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Urban Planning Report



Site

124 Swann Road, **TARINGA**

Proposal

Extension to Multiple Dwelling

Approvals

Material Change of Use – Development Permit

November 2026

Document Control

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1. DEVELOPMENT SUMMARY

1.1. Site Details

Address	124 Swann Road, Taringa 4068
Description	Lots 0 on SP309524 and Lots 1-4 on SP309524
Area	535m²
Easements	Yes
Landowner	Lot 0 – Body Corporate for 124 Swann Road Community Lot 1 – Louise Anne Schafer Lot 2 – Douglas Robert Snell & Vanita Manu Snell Lot 3 – Ross Matthew Petfield & Elaine Margaret Petfield Lot 4 – Lisa Elaine Wood

1.2. Application Details

Proposal	Extension to Multiple Dwelling (5 to 6 storeys)
Approval Sought	Material Change of Use – Development Permit
Development Permit	Yes
Preliminary Approval	No
Level of Assessment	Impact
Referral	No
Public Notification	Yes
Staging	Yes – 4 stages

1.3. Assessment Framework

Local Government	Brisbane City Council
Planning Scheme	Brisbane City Plan 2014
SEQ Regional Plan	Urban Footprint
State Planning Regulatory Provisions	Not Applicable
State Planning Policies	Not Applicable

1.4. Administration Details

Applicant	Body Corporate for 124 Swann Road Community
Contact	Mark Clayton
Phone	07 3367 1582
Email	planning@urbicus.com.au
Project Reference	URB26-261

2. INTRODUCTION

2.1. Proposal Outline

The application proposes the replacement of four existing rooftop terrace pergolas with new roof structures and with partial enclosures. The resulting building works constitutes an additional storey, increasing the approved development to a six-storey Multiple Dwelling.

The properties for redevelopment are located at **124 Swann Road, Taringa** (the Site) described as Lots 0 on SP309524 and Lots 1-4 on SP309524.

The Proposal is assessable development under Brisbane City Plan 2014 (BCP2014) requiring a development permit for a Material Change of Use (MCU) – Extension to Multiple Dwelling (5 to 6 storeys).

An MCU for Multiple Dwelling within the **Medium density residential zone** (MDR) is Code assessable if no greater than:

a. the building height specified in a relevant neighbourhood plan;
b. where a neighbourhood plan does not specify building height, 5 storeys.

Accordingly, the proposed works trigger Impact Assessment. **Referral** of the application to SARA is not required.

This report will:

- Describe the site and surrounds;
- Outline the nature of the proposed development;
- Detail the type of development approvals sought;
- Address the relevant Statutory Frameworks;
- Address relevant provisions of the BCP2014; and
- Identify and address other planning instruments of relevance to the application.

2.2. Site Context

The locational table below provides an outline of surrounding roads, services and parks.

Location Context Table	
Distance to Brisbane City	6 km (approx.)
Nearby Roads and Arterial Routes	Norman Street – North to the site Lucinda Street – East to the site Swann Road – South to the site Beatrice Street – West to the site
Nearby Services	Indooroopilly State High School Brisbane Boys' College Westside Private Hospital The Wesley Hospital Taringa Train Station
Parks / Open Space	Essex Road Park Jack Cook Memorial Park

Table 2-1 Location Context Table

In a general context, the Site is located on a ridgeline along Swann Road, Taringa, approximately 6km southwest of the Brisbane CBD.

The Site is located within close proximity to the following services:

- Taringa railway station (500m north).
- Bus stops on Swann Road within 50m walk of the site (Bus routes 417 and 428).
- District Centre (Taringa Village) – north.
- Indooroopilly Shopping Centre (Major Centre) – west.
- Parks – northeast and south.
- Indooroopilly State High School – south.
- St Peters Lutheran College – south.
- Brisbane Boys College – northeast.

Development along Swann Road is primarily comprised of multiple dwelling units varying from **4-10 storeys** in building height including recent approvals to 7 storeys in the immediate locality.

Development north of the Site along Swann Road is generally comprised of pre-1946/interpretive traditional character houses.

2.3. Site Description

The subject site is improved by an existing five-storey Multiple Dwelling comprising four residential units, situated at 124 Swann Road, Taringa. The property occupies a corner allotment with an approximate frontage of 22 metres to the northern side of Swann Road and 25 metres to the eastern side of Beatrice Street.

Historically, the land was formally described as Lot 1 on RP181914, with a total site area of 535m². The property has since been subdivided by way of a community titles scheme and is now formally described as Lot 0 (Common Property) and Lots 1–4 on SP309524.

The Multiple Dwelling development comprises ground-level car parking, four residential storeys accommodating one dwelling unit per level, and an upper-level rooftop terrace divided into four separate terrace areas, each under the exclusive ownership of the respective unit owner.

The development was originally approved on 21 November 2018 (Council Reference A004936951), with a subsequent change approval granted on 18 October 2019 (Council Reference A005277231).

The current site and multiple dwelling improvements provides the following:

- Frontages to Swann Road (primary) and Beatrice Street (secondary)
- Pedestrian access from Swann Road and Beatrice Street
- Vehicular access via existing crossover from Beatrice Street
- No significant vegetation
- No flooding
- Existing street trees to Swann Street.
- A site fall from RL35.5 to RL29m from the southern frontage (Swann Road) towards the northern side boundary.

Swann Road is the Site's **primary** street frontage, and **Beatrice Street**, the **secondary** street frontage.

- **Swann Road** is a Suburban Road (Major Road) and includes a two-lane, two-way carriageway, in addition to marked parking lanes.

- **Beatrice Street** is a Neighbourhood Road (Minor Road) and includes a two-way carriageway, with kerbside parking permitted. Noting that the carriageway is only some 6m wide, parking can only occur on one side of the road.

Refer to the below table for the site description.

Site Description Table	
Address	124 Swann Road, Taringa 4068
Lot Description	Lot 0 (Common Property) and Lots 1–4 on SP309524.
Area:	535m²
Site Frontage (Approx.):	Swann Road – 22.m Truncation – 6m Beatrice Street – 25.5m
Improvements:	124 Swann Road – Multiple Dwelling (6 units)
Slope:	RL35.5 to RL29 falls from southern side boundary (Swann Road) towards northern boundary
Access / Cross Over:	Beatrice Street – Existing crossover to Swann Road
Road Hierarchy:	Swann Road – Suburban Road Beatrice Street – Neighbourhood Road
Footpath:	Swann Road – concrete Swann Road – grass
Street Trees	Yes
Vegetation:	Minor vegetation on-site
Easements:	Yes



Figure 2-9 124 Swann Road (as viewed from Swann Road toward East)
Source: Google Maps



Figure 2-10 124 Swann Road (as viewed from Swann Road toward West)
Source: Google Maps

2.4. Urban Services & Infrastructure

The Site is connected to all urban utilities located in the immediate vicinity. **Figures 2-12 & 13** show that all essential services are currently accessed or can be accessed to provide an adequate level of service for all proposed dwellings.

2.5. Easements and Encumbrances

The Site is encumbered by easement B for services. The easement location does not affect the proposed development. Refer to the Smart Map below **Figure 2-14.**

2.6. Site History & Previous Approvals

A number of development approvals have been granted over an extended period to facilitate the site for the existing Multiple dwelling activity. The following approvals and applications are relevant to the proposed development.

Application Number:	**A004936951**
Aspect of Development:	Material Change of Use
Nature of Application:	Development Permit (Multiple dwellings – 4 units)
Progress:	Approved 21 November 2018

Application Number:	**A005277231**
Description of Proposal:	Request to change the development approval under s81 of the Planning Act
Progress:	Approved 18 October 2019

2.7. Contamination

The Site is not known to be contaminated. It is not listed on the Contaminated Land or Environmental Management Registers. We are not aware of any historical activities that could potentially contaminate the Site. The site has historically been used for residential purposes.

2.8. Flooding

The BCC Floodwise Property Report indicates that the land is not subject to flooding.

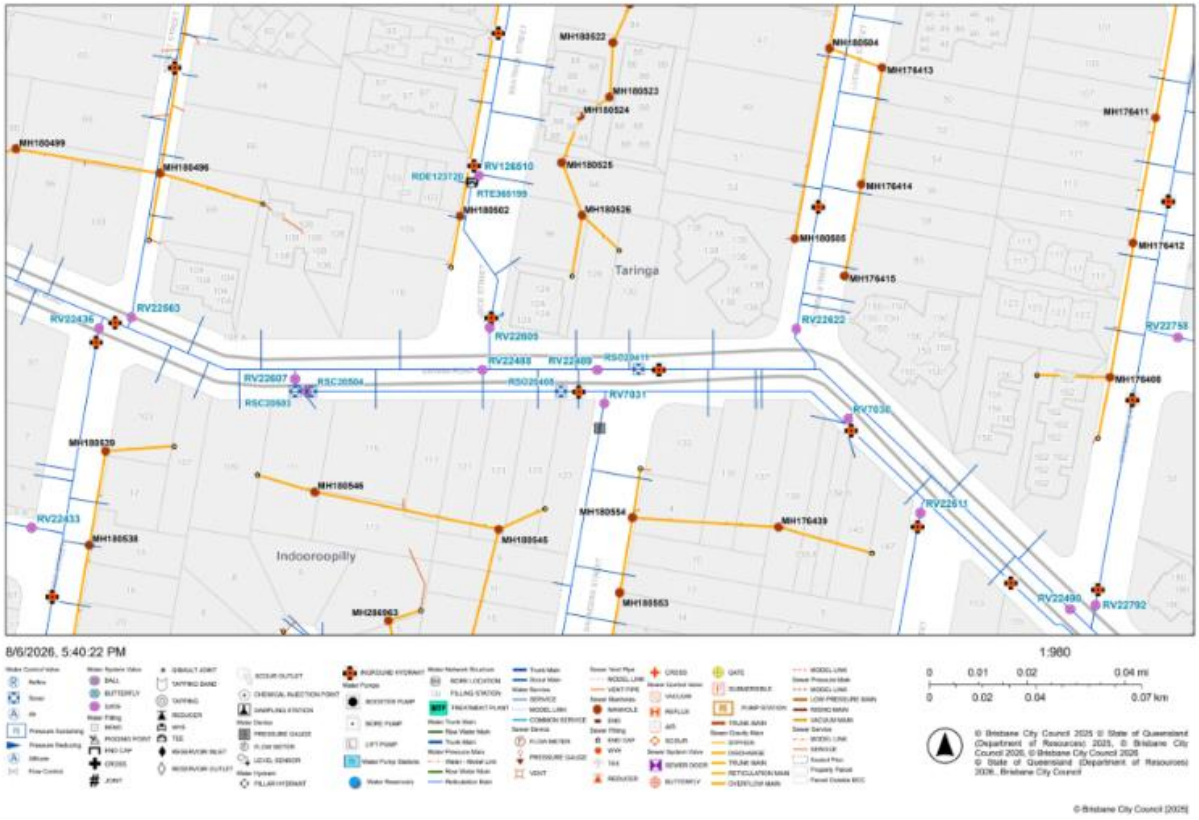


Figure 2-12 Existing Services (Sewer & Water)
Source: BCC Community Maps

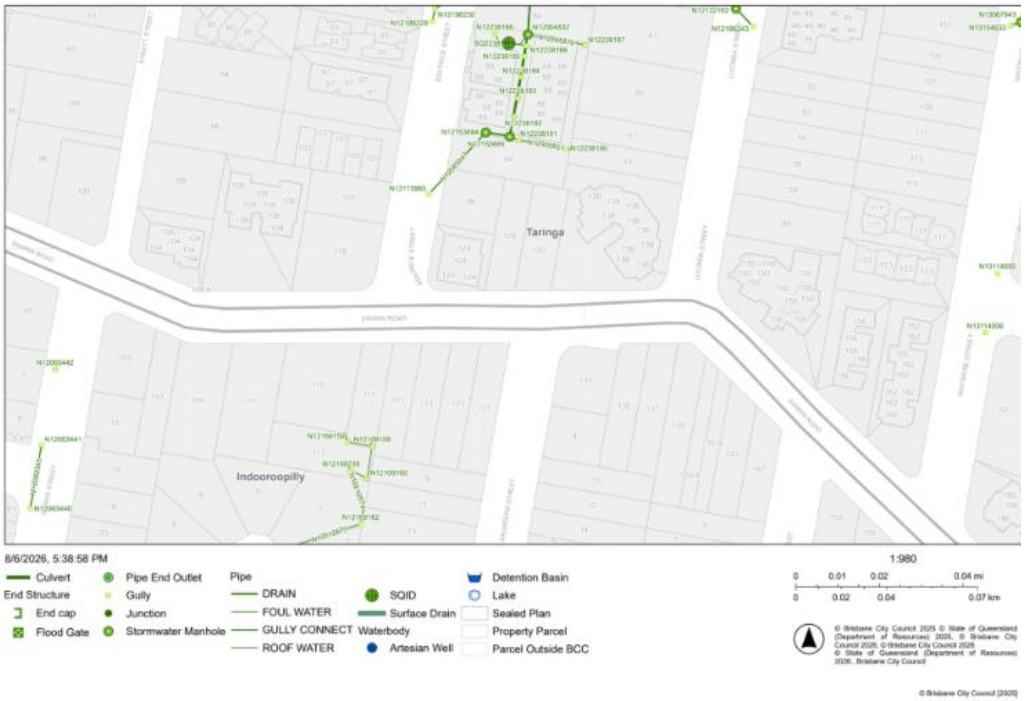


Figure 2-13 Existing Services (Stormwater)
Source: BCC Community Maps

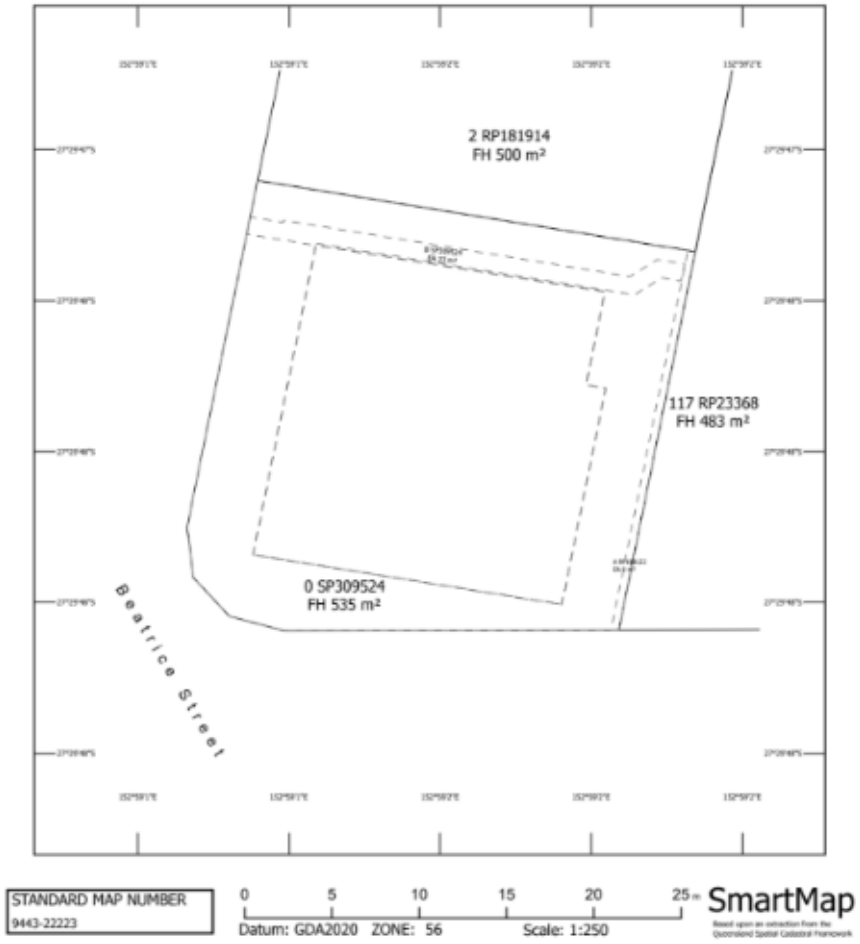


Figure 2-14 Land Parcel Map (SmartMap)
Source: DNRM Smart Map

3. PROPOSED DEVELOPMENT

3.1. Proposal Details

The Proposal is for a Material Change of Use (MCU) for an extension to Multiple Dwellings.

The proposed development is detailed in Appendix A – Architectural Plans, prepared by Reddog Architects. Extracts of the proposed plans and the existing approved rooftop plans are provided below to illustrate the changes for comparison purposes. The key elements of the proposal are summarised as follows:

- Removal of the approved rooftop terrace pergolas and their replacement with a new roof structure, together with the partial enclosure of the rooftop spaces through the installation of balustrades and operable screens.

- Replacement of the roof top terraces pergolas is proposed to be undertaken in stages such that each owner undertakes the works individually.

The proposal has been split into 4 stages to allow each owner to undertake their work under a separate building permit independent of other owners.

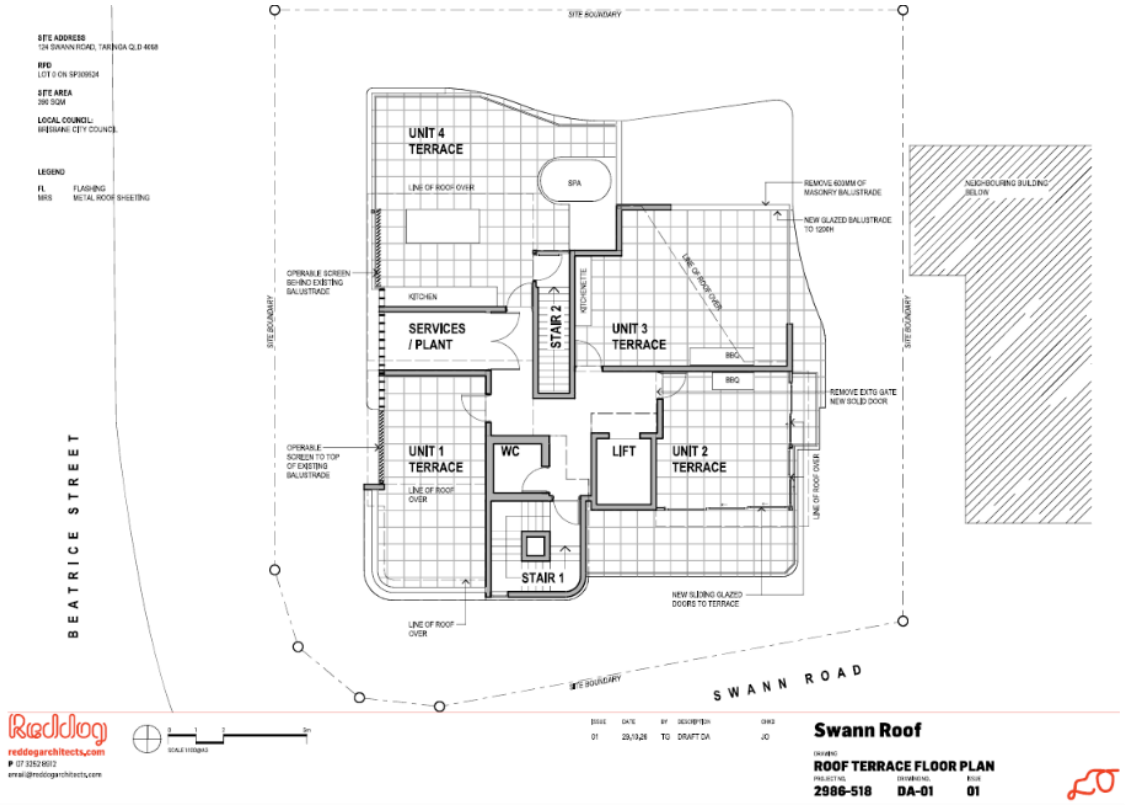


Figure 3-1 Proposed Roof Terrace Plan
Source: Reddog Architecture

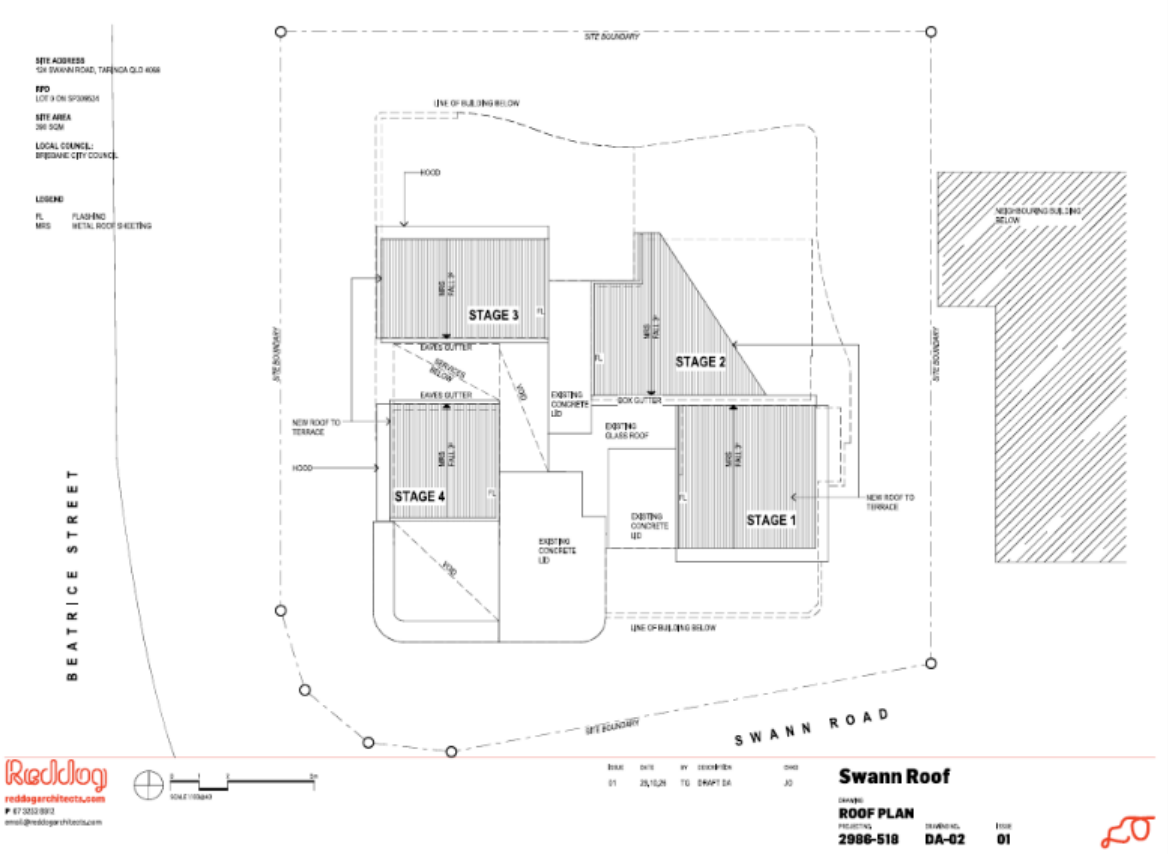


Figure 3-2 **Proposed Roof Plan**
Source: *Reddog Architecture*

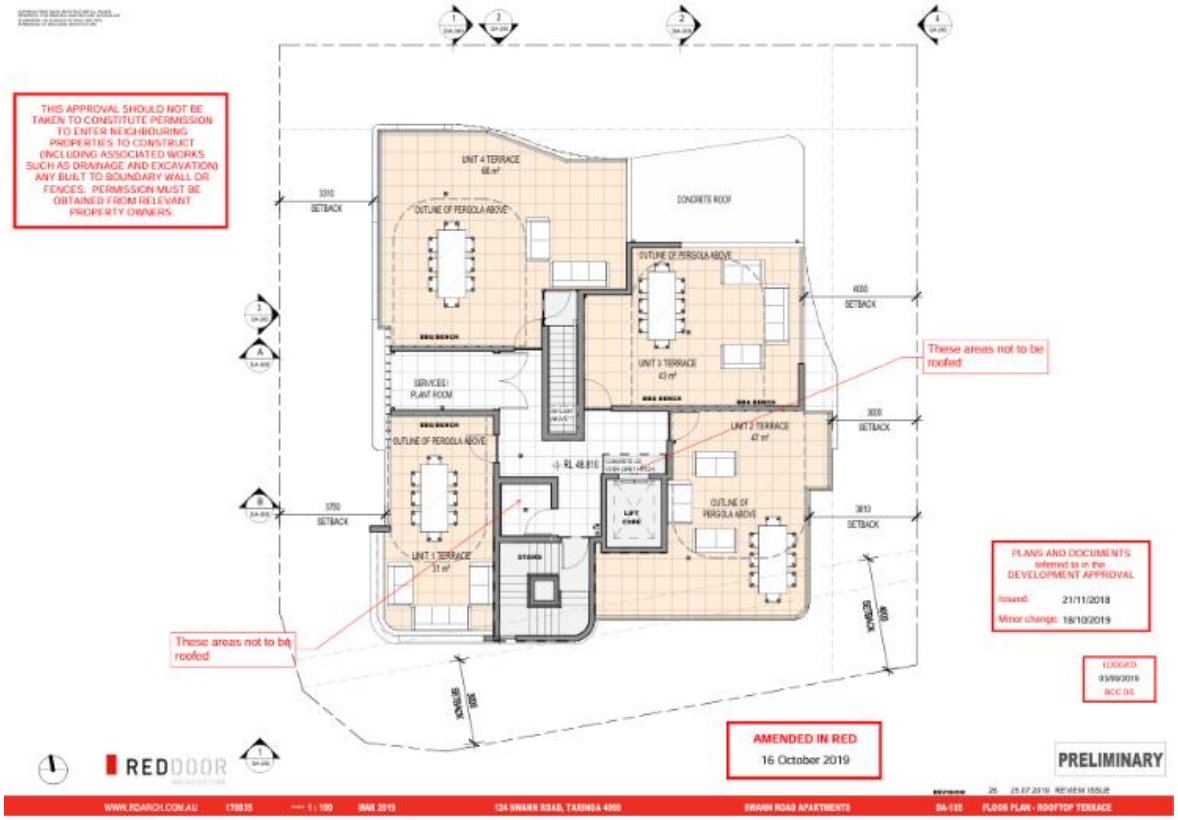


Figure 3-3 **Roof Plan Approval**
Source: *BCC Development I (BCC Ref:* A005277231)

3.2. Infrastructure Charges

The Site is within the Priority Infrastructure Area under Council's Adopted Infrastructure Charges Resolution. Under the resolution the proposal will not be subject to Infrastructure charges as no additional dwellings or bedrooms are proposed.

4. SUPPORTING DOCUMENTATION

This report is accompanied by the supporting information identified in the Table below.

Document / Plan / Report	Consultant	Location
Architectural Plans	Reddog Architects	Appendix A

Table 4-1 Consultants Supporting Information

4.1. Architectural Plans

The architectural plans prepared by Reddog Architecture incorporate:

- Site & Floor Plans
- Elevations
- Shadow Diagrams
- 3D Perspectives

5. STATUTORY FRAMEWORK

This section addresses components of the statutory planning framework relevant to the assessment of the proposed development.

5.1. Planning Act (PA) 2016

The PA2016 is the statutory instrument for the State of Queensland under which development applications are assessed by local and state governments.

5.1.1. Level of Assessment

The level of assessment for this application is **Impact**. Under Section 45(5) of the Planning Act:

> *(5) An impact assessment is an assessment that:*
>
> *(a) must be carried out:*
>
> *(i) against the assessment benchmarks in a categorising instrument for the development;*
> *and*
> *(ii) having regard to any matters prescribed by regulation for this subparagraph; and*
>
> *(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017:

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

(3) *However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.*

An assessment of the application has been undertaken against relevant assessment benchmarks described in Section 30 of the Planning Regulations outlined above

5.1.2. Public Notification

Section 53(1) of the PA2016 states:

An applicant must give notice of a development application if:

(a) any part of the application requires impact assessment; or
(b) the application includes a variation request

The application requires Impact assessment and therefore notice of the application will be undertaken in accordance with the PA2016.

5.1.3. Referral

Under Section 54(2) of the PA2016:

(2) A referral agency, for a development application, is:

(a) the person prescribed by regulation as a referral agency for applications of that type; or
(b) if that person's functions have been devolved or delegated to another person—the other person; or
(c) if the Minister has decided that a person is a referral agency under section 48(6)—that person.

Part 4, Section 22(1) of the Planning Regulation states that:

Schedules 9 and 10 prescribe:

(a) for section 54(2)(a) of the Act, the referral agency for the development applications stated in the schedules.

The proposed development does not trigger referral to State Government.

5.2. State Planning Requirements

5.2.1. State Planning Policy (SPP) 2017

The SPP was released on 3 July 2017. It is a state planning instrument made under Chapter 2 Part 2, Section 10 of the Planning Act.

The SPP outlines 17 state interests that must be considered in every planning scheme across Queensland. These state interests are arranged under five broad themes:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the SPP represents an assessment benchmark and the assessment manager must have regard to SPP's, if it is not identified and addressed in the planning scheme.

When a local planning scheme has not yet been updated to incorporate the SPP state interests, the council will assess a development application using the assessment benchmarks in the SPP.

Part 2 Section 2.1 of City Plan indicates that the SPP was integrated into the planning scheme and therefore assessment against the SPP is not required.

5.2.2. State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) define the state's interest in development assessment. It contains the matters the state assessment and referral agency (SARA) considers when assessing a development application on behalf of the chief executive.

When submitting a development application to the SARA, the applicant is required to demonstrate how the application complies with the applicable state code(s) in SDAP.

However, as the proposed development does not require referral to SARA (refer to Section 4.1.3) the SDAP's do not apply.

5.2.3. SEQ Regional Plan 2023

The site is within the area of the South-East Queensland Regional Plan (Regional Plan) 2023.

Under Section 26(2)(a)(i) of the Planning Regulation, the Regional Plan represents an assessment benchmark. The assessment manager must have regard to regional plan, if it is not identified as being appropriately reflected in the planning scheme.

The Regional Plan is reflected within the Strategic Framework of the Brisbane City Plan 2014.

The site is included in the Urban Footprint Land Use Area of the Regional Plan that is intended to accommodate urban development.

6. LOCAL PLANNING REQUIREMENTS & ASSESSMENT

The BCP2014 is the applicable planning scheme. The relevant provisions are identified and addressed below.

6.1. Assessable Development and Level of Assessment

The Proposal is assessable development under the BCP2014 requiring development permits for:

- Material Change of Use (MCU) – Extension to Multiple Dwellings.

A MCU for Multiple Dwelling within the MDR Medium density residential zone is Code assessable if no greater than:

c. the building height specified in a relevant neighbourhood plan;
d. where a neighbourhood plan does not specify building height, 5 storeys.

The application increases the building height to 6 storeys and therefore the level of assessment is **Impact**.

6.2. Strategic Framework

The proposal requires assessment against the Strategic Framework as the building height in storeys exceeds 5 storeys. The level of assessment would otherwise be Code requiring assessment against relevant assessment benchmarks (Codes) only. Accordingly, assessment of the proposal against the Strategic Framework is focussed on the proposed building height and associated increase in development density proposed over the Site.

The BCP2014 includes a Strategic Framework which sets the policy direction for the planning scheme. Under the Strategic Framework the Site is included in the Suburban Living Area Land Use.

In responding to the Strategic Framework, the following comments are provided:

- **Brisbane's Suburban Living Areas** represent the majority of established residential suburbs in Brisbane, where growth occurs in response to local needs and impacts on local amenity and values are carefully considered. Brisbane's Suburban Living Areas include centres, community facilities, medium and high density residential and industrial uses, as indicated in neighbourhood plans and the zoning pattern.

  Response:
  The subject site is located within the Medium Density Residential (MDR) Zone. The proposed development involves replacing the existing covered rooftop terrace pergolas with a new roof structure and partial enclosure to enhance their functionality and usability during varied weather periods. While the resulting built form technically constitutes an additional storey, the works do not materially alter the established built form or presentation of the development, being largely indiscernible from adjoining properties and other public vantage points. Furthermore, the proposal does not adversely impact the amenity of surrounding properties or land uses and remains ancillary to and supportive of the established residential use of the development.

Responses to **Section 3.0** (Strategic Framework) of BCP2014, specifically, **Elements 2.2** and **5.5** have been provided in the subsections below.

Theme 2.2: Brisbane's Housing and Accommodation Choices

Specific outcomes	Land use strategies	Nature of Proposal
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	**L1** Increased densities within Growth Nodes on Selected Transport Corridors are identified through a neighbourhood planning process and are in accordance with the Brisbane CityShape theme to accommodate anticipated future population.	Not Applicable. The Proposal does not involve development within Growth Nodes.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and individuals with specific housing needs.	**L2** Residential development contributes to housing diversity, particularly supporting ageing in place, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan.	Complies. The Proposal is for extension to an approved multiple dwelling rooftop recreation area with only minor change to the approved built form.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	**L3.1** A range of accessible accommodation opportunities catering to a growing number of visiting professionals, temporary business visitors, tourists and students are conveniently located at or in proximity to major business and tourism destinations.	Not Applicable. As above.
	L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres.	
	L3.3 New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.	
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	**L4** Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.	Not Applicable. The Site is not in a rural area/ neighbourhood.
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	**L5** Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability.	Complies. The Proposal will not compromise the existing sense of place established by the surrounding neighbourhood.
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	**L6.1** Land is identified for a range of housing types including rooming accommodation, suitable to tertiary and international students, staff and visitors to major special-purpose centres or community institutions, such as hospitals, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.	Not Applicable. The Proposal is for an extension to an approved multiple dwelling.
	L6.2 Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where the surrounding amenity is maintained and there is good access to	As above.

	higher education campuses by way of public or active transport.	
	L6.3 Other special purpose institutions, for example defence bases, establish accommodation either on site or nearby where well served by transport and other urban facilities, as required to meet the particular housing choice needs for staff and visitors.	As above.

Theme 5.5: Brisbane's Suburban Living Areas

Specific Outcomes	Land Use Strategies	Nature of Proposal
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	**L1** The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.	Complies. The Proposal is for a multiple dwelling within the MDR zone.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	**L2.1** Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas. **L2.2** Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.	Not Applicable. As above. Not Applicable. As above.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings to provide for some intergenerational housing options catering to young people, families and supporting ageing in place.	**L3** Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances.	Not Applicable. The Proposal is for a small extension to a medium rise multiple dwelling.

SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	**L4.1** Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood. **L4.2** The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards. **L4.3** Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through: (a) the retention of mature and significant vegetation; (b) the retention of private open space capable of supporting trees and gardens; (c) increasing local shade cover along streets; (d) local sustainability initiatives such as water-sensitive urban design.	Not Applicable. The Proposal does not involve a subdivision component. Complies. The proposed multiple dwelling is of a scale consistent with the surrounding pattern of development. Complies. The development improves the recreational use area of existing multiple dwellings.
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	**L5.1** District centres are located at nodal points within residential neighbourhoods and function as community destinations, providing localised access to goods and services, including retail, community facilities and low impact industry and localised employment. **L5.2** District centres are the focus for the public transport network within the local catchment of the district centres.	The Proposal is not for a district centre. As above.

SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	**L6.1** Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers.	The Proposal is not for a Neighbourhood centre.
	L6.2 Neighbourhood centres are of a scale which is consistent with surrounding detached housing.	As above.
	L6.3 A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to: (a) have a gross floor area of 2,500m^2 or less and a maximum tenancy size of 2,000m^2 or less; (b) have a frontage predominantly to a major road; (c) have vehicle site access from a suburban road, a district road or a neighbourhood road; (d) be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 3 or more services per hour in peak periods; (e) be more than 400m from an existing retail based centre; (f) manage the impact on the amenity and character of adjacent uses and the locality consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.	As above.

SO7 Non-residential uses support local character and amenity.	**L7** A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following: (a) local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment; (b) schools and other community facilities; (c) a range of parks, from district sporting fields to local informal use parks; (d) vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect; (e) pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.	Not Applicable. The Proposal is for an extension to an approved and existing multiple dwelling.

6.3. Site Zoning

The Site is located within the MDR Medium density residential zone – see **Figure 6-1**.



Figure 6-1 Zoning Map
Source: BCC Interactive Mapping

6.4. MDR Medium Density Residential Zone Code

The purpose of the medium density residential zone is to provide for:

a. *medium density multiple dwellings; and*
b. *community uses, and small-scale services, facilities and infrastructure, to support local residents.*

Response: The Proposal involves an extension to medium rise multiple dwelling involving renovations to existing covered rooftop terraces.

6.4.1. Development location and uses overall outcomes

Development location and uses overall outcomes	Nature of proposal
Development provides for a mix of well-designed, location-responsive medium rise and medium density residential development of up to 5 storeys and located on suitable sites, in well-located parts of the city, including the inner city and in close proximity to significant centres or along growth corridors or on the periphery of centres.	Complies. The proposal involves a minor extension to the existing approved Multiple Dwelling through the renovation and partial enclosure of the existing covered rooftop terrace areas. While the works technically constitute an additional storey, they do not result in any material increase to the overall building height or a discernible change to the established building profile. The development retains its existing built form and continues to present as a well-designed, location-responsive medium-rise residential development.
Development allows for urban consolidation and better use of physical and social infrastructure, capitalising on the zone's strategic location and amenity and proximity to key destinations.	Complies. The proposed development continues to support urban consolidation and better use of physical and social infrastructure, capitalising on the zone's strategic location and amenity and proximity to key destinations.
Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.	Complies. The proposed development will continue to support the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.
Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.	Complies. The proposal is for an extension to a multiple dwelling.
Development retains an existing dwelling house that is located on land within the Heritage overlay or Pre-1911 building overlay.	Not Applicable. The Site is not located within the Heritage overlay.
Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: i. meets amenity expectations of residents; ii. meets the bulk and building height requirements of the Multiple dwelling code	Complies. The proposed extension to the multiple dwelling will continue to provide for multiple dwelling type housing without material impact to the bulk and height of the approved building.

or any applicable neighbourhood plan if rooming accommodation; iii. meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.	
Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations, such as hospitals, to provide housing diversity.	Complies. The proposed multiple dwelling will continue to support and meet the needs of the immediate community by providing housing diversity.
Development for a dwelling unit may occur as part of a non-residential use.	Not Applicable. The proposed development is for multiple dwelling.
Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a medium density, but predominantly permanent residential environment.	Complies. The proposed extension to the multiple dwelling will continue to provide for multiple dwelling type housing without material impact to the surrounding residential environment.
Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	Not Applicable.
Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	Not Applicable. The proposed development is for multiple dwelling.
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 or the Active frontages in residential zones overlay, is to: 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. The proposed development is for multiple dwelling.
Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	Not Applicable. The proposed development is for multiple dwelling.
Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	Not Applicable. The proposed development is for multiple dwelling.
Development for any other non-residential use serves a local community need only, such as a childcare centre or a substation.	Not Applicable. The proposed development is for multiple dwelling.

6.4.2. Development form overall outcomes

Overall Outcomes	Nature of proposal
Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Medium density residential zone and reinforces a distinctive subtropical character of medium rise buildings with a landscaped streetscape and recreation areas.	Complies. The proposal involves a minor extension to the existing approved Multiple Dwelling through the renovation and partial enclosure of the existing covered rooftop terrace areas. While the works technically constitute an additional storey, they do not result in any material increase to the overall building height or a discernible change to the established building profile or streetscape. The development retains its existing built form and continues to present as a well-designed, location-responsive medium-rise residential development.
Development comprises medium rise, medium-high density residential buildings of predominantly apartment style multiple dwellings, 3 to 5 storeys in height.	Complies. The proposal involves a minor extension to the existing approved Multiple Dwelling through the renovation and partial enclosure of the existing covered rooftop terrace areas. While the works technically constitute an additional storey, they do not result in any material increase to the overall building height or a discernible change to the established building profile or streetscape. The development retains its existing built form and continues to present as a well-designed, location-responsive medium-rise residential development. Refer to Section 8 for further details.
Development provides for a building to have a building height and bulk that responds to: i. the nature of adjoining dwellings; ii. site characteristics, including the shape, frontage, size, orientation and slope.	As above.
Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a lower height and/or smaller bulk than in the High density residential zone, acknowledging this zone's role as a transition area between higher and lower rise/lower density zones.	Complies. Proposed development will respond to local characteristics.
Development for a housing type other than a dwelling house is of a scale and bulk that enables the buildings to co-exist comfortably with dwelling house and dual occupancy uses in adjoining lower density zones.	Complies. The proposed multiple dwelling is of a scale and bulk that enables the buildings to co-exist comfortably.
Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	Not applicable: The development proposes a minor extension within an approved and existing building envelope.
Development supports a subtropical character by ensuring that: i. building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; ii. residents on the site, as well as residents of existing or future dwellings on adjoining	Complies. The proposed development will support the subtropical character.

sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.	
Development provides quality private and public open spaces and landscaping, including deep planting, which softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.	Complies. The proposed development will continue to provide quality private open spaces and landscaping. The proposed building's design & height responds to the local context including its orientation, views, and establishes a high density development within walking distance of public transport stations, etc.
Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.	Complies. The development continues to allow for interaction with the street including surveillance and street activation at the lower levels.
Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be: i. suitably located and orientated on the site; ii. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.	Not Applicable. All streets are not heavily trafficked roads.
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.	Complies. The proposed development will respond to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics.

6.5. Neighbourhood Plan

6.5.1. Taringa Neighbourhood Plan

The purpose of the Taringa neighbourhood plan code is to provide finer grained planning at a local level for the Taringa neighbourhood plan area. The purpose of the Taringa neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area. The overall outcomes for the neighbourhood plan area are:

Overall Outcomes	Nature of Proposal
a. development is of a height, scale and form consistent with the intent for the relevant precinct or zone	Complies. The proposal involves a minor extension to the existing and approved Multiple Dwelling through the renovation and partial enclosure of the existing covered rooftop terrace areas. While the works technically constitute an additional storey, they do not result in any material increase to the overall building height or a discernible change to the established building profile or streetscape. The development retains its existing built form and continues to present as a well-designed, location-responsive medium-rise residential development. Refer to Section 8 for further details.
b. development supports a high level of accessibility and amenity for pedestrians and cyclists through an enhanced public realm including footpath widening, street tree planting, landscaping and improved walking, cycling and public transport connections, particularly to Taringa Railway Station	Complies. The proposed development supports a high level of accessibility and amenity for pedestrians and cyclists.
c. development is concentrated in the mixed use centre of Taringa Village, in close proximity to Taringa Railway Station and high frequency bus services along Moggill Road and Morrow Street, to reinforce Taringa Village as a district centre and support greater use of public transport services	Not Applicable. The Site is not located in Taringa Village.
d. development within Taringa Village promotes a vibrant, high quality public realm and streetscape with active non-residential uses at the ground storey that support an active streetscape, including pedestrian routes that directly connect to the Taringa Railway Station	As above.
e. the form and scale of development in Taringa Village is subservient to the nearby major centres of Toowong and Indooroopilly and provides a human scale pedestrian experience at the street level.	As above.

6.6. Applicable Overlays

The following overlays apply to the Site:

Overlays
Airport environs overlay
Bicycle network overlay
Community purposes network overlay
Critical infrastructure and movement network overlay
Dwelling house character overlay
Road hierarchy overlay
Streetscape hierarchy overlay

Where assessment against an overlay code is triggered, it has been addressed within the Code Report.

6.7. Applicable Codes

The application is assessed against the following assessment benchmarks:

Zone Code	Responding Consultant
MDR Medium Density Residential	Urbicus
Development Codes	
Multiple Dwelling Code	Urbicus
Neighbourhood Plan Code	
Taringa Neighbourhood Plan Code	Urbicus

7. DEVELOPMENT CODES

7.1. Multiple Dwelling Code

Overall Outcomes	Nature of Proposal
Development has a site area and frontage width that is sufficient for the scale and form of a multiple dwelling development, to deliver a comfortable living environment with minimal impacts on neighbours.	Complies. The site area and frontage width are sufficient for the scale and form of a multiple dwelling development and works involve extension to an approved and constructed multiple dwelling.
Development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.	Complies. Proposed development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.
Development that is in proximity of a railway or bus station, is public transit supportive and designed to facilitate high levels of activity and surveillance of the station and the interface to the street.	Complies. The proposed design supports casual surveillance of the railway / pedestrian pathway to all street frontages.
Development does not isolate or negatively impact on the development potential or future residential amenity of adjoining sites.	Complies. Proposed development will not isolate or negatively impact the development potential or future residential amenity of adjoining sites.
Development has a bulk, scale, form and intensity that is consistent with the existing and intended neighbourhood structure for the area as expressed by zone, zone precinct and neighbourhood plan outcomes, having regard to: i. the location and street context of the site; ii. its proximity to an activity centre, higher capacity public transport services, or other community facilities; iii. the capacity of infrastructure.	Performance Outcome. Refer to Section 8.
Development is designed to facilitate future intensification of uses at ground level, where in proximity to high-frequency public transport.	Not applicable. The Site is not located in close proximity to high-frequency public transport.
Development in the Infill housing zone precinct of the Character residential zone includes a range of detached and attached building forms and is of an intensity that reflects the lower density form and character of these zones.	Not applicable. The Site is not located within the specified zone.
Development is of a height that is appropriate to the strategic and local context and meets community expectations consistent with the following: i. 15 storeys in the Up to 15 storeys zone precinct of the High density residential zone; ii. 8 storeys in the Up to 8 storeys zone precinct of the High density residential zone; iii. 5 storeys in the Medium density residential zone; iv. 3 storeys in the Up to 3 storeys zone precinct of the Low–medium density residential zone; v. 2 or 3 storeys in the 2 or 3 storey mix zone precinct of the Low–medium density residential zone; vi. 2 storeys in the 2 storey zone precinct of the Low–medium density residential zone; vii. 2 storeys in the Infill housing zone precinct of the Character residential zone.	Performance Outcome. Refer to Section 8.
Development provides setbacks and separation of buildings that contribute to the amenity of residents within and adjoining the site and to Brisbane's high-quality subtropical streetscapes and public spaces.	Complies. Proposed development is generally compliant with the relevant setback provisions and the proposed extension is within the approved building envelope.

Development in or adjoining lower density residential areas uses side boundary setbacks and built form height transitions to manage the interface with those areas and reflect the amenity, form and character and subtropical landscape of those areas.	Not applicable. All adjoining sites are within the Medium density residential zone.
Development positively contributes to the amenity of the immediate streetscape and pedestrian environment with highly articulated building facades, varied roof form elements, high quality landscaping at the front of the site and direct pedestrian access from the development to the street.	Complies. Proposed development will contribute to the immediate streetscape and pedestrian environment with highly articulated building facades and varied roof form elements. Refer to the architectural plans.
Development ensures that the proportion of built and natural features, including buildings, design features, services and infrastructure, on-site open spaces and landscaping, provide: i. an attractive streetscape interface and reduction in the dominance of built form at a street level that contributes to Brisbane's character and identity, high-quality subtropical streetscapes and public space network; ii. a high level of amenity for occupants and adjoining residents including access to open and landscaped spaces, natural light, sunlight and breeze to support outdoor subtropical living.	Complies. Proposed development will ensure that the proportion of built and natural features will meet the criteria specified. Refer to the architectural plans.
Development of adaptable housing meets the needs of the community now and into the future.	Not applicable. Proposal is not for adaptable housing.
Development provides open space consistent with the following: i. communal open space and covered outdoor private open spaces provided for each multiple dwelling capitalise on Brisbane's subtropical climate, maximise outdoor living opportunities and enhance amenity for residents; ii. large-scale multiple dwelling development provides useable high-quality communal open space for residents that is accessible and attractive; iii. small-scale multiple dwellings provide increased areas for private open space for each dwelling as a substitute for communal open space.	Complies. The development proposes renovation to approved and existing covered private open space rooftop areas.
Development provides on-site landscaping that supports and contributes to Brisbane's subtropical landscape character and contributes to the microclimate of the neighbourhood and site, supports outdoor living and subtropical planting, and assists in reducing urban heat island effects, with deep-planting areas for the protection and establishment of large, subtropical shade trees.	Complies. The proposed development continues to provide for substantial landscaping, private & communal open space areas.
Development provides vehicle parking and manoeuvring areas which are located and designed to integrate into the site and building and do not negatively impact on: i. the amenity and safety of residents or visitors to the site and adjoining premises; ii. the quality and amenity of the streetscape; iii. the provision of quality onsite landscaping and deep planting areas; iv. the safety and efficiency of both the internal layout and the external road network.	Complies. The proposed development is minor extension to an approved and existing multiple dwellings. No changes are proposed to open space, landscaping and vehicle parking and manoeuvring areas.

Development manages its interface with adjoining residential uses to mitigate amenity impacts including protecting visual privacy through appropriate separation of buildings and screening.	Complies. Proposed development will continue to allow for mitigation to adjoining residential uses including protecting visual privacy through appropriate separation of buildings and screening.
Development ensures that building location and design minimises residents' exposure to air and noise pollution.	Complies. Proposed development will ensure that building location and design will minimise residents' exposure to air and noise pollution.
Development is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.	Complies. The proposed development is for a multiple dwelling within an anticipated high-density living area. No adverse impacts are proposed.
Development provides design elements that retain and support local character identity and strengthens site features, such as views, heritage, significant vegetation or significant corner sites, particularly where a landmark site.	Not applicable. The subject site does not hold any significant character values, landmark site, view corridor & does not have any existing significant vegetation.
Development is designed, orientated, located and constructed to incorporate subtropical design and built form principles that make a positive contribution to Brisbane's built form and public realm, whilst facilitating and encouraging sustainable energy and waste reduction practices.	Complies. The proposed development incorporates subtropical design which includes substantial articulation & generous deep planting areas. Refer to the architectural plans.

8. PERFORMANCE OUTCOMES

8.1. Multiple Dwelling Code

Performance Outcomes	Acceptable Outcomes
PO3 Development height, bulk and scale, siting and layout ensures that: (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; (d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; (e) the development is consistent with the setback pattern and contributes to the character of the streetscape; (f) adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.	**AO3** Development is contained within the building envelope for the site created by applying: (a) the maximum building height in Table 9.3.14.3.B; (b) front, rear and side boundary setback requirements in Table 9.3.14.3.C; (c) car parking boundary setback requirements in Table 9.3.14.3.E; (d) building separation requirements in Table 9.3.14.3.F; (e) building height transitions specified in Table 9.3.14.3.I where applicable; (f) the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; (c) proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; (f) considerate of street conditions, the topography of the area and site slope; (g) designed to maintain significant view points and corridors; designed and orientated to retain solar access to key public spaces and adjoining buildings.	**AO4.1** Development has a maximum building height that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.

Nominated Performance Solution – Building Height

The application proposes the replacement of existing rooftop terrace pergolas with a new roof structure and with partial enclosure including screening and balustrading. The resulting built form constitutes an additional storey, increasing the development to a six-storey multiple dwelling. Accordingly, the proposed building height in storeys is the primary assessment matter and represents a performance solution under the Multiple dwelling Code. Notwithstanding, the proposed development is considered to satisfy PO3 and PO4 of the Code on the following reasons:

- The proposal involves the renovation and partial enclosure of the existing covered rooftop terraces associated with the approved five-storey Multiple Dwelling. The works are contained within the existing building footprint and curtilage, with the majority of the existing roof structures being setback from the street frontages. Although the resulting built form technically constitutes an additional storey, the proposed works do not materially alter the established building form, overall height or visual presentation of the development. Given their limited scale, location and setback from the frontages, the works are largely indiscernible from adjoining properties and other public vantage points. Accordingly, the proposal does not give rise to any material change to the established built form or overall building height. Refer to **Figures 8-1** and **8-2** below and the Architectural Plans provided in Appendix A, which illustrate the relatively minor scale and nature of the proposed works.

- The Shadow Diagrams prepared by Reddog Architecture assess the potential overshadowing impacts arising from the proposed development. The analysis demonstrates that the extent of overshadowing is not excessive, with a substantial proportion of the shadow falling within adjoining road reserves. Furthermore, as the proposed works are contained within the existing building curtilage, they do not result in any material change to the established shadow profile or change or cause amenity issues with access to sunlight and daylight for adjoining dwellings. Extracts from the Architectural Plans illustrating the shadow analysis are provided below in **Figures 8-3** to **8-4**.

- Swann Road has undergone significant transition to medium to higher density residential development in recent years, with several six-storey plus multiple dwelling developments now representing a well-established and commonly approved built form. These include recent and existing approvals in the area of 6 and 7 storeys including 87 Swann Road (A006569568), 97 Swann Road (A005625631) and 150 Swann Road (refer **Figure 8-5**). Accordingly, the proposed building height is consistent with the prevailing and emerging built form character of the street.

Given the above-made representations, it is determined that the proposal satisfies PO3 and PO4 of the Multiple dwelling code.



Figure 8-1 Streetview of roofed terrace from Swann Street

Source: Google Streetview



Figure 8-2 Streetview of roofed terrace from Swann Street and Beatrice Street

Source: Google Streetview



Figure 8-3 Shadow Diagrams Summer Solstice (Extract from Architectural Plans)
Source: *Reddog* Architecture



Figure 8-4 Shadow Diagrams Winter Solstice (Extract from Architectural Plans)
Source: *Reddog* Architecture



Figure 8-5 7 storey multiple dwelling at 150 Swann Road

Source: Google Streetview

9. RECOMMENDATIONS

This urban planning report demonstrates that the proposed development and associated development application complies with relevant provisions of the City Plan 2014 and relevant state government legislation and planning instruments. Any potential conflict with the planning scheme is limited and minor in nature and there are sufficient grounds to justify the development, despite such conflict.

On that basis the application has planning merit and should be approved subject to reasonable and relevant conditions.

10. APPENDICES

10.1 Appendix A – Architectural Plans

Urbicus

Urban Planners | Property Advisors | Development Facilitators