	
Transport Air Quality Corridor	Noted. Council is requested to set any reasonable and relevant requirement as a condition of development approval.
Transport Noise Corridor	

4.6 Codes

The proposed development is subject to assessment against the provisions of a number of planning scheme codes. Each is addressed in the following table:

Code	Applicant's Response
Low Density Residential Zone Code	This code is addressed, in full, in part 4.6.1 of this report, below.
Short-term Accommodation Code	Included as Attachment 4 to this report is a full assessment of the proposal against the provisions of the Short-term Accommodation Code.
Infrastructure Design Code	An Engineering Services Report can be presented as part of any response to Council's information request.
Stormwater Code	

Traffic, Access, Parking and Servicing Code	<p>Included as Attachment 3 to this report is a Traffic Engineering Assessment prepared by TTM. From their analysis, TTM advise the traffic and transportation aspects of the proposed development are considered acceptable and generally in line with the requirements outlined in the TAPS PSP.</p> <ul style="list-style-type: none"> • The provision of car parking arrangements is considered to be in accordance with the practical demands of the proposed uses, and so in accordance with PO14 of the BCC TAPS Code; • The proposed servicing arrangements are generally consistent with the operational requirements of the development and the requirements outlined in the TAPS PSP, and so are considered suitable for the proposed development; and • The proposed development is not considered to significantly impact the operation or safety of the external road network.
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4.6.1 Low Density Residential Zone Code

Part 6.2.1.1 of the planning scheme provides the purpose and overall outcomes for the Low Density Residential Zone. Provided below is an assessment of the proposal's compliance with the relevant overall outcomes.

Overall Outcome	Applicant's Response
Development location and uses overall outcomes are:	
<p>h. Development provides for suburban living in dwelling houses of predominantly 1 or 2 storeys in height, on appropriately sized and configured vacant lots, which maintain the low density detached housing suburban identity of the Low density residential zone.</p>	<p>Noted. While no dwelling house is proposed, the proposal will see the continuation of an existing, non-conforming use that has been established and operating within the locality for decades.</p>
<p>i. Development provides for other housing types at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages.</p>	<p>Not applicable. No housing type is proposed.</p>

j. Development maintains a low density character in which multiple dwellings are not accommodated.	Complies. No multiple dwellings are proposed.
k. Development for other housing types, being a residential care facility or retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where development meets the bulk and building height requirements of the Retirement and residential care facility code	Not applicable.
l. Development for a relocatable home park or tourist park may continue to operate and expand where on an existing site to provide housing diversity.	Not applicable.
m. Development for a dwelling unit may occur as part of a non-residential use.	Not applicable.
n. Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.	<p>Complies. Building Types 1, 2 and 3 have been designed to be located in the central space of the 12,980m² site and to the southern periphery of the property, fronting Gympie Road and Denver Road. These locations afford very generous curtilages to the northern and eastern boundaries of the site, adjoining the nearest low density residential development.</p> <p>The proposed setbacks are more than 10 times the prescribed QDC setback requirement to the side boundary and approximately 15 times the prescribed rear residential setback to the northern boundary. The extent of this difference provides ample compensation for the fact three of the proposed buildings on site contain a third storey. No unreasonable overlooking of adjacent residential allotments will result from the development.</p>
o. Development for commercial character building activities on land within the Commercial character building overlay is	Not applicable.

to comply with the Commercial character building (activities) overlay code	
p. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit), where not on land within the Commercial character building overlay is to: <ul style="list-style-type: none"> i. have a gross floor area of less than 250m²; ii. serve local residents' day-to-day needs; iii. not undermine the viability of a nearby centre. 	Not applicable.
q. Development for a home-based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.	Not applicable.
r. Development for a non-residential use serves a local community facility need only, such as a childcare centre or a substation, and is of a bulk and scale that is compatible with and integrates with the built form intent for the Low density residential zone.	Noted. The proposal intends to introduce additional accommodation to an established motel use with a series of architecturally designed buildings of a contemporary character that will improve the visual appeal of the site for the public realm. The site is the ideal location for the proposed land use, given its historic use as a motel. Given the proposed building height will not exceed 9.5m the proposal will not adversely impact the established and intended low density residential character of the locality.
L. Development for rooming accommodation accommodates five persons or less.	Not applicable.
Development form overall outcomes are	
b. Development is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas.	Noted. The proposal intends to introduce additional accommodation to an established motel use with a series of architecturally designed buildings of a contemporary character that will improve the visual appeal of

	the site for the public realm. The site is the ideal location for the proposed land use, given its historic use as a motel. Given the proposed building height will not exceed 9.5m the proposal will not adversely impact the established and intended low density residential character of the locality.
c. Development for a dwelling house is of a height, bulk, scale and form which is compatible with the low density detached housing suburban identity of the Low density residential zone.	Not applicable.
d. Development for a dwelling house occurs on appropriately sized and configured lots, and: <ul style="list-style-type: none"> i. where not on a rear lot, has a minimum lot size of 400m²; ii. where on a rear lot, has a minimum lot size of 600m²; iii. maintains a block pattern that accommodates traditional backyards and large trees. 	Not applicable.
e. Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy.	Not applicable.
f. Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that: <ul style="list-style-type: none"> i. provides safety from fire hazards; ii. maximises the retention of backyard spaces as private landscaped space; iii. avoids overbearing development involving bulk or setback which is inconsistent with the character of a dwelling house on an adjoining lot. 	Not applicable.

<p>g. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.</p>	<p>Complies. The form of all proposed buildings is articulated with considered elements allowing for future prefabricated construction techniques. Additionally, the buildings feature a wrap-around sun-shading screen that offers filtered light, blocks harsh sunlight, and controls view lines, enhancing both comfort and privacy whilst adding textural elements and interest.</p> <p>The proposal includes extensive, native landscaping that will aid natural screening. The inclusivity of a wrap-around screen introduces a thermal and acoustic buffer to the primary building façades.</p>
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5 Conclusion

This planning report has been prepared in support of the development application for Material Change of Use (Development Permit) for Short-term Accommodation (extensions to an existing Motel) at 77 Denver Road, Carseldine.

The proposal is supported on the following grounds:

- It is consistent with the strategic planning intent and neighbourhood planning aims and objectives for Carseldine;
- It is generally consistent with the objectives and performance outcomes of the Low Density Residential Zone Code and the Short-term Accommodation Code;
- Adequate justification for any inconsistencies with relevant planning provisions is provided within this report;
- It is consistent with all applicable overlay codes;
- It will improve the utilisation of local public services as well as complementing the needs of local retail and commercial enterprises by enhancing retail demand within the local economic catchment;
- It will make efficient use of established infrastructure including:
 - telecommunications and electricity,
 - other utilities, and
 - road network;
- It is responsive to existing site constraints;
- It is consistent with the strategic intent of the *South-East Queensland Regional Plan*; and
- The application has been made in accordance with the requirements for development under the *Planning Act 2016* and DA Rules.

Based on the assessment contained within this report Council is urged to support this development application, subject to reasonable and relevant conditions.