

Our Ref: 7919
Your Ref: A007041855

25th September 2026

Brisbane City Council
Att: Bijal Shah
Via email: DSPlanningSupport@brisbane.qld.gov.au
Cc: bijal.shah@brisbane.qld.gov.au

Dear Bijal

**Re: Proposed Extension to Short Term Accommodation (23 rooms to 38 rooms)
1159 Gympie Road Aspley
Council Ref: A007041855**

The below is a response to issue 1 of the information request issued by Council on 29th July 2026.

Issue 1: Building overview and context

1. Statutory Context and Application of Assessment Benchmarks

Council's Information Request dated 29 July 2026, alongside the subsequent telephone discussion with the Assessment Manager on 25 August 2026, requested an assessment against the Multiple Dwelling Code to address building bulk, scale, privacy, and residential amenity. Specifically, the Council Architect requested the proposal address Performance Outcomes 6, 7, 8, 9, 11, 23, and 26 of the Multiple Dwelling Code.

The application seeks a Material Change of Use for Short-Term Accommodation. While it is acknowledged that the application is subject to Impact Assessment, applying the assessment benchmarks of a permanent residential use to a transient accommodation use is inappropriate and inconsistent with established Planning and Environment Court jurisprudence. The functional requirements and amenity expectations of temporary motel guests differ fundamentally from those of permanent residents.

Notwithstanding this statutory position, the applicant acknowledges the Council Architect's underlying intent to ensure the built form achieves a human scale, provides adequate articulation, and responds appropriately to the Low Density Residential Zone context. Without conceding the statutory relevance of the Multiple Dwelling Code, the architectural design has been carefully calibrated to achieve the intent of the requested Performance Outcomes, simultaneously addressing Items 1(a) through 1(e) of the Information Request.

2. Building Bulk, Scale, and Contextual Integration (Addressing IR 1a, 1b & PO8, PO9)

The proposed extension has been modulated to reduce the appearance of bulk and integrate with the neighbourhood character:

- **Roof Form and Scale:** Following the telephone discussion on 25 August 2026, the originally proposed curved roof has been amended to a flat roof profile. This modification directly responds to the Council Architect's

preference and demonstrably reduces the overall perceived height and building bulk when viewed from the street and adjoining properties.

- **Articulation and Materiality:** The proposal deliberately avoids an uninterrupted linear continuum. The built form steps in and out along both the front and rear elevations to provide structural articulation. To satisfy the request for a more human-scale presentation that avoids an institutional appearance, the amended architectural plans include a sheet detailing a wider variety of textures, colours, and materials to be used in the extension.
- **Contextual Siting and Proportion:** The additions are entirely contained within the existing footprint of the building, maintaining a highly compliant site cover of 25.58%. Minor footprint adjustments are restricted to the provision of essential access infrastructure, such as external stairs and a four-person lift. The amended plans clearly delineate the location of neighbouring buildings to demonstrate that the two-storey form remains entirely proportionate to the surrounding low-rise residential housing stock.

3. Solar Exposure, Breezes, and Thermal Comfort (Addressing IR 1c, 1d & PO26)

The design intrinsically responds to the subtropical climate and the specific thermal comfort needs of short-term accommodation guests, reducing reliance on mechanical cooling:

- **Solar Management:** Western solar exposure is heavily mitigated through the strategic placement of generous roof overhangs and the use of deep, interconnected covered balconies. Balustrades have been extended downward to provide critical architectural shading to the ground floor windows below.
- **Natural Ventilation:** The incorporation of an open breezeway on the upper level, alongside thoughtfully positioned windows and entry doors, maximises access to natural breezes and facilitates effective cross-ventilation.
- **Material Thermal Performance:** The building utilizes precast concrete and modular framed units, structural insulation, and double-glazed windows to ensure a high level of thermal comfort. The removal of the swimming pool in favour of permeable green paving and new subtropical landscaping further mitigates urban heat island impacts.

4. Overlooking, Privacy, and Streetscape Amenity (Addressing IR 1e & PO6, PO7, PO11, PO23)

The protection of adjoining residential amenity and the activation of the streetscape have been paramount design considerations:

- **Acoustic and Visual Screening:** A 2.0m high acoustic screen fencing will be provided along the lot boundaries or agreed upon by neighbours. It is noted that the owner of the motel resides at the neighbouring property at 1157 Gympie Road (the eastern boundary).
- **Window Placement and Balconies:** To eliminate overlooking opportunities and preserve visual privacy for adjoining residents, no outdoor balconies are proposed at the rear of the building. All new upper-level windows facing adjoining neighbours at the rear have been designed as high-light, obscure, and double-glazed fixtures.
- **Streetscape Integration (PO6 & PO11):** The existing building setback to the Gympie Road service road is maintained, with the front elevation remaining parallel to the street. The street edge is defined and softened through the introduction of new subtropical landscaping and green paving, creating a clear transition from the public to private realm.

- **Casual Surveillance and Safety (PO23):** The addition of a second storey introduces interconnected, covered balconies oriented toward the street and the internal driveway, providing significant opportunities for casual surveillance. The layout provides clear, natural lines of sight from the reception area to the majority of the motel rooms. The inclusion of a new four-person lift and predictable, interconnected balcony routes avoids sudden blind corners or entrapment locations.

Please find attached as **Appendix A** – Amended Proposal Plans and **Appendix B** – Amended Landscaping Plan that demonstrate the additional storey responses to the adjoining context.

The following concludes the response to the information request and is a full response in accordance with the Development Assessment Rules.

Yours faithfully,



.....
Ian Adams
Principal Planner