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# Town Planning Report

## 18, 18A, 20 & 22 Howard Street, Paddington
## Residential Care Facility




29 October 2026

LAND USE PLANNING | DEVELOPMENT APPROVALS | TRANSPORT PLANNING | TRAFFIC ENGINEERING | PROGAM MANAGEMENT | INFRASTRUCTURE

# DOCUMENT CONTROL

**Document:** Project Name: 18, 18A, 20 & 22 Howard Street, Paddington - Residential Care Facility
PSA Job Number: 2066
Report Name: Town Planning Report

**This document has been prepared for:**

Alzheimer's QUEENSLAND

**This document has been prepared by:**

PSA CONSULTING

**Contact:** Paul Hanly
PSA Consulting (Australia) Pty Ltd
Level 20, 127 Creek Street, Brisbane QLD 4000
Telephone: +61 7 3220 0288
paul.hanly@psaconsult.com.au
www.psaconsult.com.au

# REVISION HISTORY

| VERSION | DATE | DETAILS | AUTHOR | AUTHORISATION |
|---|---|---|---|---|
| V2 | 29 October 2026 | FINAL | Cameron Milne & Paul Hanly | David Ireland |

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# 1. INTRODUCTION

PSA Consulting has been engaged by Alzheimer's Queensland (AQ) to prepare this Development Application seeking a Development Approval for Material Change of Use for a Residential Care Facility at 18-22 Howard Street Paddington, formally described as Lot 1 on RP78773 and Lots 3, 4 and 5 on RP86631.

The proposed development involves changes to the existing residential care facility and converting 2 dwellings to be used as part of the residential care facility. The development will involve the reduction of beds in the existing residential care facility by 12 beds and the dwelling houses will be converted to accommodate 6 beds each. This will result in no net increase in the number of beds with the use remaining at 40 beds.

**Table 1** provides a summary of the subject site. As this development application involves Material Change of Use for Residential Care Facility in the Character (Infill housing) zone, it triggers assessment for an Impact assessable application assessable against the whole planning scheme. The proposed Material Change of Use will improve the functionality and liveability of the existing Residential Care Facility into the future.

**Table 1: Summary of the Subject Site**

| | |
|---|---|
| **ADDRESS:** | 18, 18A, 20 & 22 Howard Street, Paddington |
| **PROPERTY DESCIPTION:** | Lots 3, 4 & 5 on RP86631 and Lot 1 on RP78773 |
| **APPLICANT:** | Alzheimer's Queensland C/- PSA Consulting |
| **LOCAL AUTHORITY:** | Brisbane City Council |
| **SITE AREA:** | 3591m$^2$ |
| **EXISTING USE:** | Residential Care Facility and Dwelling Houses |
| **EXISTING ZONE:** | Character Residential (Infill housing) zone |
| **NEIGHBOURHOOD PLAN:** | Ithaca District Neighbourhood Plan |
| **NEIGHBOURHOOD PLAN PRECINCT:** | Hillside Character Precinct |
| **OVERLAYS:** | Airport Environs overlay<br>Community Purposes Network overlay<br>Critical Infrastructure and Movement Network overlay<br>Dwelling House Character overlay<br>Potential and Actual Acid Sulfate Soils overlay<br>Road Hierarchy overlay<br>Streetscape Hierarchy overlay<br>Traditional Building Character overlay |
| **PROPOSED DEVELOPMENT:** | Material Change of Use – Residential Care Facility |
| **LEVEL OF ASSESSMENT:** | Impact Assessment |

The proposed Material Change of Use for a Residential Care Facility has been assessed against the applicable assessment benchmarks of the *Brisbane City Plan 2014* and is considered to meet the applicable criteria. As outlined within this report, the proposed residential care facility will not generate any significant or unacceptable impacts on the subject site or the surrounding area. Accordingly, it is recommended that Brisbane City Council approval the proposed residential care facility subject to reasonable and relevant conditions.

## 1.1 THE APPLICANT

Alzheimer's Queensland is a not-for-profit organisation providing care and support services to the community. Alzheimer's Queensland provides the full range of aged care and accommodation services throughout Brisbane and Southern Queensland including community respite, home care packages, dementia and aged care services, support groups and fully accredited residential aged care (RAC). The residential services aim to optimise health and provide high quality care for older people, those approaching frailty, and people living with dementia. The organisation is passionate about creating homes where older people feel in control, valued, connected, and independent.

Rosalie Nursing Care Centre (RNCC) has been operated by Alzheimer's Queensland since 1999, providing residential care to 40 female residents in Paddington. With strong population growth in the service area, combined with an ageing population, there is increasing demand for high quality RAC facilities. In response to this trend, Alzheimer's Queensland has identified a need to upgrade their Paddington RACF.

The upgrade of RNCC endeavours to bring the facility in line with best-practice living and environment guidelines and exceed expectations of today's aged care homes.

# 2. THE SITE

## 2.1 SITE CONTEXT

The site is located at 18 – 22 Howard Street, Paddington Qld 4064 (Lots 3, 4 & 5 on RP86631 and Lot 1 on RP78773) and has a total site area of 3591m$^2$. Paddington is a suburb approximately 1 kilometre North-west of Brisbane, located within the Brisbane City Local Government Area. Paddington is bordered by the suburbs of Milton, Bardon, Redhill, Auchenflower, and Petrie Terrace.

The site currently contains a Residential Care Facility and two (2) post-1946 dwellings situated facing and accessing Howard Street – a neighbourhood road. Directly surrounding allotments contain pre-1946 dwelling houses one and two storeys in height.




**Figure 1: Aerial of Subject Site (Queensland Globe, 2026)**

## 2.2 EXISTING USE

The site contains an existing residential care facility which is currently comprised of the following uses:

- 40 beds for residents;
- Communal Dining, Leisure and Support Facilities for Residents; and
- Two dwelling houses.

The existing access to the facility is obtained by an access handle to the eastern end of the road frontage known as 18 Howard Street (Lot 3 on RP86631). Two post-1946 dwellings located at 20 and 22 Howard Street (Lot 5 and 4 on RP86631) will be retained and reused as part of the proposed redevelopment. Both dwellings are partial 2 storey dwellings which directly access to Howard Street.

## 2.3 SITE HISTORY

The subject site has been used as a Residential Care Facility and as Dwelling Houses and there has been a planning application approved over the properties for a Residential Care Facility (48 beds). The existing approval (A006448256) was approved 11 October 2024 and remains current until 11 January 2031. The existing approval involves substantial redevelopment of the whole site and the construction of a new 3 storey building. The existing development however is no longer feasible for the Applicant and as such this alternate approach is now proposed.

## 2.4 TOPOGRAPHY AND STORMWATER

The subject site slopes from 24m at the western boundary to the northeastern boundary at 15m and 20m on the southern boundary. Stormwater will be managed via existing arrangements which involves discharging stormwater to the kerb and channel of Howard Street.

## 2.5 ACCESS

The site currently accesses Howard Street at the northern boundary of the site. This development application proposes to remove the access points to the existing dwellings and improve the existing access of the Residential Care Facility.

## 2.6 TRANSPORT NETWORKS

The subject area has access to key public transport routes being Baroona Road and Milton Road. Within a walking distance less than 400m, an individual would be able to access a number of bus routes from Baroona Road while also having access to a bus route with stops located on Milton Road. The bus routes servicing this locality provide connections to Brisbane's CBD and the wider area. The subject site is also located within 1200m walking distance of the Milton Railway Station.

## 2.7 VEGETATION

There are no proposed impacts to existing vegetation on the site or adjoining properties as a result of this application.

## 2.8 EASEMENT

The site is not subject to any easements.

## 2.9 URBAN INFRASTRUCTURE AND SERVICES

The subject site is currently connected to the following infrastructure:

- Reticulated water;
- Reticulated sewerage;
- Electricity; and
- Telecommunications.

The proposed development will remain connected to all required services.

# 3. PRE-LODGMENT DISCUSSIONS

A Pre-Lodgement meeting was held on the 29 April 2026 where preliminary plans and proposal details were provided, advice was then given by Brisbane City Council on the 8 May 2026 in regard to the development. Council's advice is summarised and responded to below.

In the advice provided by council there is the request to provide more information regarding how buildings are used now and how they will be used in the future. This information will be provided throughout this report, however, the two buildings at the front of the site are 3 and 4 bedroom dwelling houses and the existing Residential Care facility is a 40 bed facility with ancillary storage, offices and a kitchen. The proposal involves reducing the number of beds in the existing Residential Care Facility by 12 beds by provided more rooms with single beds. The two dwelling houses will be converted to accommodate 6 beds with a shared kitchen, dining and lounge area in each. There will also be ancillary storage and office space provided in each of the converted dwelling houses.

Secondly, more information was requested regarding how the buildings will be accessed by pedestrians from the carpark. The development plans have been updated to display access to the two buildings. 20 Howard Street will be accessed via level access with the carpark, and a security gate will be provided. 22 Howard street will be accessed to the west of the parking lot via a stair case, a security gate will be provided, and then a ramp is provided down to the building.

There is a request for changes in design of the buildings. The new plans have been updated to provide design features that are sympathetic of the area including re-cladding of the building.

Council has also requested that odour, exhaust vent, and noise requirements are addressed. The code assessment attached to this document will address requirements.

It was requested that a lawful point of discharge should be established and confirmed. The development will not change the existing stormwater arrangements and will continue to discharge to the kerb and channel of Howard Street.

In regard to traffic details raised by council. The development will remove the existing access to the dwelling houses and then utilise a single access point being the existing access for the Residential Care Facility, this access point will be improved by widening the access at the frontage to allow for vehicles to pass each other before the narrow section of the driveway. The proposed access and parking arrangement will be suitable for this development as the development will not result in an intensification of the Residential Care Use.

# 4. PROPOSED DEVELOPMENT

This report has been prepared in support of a development application to Brisbane City Council seeking development approval for Material Change of Use for a Residential Care Facility at 18, 18A, 20 & 22 Howard Street, Paddington.

The subject site is located within the Character Residential Zone (Infill housing precinct) and contains two post-1946 dwellings and an existing residential care facility. The development will involve the reduction of beds in the existing residential care facility by 12 beds by providing more rooms with single beds. No physical changes to the existing facility are required to accommodate this change. Internal renovations to the dwelling houses will be undertaken so that they can accommodate 6 beds each. The proposal will not result in a net increase in the number of beds with the proposed facility providing a total of 40 beds.

The establishment of the proposed use within the dwelling houses has been designed to specifically meet the requirements for aged and dementia care and is a direct response to the community need for purpose-built housing to support Brisbane's aging population. These types of facilities require specific design criteria to be achieved, including the creation of a familiar living environment and access to safe and secure open/landscaped spaces to assist in maintaining resident wellbeing. This development will provide a high-quality accommodation in a location that has an identified need for high care services.

The proposed development will involve landscaping of the houses with grassed areas, garden planters, pergolas and a community garden area provided. The driveways to the dwelling houses will be removed to allow for the frontage of the site to provide terraces for additional outdoor space and landscaping within the steeped retaining walls. The creation of outdoor spaces reflects AQ's approach to the resident's well-being and the creation of a place that can be enjoyed by the residents, their family and friends, and staff.

As shown in **Figure 2,** the sites layout remains much the same in terms of the location of buildings with the main differences being the change in access between the buildings, internal layouts and landscaping around the existing buildings.

The proposed development is defined within *Brisbane City Plan 2014* as Residential care facility. The subject site is located within the Character residential zone (Infill housing) and will trigger an Impact Assessable development application.

The proposed development is summarised in **Table 2** below:

**Table 2: Summary of the Proposed Residential Care Facility**

| | |
|---|---|
| **SITE AREA:** | 3591 $m^2$ |
| **NUMBER OF STOREYS:** | 2 storeys |
| **SITE COVER:** | 38% (1372$m^2$) |
| **MINIMUM SETBACKS:** | • Front boundary (Howard St): 5.5m – No Change<br>• Side boundary (west): 2m – No Change<br>• Side boundary (southeast): 3.7m – No Change<br>• Side boundary (east): 6m – No Change<br>• Rear boundary: 6m – No Change |
| **AGED CARE BEDS:** | 40 |
| **VEHICLE ACCESS:** | Single 6m wide driveway to Howard Street |
| **CAR PARKING SPACES:** | 7 spaces (including 1 PWD space) + 1 service vehicle bay |
| **MATERIALS & FINISHES:** | Lightweight cladding and metal roof sheeting |
| **COMMUNAL AREAS (NEW):** | 542$m^2$ (internal and external) |
| **REMOVAL OF STREET TREES:** | N/A |

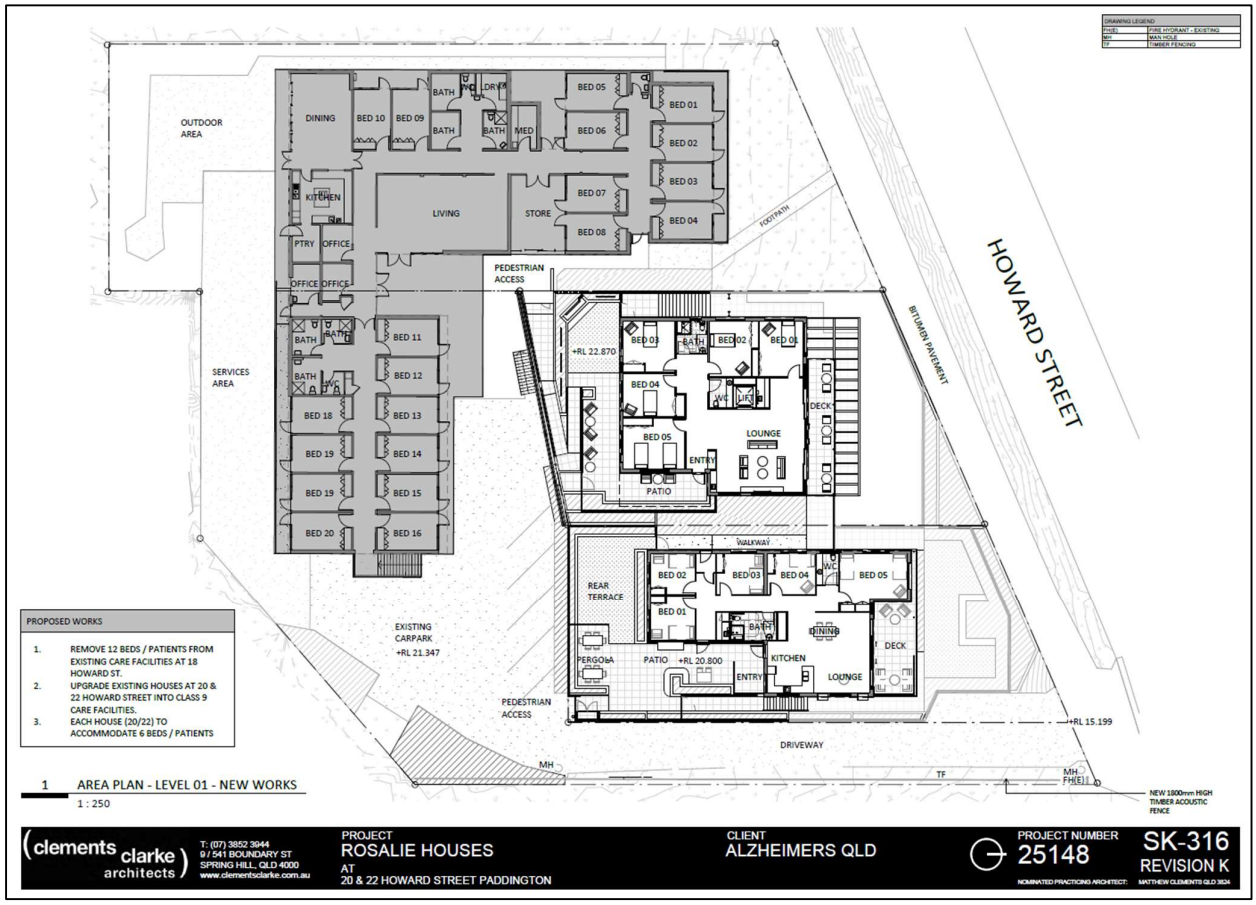



**Figure 2: Proposed Area Plan**

The proposed refurbishment of the two existing houses at 20 & 22 Howard Street will be undertaken as per the specifications in **Table 3**. It is also noted that refurbishment and upgrades to the external landscaping features of both houses to include grassed areas, garden planters, pergolas and a community garden.

**Table 3: Refurbishment Detail**

| Element | Dwelling 1 – 20 Howard St | | Dwelling 2 – 22 Howard St | |
|---|---|---|---|---|
| | Existing Dwelling | Proposed Changes | Existing Dwelling | Proposed Changes |
| Ground Floor | Single Garage, 2 x Store Room and front stair. | 2 x office areas services room and external stairs (eastern side). | Single Garage, bathroom, space, internal and front stair. | Utility room, lift, bathroom facilities, kitchen, dining room and external stairs (western side). |
| First Floor | Patio (Front and Rear), Living Room, Kitchen, Rumpus, 4 x bedrooms, 2 x bath rooms and 1 x toilet. | Patio/Deck (Front and Rear), dining, kitchen and lounge, 5 x bedrooms and bathroom facilities. | Patio (Front and Rear), lounge, dining, kitchen, 3 x bedrooms, laundry and 1 x bathroom. | Patio/Deck (Front and Rear), lounge, 5 x bedrooms and bathroom facilities. |

## 4.1 NEED FOR AGED CARE FACILITIES

The development is proposed in response to a demonstrated community need for supported living within the Paddington locality. It has been identified that there are significant gaps in the current market for this type of accommodation and with the aging population there is a growing demand for care and support services to be provided within high-quality, purpose-built facilities.

The ageing population within Brisbane has been recognised by Brisbane City Council who have implemented a number of initiatives to encourage new retirement living and aged care accommodation, especially in areas of demand, to provide choice for residents to remain within their local neighbourhood throughout their lifecycle. These initiatives have included amendments to *Brisbane City Plan 2014* to offer a more streamlined approach to building, extending or upgrading aged care facilities and retirement facilities, giving greater consideration of ageing in the drafting of neighbourhood plans, reduced infrastructure charges and improving and streamlining development assessment processes for aged care facilities.

## 4.2 BUILT FORM

The proposed development will utilise the existing buildings with only small changes to the building footprints proposed as part of this application. The houses will be modified to provide cladding on the upper floor in addition to the replacement of the tile roofing with metal roofing. The dwellings currently present pitched roof forms and have balconies overlooking the street to assist in presenting features that are sympathetic to the pre-1946 character of the neighbourhood. The pitch of the roof form of the house at 20 Howard Street will be dropped by 1.3m but will retain a pitched form visible from the street frontage. Each of the dwellings will continue to have balconies on the front façade that overlook the street frontage.

The existing buildings are being retained with a bulk and scale of similar to the existing built forms. The retention of existing dwellings largely in their current form will not result in the development dominate the street and the site will maintain the visual appearance of low density detached dwellings when viewed from road frontage. The proposed Howard Street view can be seen in Error! Reference source not found. below.



**Figure 3: Concept 3D views of Proposed Frontage**

### 4.2.1 Building Height

The pitch of the roof form of the house at 20 Howard Street will be dropped by 1.3m but will retain a pitched form visible from the street frontage. The height of 22 Howard Street will not be changed as part of this application.

### 4.2.2 Building Setbacks

The setbacks to external property boundaries or the road frontage will not be reduced in the proposal.

### 4.2.3 Site Cover

The site cover will increase by 89.6m$^2$ with the addition of roofed patio's to the side and rear of the houses at 20 (39.6m$^2$) and 22 (50m$^2$) Howard Street. The overall site cover will equate to 38% of the site and remains less than 45% as required by the relevant acceptable outcome.

## 4.3 ACCESS AND PARKING

The development will utilise the existing access for the residential care facility and will close the accesses to the existing dwellings to consolidate movement to and from the site supporting better safety. The access will also be improved by widening the accessway at the entrance to allow for vehicles to pass each other when entering and exiting the site, the remaining section of the access will continue to be single lane (**Figure 4**) as per the existing situation.

The development will not involve an increase to the number of beds on site and as such the development will remain compliant with the required parking rate of 1 parking space per 6 beds. The existing parking arrangement includes 7 parking spaces remaining compliant with parking requirements. There is also existing area provided onsite for service vehicles and as such no change to the service vehicle area is proposed.

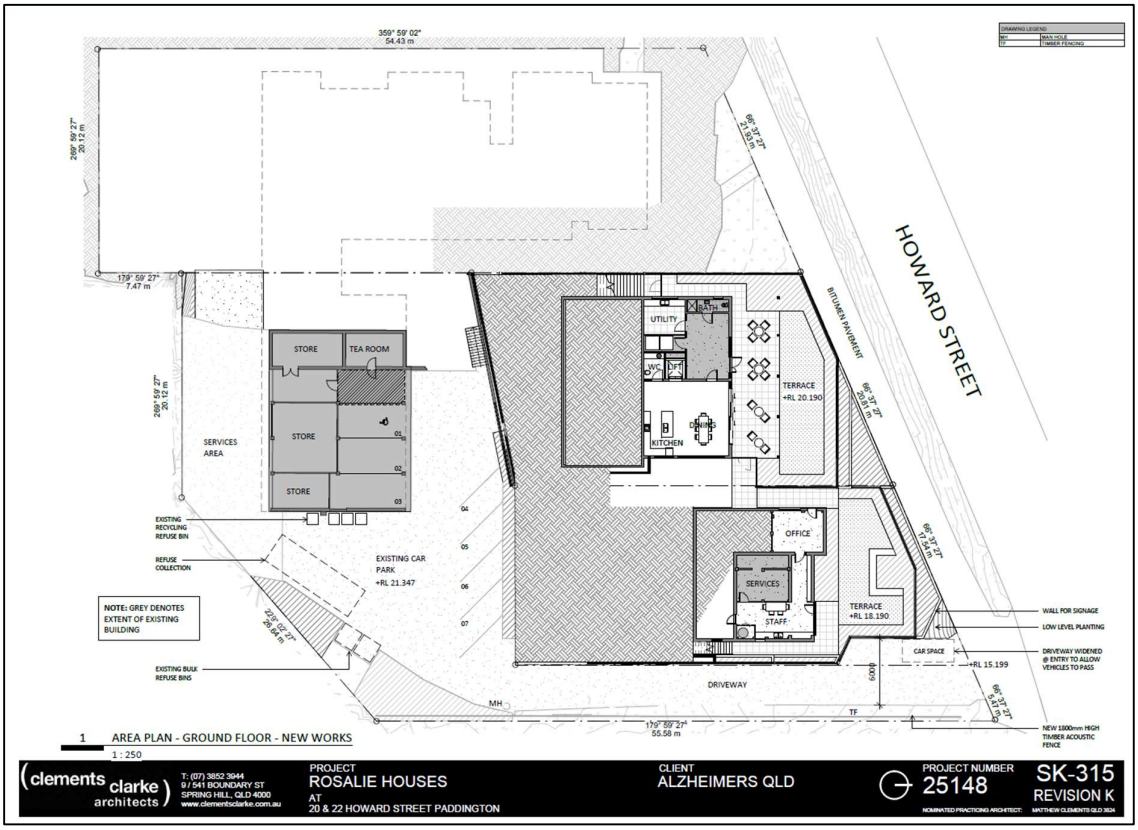



**Figure 4: Proposed Ground Floor Plan**

## 4.4 OPERATIONS

The converted dwelling houses are intended to be incorporated and merged with the existing operations of the residential care facility. The operation of the existing facility will not change as part of this application with the exception of 12 less residents being accommodated within the existing building.

The communal facilities for each house include a dining room, living room, outdoor areas and sitting rooms. Due to the need to provide safe and secure facilities for residents, the communal facilities are to be secure and not directly interfacing with public realm areas. Meals for the residents will be supported within the existing facility. The houses will also accommodate staff spaces such as offices and other ancillary rooms to support the operations on the site.

The houses will be accessed via security gates provided internally onsite with 20 Howard Street having direct access from the carpark and 22 Howard Street will be accessed to the west of the carpark next to the existing facility. A pedestrian ramp is also provided from the security gate to the house in 22 Howard Street.

### 4.4.1 Waste Collection

Waste generated on site will remain the same due to no increase in the number of residents or staff onsite. The waste will be managed through the existing waste storage location for the residential care facility and as such the existing waste collection service will be undertaken as per the existing arrangements. The existing refuse storage areas and refuse collection area are shown in **Figure 4**.

## 4.5 LANDSCAPING

The development will include refurbished landscaping by providing a community garden and supporting planting and outdoor seating areas. These landscaped planters are incorporated to improve the passive solar performance and amenity of the dwellings as well as to articulate the front facade.

Earthworks are required for the closure of the existing driveways, construction of retaining walls and creation of terraces within the frontage of the houses. The provision of the proposed terraces will provide additional outdoor space of the residents while the stepped retaining walls and provision of landscaping will assist with softening the visual impact of the earthworks from the streetscape. Please see **Figures 5 & 6** below which provide renders of the proposed terrace, retaining wall and landscaping within the frontage of the houses.



**Figure 5: Render of Proposed Terraces**



**Figure 6: Render of Proposed Terrace's**

# 5. PLANNING ASSESSMENT

This Development Application seeks development approval for Material Change of Use for a Residential Care Facility in the Character Residential Zone (Infill housing precinct). In accordance with the *Brisbane City Plan 2014,* the proposed development is Assessable Development subject to Impact Assessment. The relevant statutory planning provisions for the project are addressed in the following sections.

## 5.1 BRISBANE CITY PLAN 2014

As shown in **Figure 7**, the proposed development is located within the Character Residential Zone (Infill housing precinct). The purpose of the Character Residential Zone Code is to:

> "*ensure the character of a residential area is protected or enhanced; and provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.*"

The proposed development involves a Material Change of Use for the redevelopment of the existing RAC facility. The development will result in the reduction of residents in the existing facility and the utilisation of two dwelling houses for the accommodation of residents. The proposed development is defined within *Brisbane City Plan 2014* as a *Residential Care Facility* and the subject site is located within the Character Residential Zone (Infill housing precinct).

A residential care facility is an expected use within the Infill housing zone precinct as it provides additional housing and lifestyle choices within the zone. Given the large site area and the retention of the existing building forms it is considered that the proposed facility will sensitively integrate with and between the residential uses that surround the subject site.

A response to the Overall Outcomes for the Character Residential Zone is provided in **Table 4** below. As demonstrated, the proposed development is considered to comply with the Overall Outcomes of the Character Residential Zone Code.

The proposed development is Impact assessable in accordance with Part 5 of the *Brisbane City Plan 2014*, and an assessment against the relevant assessment benchmarks have been completed in **Table 5**.

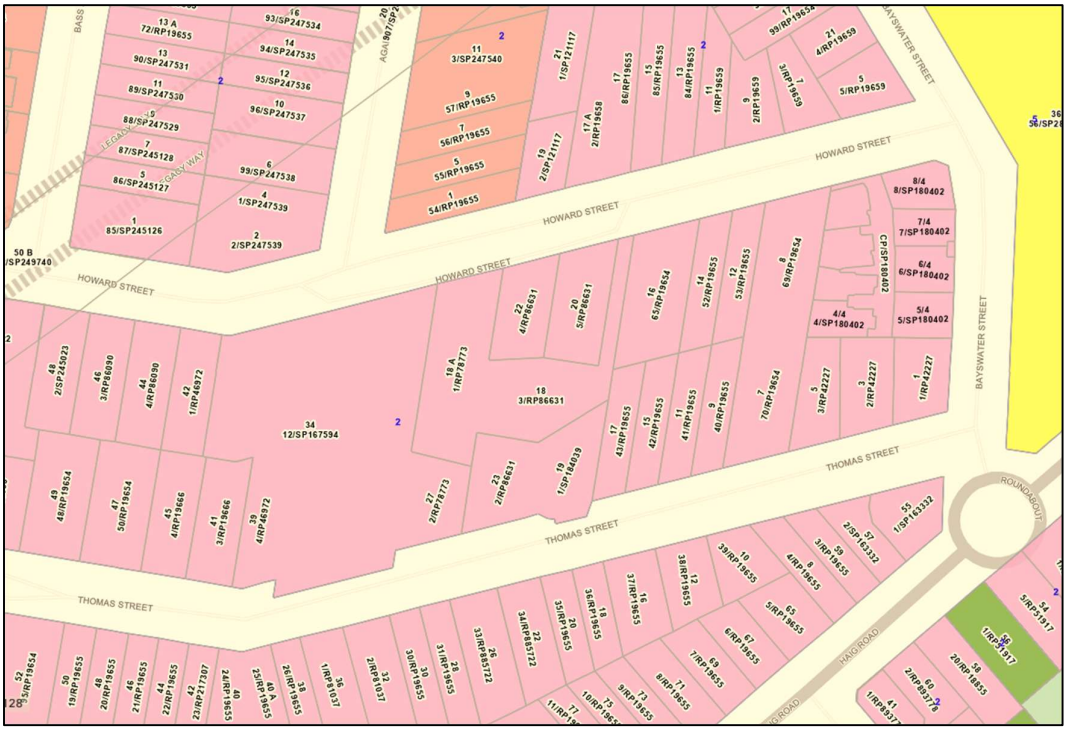



**Figure 7: Zone (Brisbane City Plan, 2026)**

**Table 4: Character Residential Zone - Response to Overall Outcomes**

| OVERALL OUTCOMES | RESPONSE |
|---|---|
| **4. Development Location and Uses Overall Outcomes** | |
| a. Development provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey dwelling houses comprising primarily of existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development. | **Complies**<br>The proposed residential care facility is identified as an expected use within the Infill housing zone precinct as it provides additional housing and lifestyle choices within the zone.<br>The proposed development will provide high quality residential aged care in direct response to the increasing community need in the local and surrounding area for this type of accommodation. The proposal will retain the existing post-1946 dwellings at the front of the site which will maintain the existing low density suburban amenity of the property. |
| b. Development in the Character zone precinct provides for low density suburban and inner-city living through:<br>I. 1 or 2 storey dwelling houses to predominate over other types of development;<br>II. a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated. | **Complies**<br>The proposed development will capitalise on the existing urban, social and service infrastructure located within the surrounding area. The development will maintain the existing building form present onsite. |
| c. Development in the Infill housing zone precinct facilitates a mix of existing dwelling houses and new housing choices including dual occupancy, 2 storey low rise multiple dwellings such as row houses at a house scale, rooming accommodation, residential care facilities and retirement facilities which:<br>I. comply with the site density, building height, number of storeys and setback requirements of the Traditional building character (design) overlay code and the Multiple dwelling code;<br>II. are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before and on appropriately sized lots;<br>III. provide housing diversity that offers choice to different household types and individuals to suit residents through life-cycle stages, in the inner city and well-located parts of the city. | **Complies**<br>The proposed residential care facility is identified as an expected use within the Infill housing zone precinct as it provides additional housing and lifestyle choices within the zone.<br>i. The retention of the existing buildings maintains the house scale of the site and the facility.<br>ii. The existing location of the buildings results in breaks in the building form and allows for landscaping between the buildings to soften the appearance.<br>iii. The development will provide housing diversity that offers choice to different household types and individuals to suit residents through life-cycle stages, in the inner city. |
| d. Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, | **Complies** |

| OVERALL OUTCOMES | RESPONSE |
|---|---|
| parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment. | The proposed development will utilise the existing building forms and the nature the proposed facility will not result in any adverse noise, light odour or general amenity issues off site. |
| e. 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**<br>The subject site is not within the Active frontages in residential zones overlay. |
| f. Development for a commercial character building activities use on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code. | **Not Applicable**<br>The proposed development does not involve a commercial character building. |
| g. 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:<br>I. have a gross floor area of less than 250m2;<br>II. serve local residents' day-to-day needs;<br>III. not undermine the viability of a nearby centre. | **Not Applicable**<br>The proposed development does not involve a small-scale non-residential use. |
| h. Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings. | **Not Applicable**<br>The proposed development does not involve a non-residential use. |
| i. Development for a home-based business may only 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**<br>The proposed development does not involve a home based business. |
| j. Development for any other non-residential use serve a local community facility need only, such as a childcare centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone. | **Not Applicable**<br>The proposed development does not involve a non-residential use. |

| OVERALL OUTCOMES | RESPONSE |
|---|---|
| k. Development for rooming accommodation accommodates 5 persons or less. | **Not Applicable**<br>The proposed development does not involve rooming accommodation. |
| **5. Development form overall outcomes are:** | |
| a. Development occurs on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas. | **Complies**<br>The subject site has an area of 3591m$^2$ and a frontage to Howard Street of 66m. The proposed development having a maximum site coverage of 38% of the site area sits comfortably within the proposed landscape areas. |
| b. Development for a residential building is of a height, bulk, scale and form, materials and detailing which is compatible with the traditional building character of the Character residential zone and consists of buildings of 1 or 2 storeys in height. | **Complies**<br>The existing buildings present a scale that is consistent with scale and form of the surrounding residential uses. The facades of the dwelling houses are to be provided with materials that better reflect traditional character elements including cladding and metal roofing. |
| c. Development protects and retains buildings built in 1946 or before on land within the Traditional building character overlay in accordance with the Traditional building character (demolition) overlay code. | **Not Applicable**<br>The subject site does not contain any pre-1946 buildings. |
| d. Development provides that a new building or extension of a building reflects and complements the city's traditional building character of housing built in 1946 or before prevalent within the Traditional building character overlay in accordance with the Traditional building character (design) overlay code. | **Complies**<br>The building footprint of each building has slightly increased, in addition to the roofed patio areas to the side and rear of the dwelling houses. These building works along with addition of cladding and metal roofing will reflect and complement the city's traditional building character. |
| 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**<br>This development does not involve the construction of a dwelling house on a small lot. |
| 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:<br>I. maximises the retention of backyard spaces as private landscaped space;<br>II. avoids overbearing development involving bulk or setbacks which are inconsistent with | **Not Applicable**<br>This development does not involve the construction of a dwelling house on a small lot. |

| OVERALL OUTCOMES | RESPONSE |
|---|---|
| the character of a dwelling house on adjoining lots. | |
| 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. | **Complies**<br>The proposed development does results in minimal changes to the site. |
| **7. Infill housing zone precinct overall outcomes are:** | |
| a. Development retains a dwelling house built in 1946 or before. | **Not Applicable**<br>The proposed development does not contain any pre-1946 dwelling houses. |
| b. Development provides that a new dwelling house, dual occupancy or multiple dwelling:<br>I. is no more than 2 storeys in height;<br>II. is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot;<br>III. is compatible in scale and design with existing dwellings built in 1946 or before;<br>IV. reinforces the traditional building character of the Infill housing zone precinct. | **Not Applicable**<br>The proposed development does not involve a new dwelling house, dual occupancy or multiple dwelling. |
| c. Development achieves a maximum dwelling yield of one dwelling per 300m2 of site area. | **Not Applicable**<br>The development does not involve the creation of new dwellings. |
| d. Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:<br>I. is consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct;<br>II. meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan. | **Complies**<br>The development is proposed in response to a demonstrated community need for supported living within the Paddington locality. It has been identified that there are significant gaps in the current market for this type of accommodation and with the aging population there is a growing demand for care and support services to be provided within high-quality, purpose-built facilities. |
| e. Development for a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is: | **Not Applicable**<br>This proposal does not involve a multiple dwelling or dual occupancy. |

| OVERALL OUTCOMES | RESPONSE |
|---|---|
| I. consistent with the character of a low density residential environment comprising 1 or 2 storey dwelling houses;<br>II. suited to smaller lot sizes. | |
| f. Development is compatible in scale with adjoining dwelling houses, both within or adjoining the Infill housing zone precinct, in order to maintain an appropriate level of amenity and privacy to an adjoining dwelling. | **Complies**<br>The subject buildings have suitable setbacks which will minimise the potential for amenity and privacy issues on the adjoining properties. |
| g. Development supports a subtropical character by ensuring that:<br>I. the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;<br>II. residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces. | **Complies**<br>The existing buildings present a scale that is consistent with scale and form of the surrounding residential uses. The dwelling houses will be provided with large patio which will allow the residents access to high quality outdoor areas. |
| h. Development provides quality private and communal open spaces and landscaping, including deep planting, that reinforce the house-compatible scale of buildings, provide breathing spaces and outdoor activity areas and encourage outdoor living. | **Complies**<br>The development provides high quality communal, courtyard areas and balconies for the residents use and each room is provided natural light and ventilation via large windows. |
| i. Development provides for a building to address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking not forming a dominant element in the streetscape) in order to reinforce the traditional setting and provide surveillance and encourage activation of parks and streets. | **Complies**<br>The proposed design provides a high level of interface with Howard Street with the provision of large windows from habitable spaces and balconies orientated to the street frontage. |
| j. Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone. | **Not Applicable**<br>The subject site does not adjoin a non-residential zone. |
| k. Development provides for a residential dwelling on a site which fronts a heavily trafficked road or other noise source to be:<br>I. suitably located and orientated on the site;<br>II. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street. | **Not Applicable**<br>The subject site does not front a heavily trafficked road. |

**Table 5 - Categories of Assessment Table**

| RELEVANT CODES | RESPONSE |
|---|---|
| **PRIMARY CODES** | |
| Character Residential Zone Code | A Residential Care Facility is impact assessable in this zone, however the proposed use is able to comply with the overall outcomes of the zone code by providing a Residential Care Facility which complies with the site density, building height, number of storeys and setback requirements, the development sensitively integrates into the streetscape by presenting as low density detached dwellings, and the development will provide housing diversity that offers choice to different household types and individuals to suit residents through life-cycle stages, in the inner city. |
| **NEIGHBOURHOOD PLAN** | |
| Ithaca District Neighbourhood Plan | The development is in the Ithaca District Neighbourhood Plan and the Hillside Character Precinct (NPP-008), please see **Appendix 1** for the assessment of the Ithaca District Neighbourhood Plan code. |
| **USE CODES** | |
| Retirement and Residential Care Facility Code | The proposed development is consistent with the outcomes of the Retirement and Residential Care Facility Code. A detailed assessment against the code is provided in **Appendix 1.** |
| **PRESCRIBED SECONDARY CODES** | |
| Childcare centre code | Not applicable – The development does not involve childcare. |
| Filling and Excavation Code | The proposed development is consistent with the outcomes of the Filling & Excavation Code. A detailed assessment against the code is provided in **Appendix 1.** |
| Infrastructure Design Code | The proposed development is consistent with the outcomes of the Infrastructure design code. A detailed assessment against the code is provided in **Appendix 1.** |
| Landscape Work Code | The proposed development is consistent with the outcomes of the Landscape work code. A detailed assessment against the code is provided in **Appendix 1.** |
| Outdoor Lighting Code | Not applicable – No outdoor lighting proposed with this development. |
| Park Planning and Design Code | Not applicable – No park is part of the proposed development. |
| Stormwater Code | The proposed development is consistent with the outcomes of the Landscape work code. A detailed assessment against the code is provided in **Appendix 1.** |
| Transport, Access, Parking and Servicing Code | The proposed development is consistent with the outcomes of the Transport, access, parking, and servicing code. A detailed assessment against the code is provided in **Appendix 1.** |
| Wastewater code | Not applicable – No on-site wastewater system for effluent disposal. |
| **OVERLAY CODES** | |
| Airport Environs overlay code | Not applicable – No change in building height. |
| Community Purposes Network overlay code | An assessment of the proposal against the relevant provisions of the Community Purposes Network Overlay Code is provided in **Appendix 1.** |

| RELEVANT CODES | RESPONSE |
|---|---|
| Critical Infrastructure and Movement Network overlay code | Not applicable – An assessment against the relevant provisions of the Critical Infrastructure and Movement Network Overlay Code is not required as part of this application. |
| Dwelling House code | Not applicable – Development does not involve a dwelling house use. |
| Heritage overlay | The assessment benchmark for the proposed development against the Heriatge Overlay include the purpose, overall outcomes in sections B and C. The proposed development is deemed to be consistent with the assessment benchmarks, with a detailed assessment of the code provided in **Appendix 1.** |
| Potential and Actual Acid Sulfate Soils Overlay | Not applicable – The proposed development will not involve excavation or disruption of acid sulfate soils. |
| Road Hierarchy overlay code | The assessment benchmarks for the proposed development against the Road Hierarchy Overlay include the purpose, overall outcomes and outcomes sections A, B and C. The proposed development is deemed to be consistent with the assessment benchmarks, with a detailed assessment of the code provided in **Appendix 1.** |
| Streetscape Hierarchy overlay code | The assessment benchmark for the proposed development against the Streetscape Hierarchy Overlay include the purpose, overall outcomes in sections A and B. The proposed development is deemed to be consistent with the assessment benchmarks, with a detailed assessment of the code provided in **Appendix 1.** |
| Traditional Building Character (design) overlay code | Not applicable - The development does not involve a dual occupancy, multiple dwelling, retirement facility, rooming accommodation or short-term accommodation. Therefore, this Code is not considered to be relevant to the assessment of the application. The Assessment Criteria have therefore not been addressed. Although this code is not applicable, the development provides design details that are sympathetic to traditional building character. |

# 6. CONCLUSION

PSA Consulting (Australia) Pty Ltd has been engaged by Alzheimer's Queensland to prepare this Town Planning Report accompanying a Development Application to Brisbane City Council seeking a Development Approval for Material Change of Use – Residential Care Facility at 18, 18A, 20 & 22 Howard Street, Paddington, formally described as Lot 1 on RP78773 & Lots 3, 4 & 5 RP86631.

The site currently accommodates two post-1946 dwellings which will be retained as part of this development and incorporated into the existing residential care facility. The proposed development will improve the functionality and liveability of the existing residential care facility into the future and will also improve the appearance of the existing houses. The proposed development is sympathetic to the traditional elements of dwelling houses and the traditional amenity present within Howard Street and surrounding streets. The development will not increase the intensity or scale of the existing residential care facility with the operations of each building being merged and the number of total beds not increasing from 40.

The proposed development has been assessed against the planning scheme and all relevant State and Local Government planning codes and as outlined within this report is considered to comply with all relevant criteria. Accordingly, it is recommended that Brisbane City Council approve the proposed development, subject to reasonable and relevant conditions.

# APPENDIX 1 CODE ASSESSMENT AP01

# APPENDIX 2 DEVELOPMENT PLANS AP02

PSA CONSULTING

psaconsult.com.au

PSA Consulting Pty Ltd
ABN 83 109 836 197
T + 61 7 3220 0288
**Brisbane (Head Office)** L20 / 127 Creek Street, Brisbane / Meeanjin Qld 4000
PO Box 10824 Adelaide Street Brisbane Qld 4000