

137, 141 & 147 Terrace Street, New Farm

*Town Planning Report –
Change Application
(Other Change) for Stage 2
Multiple Dwelling*

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Report Number	V2 – Lodgement

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Executive Summary

Site and Proposal Details

Key Information	Proposal Detail
Site Address	137, 141 & 147 Terrace Street, New Farm QLD 4005
Real Property Description	Lots 1-2 on RP9054 Lot 2 on RP71490
Site Area	2,067m ²
Local Government	Brisbane City Council
Planning Scheme	Brisbane City Plan (Version 37)
Zone and Precinct	Low-Medium Density Residential Zone
Neighbourhood Plan	Low-Medium Density Living Precinct (NPP-002) of the New Farm and Teneriffe Hill neighbourhood plan
General Description of Proposal	Proposed Change application seeking to deliver Stage 2 of the 'Élysées' Multiple Dwelling development, comprising an additional 11 units (17 total including approved Stage 1).
Landowner	BTV Group Terrace St Pty Ltd (A.C.N. 692 686 678), Yuan Chun, and Howard Chun

Aspects of Development

Type of Development	Proposal Detail
Type of Approval	- Development Permit for Material Change of Use (Multiple Dwellings) - Development Permit for Carrying out Building Works in the Traditional Building Character Overlay and Flood Overlay
Category of Development	Assessable Development
Category of Assessment	Code Assessable
Referral Agencies	Not Required

Applicant Details

Applicant	Contact Details	Project Reference Number
Arivita Pty Ltd	C/- Urbis Ltd Level 32, 300 George Street, Brisbane City QLD 4000 Melanie Kwok Esther Leung Rory Little	P0068547

Applicant	Contact Details	Project Reference Number
	(07) 3007 3800 mkwok@urbis.com.au eleung@urbis.com.au rlittle@urbis.com.au	

Reasons for Approval

Overall, this report demonstrates that the proposed development should be approved for the following reasons:

- The proposed changes to the approved development are generally consistent with the planning provisions of the *Brisbane City Plan 2014*. This is demonstrated in the assessment provided in this report accompanied by the supporting technical reports.
- The proposed development is consistent with the planning intent, role and function of the New Farm and Teneriffe Hill Neighbourhood Plan and the Low medium density zoning and recent Citywide amendment, *More Homes, Sooner – Low-medium density residential design*, by providing high-quality housing supply that contributes to a gradual and considered increase in the density that is generally consistent with the inner city suburb of New Farm.
- The proposed change involving inclusion of the adjacent land at 137 and 141 Terrace Street, New Farm to the approved development, to accommodate Stage 2 of the residential Élysées development, will facilitate a natural progression of the approved Stage 1 development and complement the surrounding land uses. The existing colonial era character housing on the Stage 2 site will be adapted into the multiple dwelling development.
- The proposed change provides well-located residential infill development, leveraging from its inclusion in a prominent 'key location' which is in close proximity to a centre site and connected to frequent public transport and existing amenities.
- The assessment undertaken in support of the development application demonstrates the proposal complies with the applicable assessment benchmarks. The proposal is aligned with community expectations and the planning intent under the City Plan for redevelopment for the site.

1 Introduction

1 Introduction

Urbis Ltd has prepared this Change Application ('Other Change') on behalf of *Arivita Pty Ltd* (the 'Applicant') to alter the existing development approval over the site at 147 Terrace Street, New Farm, formally described as Lot 2 on RP71490 ('the site') (Council Approval Ref: A006835485).

The existing approval relates to a Development Permit for Material Change of Use for Multiple Dwellings (6 units) and Development Permit for Carrying out Building Works in the Flood Overlay and Traditional Building Character Overlay. The original approval was granted by Brisbane City Council ('Council') on 29 January 2026 (Council Ref: A006835485) and was subject to Impact Assessment due to the proposed building height.

Since the existing development approval was granted, the Applicant and project team have undertaken a detailed design review to respond to Brisbane's evolving residential market and the recently adopted Citywide amendment, *More Homes, Sooner – Low-medium density residential design*. The amendment provides greater opportunities for increased residential density and building height allowances, while facilitating a more streamlined assessment pathway by transitioning relevant development proposals from Impact Assessment to Code Assessment. This amendment was, in part, a response to the increasing housing pressure within Brisbane and the need for shovel-ready projects to alleviate prolonged shortfalls in housing supply. Under the current context, shovel-ready projects for well-located, low-medium density infill are especially in demand. This proposed change seeks to unlock the approved *Élysées* project through subsequent stages that support its provision of high-quality apartments in a key inner-city location.

In the Citywide amendment, *More Homes, Sooner – Low-medium density residential design*, the site has been rezoned from 2 or 3 storey mix, to 3 to 4 storey mix zone precinct of the Low Medium Density Residential Zone. This change proposal involves multiple dwellings in the 3 or 4 storey precinct, with a building height of up to 4 storeys and 14m, on a combined site that is greater than 800m² and meets the criteria of a 'Key Location' due to its proximity to existing centre zoned land. Based on this latest amendment, the proposed change application is therefore subject to Code Assessment.

This Change Application seeks to amalgamate the two adjoining land parcels at 137 and 141 Terrace Street, New Farm (formally described as Lots 1-2 on RP9054) with the existing approved development at 147 Terrace Street (Lot 2 on RP71490) to deliver Stage 2 of *Élysées*. The Stage 2 development proposes a new apartment building which integrates the site's two (2) existing pre-1946 dwelling houses as part of its built form. A range of shared recreational facilities including rooftop communal areas and a central breezeway will be provided to the residents. The proposal seeks to deliver 11 new units, resulting in a total of 17 units for *Élysées* as a whole.

The proposed introduction of additional premises and changes to built form and operation of the development constitutes a 'non-minor' change. Consequently, all changes proposed in this application are assessed in accordance with the requirements for a change that is not a minor change ('Other Change').

In accordance with Section 82(2)(a) of the *Planning Act 2016* ('Planning Act'), this Change Application addresses the merits of the changes with regards to the assessment benchmarks of the Brisbane City Plan 2014 ('City Plan') only to the extent the assessment benchmarks are relevant to assessing the change application in the context of the development approval.

The report is accompanied by and should be read in conjunction with the following supporting material:

- **Appendix A** – Application Forms;
- **Appendix B** – Landowner's Consent;
- **Appendix C** – Property Searches;
- **Appendix D** – Existing Development Approval;
- **Appendix E** – Plans of Development, prepared by Hoggs and Lamb;
- **Appendix F** – Brisbane City Plan 2014 Code Assessment;
- **Appendix G** – Landscape Concept Plan, prepared by Ivy May Landscape Architecture;

- **Appendix H** – Transport Impact Assessment, prepared by Urbis Ltd;
- **Appendix I** – Operational Waste Management Plan, prepared by AJEM Waste and Resource Consulting;
- **Appendix J** – Overland Flow Assessment Report, prepared by Michael Bale & Associates; and
- **Appendix K** – Civil Engineering Report, prepared by Michael Bale & Associates.

This town planning assessment report addresses the merits of the changes with regard to the assessment benchmarks under the City Plan and the relevant sections of the *Planning Act 2016* (the 'Planning Act') only to the extent the assessment benchmarks are relevant to assessing the change application in context of the development approval.

It concludes that the development is appropriate, generally consistent with the City Plan controls and intent for the area and is not anticipated to impact upon the amenity of the locality. Brisbane City Council's approval of the development application is therefore recommended, subject to relevant and reasonable conditions.

2

Site and Surrounds

2 Site and Surrounds

2.1 Site Details

The site subject to this change application is located at 137, 141 & 147 Terrace Street, New Farm (refer to **Figure 1** below). The site is currently occupied by two (2) one to two storey dwelling houses, with early works for the approved Stage 1 Multiple Dwelling currently under construction. Both existing dwelling houses were constructed pre-1946, comprising traditional building character. The site comprises a total of three (3) land parcels and has a combined site area of 2,067.4m².

Key site details are summarised below in **Table 1** and property searches are provided in **Appendix C** for more details.

Figure 1: Site Aerial



Source: Nearmap (imagery from 11 August 2026)

Table 1: Key site details

Category	Details
Site Address	137, 141 & 147 Terrace Street, New Farm QLD 4005
Real Property Description	Lots 1-2 on RP9054 Lot 2 on RP71490
Site Area ¹	2,067.4 m ² (refer to below extracted Survey Plan in Figure 2 for more details).

¹ Site area has been informed by survey details. Council records indicate the site area is approximately 2,051m²

2.2 Immediate Surrounds

The area surrounding the site is predominantly residential uses at varying scales, including multiple dwellings ranging between two (2) to four (4) storeys, and one (1) to two (2) storey detached dwellings. The immediately adjoining development context is illustrated below in **Figure 3**.

Figure 3: Surrounding context



Picture 1: Adjoining 2-storey multiple dwelling at 153 Terrace Street (eastern site boundary)

Source: Google Maps



Picture 2: One of three dwelling units 141 Terrace Street, with the other two being located at the rear (western site boundary)

Source: Google Maps



Picture 3: Detached dwelling at 138 Heal Street (southern site boundary)

Source: Google Maps



Picture 4: Detached dwellings at 148 & 152 Heal Street (southern site boundary)

Source: Google Maps



Picture 5: Detached dwelling at 144 Terrace Street and one of four dwelling units at 146–152 Terrace Street, with the other three located at the rear (northern site boundary)

Source: Google Maps

Picture 6 Detached dwellings at 154 & 158 Terrace Street (northern site boundary)

Source: Google Maps

2.3 Broader Surrounding Context

The site is located approximately 2km north-east of the Brisbane CBD. The area surrounding the site in New Farm is characterised by leafy streets, historic homes, and elevated outlooks towards the city and river. New Farm is also the nexus to the Fortitude Valley retail and entertainment precinct, located approximately 1km north-west of the site.

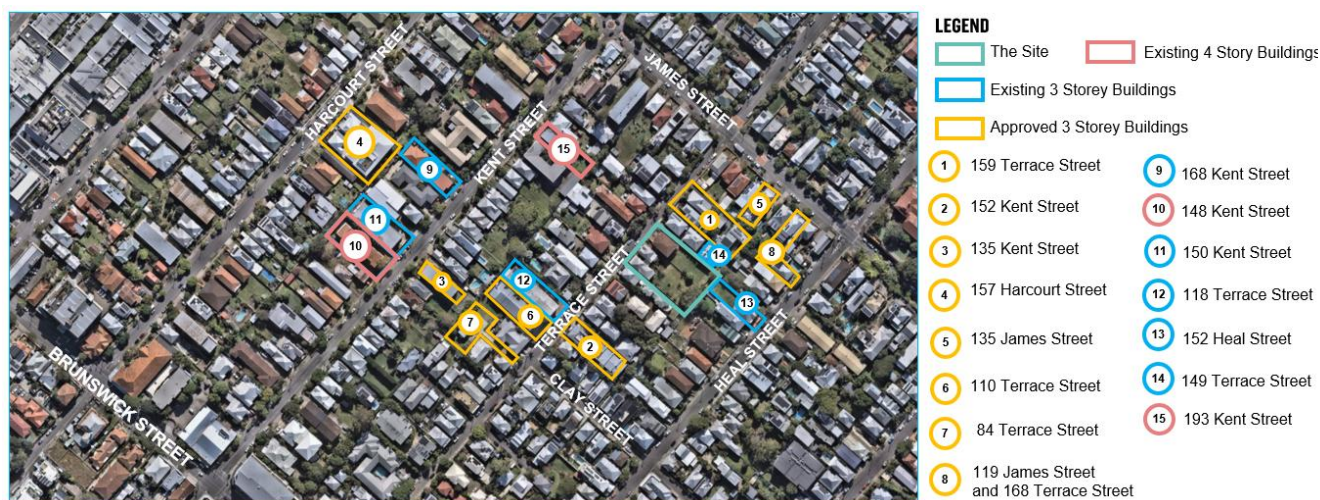
New Farm offers a strong blend of traditional architecture and contemporary infill development, contributing to a diverse streetscape. The neighbourhood is currently characterised by a varied built form pattern, with two (2) to four (4) storey multi-residential developments interspersed amongst pre-existing, detached dwellings, many of which are pre-1946 traditional building character. Some examples of the developments which contribute to the emerging character are identified below in **Figure 4**. The suburb also has close access to parks, cafes, shops, and New Farm State School, with the commercial and mixed-use James Street precinct situated approximately 600m north-west and the Brunswick Street District Centre approximately 300m south-west of the site.

The area is well serviced by public and active transport, with high frequency bus routes along James Street and Brunswick Street, and ferry terminals at Sydney Street, New Farm Park, and Howard Smith Wharves.

Situated within the broader area, and as illustrated below in **Figure 5**, the following notable land uses and features are in close proximity to the site:

- New Farm State School – approximately 270m walking distance.
- James Street Precinct – approximately 450m walking distance.
- Teneriffe Park – approximately 500m walking distance.
- Howard Smith Wharves – approximately 1.1km walking distance.
- Merthyr Village Centre – approximately 1.2km walking distance.
- New Farm Park – approximately 1.3km walking distance.

Figure 4: Surrounding development, colour-coded by building height



Source: Urbis Ltd

Figure 5: Surrounding Context



Source: Urbis Ltd

3 Site History

3 Site History

3.1 Approval History

The site at 147 Terrace Street, New Farm (Lot 2 on RP74190) is subject to an existing development approval (Council Ref: A006835485), which is the subject of this change application. This approval established Stage 1 of the ‘Élysées’ development, comprising a 3-storey multiple dwelling and 6 units. The application was subject to Impact Assessment and required public notification.

On 28 January 2026, Brisbane City Council issued a Development Approval for the site for the following permits:

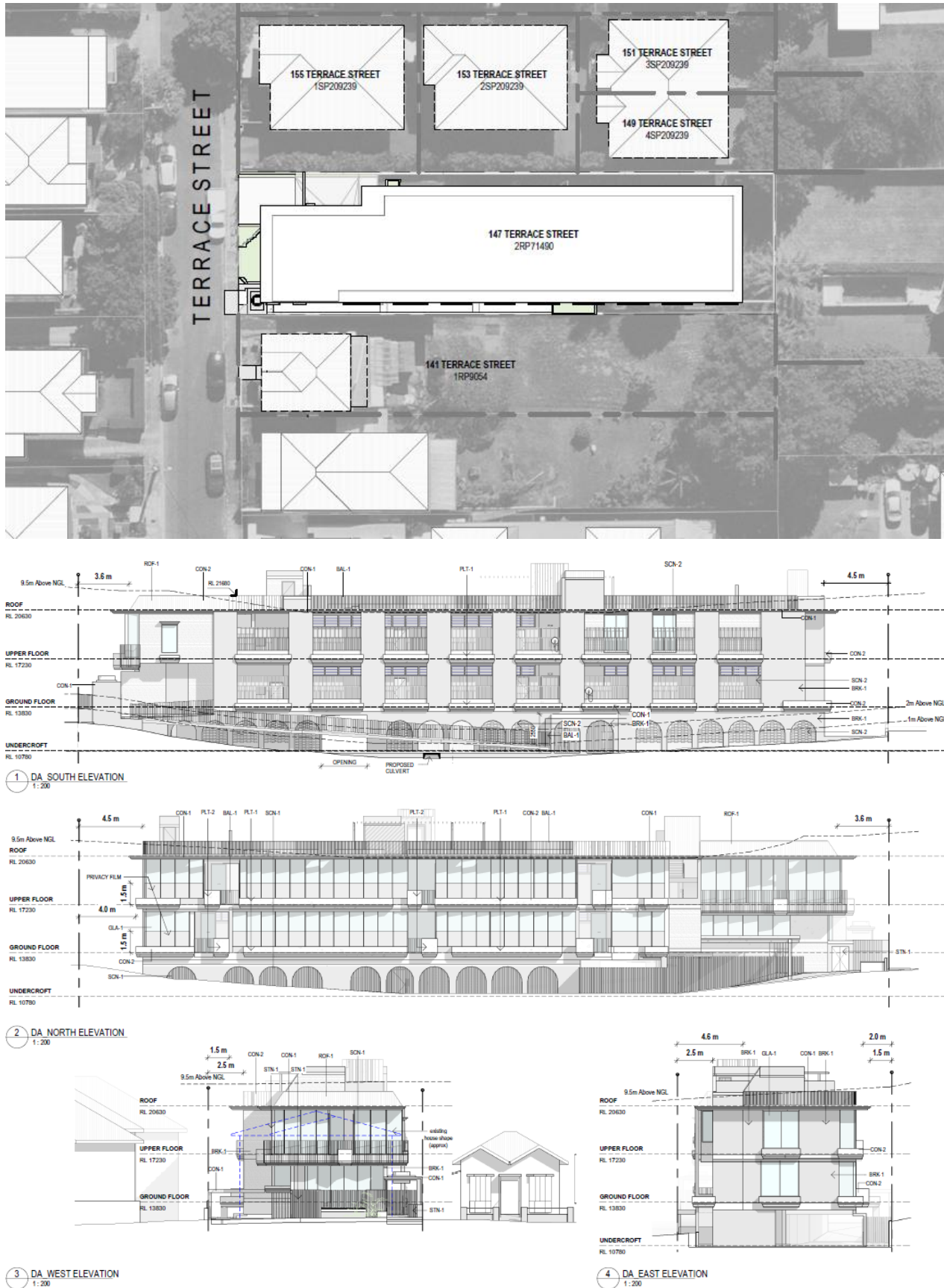
- Development Permit for Material Change of Use – Multiple Dwellings (6 Units); and
- Development Permit for Building Work in the Flood Overlay and Traditional Building Character Overlay.

A copy of this development approval is provided at **Appendix D**, with extracts provided in **Figure 6** and key detailed summarised below in **Table 2**.

Table 2: Existing approval details

Key Aspects	Summary
Land Uses	Multiple Dwelling (6 units)
Building Height	Three (3) storeys and 14m above Natural Ground Level (NGL)
Car Parking	14 residential spaces and 1 visitor space
Proposed Units	Total of six (6) units, comprising: • 2 x 2-bedroom units • 2 x 3-bedroom units • 2 x 4-bedroom units
Landscaping and Open Space	• Deep planting: 85m² (9.9%) • Private open space: 187.5m² (21.8%) • Communal open space: 462m² (53.8%)

Figure 6: Existing approval (Council ref. A006835485)



Source: Hogg & Lamb

3.2 Pre-Lodgement Meeting

A pre-lodgement meeting was held with Brisbane City Council on 5 August 2026 to seek preliminary advice regarding the proposed development (Council Ref: ASR-21140-S2G). The proposal discussed involved incorporating 137 and 141 Terrace Street into the existing approved multiple dwelling development at 147 Terrace Street, enabling the delivery of *Élysées* as an integrated two-stage project across the amalgamated site.

As part of the meeting, Council confirmed that the proposed development may be pursued as an Other Change application, given Stage 2 includes an integration with Stage 1, and would be assessed against the applicable provisions of *Brisbane City Plan 2014* in force at the time the change application is lodged. This included the confirmation that if planning scheme amendments associated with Citywide amendment, *More Homes, Sooner – Low-medium density residential design* would categorise the proposed development to code assessable, then the Other Change application would be subject to this lower level of assessment (rather than the impact assessment procedures of the original application).

Council identified a number of issues that would require careful consideration as part of any future application, including:

- The extent of demolition and adaptation proposed to the existing pre-1946 dwellings on site;
- The overall scale of development, site cover and setback outcomes;
- Flood and stormwater management, including treatment of the overland flow path traversing the site and impacts on existing drainage infrastructure;
- Access, refuse servicing and engineering design requirements, expressing a desire for single consolidated point of access; and
- The extent of technical documentation required to support assessment.
- The proposed development has subsequently been refined having regard to the matters raised by Council.

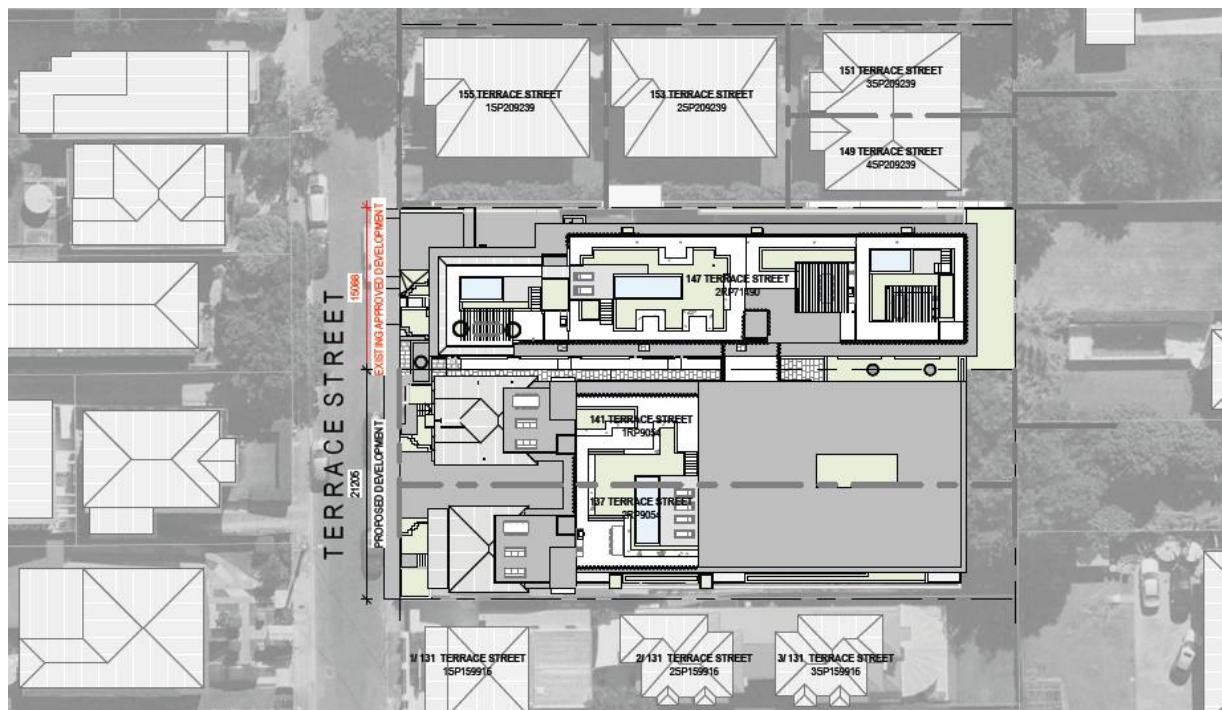
4 Proposal

4 Overview of Proposed Changes

The proposal seeks a change to the existing approval for the 'Élysées' development at 147 Terrace Street (Council Ref: A006835485) by incorporating the adjoining properties at 137 and 141 Terrace Street (Lots 1 and 2 on RP9054) and delivering Stage 2 of the development, with an aim that the revised proposal can deliver a shovel-ready project. The additional land will facilitate a single, integrated residential community that complements and expands upon the approved development.

The proposal includes a new four-storey multiple dwelling building on the adjoining Terrace Street properties that retains and adapts the two existing pre-1946 colonial era character dwellings as part of the built form. These character homes will form an integral component of the architectural identity of the development, where traditional building character meets modern standards. An extract of the proposed development is provided in **Figure 7** below.

Figure 7: Proposed Development



1 DA SITE PLAN
CD 277 1:500



Source: Hogg & Lamb

The design continues to draw inspiration from the traditional building character of the surrounding area its interpretation of the existing colonial era character dwellings. To facilitate their integration into the development, partial demolition works, repositioning and raising of both dwellings, and internal refurbishment are being proposed. These works will continue to retain the character houses along Terrace Street, while adapting them into multiple dwellings, attached to a contemporary apartment building with additional units behind. Further details are provided in **Appendix E – Plans of Development**.

To facilitate the integrated development outcome, the allotments at 137 and 141 Terrace Street (Lots 1 and 2 on RP9054) will be amalgamated with the approved development site at 147 Terrace Street (Lot 2 on RP71490). Pursuant to Schedule 6, Part 4, Section 21(2)(b) of the *Planning Regulation 2017*, a proposed amalgamation of 2 or more lots is defined as a 'Reconfiguring a lot' development. While the *Planning Regulation 2017* classifies lot amalgamation as a reconfiguration of a lot, according to Part 4, Division 3, Section 50(1)(h) of the *Land Title Act 1994*, a proposed subdivision involving an amalgamation of 2 or more lots to create a smaller number of lots *does not require approval by the relevant planning body*. Therefore, the proposed amalgamation does not require further development approval from a local government or planning authority and can occur at any time.

4.1. Summary of Proposed Changes

The proposed changes to the approved development are generally summarised as follows:

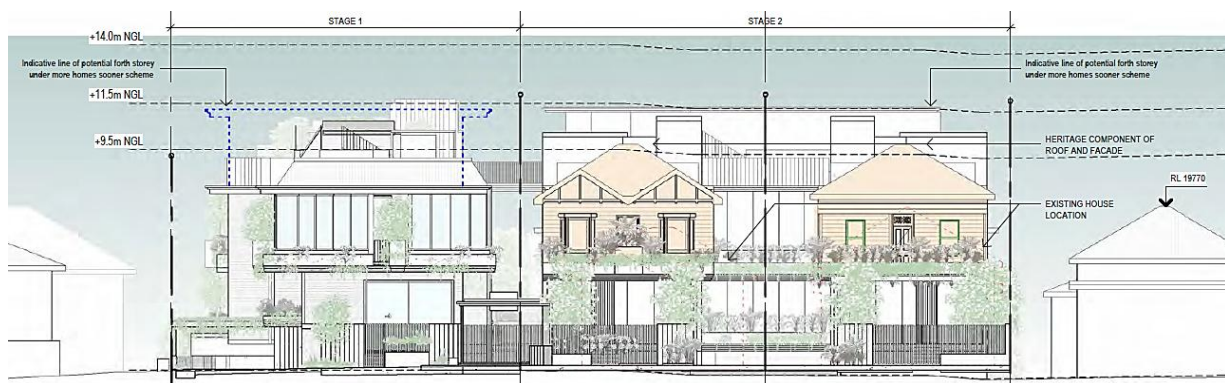
- **Staging:** Stage 1 comprises the existing approved development at 147 Terrace Street, New Farm which is currently under construction. Stage 2 is introduced as part of this proposed change and includes addition of the adjoining sites at 137 and 141 Terrace Street, New Farm to propose an additional eleven (11) units, resulting in a total of seventeen (17) units across Stage 1 and Stage 2. Construction of Stage 2 is planned for commencement in 2027.
- **Amalgamation of lots:** The amalgamation of additional lots at 137 and 141 Terrace Street with 147 Terrace Street creates a larger and more cohesive development site, enabling improved design efficiency and the delivery of additional residential dwellings.
- **Retention of character dwellings:** The existing colonial era character housing will be retained and integrated into the development as units within the overall Multiple Dwelling development. A number of building works will be carried out to sensitively adapt these homes into the building design. Specifically, the works will involve raising and lifting the dwellings, partial demolition to enable internal refurbishment works.
- **Dwelling typology changes:** An additional eleven (11) units are being proposed as part of the change proposal, comprising an additional:
 - Six (6) x 1-storey units consisting of 2 bedrooms;
 - Two (2) x 1-storey units consisting of 3 bedrooms;
 - Two (2) x 2-storey units consisting of 4 bedrooms, one accommodated in each retained dwelling house; and
 - One (1) x 1-storey top floor garden residence unit consisting of 4 bedrooms, located on the penthouse.
- **Minor configuration changes in Stage 1:** Minor amendments to the existing Stage 1 approval including internal layout changes to Units 1 and 5, rooftop reconfiguration converting communal open space into private areas, removal of the rubbish chute, relocation of planter boxes, etc.
- **Integration of Stage 1 and Stage 2:** The new stage will be designed as cohesive addition to Stage 1, resembling the approved Stage 1 in scale and form. The two stages will also be physically integrated via:
 - A revised building façade that integrates Stage 1 and Stage 2 through consistent articulation, screening, landscaping and maintaining the character roof and terrace elements of the existing homes, ensuring the development is well integrated as a whole development and presents positively within the streetscape.
 - A shared laneway between the approved and proposed multiple dwellings, creating an integrated open-space spine between the two stages while maintaining the approved Stage 1 building generally unchanged. This laneway is elevated with pedestrian ramps and a communal gym in its undercroft.

- A rooftop bridge connection linking the Stage 2 building with the communal rooftop garden of the approved Stage 1 building.
- A central breezeway is provided in between both stages of the development to allow greater cross flow ventilation, natural lighting and a sense of arrival for the residents entering from the street to the front door.
- **Building Height:** The maximum building height under the proposed change is 4 storeys and 14m above natural ground level for Stage 2. No changes to the approved building height for Stage 1 (being 3 storeys and 9.5m) is proposed.
- **Access and Car parking:** Both pedestrian and vehicular access is maintained along Terrace Street with car parking provided within the undercroft level, providing a total of 18 spaces (16 resident and 2 visitor spaces).
- **Recreational Spaces:**
 - The two existing dwellings will be raised to accommodate a private gym and wellness spaces / media rooms beneath. The Stage 2 building has been designed to retain these dwellings along Terrace Street, with the contemporary apartment form located behind to retain the character of the streetscape (refer to **Figure 5**).
 - Rooftop recreation facilities are proposed, including an unenclosed communal rooftop space, and private roof decks for the top floor garden residence and units within the retained dwellings.
- **Deep Planting:** Extensive landscaping through deep planting and containerised planting are provided as part of the proposal. The total landscaped area of Stage 2 comprises 181m² (15%) of in-ground planting, 132m² (10.9%) of deep planting, and 95m² (7.9%) of out-of-ground containerised planting along the rooftop and within planter boxes.

Overall, the proposed development provides a distinctive and attractive built form through its retention and adaptation of the existing character homes and a high level of green amenity through landscaping and a new laneway to integrate the two stages together. The design is well suited to the context of the site, accords with the existing approval, and contributes to the treasured character of New Farm.

An extract of the rendering perspectives is provided in **Figure 8** below. Refer to **Appendix E – Plans of Development** for full details.

Figure 8: Elevations of retained dwelling houses within Stage 2 built form



Picture 7: Terrace St elevation

Source: Hogg & Lamb



Picture 8: Northern side boundary elevation

Source: Hogg & Lamb

4.2. Summary of Key Development Parameters

A summary of key development characteristics across resulting from the proposed Other Change is summarised below in **Table 3**.

Table 3: Development summary of approved and proposed changes

Development Parameter	Approved	Proposed Stage 1	Proposed Stage 2	Total
Site Area	859.4m ²	859.4m ²	1,208m ²	2,067.4m ²
Site Cover²	N/A	61%	66% (upper level) 68% (ground level)	64% (upper level) 65% (ground level)
Building Height	3 storeys Maximum 9.5m	3 storeys Maximum 9.5m	4 storeys Maximum 14m	N/A
Setbacks	- Front: 3m - North side: 1.8m to outermost projection and 2m to building line - South side: 0.8m to outermost projection and 2.5m to building line - Rear: 4.5m	- Front: 3m - North side: 1.8m to outermost projection and 2m to building line - Rear: 4.5m	- Front: 3m - South side: 0.5m to outermost projection and 1-4.5m to wall - Rear: 4.5m	N/A

² Calculated based on the footprint without planters. Calculations not available for the approved development.

Development Parameter	Approved	Proposed Stage 1	Proposed Stage 2	Total
Unit Summary	6x units, comprising: 2x 2-bed units 2x 3-bed units 2x 4-bed units	6x units, comprising: 2x 2-bed units 2x 3-bed units 2x 4-bed units	11x units, comprising: 6x 2-bed units 2x 3-bed units 3x 4-bed units	17x units, comprising: 8x 2-bed units 4x 3-bed units 5x 4-bed units
Deep Planting	85m ² (9.9%)	85m ² (9.9%)	132m ² (10.9%)	216m ² (10.4%)
Landscaping	396.5m ² (46%)	396.5m ² (46%)	408m ² (34%)	804.5m ² (39%)
Private Open Space	7m ² – 10m ² balcony per dwelling	7m ² – 10m ² balcony per dwelling	39–72m ² roof decks the 4-bedroom units; 23–26m ² front gardens for the ground-level units; 5–9.8m ² balcony per dwelling otherwise.	N/A
Communal Open Space	462m ² (54%)	222m ² (26%) + 60m ² (7%) rear ground level communal open space	354.5m ² (29%) + 95m ² (8%) rear ground level communal open space	576.5m ² (28%) + 155m ² (7.5%) rear ground level communal open space
Access	1x 5.8m wide crossover off Terrace Street, connecting to undercroft ramp access.	2 x 5.8m wide crossover off Terrace Street, connecting to undercroft ramp access.		+1 crossover
Car Parking	15x spaces, comprising: 14x resident spaces 1x visitor space	15x spaces, comprising: 14x resident spaces 1x visitor space	18x spaces, comprising: 16x resident spaces 2x visitor spaces	33x spaces, comprising: 30x resident spaces 3x visitor spaces
Bicycle Parking	13x spaces, comprising: 10x resident spaces 3x visitor spaces	10x spaces, comprising: 10x resident spaces 3x visitor spaces	10x spaces, comprising: 10x resident spaces 2x visitor spaces	20x spaces, comprising: 20x resident spaces 5x visitor spaces

Development Parameter	Approved	Proposed Stage 1	Proposed Stage 2	Total
Servicing Arrangement	RCV on-street servicing / refuse collection	RCV on-street servicing / refuse collection		N/A

5

Specialist Information

5 Specialist Information

The following specialists reports have been undertaken in support of this change proposal.

- **Appendix G** – Landscape Concept Plan, prepared by Ivy May;
- **Appendix H** – Traffic Impact Assessment, prepared by Urbis;
- **Appendix I** – Operational Waste Management Plan by AJEM Waste & Resource Consulting;
- **Appendix J** – Overland Flow Assessment, prepared by Michael Bale & Associates; and
- **Appendix K** – Civil Engineering Report, prepared by Michael Bale & Associates.

5.1. Landscape Concept Plan

A Landscape Concept Plan has been prepared by Ivy May for the proposed development is included in **Appendix G**. The design continues to incorporate extensive subtropical planting which responds to the cues from a local context. The design continues to continue to the surrounding residential area.

The key features of the landscape concept design are summarised as follows:

- *Ground plane and streetscape landscaping:* the proposal provides deep planting is provided along the ground plane by way of ground canopy screen trees along the perimeter of the development site.
- *Upper ground floor landscaping:* a number of planters are proposed at the periphery of the development including vines, groundcovers, grasses, small shrubs and feature specimens.
- *Façade landscaping:* Cascading planting and small shrubs are provided in the change proposal and along the edges of the balconies.

5.2. Traffic Impact Assessment

Urbis has prepared a Traffic Impact Assessment for the change proposal, which is provided in **Appendix H** for more details. The Traffic Impact Assessment provides an analysis of the proposed development in relation to the car parking and servicing arrangements.

- *Access arrangements:* The vehicular access to the development is maintained via Terrace Street and connecting directly to the undercroft access ramp and internal car park. One crossover is being proposed to Stage 2, resulting in a total of two (2) crossovers across the development. A swept path assessment has been undertaken by Urbis and a two-way passing of vehicles can be achieved. The transport elements of the vehicle access and ramp arrangements have been reviewed against the requirements of the Transport, Access, Parking, Servicing (TAPS) Planning Scheme Policy (PSP) of the City Plan requirements, relevant Australian Standards and good transport engineering practice.
- *Parking arrangements:* The change development requires additional car parking spaces to be provided to accommodate the residents. A total of 12 car parking spaces for residents, 2 car parking spaces for visitors, and 4 spaces for the units within the existing dwelling houses is provided as part of the change proposal. This represents an additional 18 spaces to service Stage 2 and an additional 18 spaces increase from the existing approval, resulting in a total 33 car parking spaces across Stages 1 and 2, meeting the statutory requirements of the TAPS PSP.
- *Service vehicle arrangement:* The proposed refuse collection strategy will be via kerbside collection of mobile garbage bins from Terrace Street frontage, and a Refuse Collection Vehicle (RCV) will be servicing the collection. The arrangement has been designed in accordance with BCC's Refuse PSP.

5.3. Operational Waste Management Plan

An Operational Waste Management Plan (WMP) has been prepared by AJEM Waste & Resource Consulting and is included in **Appendix I** for more details. The WMP outlines the proposed waste management strategy in response to the change proposal. In summary:

- *Waste generation:* The development (Stage 2) is expected to generate approximately 2,400L of general waste and 2,400L of recycling per week (4,800L total), based on Brisbane City Council's entitlement rate of 240L per dwelling per week for each waste stream.
- *Waste storage:* Waste and recycling will be stored within dedicated undercroft refuse rooms, with Stage 2 providing 10 x 240L general waste bins and 7 x 360L recycling bins. Residents will manually transfer waste from their dwellings to these refuse rooms.
- *Collection arrangements:* Bins will be moved by building management from the undercroft refuse rooms to a kerbside presentation area on Terrace Street for collection, with servicing occurring once per week on Wednesdays.
- *Collection vehicle and compliance:* Waste will be collected from the kerbside by Brisbane City Council's sidearm refuse collection vehicle (RCV). A kerbside collection solution is proposed due to site constraints, and the report concludes the development complies with Council's refuse planning requirements.

5.4. Overland Flow Assessment

An Overland Flow Assessment has been prepared by Michael Bale & Associates for the proposed development and is included in **Appendix J**.

The assessment evaluates the impact of the proposed development on overland flow paths and demonstrates that the development incorporates appropriate flood conveyance and storage measures to manage stormwater flows without adversely impacting surrounding properties, achieving the required overland flow immunity and complying with relevant flood management requirements.

The key findings of the Overland Flow Assessment are summarised as follows:

- *Overland flow management:* The proposal incorporates a series of measures to manage overland flow through the site, including a private stormwater pipe, 405m³ of flood storage tank, and 1200x1200 inlet pit to accommodate storm events and prevent worsening of flood impacts on adjoining properties.
- *Flood immunity and compliance:* Hydraulic modelling demonstrates that the 2% AEP event is fully contained within the proposed undercroft culvert, with only minor overtopping of the undercroft slab during 1% AEP events. Since the undercroft is considered as Category C, this meets the applicable immunity requirements.
- *Impact on surrounding properties:* Modelling indicates reductions in overland flow levels upstream of the site and negligible changes to flow conditions downstream, confirming that the development will not result in adverse flood impacts to adjoining land.

5.5. Civil Engineering Report

A Civil Engineering Report has been prepared by Michael Bale & Associates for the proposed development and is included in **Appendix K**.

The report assesses the servicing and infrastructure requirements of the proposed development, including stormwater management, flood mitigation, earthworks, access arrangements, and utility servicing. The report concludes that the development can be appropriately serviced and that the proposed civil infrastructure can support the development in compliance with relevant engineering standards and Council requirements.

The key findings of the Civil Engineering Report are summarised as follows:

- *Stormwater management:* Hydraulic modelling identified that the additional impervious area associated with the development would increase stormwater runoff. To mitigate this, the proposal incorporates dedicated underground detention systems for each stage of the development. A 9.8m³ detention tank is proposed for Stage 1 and a 12.0m³ detention tank is proposed for Stage 2, with stormwater directed to the existing Council stormwater infrastructure as the lawful point of discharge. Modelling confirms that the detention systems achieve a non-worsening outcome for stormwater flows across all assessed storm events.
- *Flooding and drainage:* The site is affected by overland flow flooding and has been designed to integrate with the flood mitigation measures identified in the accompanying Overland Flow Assessment (see **Section 5.4** above).
- *Access, servicing and utilities:* The proposal includes two vehicle crossovers from Terrace Street, two new sewer connections, one new fire service connection and one new water meter. These can be adequately serviced by the existing networks and will be delivered in accordance with Council, Urban Utilities and relevant engineering standards.
- *Earthworks and construction management:* The report outlines requirements for erosion and sediment control, management of potential acid sulfate soils, and construction-stage environmental controls. It concludes there are no significant engineering constraints that would prevent development of the site.

6 **State Planning Framework**

6 State Planning Framework

A summary of compliance with the relevant state planning instruments is outlined in **Table 5** below.

Table 4: Existing approval details

Instrument/ Assessment Benchmark	Date of Instrument	Assessment
State Planning Policy (SPP)	3 July 2017	Section 2.1 of the <i>Brisbane City Plan 2014</i> confirms all elements of the SPP have been fully integrated into the Planning Scheme, with the exception of the following: - State interest – Natural hazards, risk and resilience – The bushfire prone area; and - State interest – Strategic airports and aviation facilities – The building restricted area The site is not identified within either of these areas under the SPP Interactive Mapping System (SPP IMS). Accordingly, all relevant state interests are appropriately integrated into the City Plan. The next iteration of the SPP has recently been drafted and made available for public consultation. While subject to change, the current draft does not introduce any new or changed assessment benchmarks that are applicable to this application. The SPP is therefore not a relevant assessment benchmark for the purpose of assessing this development application.
South East Queensland Regional Plan (ShapingSEQ 2023)	15 December 2023	The site is located within the Urban Footprint area of ShapingSEQ. When considering the nature of the proposal, the development accords with the objectives of the Urban Footprint and therefore facilitates an outcome consistent with the Regional Plan. ShapingSEQ is currently under review to prepare the next iteration of the Regional Plan.
State Development Assessment Provisions (v.3.7) (SDAP)	11 September 2026	The site does not contain any layers under the Development Assessment Mapping System (DAMS) which trigger referral or the need for assessment against the SDAP.

7

Local Planning Framework

7 Local Planning Framework

The *Brisbane City Plan 2014 v37/2026* (**'the City Plan'**) is the local planning instrument relevant to the assessment of the proposed change development. The following sections of this report provide an assessment of the proposed works against the assessment benchmarks of the City Plan.

7.1. Defined Land Use

The proposed development is for a **Multiple Dwelling**. The City Plan defines a Multiple Dwelling as follows:

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

7.2. Zoning

As illustrated below in **Figure 9**, the site is identified within the **3 or 4 storey mix** precinct of the **Low-medium density residential** zone. The purpose of this zone is set out in the City Plan as follows:

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

- a. a variety of low to medium density dwelling types; and
- b. community uses, and small-scale services, facilities and infrastructure, to support local residents.

The proposed Other Change continues to align with the overall intent of the Low-medium density residential zoning as it delivers additional low-medium rise housing that responds sensitively to the site and existing approval. With a 3-storey elevation presenting to the street, the retention of the existing traditional character homes, and high-quality subtropical design, the development maintains a human scale while contributing to housing diversity and much-needed supply.

Figure 9: Zoning Map (site identified in green)



Source: Brisbane City Plan 2014 (ePlan)

7.3. Neighbourhood Plan

The site is located in the **Low-Medium Density Living precinct (NPP-002)** of the **New Farm and Teneriffe Hill neighbourhood plan**. This is illustrated below in **Figure 10**.

Key overall outcomes for the New Farm and Teneriffe neighbourhood plan are as follows:

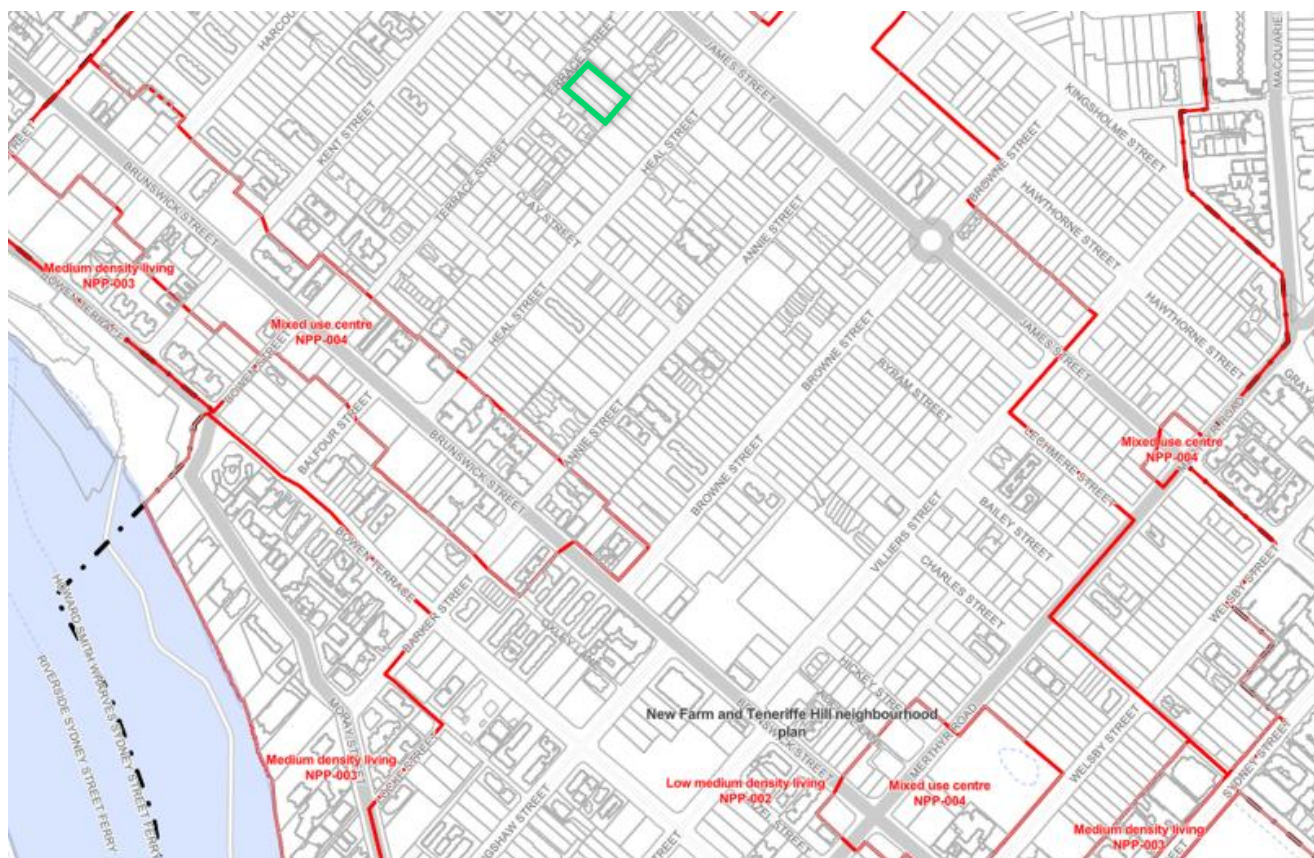
- a. *New Farm's characteristic diversity of built form and village feel is retained.*
- b. *Infill development and redevelopment reflect New Farm's established character and style.*
- c. *A mix of housing choices including affordable housing is retained and provided.*
-
- f. *Development complements existing urban and landscape characteristics and cultural associations and contributes to the distinctive and identifiable character and sense of place of New Farm as a whole and of its distinctive neighbourhoods.*

Additional overall outcomes for the Low-Medium Density Living Precinct (NPP-002) are:

- a. *Proposals retain existing houses and are of a scale and character compatible with detached housing.*
- b. *Non-residential uses serve the local community and are located in existing non-residential buildings.*

The change development is aligned with the intent by delivering additional high-quality infill housing that complements and reflects the diverse and layered character of New Farm, for consistency with the established urban fabric of surrounding area. Both existing pre-1946 houses will be retained and adapted as part of the proposed built form.

Figure 10: Neighbourhood plan map (site identified in green)



Source: Brisbane City Plan 2014 (ePlan)

7.4. Overlays

The overlays from the City Plan which are identified as being applicable to the site are listed below in **Table 4**.

Table 5: Relevant City Plan overlays

Overlay	Sub-category
Airport environs overlay	- OLS – Horizontal limitation surface boundary - Procedures for air navigation surfaces (PANS) - BBS zone – Distance from airport 8–13km
Critical Infrastructure and Movement Network Overlay	Critical infrastructure and movement planning area sub-category
Dwelling house character overlay	N/A
Flood overlay	Overland flow flood planning area sub-category
Potential and Actual Acid Sulfate Soils Overlay	- Potential and actual acid sulfate soils sub-category - Land above 5m AHD and below 20m AHD sub-category
Road hierarchy overlay	Neighbourhood road (Terrace Street)
Streetscape hierarchy overlay	Neighbourhood street minor (Terrace Street)
Traditional building character overlay	Neighbourhood character sub-category

7.5. ‘More Homes, Sooner – Low-medium Density Residential Design’ Citywide Amendment

The latest version of the City Plan adopted a Citywide amendment known as *More Homes, Sooner – Low-medium density residential design*. The amendment provided increased opportunities for residential density within the Low-medium Density Residential Zone, including increased densities for key location areas and altering the Category of Assessment for LMR zone from impact to code assessment in certain instances.

Under the new amendments, the site has been rezoned from 2 or 3 storey mix to 3 to 4 storey mix zone precinct of the Low Medium Density Residential Zone. As a result, the proposed change development involving multiple dwellings on sites in the 3 to 4 storey mix precinct and on sites greater than 800m² that satisfy the relevant ‘Key Location’ criteria may now achieve the maximum building height of up to 4 storeys and 14m and be assessed as Code Assessable.

Accordingly, a development of the scale and form proposed is now expressly anticipated within the planning framework and no longer triggers impact assessment on the basis of building height.

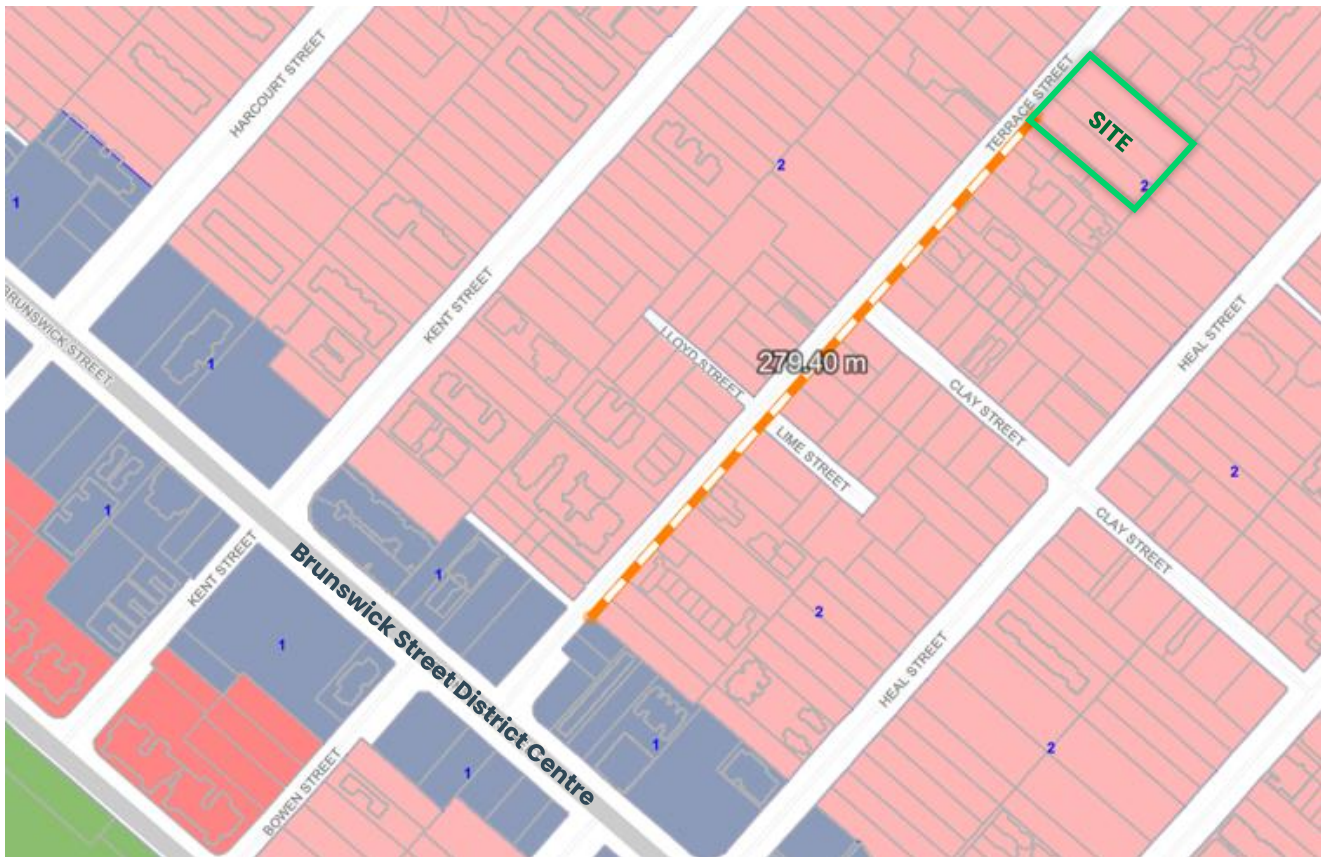
A ‘Key Location’ is defined as follows:

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

Note—Headway is the scheduled time interval between two consecutive bus or train services on the same route traveling in the same direction.

As shown in **Figure 11**, the site is located within 400m walking distance of a District Zone, which meets the criteria of a 'Key Location'. Accordingly, the proposed change application is now subject to Code Assessment.

Figure 11: The site (identified in green) is within 400m walking distance of a District Zone, qualifying it as a key location.



Source: Brisbane City Plan 2014 (ePlan)

In this context, the proposed change represents a valuable opportunity to deliver additional housing supply in a highly accessible location. The site benefits from its proximity to key destinations and centres, high-frequency public transport services, and a range of community facilities and amenities, making it well suited to accommodate increased residential density.

7.6. Category of Development and Assessment

7.6.1. Category of Development

There are three categories of development under the *Planning Act*. These are Accepted Development, Assessable Development and Prohibited Development.

The City Plan, acting as the Categorising Instrument, determines that the category of development for the proposed development is Assessable Development.

7.6.2. Category of Assessment

Under Section 82(2) of the *Planning Act 2016*, change applications (where not for a minor change) to a development approval are to be assessed and decided in relation to the following:

- (a) as if—
 - (i) the responsible entity were the assessment manager; and
 - (ii) the change application were the original development application, with the changes included, but

- was made when the change application was made; and
- (b) with necessary changes.

Therefore, as with the original approval, the category of assessment for this change application is determined by the City Plan.

Where a neighbourhood plan or overlay specifies the category of assessment for development, these categories of assessment prevail over the zone category of assessment in accordance with Section 5.3.2 of the City Plan. If an aspect of development is identified as having a different category of assessment under a zone, neighbourhood plan or overlay, the highest category of assessment applies for the development as a whole.

In this instance, the Material Change of Use component of the proposed development is code assessable under the Low-medium density residential zone (Table 5.5.2 of the City Plan). Neither the New Farm and Teneriffe Hill neighbourhood plan nor any applicable overlays elevate this level of assessment. In comparison, the Building Work component of the proposed development would ordinarily be accepted under the Low-medium density residential zone (Table 5.7 of the City Plan) but was elevated to code assessable by the Flood overlay and Traditional building character overlay (Table 5.10.11 and 5.10.21 of the City Plan, respectively). These assessable components of the development are summarised below in **Table 7**.

Table 6: Categories of development assessment

Aspect of Development	Categorising Provisions	Category of Assessment
Material Change of Use for Multiple Dwelling	- Table 5.5.2 - Table 5.9.50.A - Table 5.10.2 - Table 5.10.11 - Table 5.10.15 - Table 5.10.18 - Table 5.10.20 - Table 5.10.21	Code Assessment
Building works within the Traditional Building Character Overlay	- Table 5.10.9 - Table 5.10.21	Code Assessment
Building works within the Flood Overlay	Table 5.10.11	Code Assessment

The original development application was impact assessable due to the proposed building height exceeding the maximum allowable building height under the planning scheme.

As outlined in section 7.5 above, the site meets the definition of a 'Key Location' under the recently adopted *Citywide amendment 'More Homes, Sooner'* as it is located within 400m of a District Centre and has a site area greater than 800m². The proposal is consistent with the maximum building height of 4 storeys and 14m for 'Key Location' sites and is therefore subject to Code Assessment.

It is noted that under Section 82 (2) of the *Planning Act 2016*, an 'Other Change' is to be assessed under the planning provisions that are in effect at the time the Other Change is properly made, not the provisions that were in effect at the time of the original development application. The relevant extract is as follows (emphasis added):

"(2) For administering the change application, and assessing and deciding the change application in the context of the development approval, the relevant provisions apply –

- (a) As if –
- (i) the responsible entity were the assessment manager; and

- (ii) the change application were the original development application, with the changes included, but was made **when the change application was made...**

Therefore the proposal remains as Code Assessment as per the current provisions and new Citywide amendment, not Impact Assessment under which the original application was assessed.

7.7. Assessment Benchmarks

As the proposed development is subject to Code Assessment, Section 45(3) of the Planning Act identifies that assessment must only be carried out against the relevant assessment benchmarks in the categorising instrument for the development, having regard for any relevant matters prescribed by regulation.

The assessment benchmarks (codes) within the City Plan that are relevant to the assessment of the proposed development are prescribed by the Tables of Assessment for the Low-medium density residential zone, New Farm and Teneriffe Hill neighbourhood plan, and the applicable overlays.

Table 7 below identifies the codes that are applicable to the assessment of the proposed development.

Table 7: Relevant assessment benchmarks

Primary Codes	Prescribed Secondary Codes	Overlay Codes
- Multiple dwelling code (see Appendix F) - Low-medium density residential zone code (see Appendix F) - New Farm and Teneriffe Hill neighbourhood plan code (see Appendix F)	- Filling and excavation code (see Appendix K) - Infrastructure design code (see Appendix K) - Landscape work code (see Appendix G) - Stormwater code (see Appendix K) - Transport, access, parking and servicing code (see Appendix H) - Wastewater code (see Appendix K).	- Airport environs overlay code (see Appendix F) - Flood overlay code (see Appendix J) - Potential and actual acid sulfate soils overlay code (see Appendix K) - Road hierarchy overlay code (see Appendix F) - Streetscape hierarchy overlay code (see Appendix F) - Traditional building character (design) overlay code (see Appendix F) - Traditional building character (demolition) overlay code (see Appendix F)

The following codes were identified by the City Plan but are not applicable to the type of development proposed. On this basis, no code assessment has been provided against the following assessment benchmarks:

- Park planning and design code– noting the proposal does not involve a park;
- Outdoor lighting code – nothing the proposal does not involve outdoor ligh
- Critical infrastructure and movement network overlay code – noting the proposed use is not regulated by the code;
- Dwelling house code – noting the proposed development is not regulated by the code.

A comprehensive assessment of the relevant codes is included in **Appendix F** and in the relevant specialist reports (referenced in the above table). The assessment in **Appendix F**, coupled with the relevant supporting

reports and **Section 8** below demonstrates the proposal complies with the assessment benchmarks applicable to the development.

7.8. Local Government Infrastructure Plan

The Local Government Infrastructure Plan ('**LGIP**') integrates and coordinates land use planning and infrastructure planning, ensuring that trunk infrastructure is planned and provided in an efficient and orderly manner.

The plans for trunk infrastructure do not identify any new LGIP items within proximity of the site. There is however an existing stormwater pipe system (SW-4132, SW-4413 and SW-4583) which is mapped below in **Figure 12**. This existing infrastructure will be protected and retained by the proposed development.

Figure 12: Neighbourhood plan map (site identified in green)



Source: Brisbane City Plan 2014 (ePlan)

8

Key Planning Matters

8 Key Planning Matters

The change proposal generally complies with the relevant provisions of the town planning framework, including the applicable assessment benchmarks of the City Plan.

In the majority of circumstances, this is achieved by compliance with the prescribed Acceptable Outcomes within the applicable assessment benchmarks. The Acceptable Outcomes are prescriptive measurable criteria for development and represent one way of achieving Performance Outcomes. There are a few instances where the proposal involves alternative solutions to the Acceptable Outcomes which comply with the relevant Performance Outcomes and therefore the Purpose and Overall Outcomes of the relevant code under the City Plan.

There are also other relevant matters that should be considered in the assessment of this development application. These relevant matters are discussed in the sections below.

The following sections of this report provide further discussion and additional explanation of the key planning considerations for the proposed development to assist Council and the community to appreciate, understand and assess the design and operation of the proposed development. The key planning matters include:

- **Building setbacks and separation distances;**
- **Site cover and Gross Floor Area; and**
- **Communal and private open space.**

8.1 Building Setbacks and Separation

The setback provision for the proposed development is set out by the following:

- Acceptable Outcome **AO1.2** of the *Traditional Building Character (Design) Overlay Code*;
- Acceptable Outcome **AO6** of the *New Farm and Teneriffe Hill neighbourhood plan code*; and
- Acceptable Outcome **AO7.1** of the *Multiple dwelling code*.

Table 8 below outlines the setback requirements that apply to the site, as well as the alternative setbacks sought to the rear and side boundaries part of the proposal. The development proposes alternative building setback outcomes that respond to the context of the site and the design intent.

Building separation provisions are set out in Acceptable Outcome **AO14.1** of the Multiple dwelling code. These are outlined in **Table 9** below.

Table 8: Proposed setbacks

Setbacks	Acceptable Outcome	Proposed	Performance Outcome Sought
Front (Terrace Street)	Within 20% of the average front setback of nearest buildings constructed in 1946 or earlier fronting the same street	3m to wall	Nil – Complies
Side (northern)	• Up to 4.5m building height): 1.5m • Up to 7.5m building height): 2.0m	2m to wall	PO7 of Multiple Dwelling Code

Setbacks	Acceptable Outcome	Proposed	Performance Outcome Sought
	Above 7.5m building height) 2.0m plus 0.5m per 3m		
Side (southern)	1.5m up to 4.5m building height 2.0m up to 7.5m building height 2.0m plus 0.5m/3m above 7.5m building height	Varies between 1m to 3m	PO7 of Multiple Dwelling Code
Rear (eastern)	6.0m	4.5m to the wall	PO6 of the New Farm and Teneriffe Hill neighbourhood plan code

Table 9: Proposed building separations

Building Separation	Acceptable Outcome	Proposed	Performance Outcome being Sought
Ground to 4.5m	3m where facing habitable rooms or balconies 1.5m where habitable rooms or balconies face non-habitable rooms or blank walls 1.5m where non-habitable rooms or blank walls (or 0m where built-to-boundary walls are permitted)	5.5m to 155 Terrace Street 2.8m to 149 Terrace Street 3.52m between Stage 1 and Stage 2 building 131 Terrace Street: 2.85m–3.75m to the ground level, 2.85m–4.15m to the second floor, 3.5–4m to the roofline	PO3 of the Multiple Dwelling Code
2 storeys to 7.5m	9m where facing habitable rooms or balconies 6m where habitable rooms or balconies face non-habitable rooms or blank walls 3m where non-habitable rooms or blank walls		
3 to 5 storeys	12m where facing habitable rooms or balconies		

Building Separation	Acceptable Outcome	Proposed	Performance Outcome being Sought
	9m where habitable rooms or balconies face non-habitable rooms or blank walls 6m where non-habitable rooms or blank walls		

The following sections provide assessment against the relevant performance outcomes pertaining to building setbacks and separation distances.

Side Interface

Side boundary setback provisions for the proposed developments are detailed in **A07.1** of the *Multiple Dwelling Code*. As listed in the extract below, this defers Table 9.3.14.3.C, the requirements of which were recreated above in **Table 9**.

A07.1

Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with:

- a neighbourhood plan; or*
- if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C.*

Refer to Figure d.

As alternative solutions are proposed, an assessment against Performance Outcome **PO7** of the *Multiple dwelling code* has been considered, which is set out as follows:

PO7

Development provides side and rear boundary setbacks that:

- Consider future development;*
- Minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents;*
- Support the separation of building to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes;*
- Contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;*
- Maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas*

It is noted that the reduced site setbacks to the northern side boundary (forming part of Stage 1) remains unchanged from the existing approval and as such do not require re-assessment, therefore, the below justification is related to the southern boundary only.

It is also noted that the proposed southern side setback is generally 3 m to the wall and a lesser setback is only contemplated where balconies, containerised planters, the undercroft, or a unit within the retained dwelling house are accommodated. As such, if not for the retained dwelling house and containerised planters, the proposed development would comply with the requirements of A07.1 for both the ground and upper floors.

With this in mind, the proposal achieves compliance with each part of **PO7** for the following reasons:

- a. The adjoining site at 131 Terrace street already accommodates a 3-unit multiple dwelling which includes a retained / adapted character home. This site is therefore unlikely to be redeveloped in the short-to-medium term.
- b. The proposal incorporates substantial façade articulation through recessing of balconies and variation in materials. Landscaping screening within setbacks is also provided to minimise visual bulk and create a subtropical, verdant outlook for adjoining residents. This includes cascading greenery along the balcony edges at the northern side boundary and screen planting along the southern side boundary. The reduced setback to the undercroft is not a privacy concern as this is not a habitable space (noting the adjoining development shares a similar undercroft arrangement).
- c. A building separation ranging 2.85m-4.15m is achieved. Privacy has been ensured through the strategic orientation of windows, balconies, and the arrangement of primary living areas. The proposed landscaping discussed in the response to (b) provides further visual and acoustic privacy
- d. The closest setbacks are directly associated with elements informed by the rhythm and pattern of the streetscape, being the unit within the retained character homes and the undercroft. The inclusion of an undercroft part of the traditional character of pre-1946 dwellings in the surrounding area, including that at 131 Terrace Street, while the unit within the retained / adapted dwelling house is a direct inclusion of pre-1946 fabric.

As such, all instances of 1m setbacks are limited to elements that directly reflect the traditional built form character of the locality. In this regard, the reduced setbacks facilitate the conservation of character-defining built form elements and achieve an outcome that is more consistent with the intended neighbourhood character than strict compliance with the acceptable outcome provisions.

- e. The proposed setbacks do not adversely impact on the ability to provide landscaping. In fact, several of the reduced setbacks on the upper storeys are entirely caused by the provision of containerised planting. Similarly, despite the reduced setbacks to the undercroft, in-ground columnar screen tree planting can be accommodated along the side boundary. This ensures both internal and external privacy screening while providing a verdant outlook to adjoining sites.

In these ways, the proposed side setback has considered its impact to the adjoining site at 131 Terrace Street, with any residual amenity impacts being appropriately managed through landscaping and design.

Rear Interface

Rear boundary setback provisions are provided in Acceptable Outcome **AO6** of the *New Farm and Teneriffe Hill neighbourhood plan code*, which is set out as follows:

AO6

Development has a minimum setback of 6m from the rear boundary.

As referenced in **Table 9** above, the proposed development proposes a rear setback of 4.5m, a shortfall from the 6m required setback, therefore requiring a performance outcome to be sought. The corresponding Performance Outcome **PO6** of the *New Farm and Teneriffe Hill neighbourhood plan code* states the following:

PO6

Development ensures buildings are situated on site to protect the amenity of residents having regard to breezes, vegetation, sunlight, privacy and building separation.

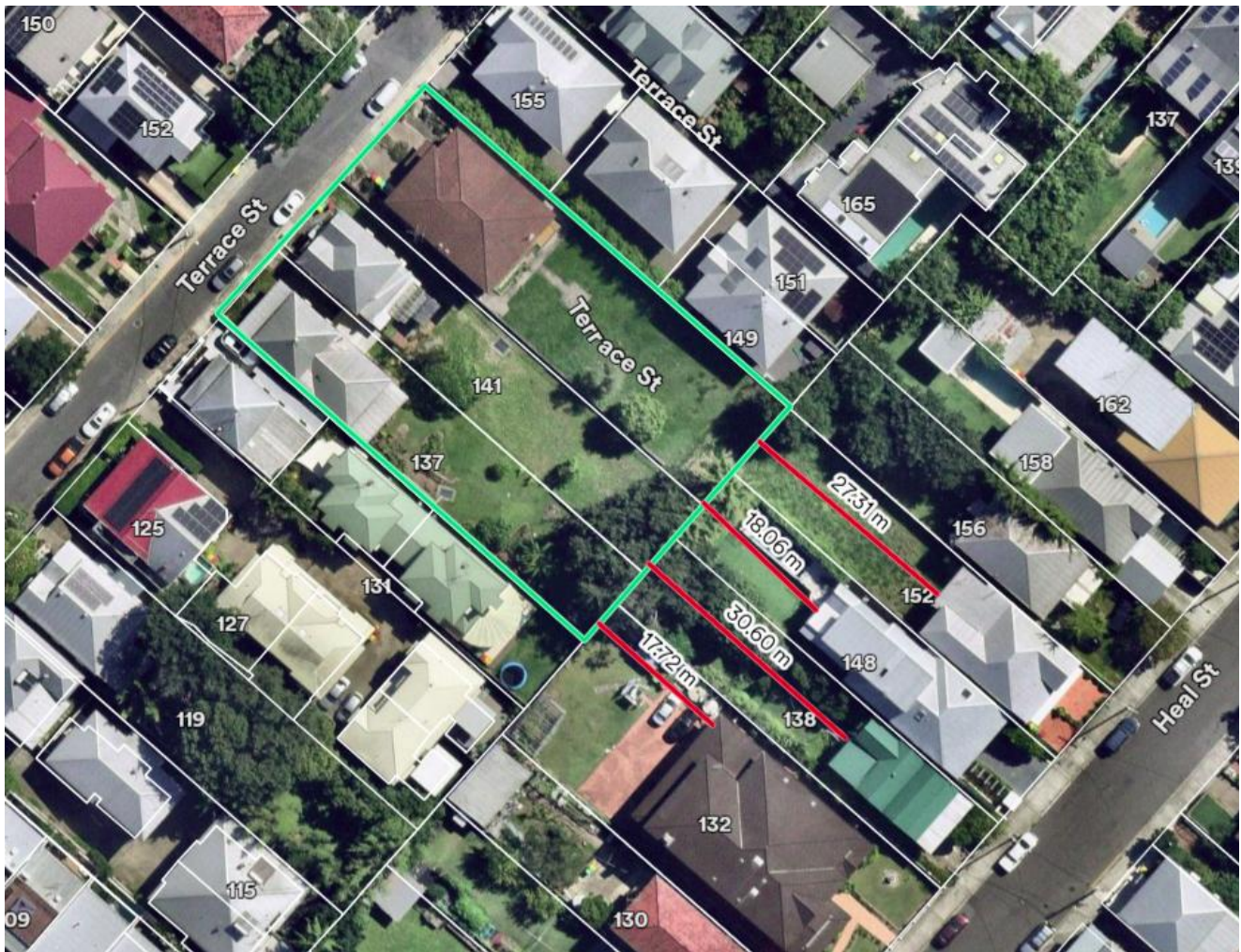
Whilst the proposal falls short of the minimum setback requirement, it is sufficient to ensure that existing and future development on the adjoining sites at 132, 183, 148 and 152 Heal Street, New Farm will continue to be afforded access to natural light, sunlight and breezes consistent with the standard of amenity reasonably expected within a low-medium density residential area. This is because the adjoining sites at 132, 183, 148 and 152 Heal Street, New Farm are characterised by deep lots where existing detached dwellings are set closer to Heal Street. As a result, substantial rear setbacks are maintained, ranging from approximately 17 m to 30 m, which provide significant separation from the proposed development and comfortably exceed the building

separation distances envisaged by the corresponding PO6 of the Multiple dwelling code. The rear portions of these properties are either heavily landscaped or used as private backyards (refer to **Figure 13**).

Moreover, it is highly relevant the proposed rear setback of 4.5m is greater than the existing rear setback pattern established at the adjoining sites at the north at 153 and 155 Terrace Street (see **Figure 13**). It is also consistent with the approved setback under the existing Stage 1 approval at 147 Terrace Street.

Overall, to mitigate opportunities for direct overlooking to and from the site, particularly in relation to future development on adjoining properties, the design incorporates a generous deep planting area along the entire rear boundary. This area is capable of accommodating large trees that will effectively screen and filter views, thereby reducing the potential for direct overlooking.

Figure 13: Existing rear setback pattern to development in Heal Street



Source: Nearmap

Internal Building Separation

Building separation provisions for the proposed developments are detailed in **AO14.1** of the Multiple Dwelling Code. As listed in the extract below, this defers Table 9.3.14.3.F, the requirements of which were recreated above in **Table 10**.

AO14.1

Development provides building placement and design that:

- a. *complies with Table 9.3.14.3.F; or*
- b. *positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space;*

- c. *offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces.*

Refer to Figure g and Figure h.

Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues.

Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.

As alternative solutions are proposed, an assessment against Performance Outcome **PO14** of the Multiple dwelling code has been considered, which is set out as follows:

PO14

Development separates buildings from existing or future buildings within a site or on an adjoining site to:

- a. *be consistent with the form and character intent for the local area;*
- b. *protect residential amenity including access to natural light, sunlight and breeze;*
- c. *provide visual privacy to reduce the need for fixed screening.*

The outcomes sought by PO14 are closely aligned with those considered as part of the preceding setback assessment. Accordingly, the separation outcomes between the proposed development and adjoining sites are considered acceptable for the same reasons outlined in the rear and side interface responses.

As such, the only remaining assessable building separation is the internal separation achieved between Stage 1 and Stage 2. The proposed separation is 3.30m for ground and upper levels (with either building being connected at both the undercroft and rooftop levels). While this is a shortfall of the prescribed minimum separation distances outlined in AO14, this is justified by the location of a central laneway / breezeway within this separation zone.

Operating as a shared recreational space and permeable pedestrian link for residents, this breezeway accords with the broader intent of the New Farm and Teneriffe Hill neighbourhood plan code, which contemplates significantly more communal open space than the Multiple dwelling code under which this separation distance outcome was prescribed. Given this context, the reduced building separation achieves a more laneway-style outdoor room, with the proposed structure effectively 'built-to-boundary' to ensure activation and a sense of enclosure for users of the breezeway. Privacy concerns are mitigated by avoiding the siting of balconies to this laneway. In supporting the delivery of this communal open space, the building separation is therefore also consistent with the character intent for the local area, as set out in its neighbourhood plan.

Through supporting the delivery of this breezeway, the buildings also benefit from the amenity functions they provide. By definition, the breezeway facilitates the penetration of breezes and airflow through the centre of development. It also facilitates the penetration of natural light. Together, this improves outlook and environmental amenity for dwellings within both stages, despite the lower building separation.

It is also noted both buildings at this interface locate communal walkways at the immediate edge where possible, increasing the separation between habitable rooms to ~4.75m for a portion of the development.

Altogether, the separation outcomes are therefore considered appropriate and consistent with the intent of PO14.

8.2 Site Cover and Gross Floor Area

Provisions relating to site cover and gross floor area both seek to manage bulk and scale, and as such, can be assessed similarly.

Acceptable Outcome **AO5** of the *New Farm and Teneriffe Hill neighbourhood plan code* provides the maximum site cover requirement for the Low-medium density living precinct, as follows:

AO5

Development has a maximum site cover of 50%

The change development proposes a maximum site cover for Stage 2 that ranges from 66% (upper level) to 68% (ground level). The overall development (both Stage 1 and Stage 2) proposes a maximum site cover of 64% (upper level) and 65% (ground level). Therefore, assessment against the corresponding Performance Outcome **PO5** is required, which states:

PO5

Development ensures building size and bulk is consistent with the existing high-quality housing character of the locality.

Being provisions under a Neighbourhood Plan, it is noted that PO5 therefore prevails over AO8 and PO8 of the Multiple dwelling code.

GFA and site cover are interrelated. **AO4** of the New Farm and Teneriffe Hill neighbourhood plan code provides the maximum gross floor area (GFA) requirement for the Low-medium density living precinct, as follows:

AO4

Development has a maximum gross floor area of:

- a. 60% of the site area if:
 - i. the premises is used for a retirement facility; or
 - ii. the proposal includes a minimum of 30% of dwelling units as affordable housing;
- b. 55% of the site area if:
 - i. the site at the appointed day is larger than 1,000m² and has a frontage greater than 20m; or
 - ii. the site has a frontage of at least 20m and is adjoined by multiple dwellings or premises approved for multiple dwellings on 2 boundaries;
 - iii. the site is a corner site and the new development is located a minimum of 10m from any existing dwelling house on an adjoining lots;
- c. 50% of the site area in all other circumstances.

The development proposes a total GFA of 2,504.4m² (121% of combined site area) with 1,645m² for Stage 2 (136% of Stage 2 site area). Through minor design amendments, the existing and approved GFA for Stage 1 has been increased from 824m² (96% of site area) to 867m² (101% of site area). This exceeds the prescribed GFA limit. Therefore, assessment against the corresponding Performance Outcome **PO4** is required, which states:

PO4

Development ensures that building size and bulk is compatible with the existing detached housing and the scale and character of the street.

While the proposal utilises a greater proportion of the site area than prescribed under AO5, and a larger GFA than prescribed under AO4, the resulting building size and bulk remain consistent with the existing housing character of the locality. As such, the proposed development is considered to comply with PO4 and PO5 for the following reasons:

- The proposal provides substantial subtropical landscaping to soften the overall bulk and scale of the development. This includes 83.5m² of deep planting areas, 89.5m² of other in-ground planting, 92m² containerised planting with beds distributed along facades and the rooftop, and screen planting within setbacks. This proposed landscaping results in a Green Factor Score of 0.949, far exceeding the 0.50 target for this type of medium-scale residential development, reflecting the verdant subtropical character it promotes, which is a valued aspect of the character of the broader locality. By achieving a landscape outcome that exceeds the expectations typically associated with a development of this scale, this ensures the built form is visually softened when viewed from the street and adjoining properties.

- The proposal retains and adapts two existing pre-1946 dwellings as part of the proposed built form, preserving an example of the locality's traditional character. In a similar vein, the incorporation of an undercroft reflects how elevated dwellings and lightweight undercroft elements contribute to the character of the locality. As such, even if site cover exceeds 50%, these elements ensure consistency with the valued traditional housing character of the locality.
- The perceived bulk of the development is moderated through substantial architectural articulation, including balconies, recessing of upper levels, sunhood-style projections and awnings, varied materials and vertical planter boxes. These elements break down the scale of the building, provide visual interest and ensure the development presents as a high-quality contemporary building consistent with recent developments in the area.
- The proposal includes a central breezeway which separates the two buildings into distinct stages, rather than reading as one dominating mass. The breezeway also provides permeability, communal open space, and mirrors an existing lot boundary. This provides a unique and distinctive architectural form that avoids dominating the locality.
- The design includes generous communal open space and landscaping, resulting in a development that maintains a high-quality residential character of a boutique development with fewer units and a strong focus on the residential amenity. The fourth storey in particular is designed to be largely recessive and unobtrusive, being predominantly a rooftop recreation space with only one enclosed area (being a singular top floor garden residence).
- The proposed GFA and site cover relative to site area generally remains consistent and within the range of the existing approved GFA of 96% and site cover of 62%.

For the reasons outlined above, despite high GFA and site cover, the bulk and scale of the proposed development has been appropriately mitigated and remains appropriate for the locality and therefore, satisfies PO4 of the *New Farm and Teneriffe Hill neighbourhood plan code*.

8.3 Communal and Private Open Space

Acceptable Outcome **AO2** of the New Farm and Teneriffe Hill neighbourhood plan code provides the communal and private open spaces requirements for the site, as follows:

AO2

Development in the Low density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-001), Low-medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-002) or Medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-003) allocates a minimum of 30% of the site to landscaped open space, with multiple dwellings being provided with minimum private open space comprising:

- in the Low density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-001), ground level area totalling 40m² for each ground level dwelling unit, including an area of at least 23m² with a minimum dimension of 4m;*
- in the Low-medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-002), ground level area totalling 35m² for each ground level dwelling unit, including an area of at least 16m² with a minimum width of 4m, in each case, conveniently accessible from a living room;*

Note—Any undercover area included in this calculation has a minimum head height of 2.4m.

- for above ground dwelling units in the Low-medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-002) or Medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-003), a balcony with a minimum area of 8m² and width of 2m conveniently accessible from a living room, or a rooftop area with a minimum area of 10m² and width of 2m directly connected to the dwelling.*

The proposed development provides an overall 576.5m² of communal open space, all of which features landscaping through containerised planting beds. This corresponds to 27.9% of the site area. It is noted that

the bulk of this space (354.5m²) is associated with the rooftop of Stage 2 and the central breezeway, with the rooftop of Stage 1 contributing the remaining area (222m²). However, with a proposed bridge connecting the two rooftops, these rooftop spaces effectively function as one collective area.

A further 155m² (7.5%) of the site area consists of the back yard, which features deep planting and landscaped play to operate as a rear ground level communal open space.

The proposed private open space allocated to each dwelling is outlined in **Table 10** below.

Table 10: Proposed private open spaces

Dwelling Type	Acceptable Outcome	Proposed	Performance Outcome being Sought
Ground level dwelling units	<i>Ground level area totalling 35m² for each ground level dwelling unit, including an area of at least 16m² with a minimum width of 4m, in each case, conveniently accessible from a living room</i>	Complies with AO2 The only ground-level dwellings are the units within the adapted / retained character homes fronting Terrace Street. Each dwelling has a front yard of 23–26m ² (which is accessible from the living room), roof deck of 39–44m ² , and in the case of the southern unit, an 8m ² balcony.	Nil – Complies
Above ground dwelling units	<i>A balcony with a minimum area of 8m² and width of 2m conveniently accessible from a living room, or a rooftop area with a minimum area of 10m² and width of 2m directly connected to the dwelling.</i>	Performance Outcome Sought While most dwellings have a balcony of 9–9.8m ² , the rear units at the easternmost corner of the Stage 2 building only have a balcony measuring 5–5.4m ² . The sky home has a rooftop deck measuring 72m ² . All these spaces accommodate a minimum width of 2m.	Performance Outcome Sought against PO2 of the New Farm and Teneriffe Hill neighbourhood plan code

The proposed provision of communal open space, and private open space to two the rear units, both require assessment against the corresponding Performance Outcome **PO2**. It states:

PO2

Development provides open space that:

- is designed and located for the recreational, service and storage needs of residents;*
- is exposed to sunlight and integrates with the living area of a dwelling.*

Being provisions under a Neighbourhood Plan, it is noted that PO5 therefore prevails over PO30/AO30.1–2 and PO31/AO31.1–5 of the *Multiple dwelling code*.

The proposal achieves compliance with each part of **PO2** for the following reasons:

- a. The proposed open spaces are designed and located to meet the recreational and amenity needs of residents through a diverse network of high-quality private and communal open spaces that respond to the site's urban context.

While two balconies are reduced to 5–5.4m², they remain functional outdoor spaces capable of accommodating furniture, cooling racks, AC units, and any other facilities ordinarily expected to meet a resident's needs. Moreover, this shortfall is more than offset by the quality of communal open space provided.

The central breezeway and interlinked communal rooftop spaces go beyond the standard communal open space provision, being substantially landscaped to provide significant opportunities for outdoor recreation, social interaction, landscaping and resident amenity. Moreover, it is noted that even if the communal open space area is just under 30% of the site area, it far exceeds the 5% requirement contemplated by the Multiple dwelling code that would be otherwise levied to apartment buildings in other parts of the city.

- b. The balconies are directly adjoining the principal living room area of their respective units so as to maximise access to natural light, breezes and outlook. Their location located at the easternmost rear corner of the building ensures an open aspect (overlooking a backyard) and access to morning sunlight while avoiding the sense of enclosure often associated with smaller balcony spaces.

Both communal spaces – being the landscaped breezeway and interlinked rooftops – are entirely open to the sky and designed to optimise solar access and natural ventilation. Their landscaping has been carefully designed to optimise solar access and natural ventilation to promote outdoor living.

By providing private and communal open space that is both high quality and highly useable, the proposed development therefore complies with **PO2** of the New Farm and Teneriffe Hill neighbourhood plan code.

9 Conclusion

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Urbis Ltd has been commissioned by *Arivita Pty Ltd* (the 'Applicant') to prepare this change application to alter the existing development approval of the 'Élysées' development over the site at 147 Terrace Street, New Farm, formally described as Lot 2 on RP71490 ('the site') (Council Ref: A006835485). The change development is proposed over lots 137, 141 & 147 Terrace Street, New Farm, formally described as Lots 2 on RP71490 and Lots 1-2 on RP9054.

The proposed changes facilitate the amalgamation of the adjoining allotments at 137 and 141 Terrace Street, New Farm (formally described as Lots 1-2 on RP9054) to deliver Stage 2 of the 'Élysées' development, increasing the overall yield from six (6) to seventeen (17) dwelling units. The development achieves a built form that is generally consistent with the overall outcomes of the New Farm and Teneriffe Hill Neighbourhood Plan and the Low-medium density residential zone, including the site's designation within the 3 to 4 storey precinct, and is subject to Code Assessment under the current provisions of the *Brisbane City Plan 2014*.

The proposed change application represents an appropriate and well-considered evolution of the approved development that responds to Brisbane's current planning framework and housing objectives. The proposal leverages the opportunities from the recently adopted Citywide amendment, *More Homes, Sooner-Low-medium density residential design*, by delivering additional housing supply within a recognised key location and a desirable inner-city location, while retaining and adapting the site's existing character dwellings and maintaining a high standard of residential amenity. In doing so, the proposal provides critical, well-located and shovel-ready infill housing supply to assist with citywide shortfalls and housing pressure.

The change proposal does not result in any adverse impacts that will create significant or undue impacts on the surrounding land uses or envisaged street environment. The proposed scale and design have been tailored to complement the surrounding context.

Overall, the development complies with the statutory town planning framework, including the Planning Act, relevant parts of the State planning framework, and the City Plan. Our assessment demonstrates that the proposed development ought to be approved by Brisbane City Council as the assessment manager having regard to the decision-making rules prescribed in the Planning Act.

On the basis of the assessment contained within this report, we recommend that the development application be approved subject to reasonable and relevant conditions.

Disclaimer

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A – Application Forms

Appendix B – Landowner’s Consent

Appendix C – Property Searches

Appendix D – Existing Development Approval

Appendix E – Plans of Development

Appendix F – Brisbane City Plan 2014 Code Assessment

Appendix G – Landscape Concept Plan

Appendix H – Transport Impact Assessment

Appendix I – Operational Waste Management Plan

Appendix J – Overland Flow Assessment Report

Appendix K – Civil Engineering Report



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