

BCC DS
RECEIVED
11-SEP-2026
APPLICATION REF
A007110901



Town Planning Report

49 Doggett Street, Teneriffe

September 2026
Prepared for: Doggett Street Developments Pty Ltd



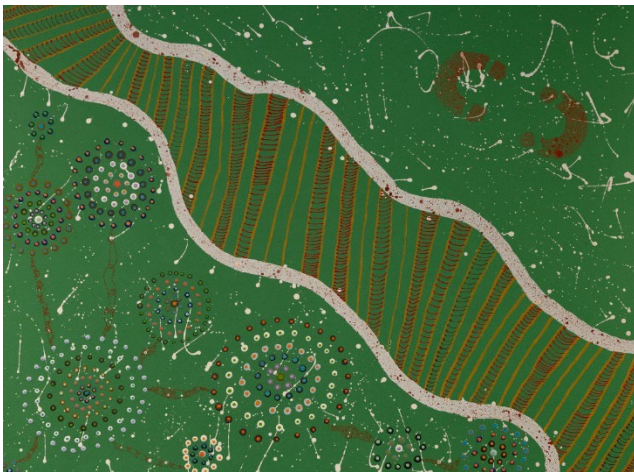
Urbis staff responsible for this report were:

Director	Penny Douglas
Associate Director	Rachael Greene
Senior Consultant	Sirena Kwok & Hannah Julius
Consultant	India Curtis
Project Code	P0064279
Report Number	Version 2

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.
You must read the important disclaimer appearing within the body of this report.

urbis.com.au

Contents

Executive Summary	5	6.7 Arboricultural Assessment	40
Key Benefits of the Proposed Development	5	6.8 Environmental Noise Assessment	41
Application Details	7	6.9 Apartment Cooling Energy Assessment	41
1 Introduction	9	6.10 Construction Management Plan	42
2 Site and Surrounds	11	7 State Planning Framework	45
2.1 Site Location	11	7.1 Public Notification	47
2.2 Existing Use	11	8 Local Planning Framework	49
2.3 Site Characteristics	11	8.1 Brisbane City Plan 2014	49
2.4 Adjoining Land Uses	12	8.2 Defined Land Uses	49
3 Site History	15	8.3 Strategic Framework	49
3.1 Approval History	15	8.4 Zoning	50
3.2 Prelodgement Engagement	16	8.5 Neighbourhood Plan	51
4 Teneriffe's Evolving Context	19	8.6 Overlays	52
4.1 Legislative Context	19	8.7 Category of Development and Assessment	53
4.2 Inner City and Suburban Context	20	8.8 Assessment Benchmarks	53
4.3 Brisbane's Inner City Strategy	21	8.9 Local Government Infrastructure Plan	54
4.4 Fortitude Valley Sustainable Growth Precinct 23		9 Key Planning Matters	56
4.5 Key Surrounding Development Applications and Approvals	24	9.1 Building Height	56
5 Proposal	30	9.2 Setbacks	61
5.1 Overview	30	9.3 Building Separation	67
5.2 Development Details and Summary	30	9.4 Podium Parking	71
5.3 Architectural Design and Built Form Response 32		9.5 Private Open Space	72
5.4 Ground Floor Retail Tenancy	33	9.6 Deep Planting	74
5.5 Communal Rooftop Terrace	34	9.7 Car Parking Supply	76
5.6 Landscaping	35	10 Other Relevant Matters	79
6 Specialist Information	38	10.1 Housing Supply and Diversity	79
6.1 Urban Design Report	38	10.2 Design Excellence	79
6.2 Landscape Strategy	38	10.3 Buildings that Breathe	80
6.3 Engineering Services Report	39	10.4 Economic Benefits	81
6.4 Stormwater Management Plan	39	11 Conclusion	83
6.5 Traffic Impact Assessment	40	Disclaimer	84
6.6 Operational Waste Management Report	40		

Appendices

Appendix A – Application Forms

Appendix B – Property Searches

Appendix C – Property Searches

Appendix D – State Planning Policy 2017
Assessment

Appendix E – Brisbane City Plan 2014 Assessment

Appendix F – Plan of Development

Appendix G – Urban Context Report

Appendix H – Landscape Strategy

Appendix I – Engineering Services Report

Appendix J – Stormwater Management Plan

Appendix K – Traffic Impact Assessment

Appendix L – Operational Waste Management
Plan

Appendix M – Aborigicultural Impact Assessment

Appendix N – Environmental Noise Assessment
Report

Appendix O – Preliminary Construction
Management Plan

Appendix P – Apartment Cooling Assessment

Figures

Figure 1 – Perspective from Doggett Street..... 6

Figure 2 – Site Aerial12

Figure 3 – Immediate Surrounding Context.....13

Figure 4 – Surrounding Building Heights.....19

Figure 5 – Surrounding Context.....21

Figure 6 – Inner City and Suburban Context.....21

Figure 7 – Brisbane’s Inner City Strategy22

Figure 8 – Proposed Fortitude Valley Sustainability
Growth Precinct Plan Boundary and Site Location
..... 24

Figure 9 – Key Surrounding Developments..... 25

Figure 10 – Proposed Development Renders.....31

Figure 11 – Materiality.....33

Figure 12 – Ground Floor Retail Tenancy..... 34

Figure 13 – Communal Rooftop Terrace 35

Figure 14– Rooftop Landscape Strategy 36

Figure 15 – Proposed Demolition Method.....43

Figure 16 – Zoning..... 51

Figure 17 – Neighbourhood Plan 52

Figure 18 – Teneriffe/Newstead Height Locality
Plan59

Figure 19 Shadow Study Diagrams (Winter
Solstice)60

Figure 20 – Façade Treatment.....66

Figure 21 – Level 05-14 (Typical Tower) Populated
..... 73

Figure 22 Balcony Renders..... 73

Figure 23– Buildings that Breathe Response 81

Tables

Table 1 – Site Details11

Table 2 – Past Approval History over the Site 15

Table 3 – Key Surrounding Development
Applications and Approvals..... 25

Table 4 – Development Summary 31

Table 5 – State Planning Framework.....45

Table 6 – Overlays 52

Table 7 – Category of Assessment for Proposal... 53

Table 8 – Relevant Brisbane City Plan 2014
Assessment Benchmarks..... 53

Table 9: Setback Requirements..... 62

Table 10 – Separation Distances..... 67

Executive Summary

Urbis Ltd has been engaged by Doggett Street Developments Pty Ltd (the ‘Applicant’) to prepare this Town Planning Report in relation to a development application for land at 49 Doggett Street, Teneriffe QLD 4005, formally described as Lot 5 on SP109188 (referred herein as ‘the site’).

The proposal seeks to redevelop a strategically located inner-city site within Teneriffe, positioned at the interface of Newstead and Fortitude Valley. It represents a high-quality subtropical urban design outcome and facilitates the orderly redevelopment of an underutilised parcel, enabling appropriate development uplift in a well-established growth precinct.

The development responds directly to the evolving urban context of Teneriffe and aligns with the strategic intent of Brisbane City Council’s *Brisbane Inner City Strategy*, which identifies the area as part of the Fortitude Valley sustainable growth precinct suitable for increased density. In this regard, the proposal supports consolidation within a highly accessible, amenity-rich location, consistent with contemporary planning principles.

The site’s proximity to high-frequency public transport, active transport networks, employment nodes and lifestyle amenity reinforces its suitability for a residential-led mixed use outcome. The proposal will contribute meaningfully to housing supply through the delivery of 124 dwellings, comprising predominantly 2- to 4-bedroom configurations, supporting a diverse urban population.

The built form has been carefully designed to respond to its context, with appropriate consideration of adjoining interfaces to ensure it does not compromise the development potential of surrounding land. The architectural approach incorporates a refined and articulated façade, integrated vertical landscaping, and a material palette that complements the established and emerging character of Teneriffe / Fortitude Valley.

Overall, the proposal represents a well-considered and contextually responsive development that is consistent with the intent and outcomes of the *Brisbane City Plan 2014* and is therefore appropriate for the site and surrounding context.

Key Benefits of the Proposed Development

Housing Supply



The proposal makes a meaningful contribution to inner-city housing supply through the delivery of 124 well-located, higher density dwellings in a compact built form. This outcome is consistent with the strategic intent of the *Brisbane City Plan 2014* and the South East Queensland Regional Plan, both of which prioritise growth consolidation within existing urban areas. By accommodating population growth in a highly accessible location, the development supports the efficient use of existing infrastructure and services.

Mixed Use Development



The development incorporates an active ground floor plane facilitating a food and beverage tenancy that will service residents and the broader community. This approach aligns with contemporary planning policy, promoting fine-grain activation and localised services, reinforcing Teneriffe’s role as a vibrant mixed use precinct.

Design Excellence



The development represents a high-quality design that contributes positively to Teneriffe. The built form demonstrates a strong subtropical design response through articulated façades, appropriate materiality and climatic responsiveness. The proposal elevates the standard of development within the locality and reinforces the Teneriffe’s urban identity.

Living Greenery



The proposal embeds landscaping as a core design element, incorporating deep planting, vertical greenery and elevated communal gardens throughout the development.

Sustainable Transportation



The site is strategically positioned within a well-established inner-city precinct, benefiting from immediate access to high-frequency public transport, extensive active transport networks and a broad range of employment and lifestyle destinations. This level of connectivity enhances convenience for future residents and supports efficient access to key services and infrastructure.

Figure 1 – Perspective from Doggett Street



Source: Fraser & Partners

Application Details

Site and Proposal Details

Key Information	Proposal Detail
Site Address	49 Doggett Street, Teneriffe QLD 4005
Real Property Description	Lot 5 on SP109188
Site Area (Approx.)	2,386m ²
Categorising Instrument	<i>Brisbane City Plan v36.00/2026</i>
Zone and Precinct	Mixed Use (Inner City) Zone
Neighbourhood Plan Area and Precinct	- Fortitude Valley Neighbourhood Plan - James Street Precinct (NPP-005)
Permits Sought	Development Permit for Material Change of Use for Multiple Dwelling and Centre Activities (Food and Drink Outlet and Shop)
General Description of Proposal	A 15 storey residential-led mixed use development with basement and podium car parking.
Referral Agencies	N/A
Land Ownership	Doggett Street Development Pty Ltd (A.C.N 692 624 918)

Aspects of Development

Type of Development	Type of Approval	Category of Development	Category of Assessment
Material Change of Use	Development Permit	Assessable Development	Impact Assessment

Applicant Details

Applicant	Urbis Contact	Reference Number
Doggett Street Developments Pty Ltd	C/- Urbis Ltd Level 32, 300 George Street Brisbane City, QLD 4000 Rachael Greene Hannah Julius (07) 3007 3800 rgreene@urbis.com.au hjulus@urbis.com.au	P0064279

1 Introduction

1 Introduction

Urbis Ltd has prepared this Town Planning Report on behalf of *Doggett Street Developments Pty Ltd* (the '**Applicant**') in support of a development application over the site at 49 Doggett Street, Teneriffe, formally described as Lot 5 on SP109188.

The proposal involves redevelopment of the site to facilitate a 15 storey residential apartment building, representing a high-quality, contextually responsive architectural design that meets the principles of the *New World City Design Guide – Buildings that Breathe* (Buildings that Breathe Design Guide). Through incorporating these principles, the development positively contributes to the local context of Brisbane City and supports the ongoing regeneration of the inner-city.

To undertake the proposed works, the development application seeks approval for the following:

- Development Permit for a Material Change of Use for Multiple Dwelling and Centre Activities (Food and Drink Outlet and Shop).

The proposal is assessable development under the *Brisbane City Plan 2014* (**City Plan**) and is subject to **Impact Assessment**. This report addresses the merits of the development with regard to the assessment benchmarks under the City Plan and the relevant sections of the *Planning Act 2016* (**Planning Act**).

This report is accompanied by and should be read in conjunction with the following drawings and technical reports:

- **Appendix A** – Application Forms;
- **Appendix B** – Landowner's Consent;
- **Appendix C** – Property Searches;
- **Appendix D** – State Planning Policy 2017 Assessment;
- **Appendix E** – Brisbane City Plan 2014 Assessment;
- **Appendix F** – Plans of Development, prepared by Fraser & Partners;
- **Appendix G** – Urban Context Report, prepared by Fraser & Partners;
- **Appendix H** – Landscape Strategy, prepared Aspect;
- **Appendix I** – Engineering Services Report, prepared by Edge Consulting Engineers;
- **Appendix J** – Stormwater Management Plan, prepared by Edge Consulting Engineers;
- **Appendix K** – Traffic Impact Assessment, prepared by Lambert & Rehbein Pty Ltd (**L+R**);
- **Appendix L** – Operational Waste Management Plan, prepared by Colliers;
- **Appendix M** – Arboricultural Impact Assessment, prepared by Independent Arboricultural Services;
- **Appendix N** – Environmental Noise Assessment, prepared by Colliers;
- **Appendix O** – Preliminary Construction Management Plan, prepared by Fortis; and
- **Appendix P** – Apartment Cooling Energy Assessment, prepared by Stantec.

The assessment of the application is to be undertaken in accordance with Section 45(5) of the Planning Act and Sections 30 and 31 of the *Planning Regulation 2017* (**Planning Regulation**). This report provides the applicant's assessment against these provisions and concludes that the development is appropriate, generally consistent with State legislative framework and the existing local planning scheme 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 application is therefore recommended, subject to the imposition of relevant and reasonable conditions.

2 **Site & Surrounds**

2 Site and Surrounds

2.1 Site Location

The subject site is located at 49 Doggett Street, Teneriffe, formally described as Lot 5 on SP109188 (**Figure 2**). The site has a total area of 2,386m² and comprises a single road frontage to Doggett Street. The site is currently a volumetric lot that shares a Building Management Statement with lot 6 on SP109188.

The site is located in Teneriffe, an inner city suburb at the nexus of Fortitude Valley, New Farm and Newstead. The site is located in the heart of Teneriffe/Newstead, and is approximately 400m to James Street, 400 metres to Gasworks Plaza, 750 metres to the Teneriffe Ferry Terminal, and 1.5 kilometres to the Brisbane Showgrounds. The site is well located and provides connections to Brisbane CBD and other inner-city employment hubs.

The site is centrally situated in Newstead, with the surrounding locality emerging into a high-density residential and commercial precinct. Further detail regarding Newstead's evolving context is provided in Section 4 of this report. The site is situated approximately 3km north-east of Brisbane's Central Business District (CBD). The location and context of the site is illustrated in **Figure 2** and **Figure 3** below.

Key details of the site are provided in **Table 1** below.

Table 1 – Site Details

Category	Description
Site Address	49 Doggett Street, Teneriffe 4005
Real Property Description	Lot 5 on SP109188
Lot Type	The site is currently a volumetric lot that shares a Building Management Statement with Lot 6 on SP109188.
Site Area (Approx)	2,386 m ²
Land Owner	<i>Doggett Street Developments (PTY LTD A.C.N. 692 624 918)</i>
Contaminated Land	The site is not affected by contaminated soils and is not included on the Contaminated Land Register.
Easements	There are no easements encumbering the site.

Refer to **Appendix C** for relevant title searches confirming the above details. Landowners' consent to make this development application is provided in **Appendix B**.

2.2 Existing Use

The site currently forms part of a consolidated group of buildings located over Lots 5 and 6 on SP109188.

The buildings include a large warehouse, comprising individual office/warehouse tenancies accommodating commercial and retail uses. The development of Lot 5 will be fully contained within its own volumetric envelope. Refer to **Section 5** for further details regarding the construction methodology.

2.3 Site Characteristics

The site comprises of a single regular allotment, with a total site area of approximately 2,386m². The site benefits from approximately 37.12m of frontage to Doggett Street at the north-west. Pedestrian and vehicular access are both provided from this frontage (refer to **Figure 2**).

The site is generally flat, with the highest point at approximately RL 9m AHD along the north-western boundary at Doggett Street and 11m AHD along the south-eastern boundary.

Importantly, the site sits at a substantially lower level than the adjoining industrial development to the rear fronting Arthur Street. The existing warehouse on the subject site has a finished floor level of approximately RL 9.5m AHD, which is consistent with the proposed ground level. In contrast, the adjoining warehouses at 232–236 Arthur Street have finished floor levels ranging between RL 16.5m and RL 17.3m AHD. Accordingly, the adjoining development is approximately 7.0m to 7.8m higher than the subject site. This pronounced level difference is equivalent to approximately two to two-and-a-half storeys and is a significant characteristic of the site context. The existing elevation disparity substantially reduces the perceived height and visual presence of development when viewed from Arthur Street and is an important consideration in assessing the proposal's interface with, and impact upon, adjoining properties to the rear.

Figure 2 – Site Aerial



Source: Nearmap, 2026 (marked up by Urbis)

2.4 Adjoining Land Uses

The site adjoins the following properties, as shown in **Figure 3**:

- **North east** – The site will adjoin the remaining portion of the two-storey commercial development which extends within the subject site.
- **South east** – The site adjoins two commercial properties at the rear which are one to two storeys. It is understood that these sites will be developed in the near future for a high density outcome.
- **South west** – The site adjoins an elevated five-storey multiple dwelling which is constructed to the shared boundary and orientated to Doggett Street.
- **North west** – The site is located across from one to two storey commercial tenancies on the opposite side of Doggett Street. These sites share the same zoning, and are expected to be development in the future for a similar outcome.

Figure 3 – Immediate Surrounding Context



Picture 1 – North east

Source: Google Streetview, 2024



Picture 2 – South east

Source: Google Streetview, 2022



Picture 3 – South west

Source: Google Streetview, 2022



Picture 4 – North west

Source: Google Streetview, 2024

3 Site History

3 Site History

3.1 Approval History

The following table outlines the two most recent approvals over the site. There are several other applications that have been made, however, only the most recent approvals have been included (refer to **Table 2**).

Table 2 – Past Approval History over the Site

Application No.	Date Approved	Currency Period Expiry	Description
A006155706	13 July 2023	13 October 2029	Development Permit for Material Change of Use for High Impact Industry (Standby Power Generator) to support construction of a data centre.
A006155527	31 March 2023	31 March 2029 (conditioned)	Minor Change to Approval A002013895 for a Development Permit for Material Change of Use for Office and a Development Permit to Carry out Building Work The approval facilitated amendments to: ▪ The internal layout of the office to include a high security data centre; ▪ Relocation of the deck; and ▪ Amendments to the car parking layout.
A004355836	5 April 2018 (Withdrawn)	Not applicable	A development application was lodged seeking approval for a 13-storey mixed-use development on the site. Following assessment, the application was withdrawn. The application sought approval for: ▪ A Material Change of Use for Multiple Dwellings (164 units) and centre activities, including food and drink outlet, office and shop uses. Council's assessment identified the following key issues: ▪ A requirement for a 3-metre continuous setback along the north-eastern boundary, with portions of the south-western boundary also limited to 3 metres; ▪ Balconies with a single aspect facing reduced setback areas; ▪ Indicative deep planting not supported due to the presence of structural basement walls; and ▪ Removal of street trees along Doggett Street, which was not supported.

3.2 Prelodgement Engagement

The Applicant undertook two formal pre-lodgement meetings with Brisbane City Council on **12 November 2025** and **6 July 2026** to discuss the proposed development and obtain preliminary feedback on key planning, urban design and technical matters. Discussions focussed on building height, setbacks and separation, built form, landscaping, deep planting, transport, parking, servicing and the overall design quality of the proposal. Council's feedback provided valuable guidance on the level of design excellence and subtropical design response required to support the proposed development.

Key matters discussed included:

- Building height, visual bulk and the relationship of the proposed tower with surrounding development, particularly adjoining low-medium density residential areas;
- Building setbacks, separation distances, privacy outcomes and opportunities for increased landscaping and screening;
- Demonstrating a strong alignment with the Buildings that Breathe guidelines through subtropical design, shading, ventilation, landscaping and architectural articulation;
- The quality of the ground plane, residential entry experience, streetscape presentation and pedestrian amenity;
- Deep planting, rooftop recreation spaces, integrated landscaping and green infrastructure outcomes;
- Transport, car parking, bicycle facilities, servicing and waste management arrangements; and
- Stormwater management, infrastructure requirements and construction management considerations.

Importantly, Council acknowledged that while the Fortitude Valley Neighbourhood Plan prescribes a building height of eight storeys, there may be planning merit for additional height where the development demonstrates design excellence, responds appropriately to its context and minimises impacts on surrounding properties.

Following the pre-lodgement meetings, the project team undertook several iterations of design refinement in response to Council's feedback. The design evolved through detailed architectural, landscape and technical investigations, with the final proposal continuing to be informed by the principles and recommendations identified throughout the pre-lodgement process. These refinements are reflected in the architectural plans and supporting technical documentation accompanying this application.

Key design refinements made in response to Council's feedback include:

- Refinement of the building form, façade articulation and rooftop design to strengthen architectural expression and reduce perceived building bulk;
- Enhancement of the residential entry, communal circulation spaces and ground-plane interface to improve accessibility, activation and pedestrian amenity;
- Increased landscaping, deep planting and integrated green infrastructure throughout the development, including façade planting, rooftop landscaping and subtropical planting opportunities;
- Further development of shading devices, balcony design, screening elements and layered façades to improve privacy, environmental performance and alignment with *Buildings that Breathe* principles; and
- Ongoing refinement of transport, energy cooling, servicing, waste management, stormwater and infrastructure arrangements having regard to Council's engineering and transport advice.

In addition to its engagement with Council, the Applicant has undertaken extensive consultation with surrounding landowners and stakeholders throughout the evolution of the proposal. This engagement included a project information letterbox drop to properties within the broader locality, including surrounding sections of Doggett Street, Commercial Road, Arthur Street, Small Street and Midvale Lane, together with multiple meetings with the owners of all adjoining properties. The Applicant also engaged

directly with all directly adjoining landowners, and a number of other landowners within the extended radius to discuss the proposal, provide information regarding the design response and understand local considerations. Feedback received through this consultation process informed the ongoing refinement of the development and demonstrates the Applicant's commitment to transparent engagement and the delivery of a development that responds appropriately to its surrounding context.

Importantly, the Applicant has proactively engaged with Council throughout the design process to resolve key assessment matters before lodgement. The proposal has evolved from the concepts presented at both pre-lodgement meetings and delivers a high-quality, subtropical mixed-use development that responds to the site and contributes positively to the James Street Precinct.

4 **Teneriffe's Evolving Context**

4 Teneriffe's Evolving Context

4.1 Legislative Context

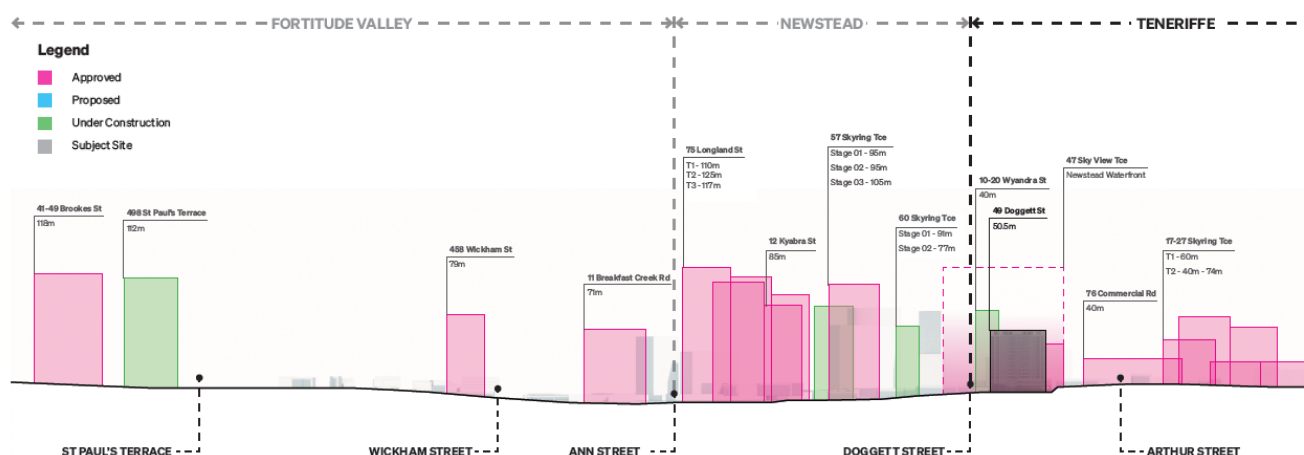
While the site is located in the suburb of Teneriffe, it is situated at the interface with Newstead and Fortitude Valley and falls within the Fortitude Valley Neighbourhood Plan area under the City Plan, which anticipates a higher-intensity urban form.

The Fortitude Valley Neighbourhood Plan is among the earlier neighbourhood plans embedded within City Plan and, as such, reflects a planning framework that has been progressively overtaken by the scale, intensity and character of development in the area. Council has acknowledged the need to review and update the planning settings for the area, as evidenced by its commitment to precinct renewal initiatives such as the Fortitude Valley Sustainable Growth Precinct Plan, which signals a clear strategic direction toward accommodating additional growth in well-located inner-city areas.

Since the introduction of the Neighbourhood Plan, this area of Teneriffe has undergone a marked and sustained transformation, evolving into a dense, mixed-use urban neighbourhood characterised by built form ranging from mid-rise to taller residential, commercial and mixed use development. This evolution is evidenced by both existing and approved developments within the immediate area that extend well beyond the legacy expectations of the Neighbourhood Plan (refer to **Figure 4** below). These outcomes are now an established and defining component of the local urban context. Further details of surrounding development are included in the Architectural Plan and Urban Design Report in **Appendix F**.

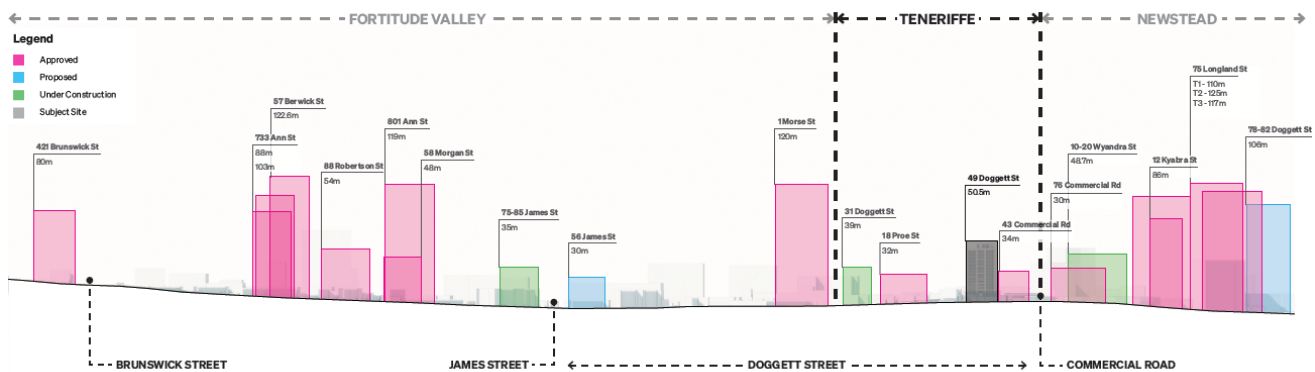
Fundamentally, this part of Teneriffe is not a new frontier for increased density. The established and emerging pattern of growth reflects the ongoing evolution of the precinct and surrounding locality has informed the context within which the proposed development has been prepared.

Figure 4 – Surrounding Building Heights



Picture 5 – Site Elevation Diagram– North/South

Source: Fraser & Partners



Picture 6 – Site Elevation Diagram– East/West

Source: Fraser & Partners

4.2 Inner City and Suburban Context

The site is located within the suburb of Teneriffe, approximately 2.5 kilometres north-east of the Brisbane CBD. Its location places it firmly within Brisbane’s inner-city area, while still retaining elements of a suburban residential setting. A summary of the site in relation to the inner-city context and suburban setting is provided as follows:

- The site benefits from close proximity to James Street, located around 400 metres to the south, which functions as a well-established retail, dining and lifestyle precinct supported by a complementary mix of commercial uses.
- To the north, the Gasworks Precinct is also within walking distance, at approximately 400 metres from the site. This precinct operates as a major social and entertainment destination and provides a wide range of everyday goods, services, dining and retail opportunities.
- The site is well connected to Brisbane’s public and active transport networks. High-frequency bus services are accessible along Commercial Road (approximately 280 metres away) and Ann Street (approximately 450 metres away). Broader regional connections are provided via the Teneriffe Ferry Terminal, located around 750 metres from the site, as well as Fortitude Valley and Bowen Hills train stations, each approximately 1.4 kilometres walking distance.
- The surrounding urban context is defined by a diverse mix of residential and mixed-use development, reinforcing the site’s inner-city character. This pattern supports a lifestyle that integrates higher-density residential living with access to open space, employment, retail and dining at street level. Existing residential development in the area ranges from detached character dwellings to contemporary high-density, subtropical apartment buildings, reflecting the transition from a traditional suburban form to a more urbanised inner-city environment.

Figure 5 – Surrounding Context



Source: Nearmap, 2026 (marked up by Urbis)

Figure 6 – Inner City and Suburban Context



Picture 7 – Land Use Zoning

Source: Fraser & Partners



Picture 8 – Surrounding Building Analysis

Source: Fraser & Partners

4.3 Brisbane's Inner City Strategy

The *Brisbane Inner City Strategy* was released in April 2023 and sets the planning direction to shape the future of Brisbane's inner city, guiding Council's program of inner-city precinct planning and infrastructure delivery in the lead up to the Brisbane 2032 Olympic and Paralympic Games. The Strategy is underpinned by the four pillars of:

- Celebrating Brisbane's subtropical lifestyle;
- Curating cultural experiences;

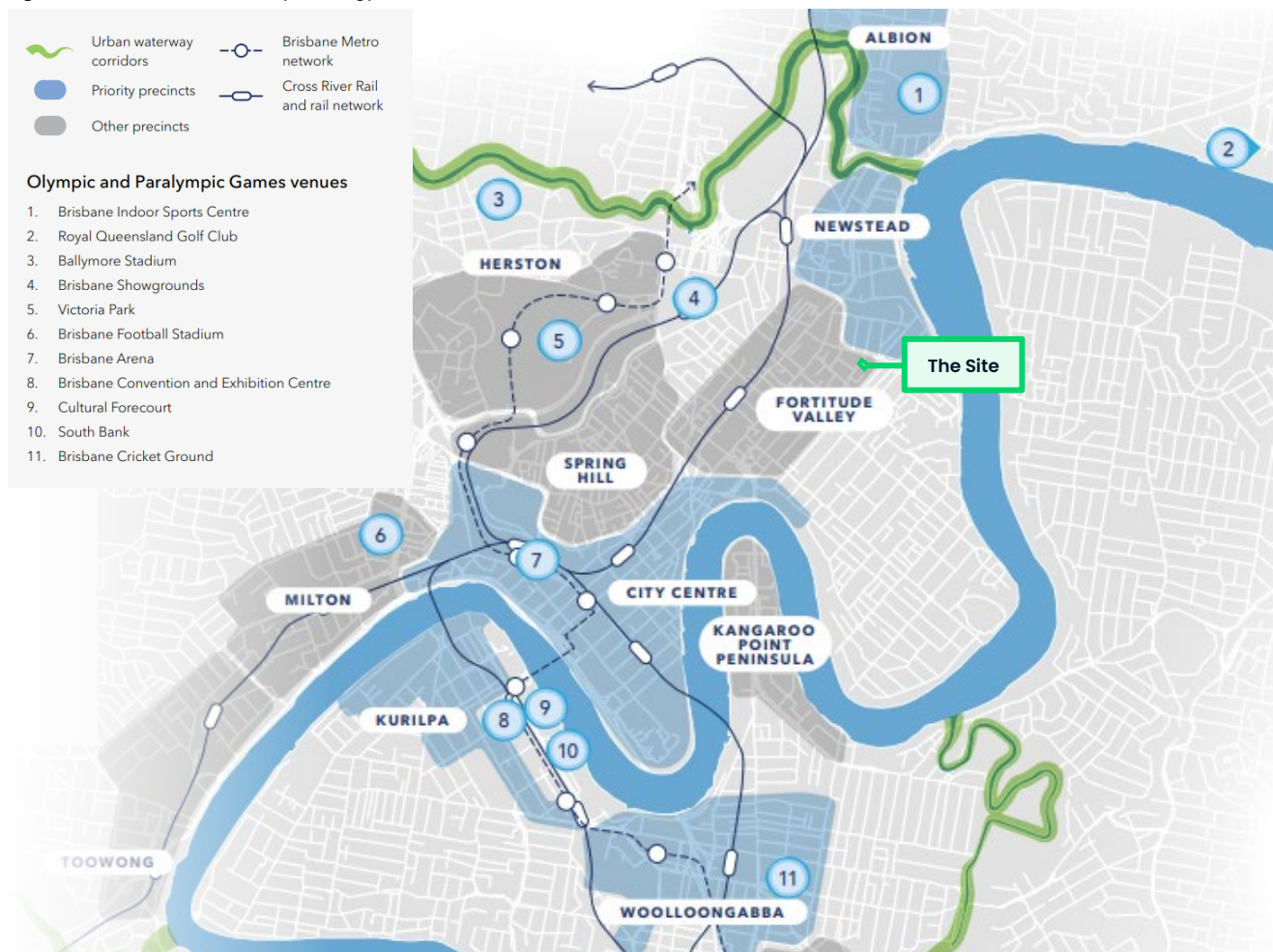
- Connecting places and transport; and
- Creating inner city neighbourhoods.

The four pillars set the strategic direction for Council and provide guidance for the private sector and communities to understand and help bring to life the inner city's ongoing journey of transformation and renewal. The pillars are supported by desired outcomes and future directions that have been informed by the people of Brisbane through the Inner Spark citywide engagement program.

Notably, the future direction for creating inner city neighbourhoods includes the renewal of key inner city precincts by facilitating increased building heights alongside the delivery of design excellence and community benefit. The Strategy identifies five priority sustainable growth precincts to facilitate sustainable growth and leverage the opportunities leading up to the Brisbane 2032 Olympic and Paralympic Games. The priority sustainable growth precincts include:

- Kurilpa;
- City Centre;
- Albion;
- Newstead;
- Woolloongabba; and
- Other precincts.

Figure 7 – Brisbane's Inner City Strategy



Source: Brisbane's Inner City Strategy

As shown in **Figure 7**, the site is located within the Fortitude Valley Precinct (identified as an 'other precinct'), which seeks to expand the existing lifestyle offering and transport investments to explore opportunities to live, work and play in well-located neighbourhoods. In particular, future development within the growth precinct will unlock opportunities for increased housing in locations already highly connected with road and public transport infrastructure.

An assessment against this Strategy demonstrates the development is strongly aligned with the future directions sought for each pillar. As such, the development will positively contribute to the ongoing revitalisation of the inner city and will establish a distinctive and green destination that celebrates people first and the site's unique location and close proximity to key activity centres.

4.4 Fortitude Valley Sustainable Growth Precinct

The proposed Fortitude Valley Sustainable Growth Precinct Plan, which encompasses parts of Teneriffe, Newstead, and Spring Hill, has been identified by Brisbane City Council as a strategically important location for accommodating inner-city residential growth through uplift opportunities. The Precinct Plan articulates a clear policy direction to concentrate additional density in well-served, centrally located areas to support housing supply and urban consolidation.

Whilst the subject site is located within the Fortitude Valley Neighbourhood Plan area, it is positioned at the south-eastern edge of the proposed Precinct Plan boundary along Doggett Street. This edge location places the site at the interface between the existing Neighbourhood Plan framework and the emerging strategic planning approach embodied in the Precinct Plan.

As evidenced by the proposed Precinct Plan, Teneriffe and the surrounding suburbs have experienced sustained and substantial redevelopment. The area has transitioned into a high-density, mixed-use urban area, with development outcomes characterised by mid-rise and taller residential and mixed-use buildings up to thirty-one (31) storeys. Both constructed and approved developments in the surrounding area now exceed the scale and intensity originally anticipated under the Fortitude Valley Neighbourhood Plan.

This shift in built form and land use demonstrates an evolving planning environment where earlier policy settings have been overtaken by new growth pressures and strategic objectives. The prevailing development pattern therefore provides important context for the scale, form and intensity of development now anticipated in Newstead. Further detail on surrounding development is provided in the Architectural Plan and Urban Design Report in **Appendix F**.

Figure 8 – Proposed Fortitude Valley Sustainability Growth Precinct Plan Boundary and Site Location



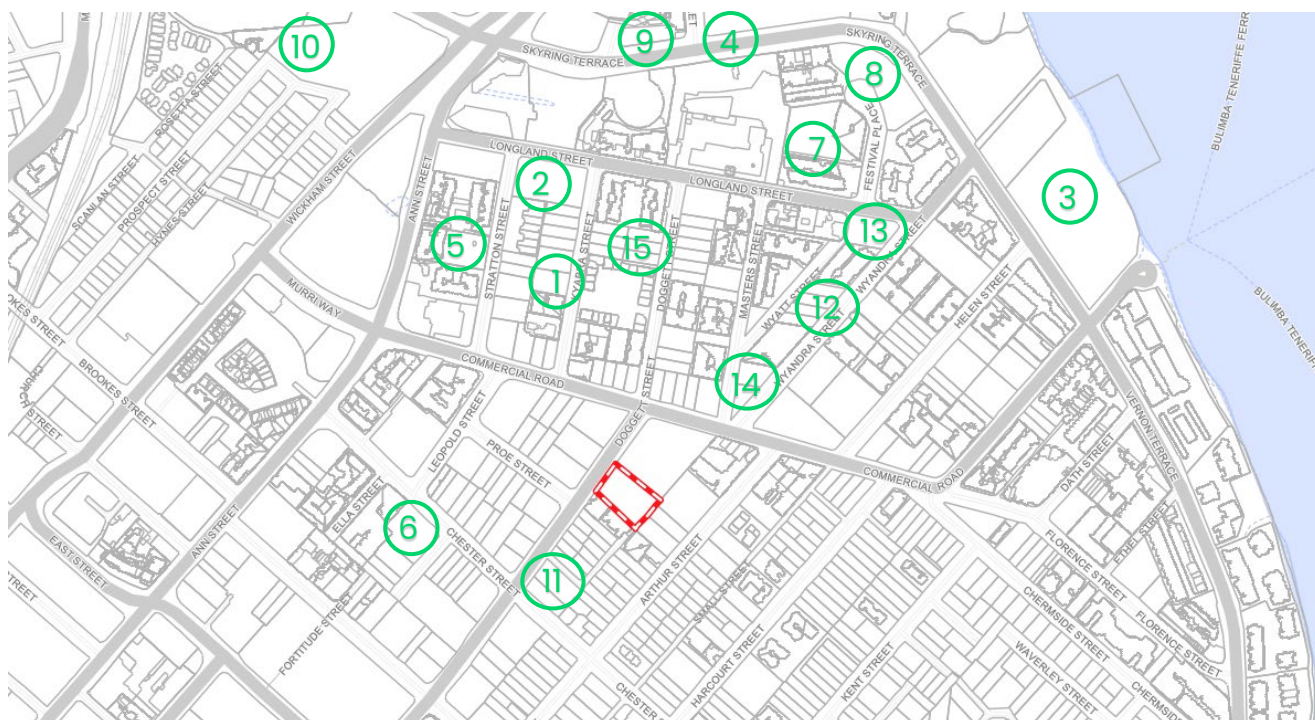
Source: Nearmap, adapted by Urbis

4.5 Key Surrounding Development Applications and Approvals

The immediate surrounds have been subject to a number of applications and approvals which reflect the intent of the *Brisbane Inner City Strategy* and changing public expectations for development within the area. These approvals are summarised below in **Table 2**.

As the precinct continues to transition to a high-density, residential-led mixed use area, recent and approved development applications provide a meaningful basis for assessing this proposal, as they most clearly reflect the emerging development intent and the future built form of the area.

Figure 9 – Key Surrounding Developments



Source: City Plan, adapted by Urbis

Table 3 – Key Surrounding Development Applications and Approvals

Ref.	Address	Application No.	Description	Storeys	Approval Date
1	12 Kyabra Street, Newstead QLD 4006	P&E Court Ref: 3201/2025 Council Reference: A006555369	Material Change of Use for Multiple Dwelling, Shop and Food and Drink Outlet	22 Storeys	11 December 2025
2	75 Longland Street, 22 & 24 Kyabra Street and 11, 13 & 1-7/23 Stratton Street, Newstead QLD 4006 ('Little Italy')	P&E Court Ref: 2583/2025 Council Ref: A006490812	- Material Change of Use for Multiple Dwelling, Bar and Centre Activities (Short Term Accommodation, Food and Drink Outlet, Office, Shop, Indoor Sport and Recreation and Health Care Service) across three stages - Carrying out Building Work across three stages	Tower 1: 29 Storeys Tower 2: 33 Storeys Tower 3: 31 Storeys	8 October 2025
3	17-27 Skyring Terrace, Teneriffe QLD 4005 ('Teneriffe Banks')	A006375195	Material Change of Use for Multiple Dwelling, Centre Activities (Community Use, Educational Establishment, Food and Drink Outlet, Function Facility, Health Care Service, Indoor Sport and Recreation, Office, Shop, and	8-19 Storeys	28 June 2024

			Short-term Accommodation), Bar, High Impact Industry (Standby Generator), Hotel, Market and Showroom across five stages		
			- Carrying out Building Works in the Flood Overlay across five stages - Operational Works for Prescribed Tidal Works		
		A006632706	Minor Change to A006375195 for: - Material Change of Use for Multiple Dwelling, Centre Activities, Bar, High Impact Industry (Standby Generator), Hotel, Market and Showroom across five stages - Carrying out Building Works in the Flood Overlay across five stages - Operational Works for Prescribed Tidal Works	8-20 Storeys	1 May 2026
4	57 Skyring Terrace & 13 Cunningham Street, Newstead QLD 4006 ('Mirvac Sky')	Stage 1 – A006394635	Minor Change to A006200538 for: - Material Change of Use for Multiple Dwelling, Centre Activities (Food and Drink Outlet and Shop) and Park - Carrying out Building Work	26 Storeys	18 December 2023
		Stage 2 – A006583442	Minor Change to A006153870 for: - Material Change of Use for Multiple Dwelling, Centre Activities (Food and Drink Outlet and Shop) Park - Carrying out Building Work	26 Storeys	4 February 2025
		Stage 3 – A006519347	- Material Change of Use for Multiple Delling (138 units), Centre Activities (Shop, Food and Drink Outlet) and Park - Carrying out Building Work	31 storeys	13 November 2024
5	1033 Ann Street & 14-14B Stratton Street, Newstead QLD 4006	A004623217	Minor Change to A004136166 for: Material Change of Use for Multiple Dwelling and Centre Activities (Shop, Office, and Food and Drink Outlet) across three stages	20-22 storeys	11 May 2017

			Carrying out Building Work across three stages		
6	19 Chester Street, Newstead QLD 4006	A005938358	- Material Change of Use for Multiple Dwelling, Shop, and Food and Drink Outlet - Carrying out Building Work	17 Storeys	22 February 2023
		A007083208	- Material Change of Use for Multiple Dwelling, Shop, Office, Bar, Indoor Sport and Recreation and Food and Drink Outlet - Carrying out Building Work	35 Storeys	Under Assessment
7	8A Festival Place, Newstead Qld 4006	A006394361	Minor Change to A006026264 for: - Material Change of Use for Multiple Dwelling, Hotel, Food and Drink Outlet, and Shop across two stages - Carrying out Building Work across three stages	25 Storeys	18 December 2023
8	60 Skyring Terrace, Newstead Qld 4006	A005898525	Minor Change to A004060947 for: - Material Change of Use for Multiple Dwelling, Office, Food and Drink Outlet, and Shop across two stages - Carrying out Building Work across two stages	21 Storeys	4 March 2022
9	12 Cunningham Street, Newstead Qld 4006	A004501778	Minor Change to A004407059 for: - Material Change of Use for Food and Drink Outlet, Hotel, Indoor Sport and Recreation, Medical Centre, Multiple Dwelling, Office and Shop - Carrying out Building Work	25 Storeys	5 April 2017
10	74 – 98 Montpelier Road, Bowen Hills QLD 4006	A006634406	Preliminary Approval for a Material Change of Use involving a Variation Request (Multiple Dwelling, Short Term Accommodation, Rooming Accommodation, Retirement Facility, Residential Care Facility, Office, Health Care Service, Shop, Food and Drink Outlet and Indoor Sport and Recreation)	20–30 Storeys	19 June 2025
11	31 & 31A Doggett St, Teneriffe QLD 4005	A005911716	Court Judgement – Multiple Dwelling, Shop, Food and Drink Outlet	10 Storeys	16 June 2023

		A006319939	Court Judgement – Multiple Dwelling, Shop, Food and Drink Outlet	10 Storeys	25 June 2026
12	22 Wyandra Street, Newstead QLD 4006	A007087729	Carry Out Building Work; Material Change of Use (food and drink outlet, multiple dwelling, office, shop)	22 Storeys	Under Assessment
13	9 Longland Street, Newstead QLD 4006	A007048684	Carry Out Building Work; Material Change of Use (food and drink outlet, multiple dwelling, office, shop)	28 Storeys	Under Assessment
14	10 – 20 Wyandra Street, Newstead QLD 4006	Stage 1 – A004494280	Carry Out Building Work; Material Change of Use (Club, Food and Drink Outlet, Function Facility, Multiple Dwelling, Office and Shop)	10 – 20 Storeys (across stages)	12 June 2017
		Stage 1 – A005256675	Carry Out Building Work; Material Change of Use (Extension to Multiple Dwelling (Rooftop Communal Space))		30 October 2019
		Stage 2 – A005729756	Carry Out Building Work; Material Change of Use (Multiple dwelling (114 units), Office, Shop in Overland flow)		24 February 2023
		Stage 2 – A006514286	Carry Out Building Work; Material Change of Use (Extension – Rooftop Garden)		7 June 2024
		A006989639	Change (other) Application – Carry Out Building Work; Material Change of Use (Extension, multiple dwelling)		17 June 2026
15	78-82 Doggett Street, Newstead	A007021434	- Material Change of Use for Multiple Dwelling and Centre Activities (Food and Drink Outlet, Office, Shop, Health Care Service and Indoor Sport and Recreation) - Carrying out Building Work	30 Storeys	Under Assessment

5 Proposal

5 Proposal

5.1 Overview

The proposal involves the redevelopment of 49 Doggett Street, Tenerife to facilitate a 15 storey residential-led mixed use building supported by a small-scale commercial tenancy at the ground plane. The proposal presents a valuable opportunity to introduce gentle density and support vertical growth within a mixed use area. This is enabled by the site's exceptional proximity to key employment centres, retail, and public transport.

Specifically, this development application seeks approval for the following aspect of development:

- Development Permit for Material Change of Use for Multiple Dwelling, Food and Drink Outlet and Shop.

5.2 Development Details and Summary

The development comprises a typical podium and tower typology. Key elements of the proposed development include:

- The construction of 124 residential apartments, comprising a mix of 2-, 3-, and 4-bedroom typologies;
- A small-scale commercial tenancy at the ground level, which will activate the street frontage to Doggett Street;
- The provision of carparking within the two (2) level basement, ground level and two (2) levels of podium parking above;
- The construction of a retail tenancy on the ground floor;
- The construction of a new vehicle crossover with access from Doggett Street;
- The construction of associated driveways and other hardstand surfaces associated with the proposed development.

The proposed land use mix supports live, work and lifestyle opportunities consistent with the planned evolution of the Fortitude Valley Neighbourhood Plan area. The overall height of the proposed development is 15 storeys (approximately RL 67.9m to the lift overrun). As shown in **Figure 10**, the ground level provides a human-scale interface to Doggett Street through the provision of a retail/commercial tenancy. This is complemented by fine-grain architectural elements, and landscaping treatments.

The tower rises above the ground level presenting a strong and consistent building line which is setback from boundaries to reduce its perceived bulk, scale and visual dominance. The proposed tower form is slender and has been configured to respond to its site context and minimise impacts to surrounding development.

Figure 10 – Proposed Development Renders



Picture 9- Retail Shop Front

Source: Fraser & Partners



Picture 10 – Residential Entry Render

Source: Fraser & Partners

Further details of the proposed development are provided in **Appendix F – Plans of Development and Urban Context Report**, and the following sections of the report.

A summary of the of the key aspects of the development proposal is provided in **Table 4**.

Table 4 – Development Summary

Development Parameter	Proposed
Defined Land Use	Multiple Dwelling Food and Drink Outlet Shop
Apartment Mix	Total of 124 residential apartments 48 X 2-bedroom; 24 X 2-bedroom + MPR 24 X 3-bedroom 24 X 3-bedroom + MPR 4 x 4-bedroom
Building Height	15 storeys
Site Cover	64%
Podium Site Cover	80%
Private Open Space	10-87m²

Communal Open Space	1,532m ² (64%)
Deep Planting	184m ² (8%)
Car Parking	▪ 195 Residential ▪ 6 Visitor ▪ 3 Retail
Bicycle Parking	▪ 102 Residential ▪ 11 Visitor
Access	Single 6.85m wide vehicle access point at Doggett Street
Servicing	A dedicated loading bay for RCV / LVR is provided for service vehicles at the ground level.

5.3 Architectural Design and Built Form Response

Designed by Fraser & Partners, the proposed built form has been designed in direct response to the existing and future site context, and its surrounding locality within an inner-city area.

The vision for the site is to contribute positively to the ongoing transformation of the surrounding Teneriffe/Newstead area from its former industrial function into a contemporary inner-city precinct that balances residential, commercial and recreational uses. Given the site's proximity to Fortitude Valley and inclusion in the Fortitude Valley Neighbourhood Plan area, the proposal reinforces its identity as a high-quality, urban neighbourhood, while respecting the established character and existing and future scale of surrounding development.

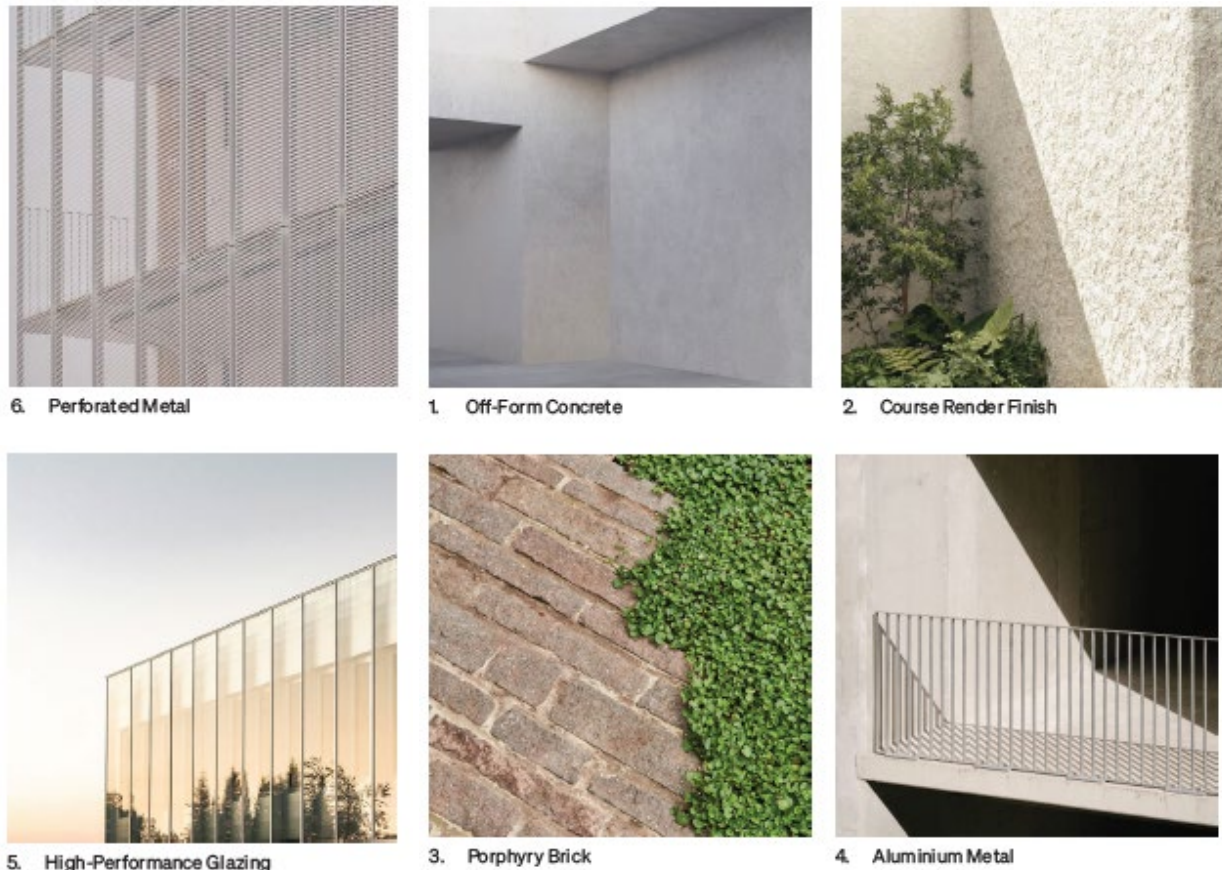
The tower form has been configured as a series of articulated components to break down massing and provide a more refined architectural outcome. This approach reduces the perceived scale of the façade and allows the building to sit comfortably within the established and emerging built form context. The internal apartment layout is oriented to maximise views towards the city and the Brisbane River, while also supporting high levels of natural light, outlook and cross ventilation.

The architectural design incorporates a dynamic scheme, involving a varied and considered assortment of built form elements and materials. The material palette includes a diverse mix of textures and tones, including a combination of off form concrete, coarse render finishes, porphyry brick, aluminium metal and perforated screening with natural hues, integrated with a contemporary glazed façade (refer to **Figure 11**).

Communal open space is provided at the rooftop level, including landscaped terraces and recreational areas that are integrated into the overall building form. These spaces are designed to provide high-quality amenity for residents, while contributing to the visual interest and activation of the upper level.

Landscaping is woven into the built form through a series of landscaped ledges and vantage points across the ground plane, podium, tower and rooftop areas. The proposal strategically balances soft and hardscape landscaping within the development to soften the built form and reinforce the subtropical character of the development.

Figure 11 – Materiality



Source: Fraser & Partners

5.4 Ground Floor Retail Tenancy

The site is centrally positioned in highly activated inner-city environment, characterised by a mix of residential, retail, commercial and entertainment uses. In response to this context, the proposed development incorporates an integrated ground floor retail tenancy with an active frontage to Doggett Street (refer to **Figure 12**). The retail use creates a visually engaging and pedestrian-oriented street edge that strengthens the site's connection to the surrounding mixed-use precinct. It is envisioned that the space could be occupied by either a Food and Drink Outlet or a Shop.

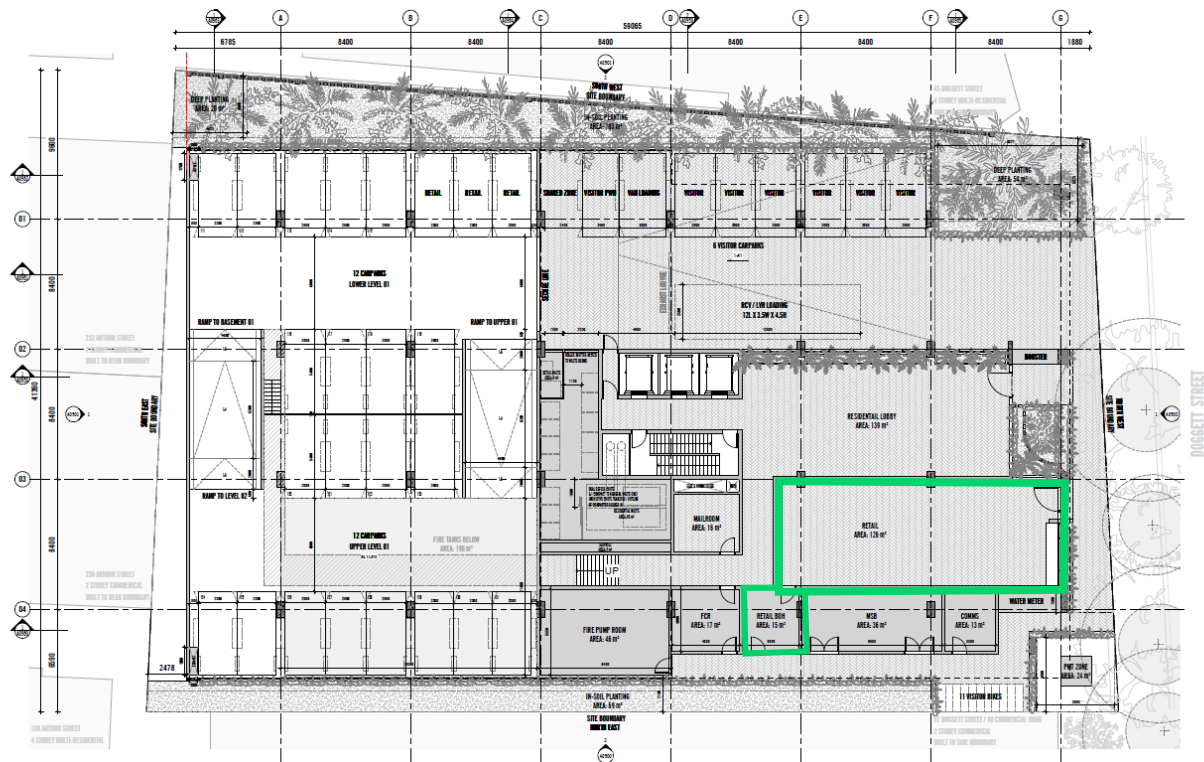
The tenancy is designed to be accessible to both residents and the broader public, supporting increased pedestrian activity and encouraging day-to-day activation of the site. This contributes positively to the ongoing evolution and intensification of the surrounding area by introducing opportunities for informal interaction, convenience and increased street activity.

The location of the retail tenancy adjacent to the building lobby clearly defines the primary entrance and improves legibility and wayfinding from the street. The open and integrated ground floor arrangement provides a gradual transition between the public domain and the residential entry, thereby contributing to a more positive pedestrian experience.

The proposal also incorporates passive surveillance opportunities through clear sightlines from the residential levels above and active uses at ground level, contributing to a safer and more comfortable pedestrian environment along Doggett Street.

The architectural expression, material palette and detailing reference the subtropical design character associated with the James Street Precinct. This approach reinforces continuity with the surrounding urban environment and strengthens the relationship between the proposed retail use and the established retail and entertainment character of the broader locality.

Figure 12 – Ground Floor Retail Tenancy



Source: Fraser & Partners

5.5 Communal Rooftop Terrace

The communal rooftop at Level 16 provides a generous shared recreation and wellness space that maximises the site's elevated outlook and reinforces the development's subtropical design approach. The rooftop is organised into two distinct activity zones connected by a central hallway.

Towards the south-western edge of the building, the proposal incorporates a 78m² swimming pool positioned to capture expansive views towards James Street and the surrounding inner-city skyline. The pool terrace includes a variety of seating areas and two pavilion structures located at either end of the rooftop, creating sheltered gathering spaces for residents. Terraced landscaping and integrated subtropical planting soften the built form, establish privacy between seating zones and provide shade and comfort throughout the space.

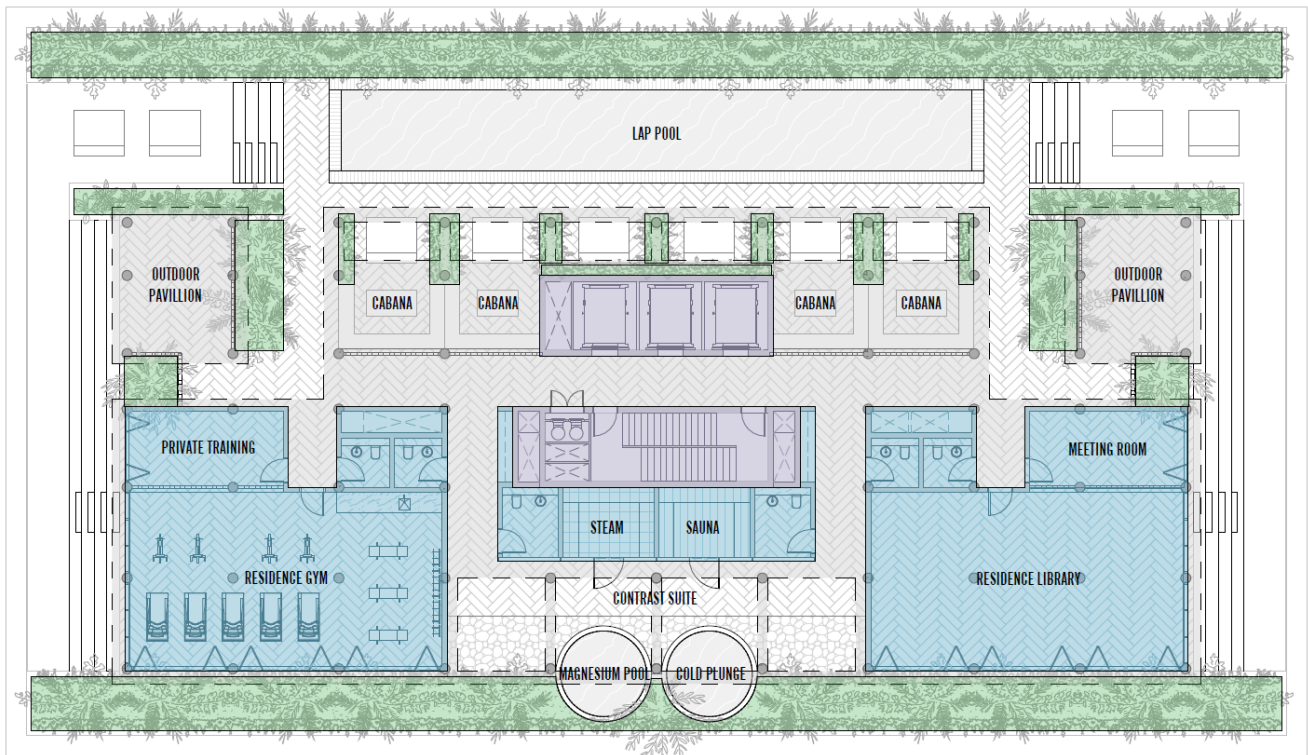
To the opposite side of the rooftop, the development provides a dedicated work-from-home area incorporating private meeting rooms and flexible workspaces that respond to contemporary living and working patterns. This area adjoins a library and quiet retreat space, offering residents additional opportunities for focused work and informal study within a communal setting.

Supporting the proposal's emphasis on health and wellbeing, the rooftop also includes a wellness suite comprising two plunge pools, a contrast suite, a sauna, steam room and associated amenities. These facilities are complemented by an adjoining gymnasium that includes dedicated spaces for private training and fitness activities.

Deep planting beds are incorporated along the rooftop perimeter, contributing to the greening of the building edge and improving visual amenity when viewed from surrounding developments and the public realm. Additionally, the proposed landscaping contributes to a cooler and more comfortable microclimate for occupants.

Importantly, the rooftop has been designed to comply with the definition of a 'rooftop garden' under the City Plan which ensures that it not considered a storey. This compliance has been outlined within the Urban Design Report.

Figure 13 – Communal Rooftop Terrace



Source: Fraser & Partners

5.6 Landscaping

The proposal incorporates extensive landscaping from the ground plane through to the rooftop recreation level, delivering a cohesive subtropical design response.

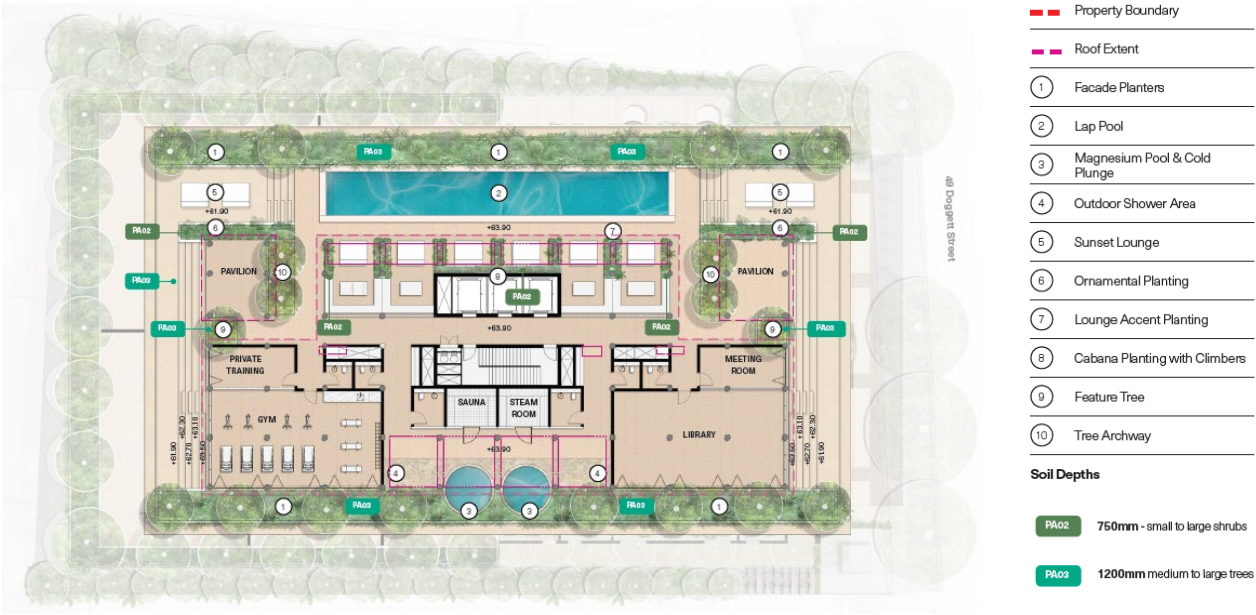
At ground level, the landscape design integrates substantial deep planting areas to soften the interface between the development and the public realm where possible. Importantly, the south-western boundary widens significantly towards the rear of the site where it adjoins residential properties, allowing for a deeper and more substantial landscape buffer than would typically be achievable. This includes a 54m² deep planting area that screens the car parking area from Doggett Street, together with a further 123m² of in-ground and deep planting located between the building and the boundary. The north-eastern boundary is similarly softened through the provision of 69m² of in-ground planting, enhancing the landscaped character of the site and reinforcing the vegetated setback along this edge.

Vertical landscaping is incorporated throughout the development in the form of container planting and hanging planters integrated within balcony areas. These elements establish a layered green façade expression that reduces the visual scale of the building and softens the overall built form. The planting also contributes to positive shading and privacy outcomes for occupants and supports improved thermal comfort and environmental performance.

At rooftop level, the landscape strategy provides approximately 250m² of planting integrated within the communal recreation and wellness areas. The planting palette adopts a layered subtropical approach, combining climbers, herbs, structured shrubs and perennial species to create visual richness and spatial definition. Planting is used to frame circulation routes, activate seating areas and establish pockets of privacy and shade throughout the rooftop environment, contributing to a cohesive and highly usable communal space.

Ultimately, the proposed landscape strategy reinforces the subtropical character of the development, contributes to urban greening and delivers a high-quality residential environment consistent with the evolving character of the surrounding precinct.

Figure 14– Rooftop Landscape Strategy



Source: Fraser & Partners

6 **Specialist Information**

6 Specialist Information

- The following specialist reports have been undertaken in support of the proposed development:
- Development Application Report, prepared by *Fraser & Partners*;
- Landscape Strategy, prepared by *Aspect Studio*;
- Engineering Services Report, prepared by *EDGE Consulting Engineers*;
- Stormwater Management Report, prepared by *Edge Consulting Engineers*;
- Traffic Impact Assessment Report, prepared by *Colliers*;
- Operational Waste Management report, prepared by *Colliers*;
- Arboricultural Assessment Report, prepared by *Independent Arboricultural Services*;
- Environmental Noise Assessment, prepared by *Colliers*;
- Apartment Cooling Energy Assessment, prepared by *Stantec*; and
- Construction Management Plan, prepared by *Fortis*.

6.1 Urban Design Report

A Development Application Report has been prepared by Fraser & Partners and is included in **Appendix G** of this report. The report outlines the development context, architectural response and an assessment of the proposal against Brisbane City Council's *Buildings that Breathe* design principles. A summary of the Report is as follows:

- The site is located within the James Street Precinct and an area of Teneriffe undergoing significant redevelopment and height uplift. Analysis of surrounding approved, under-construction and existing developments demonstrates that the proposal is consistent with the emerging built form character of the wider Teneriffe, Newstead and Fortitude Valley locality.
- The surrounding area comprises a mix of residential, commercial and mixed-use development. The site adjoins residential properties to the west and commercial properties to the north and east, reflecting the mixed-use character of the precinct.
- The architectural response has evolved through a process of establishing the building program, separating overall building mass, introducing a strong horizontal hierarchy and incorporating sculpted vertical elements. This approach reduces the perceived scale of the development and creates a more refined and articulated built form.
- The proposal demonstrates consistency with the *Buildings that Breathe* principles through a design that maximises natural daylight, cross-ventilation and subtropical living outcomes. Key measures include deep balconies, operable windows, articulated facades, integrated shading devices, generous outdoor living areas and a rooftop wellness retreat.
- The design incorporates extensive landscaping at ground level, within the podium, across the building facade and on the rooftop, including the retention of existing street trees and the provision of substantial on-structure planting to enhance amenity and soften the building's visual appearance.
- Sustainability initiatives include rainwater harvesting, rooftop solar infrastructure, secure bicycle parking facilities and an all-electric building approach to reduce long-term energy consumption and reliance on fossil fuels.

6.2 Landscape Strategy

A Landscape Strategy has been prepared by Aspect and is included in **Appendix H** of this report. A summary of the Landscape Strategy is as follows:

- The landscape design draws inspiration from the site's riverine history, the character of Teneriffe's Woolstores and the lifestyle qualities of the James Street precinct, creating a cohesive subtropical design response.
- The ground level landscape is designed to create a welcoming arrival experience, transitioning from the activity of Doggett Street to a quieter residential environment. Existing paperbark trees are retained and complemented by additional planting, layered vegetation and living green walls.

- Extensive landscaping is integrated throughout the development, including deep planting at ground level, podium planting, balcony landscaping and rooftop gardens, creating a vertical landscape that softens the building form and enhances residential amenity.
- The rooftop terrace is designed as a landscaped wellness retreat incorporating subtropical planting, shaded gathering areas and recreational facilities that support relaxation, social interaction and resident wellbeing.
- The planting palette responds to the site's varying orientations and microclimates, providing visual diversity while ensuring the long-term viability and resilience of the landscape outcome.
- Water-sensitive design measures, including rainwater harvesting and irrigation infrastructure, are incorporated to support the long-term health and sustainability of the landscape

6.3 Engineering Services Report

An Engineering Services Report has been prepared by Edge Consulting Engineers and is included in **Appendix I** of this report. The key components of the report are as follows:

- The proposed development can be adequately serviced by the existing municipal infrastructure networks and supports the scale and intensity of development proposed.
- Stormwater from the development is proposed to discharge to Doggett Street via the existing lawful point of discharge, with further detail provided in the Stormwater Management Plan.
- The development will connect to the existing water main within Doggett Street, with a new water service and meter arrangement to be provided.
- Sewerage services will be provided via a new sewer manhole and sewer main extension within Doggett Street, with existing property connections to be decommissioned.
- Earthworks will primarily comprise bulk excavation for the basement levels and associated servicing infrastructure, with appropriate erosion and sediment control measures to be implemented during construction.

6.4 Stormwater Management Plan

A Stormwater Management Plan has been prepared by EDGE Consulting Engineers and is included in **Appendix J** of this report. A summary of the Stormwater Management Plan is as follows:

- The Stormwater Management Plan assesses stormwater quantity and quality management for the proposed development and demonstrates compliance with relevant State and local government requirements.
- The site currently drains generally towards Doggett Street and discharges via existing kerb outlets. The proposed development will maintain the existing lawful point of discharge to the Doggett Street kerb and channel, ensuring stormwater is not directed towards adjoining properties.
- Stormwater runoff from the development will continue to discharge to the existing lawful point of discharge and is not expected to adversely impact the capacity of the existing stormwater infrastructure network within Doggett Street.
- The proposed development will result in an impervious site coverage of approximately 83%, which is lower than the existing impervious coverage of approximately 91%, reducing overall site runoff characteristics when compared to the existing development.
- Given the site's location within the lower third of the Brisbane River catchment and the reduction in impervious area, stormwater detention is not required for the proposed development.
- An assessment of the State Planning Policy stormwater triggers confirmed that the proposal does not require stormwater quality treatment measures, and accordingly a stormwater quality treatment system is not required.
- The report concludes that the proposed stormwater management approach appropriately addresses stormwater quantity and quality considerations and that no additional stormwater detention or treatment infrastructure is required to support the proposed development.

6.5 Traffic Impact Assessment

A Traffic Impact Assessment has been prepared by Lambert & Rehbein Pty Ltd (L+R) and is included in **Appendix K** of this report. A summary of the Traffic Impact Assessment is as follows:

- The proposed access, parking layout, servicing arrangements and vehicle manoeuvring have been assessed and are generally consistent with the relevant requirements of Council's Transport, Access, Parking and Servicing Planning Scheme Policy and AS2890 standards.
- A performance outcome is sought for resident car parking. Council's City Core provisions prescribe a **maximum of 152 resident parking spaces**, whereas **195 resident parking spaces** are proposed. The additional car parks are justified on the basis that the development is delivering a premium residential product and future tenants are expected to have higher rates of vehicle ownership. The surplus parking would result in only a minor increase in traffic generation that would not materially impact the surrounding road network.
- A performance outcome is also sought for visitor bicycle parking. Council requires **31 visitor bicycle spaces** (1 space per 4 dwellings), whereas **11 visitor bicycle spaces** are proposed (approximately 1 space per 12 dwellings). The visitor parking aligns with the Austroad guidance and is considered to better reflect actual visitor parking demand. It is noted that compliant bicycle parking for residents is provided which will minimise any overflow to these visitor spaces.
- Swept path assessments confirm that resident, visitor, servicing and refuse collection vehicles can safely access, manoeuvre within and exit the site.
- The proposed development is anticipated to generate only a minor increase in traffic movements and is not expected to have a material impact on the operation or safety of the surrounding road network.

6.6 Operational Waste Management Report

An Operational Waste Management Plan has been prepared by Colliers and is included in **Appendix L** of this report. The key elements of the Plan are summarised as follows:

- Separate ground-floor refuse storage areas are provided for the residential and retail components, with dedicated access and sufficient capacity for the anticipated waste volumes.
- Residential waste will be managed through dual general waste and recycling chutes, supported by a general waste compactor and automated bin rotation systems.
- The development will provide three 1,100L general waste bins and nine 1,100L recycling bins for residential use, together with one additional bin for each stream during servicing. The retail component will provide one 1,100L general waste bin and one 660L recycling bin.
- A performance outcome is sought for residential collection frequency. Council's Refuse Planning Scheme Policy requires sufficient storage capacity to enable **one collection per week**, whereas **three collections per week** are proposed for both general waste and recycling. The report considers this acceptable as the frequency is consistent with comparably sized developments previously approved by Council, provides three days of storage capacity between collections and enables the required refuse volumes to be accommodated within the proposed storage areas.
- Refuse will be collected on site by rear-loading refuse collection vehicles, which will reverse into the site in a single movement, service bins from the designated loading area and exit onto Doggett Street in a forward gear.
- The Plan includes measures for ongoing waste management, including bin rotation, cleaning, signage, occupant education, stream separation and periodic review of collection arrangements.

6.7 Arboricultural Assessment

An Arboricultural Impact Assessment has been prepared by Independent Arboricultural Services and is included in **Appendix M** of this report. A summary of the Arboricultural Impact Assessment is as follows:

- The assessment identifies four street trees (Weeping Paperbarks) adjacent to the site within Doggett Street and evaluates the likely impacts of the proposed development on these trees.

- Of the four (4) assessed trees, **three (3) trees are recommended for retention** and protection during construction, whilst **one (1) tree (Tree 4) is recommended for removal and replacement** as it is located within the proposed driveway crossover and would be subject to a major encroachment within its Notional Root Zone.
- The report concludes that, with appropriate protection measures and construction methodologies, impacts on retained trees can be appropriately managed and minimised in accordance with **AS 4970–2025 Protection of Trees on Development Sites**.
- A Project Arborist (minimum AQF Level 5) will be engaged throughout the construction process to oversee implementation of tree protection measures, undertake site audits and supervise works occurring within the Notional Root Zones of retained trees.
- Tree protection measures include the installation of Tree Protection Zone fencing, pre-construction inspections, low-pressure water excavation where works occur near retained trees, and restrictions on root pruning. Any roots greater than 50 mm in diameter are to be retained unless otherwise approved by Brisbane City Council.
- Minor canopy pruning is proposed for retained trees where required to facilitate construction works, including awnings along the Doggett Street frontage. All pruning will be undertaken by a qualified arborist in accordance with **AS 4373–2007 Pruning of Amenity Trees**.
- The assessment requires all necessary Brisbane City Council Public Space Operations and Natural Assets Local Law approvals to be obtained prior to undertaking any works within tree root zones or before removal of the nominated tree.
- Ongoing monitoring, post-construction inspections and final arboricultural certification will be undertaken to ensure the health and viability of retained trees is maintained throughout the development process.

6.8 Environmental Noise Assessment

An Environmental Noise Assessment has been prepared by Colliers and is included in **Appendix N** of this report. A summary of the assessment is as follows:

- The assessment concludes that the proposed development can comply with the relevant acoustic requirements of Brisbane City Council's *Multiple Dwelling Code* and *Centre or Mixed Use Code*.
- Residential apartments will incorporate compliant acoustic glazing to protect habitable rooms from noise associated with surrounding non-residential activities.
- Mechanical plant will be acoustically screened from nearby noise-sensitive uses, with detailed assessment to occur during detailed design.
- The proposed retail tenancy operating hours of **6:00am to 10:00pm** are consistent with the acceptable outcomes of the Centre or Mixed Use Code.
- Vehicle movement and waste collection areas are predominantly enclosed within the building, with a **2m high acoustic fence** recommended along the south-western boundary to ensure compliance with Council's acoustic requirements.

6.9 Apartment Cooling Energy Assessment

An Apartment Cooling Assessment has been prepared by Stantec and is included in **Appendix P** of this report. A summary of the assessment is as follows:

- The assessment confirms that the proposed development can comply with the NCC 2022 Section J NatHERS requirements, including the required individual and whole-building energy ratings.
- The development incorporates passive design measures including high-performance glazing, operable windows, ceiling fans and horizontal shading elements to improve thermal comfort and reduce cooling demand.

- NatHERS modelling demonstrated that the majority of apartments achieve compliant cooling performance, with only four recurring north-east facing unit types requiring further optimisation.
- The addition of ceiling fans to the living areas of the affected units reduced cooling demand and achieved compliance with the NatHERS cooling intensity requirements across all assessed apartments.

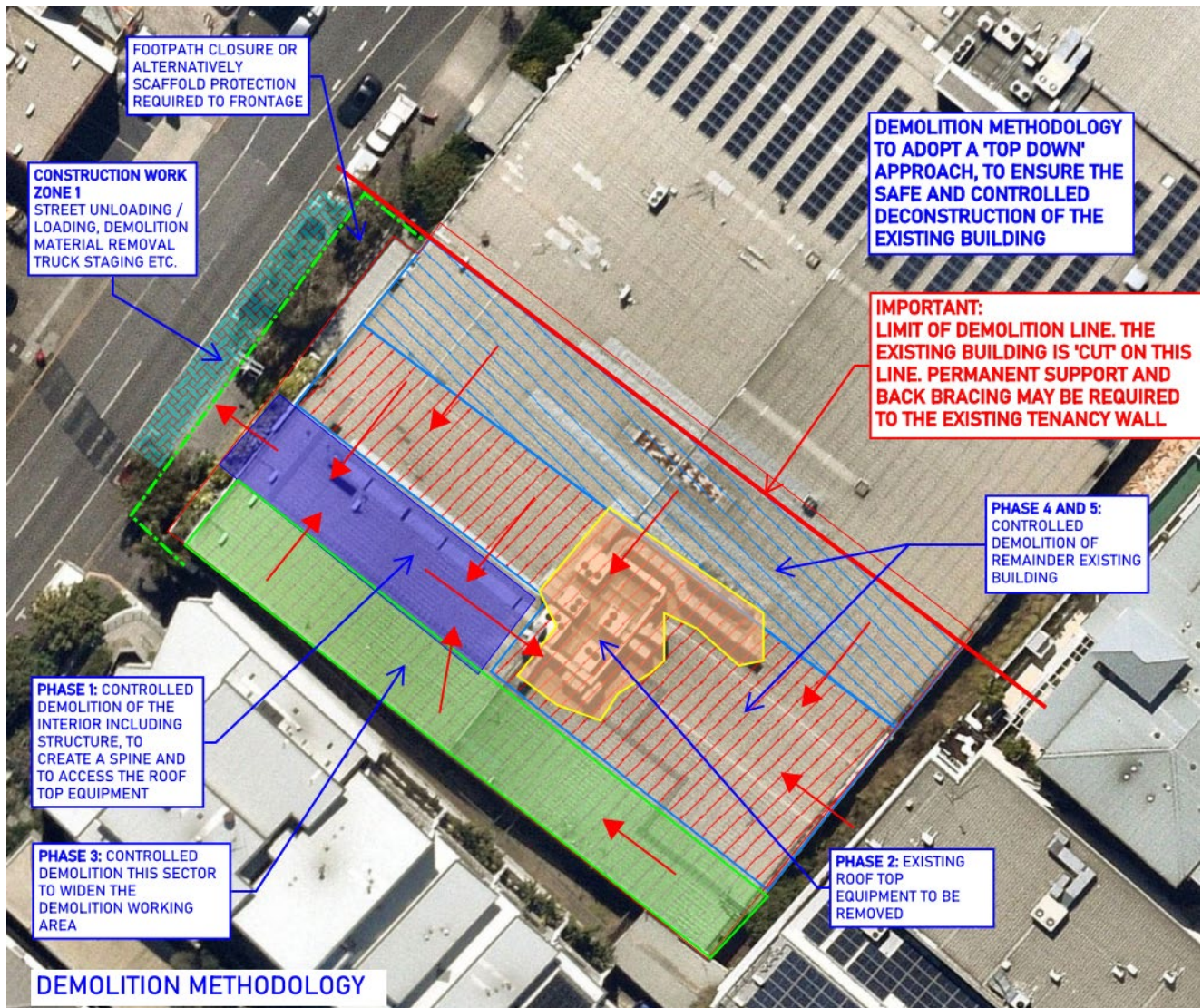
The assessment concludes that the proposed development supports Brisbane's subtropical climate through natural ventilation, passive cooling and solar heat gain management, while reducing reliance on mechanical cooling.

6.10 Construction Management Plan

A Preliminary Construction Management Plan has been prepared by Fortis and is included in **Appendix O** of this report. A summary of the Plan is as follows:

- Demolition of the existing structure will require the partial removal of a building that currently shares a common boundary wall with the adjoining lot at 49 Commercial Road. A controlled top-down deconstruction methodology is proposed to progressively dismantle the building while maintaining the integrity of the adjoining structure.
- Temporary and permanent bracing may be required to support the retained common boundary wall following demolition.
- Demolition works will involve removal of rooftop equipment, internal deconstruction to create safe working zones, staged removal of the remaining structure and controlled removal of demolition materials from the site.
- Temporary footpath closures and/or scaffold protection are expected to be required during demolition, together with construction work zones on Doggett Street to facilitate material removal and site access.
- The Plan outlines measures to manage traffic, noise, dust, waste, community consultation and protection of surrounding infrastructure throughout the construction process.
- Overall, the Plan concludes that the proposed demolition and construction works can be undertaken safely and in a manner that minimises impacts on surrounding properties, road users and the local community.

Figure 15 – Proposed Demolition Method



Source: Fortis

7 State Planning Framework

7 State Planning Framework

A summary of compliance with the relevant state planning instruments is outlined in the table below.

Table 5 – State Planning Framework

Instrument / Assessment Benchmark	Date of Instrument	Assessment
Planning Act 2016 (Planning Act)	27 April 2026	The Planning Act is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments. The purpose of the Planning Act is to facilitate the achievement of ecological sustainability by establishing an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters. This application includes a Material Change of Use component that is assessable development. A Development Permit for Material Change of Use is therefore required prior to the commencement of the use. The City Plan states that the proposed development is subject to Impact Assessment due to the proposed building height (discussed further in Section 9). Impact assessment is to be undertaken in accordance with Section 45(5) of the Planning Act. An impact assessment must be carried out against the assessment benchmarks in the Planning Scheme and have regard to any matters prescribed by regulation as per Section 45(5)(b) of the Planning Act. In addition, the assessment may be carried out against, or have regard to, any other relevant matter, other than a person's personal circumstances.
State Planning Policy (SPP)	3 July 2017	SPP mapping indicates that the following matters apply to the site: ▪ Natural Hazards Risk and Resilience – Flood hazard area – local government flood mapping area ▪ Strategic Airports and Aviation Facilities – Obstacle limitation surface area – Wildlife hazard buffer zone – Aviation facility Section 2.1 of the Planning Scheme 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

Instrument / Assessment Benchmark	Date of Instrument	Assessment
		State interest – Strategic airports and aviation facilities – The building restricted area While the site is not identified within the bushfire prone area, the site is included in the building restricted area. Accordingly, assessment against the Strategic Airports and Aviation Facilities SPP Assessment Benchmark is required. A copy of the assessment is contained in Appendix D. The assessment confirms that the proposed development is complies with the relevant benchmarks.
South East Queensland Regional Plan (ShapingSEQ 2023)	15 December 2023	ShapingSEQ 2023 outlines the Queensland Government's long-term vision for added growth in the South East Queensland region. It facilitates accommodation of future population growth while sustainably enhancing communities. The site is located within the Urban Footprint area of ShapingSEQ 2023. 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.
Referral Agencies & State Development Assessment Provisions Version 3.6 (SDAP)	1 May 2026	The State Assessment and Referral Agency (SARA) seeks to deliver a coordinated whole-of-government approach to the state's assessment of development applications. The State Development Assessment Provisions (SDAP) is an outcome of the SARA and a statutory instrument made under the Planning Act which sets out matters of interest of the state for development assessment, where the chief executive of administering the Planning Act is the assessment manager or a referral agency. The following SDAP matters have been identified as being applicable to the site: - SEQ Regional Plan Triggers - SEQ Regional Plan land use categories - Water Resources - Water resource planning area boundaries - Excluded Area - Threshold exemption area An assessment of the referral triggers in Schedules 9 and 10 of the Planning Regulation confirms that the development does not require referral to the State Assessment and Referral Agency (SARA) concurrence agency or any advice agencies.

7.1 Public Notification

In accordance with Section 53(1) of the Planning Act, the notification stages of the development assessment process applied to an application if either of the following applies –

- a. Any part of the application requires impact assessment; or*
- b. The application includes a variation request.*

As the development application required impact assessment, public notification pursuant to the Planning Act is required in this instance for a total of 15 business days.

8

Local Planning Framework

8 Local Planning Framework

8.1 Brisbane City Plan 2014

The *Brisbane City Plan 2014 v35.00/2025* is the local planning instrument relevant to the assessment of the development application. The following sections of this report provide an assessment of the proposed development against the relevant assessment benchmarks in the Planning Scheme.

8.2 Defined Land Uses

The proposed residential tower is categorised as a 'Multiple Dwelling' use under the City Plan. The ground level retail tenancy is defined as a 'Food and Drink Outlet' or 'Shop' use.

Extracts of the relevant definitions under City Plan are provided below:

Multiple Dwelling –

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

Food and Drink Outlet –

means the use of premises for—

- a. preparing and selling food and drink for consumption on or off the premises; or*
- b. providing liquor for consumption on or off the premises, if the use is ancillary to the use in paragraph (a).*

Shop –

means the use of premises for—

- a. displaying, selling or hiring goods; or*
- b. providing personal services or betting to the public.*

Food and Drink Outlet and Shop uses are included within the Centre Activities activity group.

8.3 Strategic Framework

Given this application is subject to Impact Assessment, the application is required to be assessed against the City Plan as a whole, including the Strategic Framework in Part 3 of the City Plan.

The strategic framework sets the policy direction for the City Plan and forms the basis for ensuring appropriate development occurs in the planning scheme for the duration of its currency period. The strategic framework outlines five (5) themes that collectively represent the policy intent of the scheme:

- Brisbane's globally competitive economy;
- Brisbane's outstanding lifestyle;
- Brisbane's clean and green leading environmental performance;
- Brisbane's highly effective transport and infrastructure; and
- Brisbane's CityShape.

The five themes articulate the strategic outcomes, elements, specific outcomes and land use strategies for the City. Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the City Plan.

Section 3 of the Mixed Use Zone states that development in the zone is guided by the strategic direction of:

- Theme 1: Brisbane's Globally Competitive Economy
 - Element 1.3 – Brisbane's population-serving economy

- Theme 2: Brisbane’s outstanding lifestyle
 - Element 2.2 – Brisbane’s housing and accommodation choices;
- Theme 5: Brisbane’s CityShape
 - Element 5.3 – Brisbane’s Major Centres
 - Element 5.8 – Brisbane’s Growth Nodes on Selected Transport Corridors.

Of the above-mentioned themes, the “Brisbane City Shape” theme is the most relevant for assessment of the proposal, as it directly addresses matters of built form, scale, height, and the relationship of development to its surrounding urban context. Whilst the Mixed Use Zone Code states that development within the zone is guided by the directions of Elements 5.3 and 5.8, the Brisbane CityShape 2031 Land Use Strategic Framework Map (SFM-002) identifies the site within the Suburban Living Area land use element. Therefore, Element 5.5 – Brisbane’s Suburban Living Areas is the relevant element for assessment under Theme 5 of the Strategic Framework.

Overall, the proposed development aligns with the intent of the Strategic Framework and the elements identified for the Mixed Use Zone. The proposal provides for an activated and articulated ground floor plane, which is improved by the inclusion of a small-scale retail/commercial space. The development includes a residential tower which will support Brisbane’s housing supply needs through delivering a range of dwelling units on a well-located site within Brisbane’s inner city. A full assessment of the proposal against the applicable Strategic Framework provisions is provided at **Appendix E**.

8.4 Zoning

Under the City Plan, the site is identified within the **Inner City Zone Precinct** of the **Mixed Use Zone** (refer to **Figure 16**). The purpose of the Mixed Use Zone is to:

“provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.”

The relevant overall outcomes sought for the Inner City Zone Precinct are as follows:

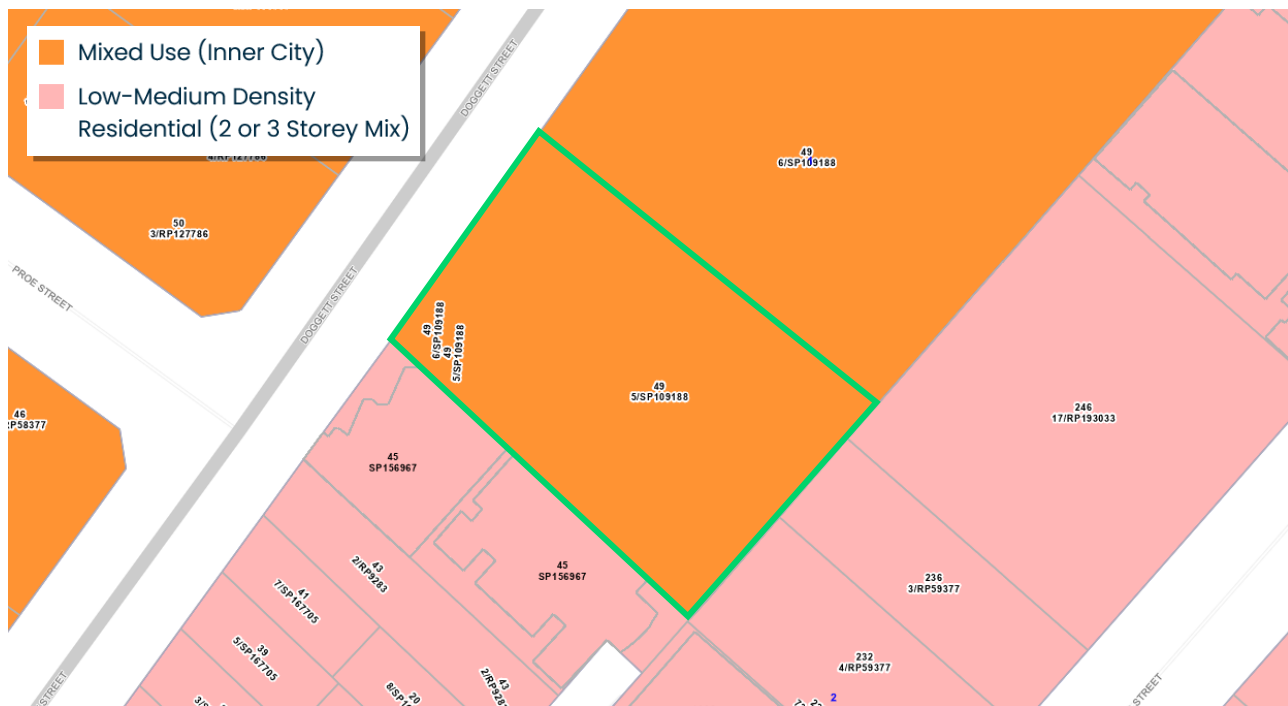
- a. *Development capitalises on proximity to the City Centre and inner-city specialised centres and Special purpose zone precincts in the Inner city zone precinct.*
- b. *Development provides for a specific mix of uses that respond to a particular location within the inner city and ensure that the use is appropriate given its proximity to the City Centre and surrounding specialised centres, Special purpose zone precincts and residential areas.*

The proposed development is consistent with the intent and overall outcomes of the Inner City Zone Precinct within the Mixed Use Zone. The zone anticipates a diverse range of higher-intensity urban uses in accessible inner-city locations, including residential development that contributes to housing supply and supports surrounding activity centres.

The proposal delivers a contemporary residential tower that capitalises on the site’s inner-city location, high level of accessibility and proximity to established employment, retail and entertainment precincts. The site is well serviced by public transport, active transport infrastructure and surrounding amenities, making it suitable for increased residential density consistent with the Mixed Use Zone’s objectives.

The scale and bulk of the development reflect the emerging development pattern extending from Fortitude Valley and the James Street Precinct, where taller, well-designed buildings are becoming an established component of the urban form.

Figure 16 – Zoning



Source: Brisbane City Plan 2014 Interactive Mapping, 2026

8.5 Neighbourhood Plan

The site is located within the **Fortitude Valley Neighbourhood Plan Area**, specifically within the **James Street Precinct (NPP-005)**. An extract of the neighbourhood plan map is provided at **Figure 17**.

The relevant overall outcomes of the James Street Precinct include:

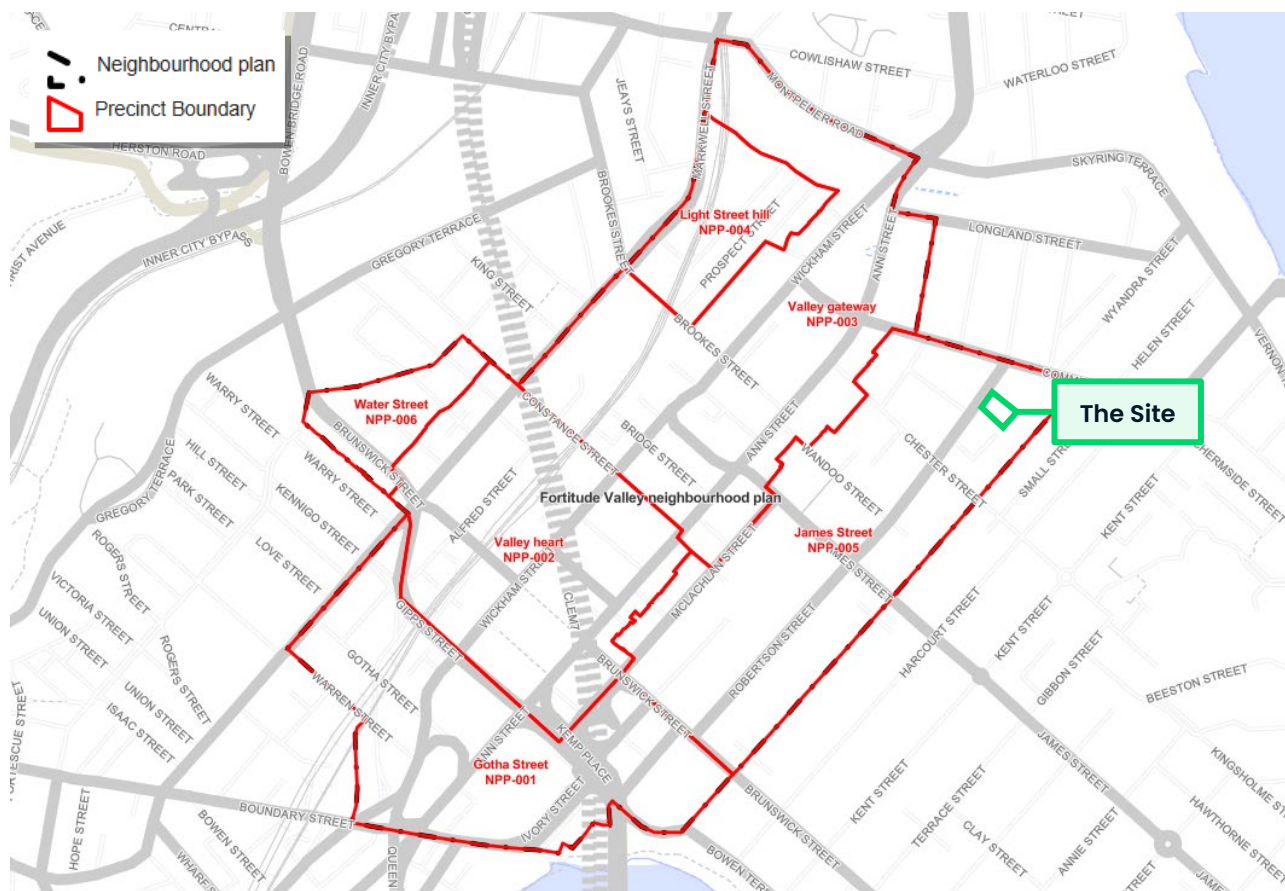
- The precinct contains a mix of commercial, retail, residential and recreational uses, providing a transition between the retail, business and entertainment-oriented precincts surrounding Ann Street and Wickham Street and the predominantly residential area of New Farm.*
- Development reinforces the commercial and retail frontages to Brunswick Street and Commercial Road and enhances the city-wide lifestyle role of the James Street node.*
- The view to St. Patrick's Church from James Street is preserved.*
- This precinct supports a range of building heights, depending on the zoning and location of a site.*

The proposed development is consistent with the intent of the City Centre Neighbourhood Plan by delivering an exemplary built form outcome that addresses finer grained design requirements of in the neighbourhood plan.

The site occupies a strategic location between the higher-intensity retail, business and entertainment precincts associated with Ann Street and James Street, and the lower-scale residential areas of New Farm. The proposed height and built form provide a deliberate transition between these differing urban conditions, reinforcing the precinct's role as a place where increased density is expected and supported when well designed.

At street level, the inclusion of a ground floor retail tenancy introduces pedestrian-generating activity, contributing to an active and engaging public realm consistent with the James Street Precinct's character. Landscaped elements within the streetscape further support a high-quality pedestrian environment and reinforce the fine-grained, subtropical identity sought by the neighbourhood plan.

Figure 17 – Neighbourhood Plan



Source: Brisbane City Plan 2014 Interactive Mapping, 2026

8.6 Overlays

The site is relatively unconstrained in terms of Planning Scheme overlays. Refer to **Table 6** below for further details.

Table 6 – 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
Potential and Actual Acid Sulfate Soils Overlay	- Potential and actual sulfate soils sub-category - Land above 5m AHD and below 20m AHD sub-category
Road Hierarchy Overlay	Neighbourhood road
Streetscape Hierarchy Overlay	Locality street

8.7 Category of Development and Assessment

8.7.1 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.

8.7.2 Category of Assessment

The Category of Assessment for the development is determined by the City Plan, and the Planning Regulation. Under Section 5.3.2 of the City Plan, where a neighbourhood plan specifies the Category of Assessment for development, these categories prevail over the zone Category of Assessment. 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. Further, the category of development prescribed under Schedule 6 of the Planning Regulation overrides all other categories of development under the planning scheme to the extent of any inconsistency.

Table 5 below sets out the categorisations of development provided by Section 5 of the City Plan, which demonstrates the proposal is subject to **Impact Assessment**.

It is relevant to note that Schedule 6 of the Planning Regulation does not alter the categories of development.

Table 7 – Category of Assessment for Proposal

Aspect of Development	Categorising Provisions	Category of Assessment
Material Change of Use for Multiple Dwelling, Food and Drink Outlet and Shop	Table 5.5.22 of the City Plan identifies that the proposed land uses are subject to Code Assessment where no greater than the building height specified in the relevant neighbourhood plan. The proposed development provides a maximum building height of 15 storeys and therefore exceeds with the eight (8) storey requirement specified under the Fortitude Valley Neighbourhood Plan.	Impact Assessment

8.8 Assessment Benchmarks

The assessment benchmarks (codes) within the City Plan that are relevant to the assessment of the proposed development are prescribed by the Category of Assessment table for the Mixed Use (Inner City) Zone, Fortitude Valley Neighbourhood Plan and the applicable overlays. This is summarised below in **Table 6**.

Table 8 – Relevant Brisbane City Plan 2014 Assessment Benchmarks

Primary Codes	Overlay Codes	Prescribed Secondary Codes
- Mixed Use Zone Code - Fortitude Valley Neighbourhood Plan Code - Centre or Mixed Use Code	- Airport Environs Overlay Code - Bicycle Network Overlay Code	- Filing and Excavation Code - Infrastructure Design Code - Landscape Works Code - Outdoor Lighting Code

Primary Codes	Overlay Codes	Prescribed Secondary Codes
Multiple Dwelling Code	- Critical Infrastructure and Movement Network Overlay Code - Potential and Actual Acid Sulfate Soil Overlay Code - Road Hierarchy Overlay - Streetscape Hierarchy Overlay Code	- Park Planning and Design Code - Stormwater Management Code - Transport, Access, Parking and Servicing Code - Wastewater Code

In accordance with Section 5.3.2.5 of City Plan:

“Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay”.

In light of the above provision, the following codes have been reviewed and do not contain any relevant assessment matters, and thus an assessment against the below overlay code is not included.

- **Critical Infrastructure and Movement Network Overlay Code** – the development does not involve a park, industrial, sensitive or emergency service use.

Similarly, the proposal does not require assessment against the following prescribed secondary codes as they do not contain relevant assessment matters:

- **Park Planning and Design Code** – the development does not involve a Park component;
- **Wastewater Code** – the site is located in an urban area that is currently connected to sewer infrastructure.

A comprehensive assessment of the relevant codes is included in **Appendix E** and in the relevant specialist reports. The following codes are assessed separately in the specialist reports:

- Landscape Strategy (**Appendix H**):
 - Landscape Work Code.
- Engineering Services Report (**Appendix I**):
 - Potential and Actual Acid Sulfate Soils Overlay Code;
 - Filling and Excavation Code;
 - Infrastructure Design Code; and
 - Stormwater Code.
- Traffic Engineering Report (**Appendix K**):
 - Road Hierarchy Overlay Code;
 - Streetscape hierarchy Overlay Code; and
 - Transport, Access, Parking and Servicing Code.

The assessment in **Appendix E**, coupled with the relevant supporting reports and **Section 8** below demonstrates the proposal complies with the assessment benchmarks applicable to the development.

8.9 Local Government Infrastructure Plan

The Local Government Infrastructure Plan (‘LGIP’) integrates and coordinates land use planning and infrastructure planning and ensures 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.

9

Key Planning Matters

9 Key Planning Matters

The proposed development achieves a high level of compliance with the applicable assessment benchmarks, including the Planning Scheme as a whole. In a majority of circumstances, this is achieved by compliance with the Acceptable Outcomes within the applicable assessment benchmarks, which are prescriptive measurable criteria for development and represent one way of achieving Performance Outcomes.

There are 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. In this regard, the Planning Scheme is a performance-based document and Performance Outcomes are considered to be overarching guidelines of development.

The following sections provide a summary of the key Performance Outcomes (grouped into key planning considerations) sought as part of the development application.

It is important to also consider that under the hierarchy of assessment benchmarks, the Strategic Framework prevails over all other components, to the extent of any inconsistency in assessing Impact Assessable development applications. Therefore, a non-compliance at a Performance Outcome level would not necessarily warrant refusal. The Impact Assessment process allows for a merits-based consideration of the development. A detailed assessment against the Strategic Framework has been provided in **Appendix D**, as well as the identification of 'other relevant matters' that warrant approval, which are outlined in **Section 10** of this report.

9.1 Building Height

Acceptable Outcome **AO1.2** of the Fortitude Valley Neighbourhood Plan Code states the following:

AO1.2

Development complies with the number of storeys and building height in Table 7.2.6.4.3.B.

In accordance with Table 7.2.6.4.3.B, the maximum building height for sites over 2,000m² or greater but less than 3,000m² in the James Street Precinct and the Mixed Use Zone is 8 storeys or 12 storeys where fronting Commercial Road. The site does not front Commercial Road and a maximum building height of 15 storeys is proposed. As such, the proposal exceeds the 8 storey building height specified in **AO1.2**.

Consideration must therefore be given to the proposal's compliance with the qualitative criteria outlined in the corresponding Performance Outcome **PO1**, reproduced below:

PO1

Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:

- a. *consistent with the anticipated density and assumed infrastructure demand;*
- b. *aligned to community expectations about the number of storeys to be built;*
- c. *proportionate to and commensurate with the utility of the site area and frontage width;*
- d. *designed to avoid a significant and undue adverse amenity impact to adjoining development;*
- e. *sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site.*

Further, the Fortitude Valley Neighbourhood Plan anticipates that greater height can be achieved where there is both a community and economic need or the development as shown in Overall Outcome **OO(3)(j)** below with emphasis added.

OO(3)(j)

Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.

The proposal has been assessed against each of these relevant matters for the building height in PO1 and the overarching OO(3)(j) with the outcomes provided below.

Anticipated Density and Infrastructure Demands

The future density of Teneriffe is best informed by an assessment of the area's emerging character, which is increasingly defined by high-density residential development, rather than reliance on outdated planning instruments that do not accurately reflect more recent policy directions. The development is consistent with the anticipated built form along Doggett Street, the nearby Commercial Road, the surrounding area, and towards the Brisbane CBD.

Due to the highly urbanised nature of Teneriffe, the site is appropriately serviced by all infrastructure. The Engineering Services Report prepared by Edge Consulting Engineers (refer to **Appendix I**) confirms that the development is well serviced by public utilities.

Similarly, the Traffic Impact Assessment prepared by L+R (refer to **Appendix K**) demonstrates that the surrounding road network is capable of accommodating additional traffic generated as a result of the proposed development. The site also benefits from access to a number of high-frequency bus routes within a 280 metres walking distance from the site.

The development demand will be offset through adopted infrastructure charges contributions levied for the development. The additional demand proposed by the development is not proportionate to its height and density will not result in undue pressure on local infrastructure networks.

Alignment with Community Expectations

Whilst community expectations for building height are in part informed by Acceptable Outcomes prescribed by the Fortitude Valley Neighbourhood Plan, the considerations that inform community expectations are multifaceted, objective and ought to be informed by a variety of matters.

Community expectations in the current context are informed by a range of matters, including:

1. City Plan's aspirations for the site and the surrounding precinct (including that it will be transformed into a medium to high density urban community) and how it might be reasonably expected that those aspirations will be delivered.
2. The evolving nature of development within the surrounding locality and the height of that evolving development.
3. The broader Citywide strategies, both existing and emerging, which aim to address housing shortages in Brisbane in the right locations including the Fortitude Valley Sustainable Growth Strategy which has indicated that building heights will be substantially increased immediately adjoining the site (Refer to Section 4.4 for further details regarding this).

The factors set out below inform reasonable community expectations in the context of this particular site.

Given the evolution of the Teneriffe area from its former industrial use to an urban community contemplated by the City Plan, it is reasonable to expect that community expectations for the site are evolving. This is reinforced by the site's location within the Fortitude Valley Neighbourhood Plan area, despite being located in the suburb of Teneriffe.

Further, the site's proximity to Fortitude Valley, Gasworks, and the Brisbane CBD inform an expectation for development of a greater density and height than would typically be anticipated in suburban locations. This proximity helps shape community expectations regarding appropriate building height within Brisbane's inner-city suburbs. Specifically, the surrounding locality has progressively transitioned from a fragmented pattern of commercial development to an area characterised by emerging higher density residential-led mixed use development. This transition reflects Brisbane's continued population growth and the higher

building heights supported in the adjoining Newstead area. The site is within walking distance to the James Street Precinct, Gasworks Precinct and public transport services, offering pedestrian connectivity to the surrounding area to enhance accessibility.

In this regard, the proposed 15 storey development reflects an appropriately considered residential density outcome that provides a transition between the higher-density developments in Newstead and Fortitude Valley to the lower-scale residential area of New Farm. The proposal is also designed to contribute to the inner-city housing supply offering, complemented by a small-scale retail/commercial offering at the ground level that is commensurate with the site area.

The emerging context of the Teneriffe and Newstead areas, and particularly of sites within proximity to the Fortitude Valley and Gasworks Precinct, is reflective of the Brisbane Inner City Strategy that anticipates increased building heights within the suburb. In accordance with the strategy, there are several nearby developments that facilitate the delivery of increased building height, coupled with architectural design excellence outcomes. The key nearby developments include:

- Little Italy: 29–33 storeys (approved);
- 12 Kyabra Street: 20 storeys (approved);
- Teneriffe Banks: 8–20 storeys (approved);
- Mirvac Sky: 26–31 storeys (approved);
- 74–98 Montpelier Road: 20–30 storeys (approved); and
- Chester & Morse: 15–16 storeys (approved).

A detailed summary of these applications is provided in **Section 4.5**.

Anticipated density and community expectations within Teneriffe are also informed by the overarching heights within the entire Fortitude Valley area. Whilst building height provisions are determined by outcomes within each precinct of the Neighbourhood Plan area, these precinct boundaries are not readily discernible at the street level. Further, it is neither practical nor desirable to use immovable lines to delineate certain precincts of building height. Rather, building heights informed by the context of individual sites and the surrounding area represents a more organic approach that creates a more cohesive and readable pattern of heights across the neighbourhood plan area. In this regard, and as shown in **Figure 18**, the proposed development is consistent with the surrounding development and emerging built form within the broader Teneriffe and Newstead area.

Figure 18 – Teneriffe/Newstead Height Locality Plan



Source: Fraser & Partners

On this basis, the height of the proposed development is consistent and compatible with the existing and approved development established within Teneriffe, Newstead and the fringe of the Brisbane CBD.

The consequence of the above is that the height of the proposed development is consistent with reasonable community expectations, particularly when it is understood that community expectations are informed by the multifaceted factors outlined above.

Utility of the Site for Good Built Form Outcomes

The site is regular in shape, with a total area of approximately 2,386m² and a frontage to Doggett Street of approximately 37.12 metres. The area and dimensions are sufficient to accommodate high-density development, whilst ensuring car parking and servicing are wholly contained within the site, and sufficient landscaping, private and communal open space arrangements are achieved.

Sufficient setbacks and separation distances can be achieved to maintain appropriate level of amenity for the building occupants without impacting adjoining land uses or the ability for future development opportunities.

The proposed development will support the revitalisation and renewal of a currently underutilised site in a prime inner-city location.

Amenity Impacts for Adjoining Development

The proposed development is designed to achieve a high standard of amenity for residents, occupants and adjoining properties. The proposal adjoins existing multiple dwellings to the south-west and east, as well as established commercial uses and low impact industrial warehouses to the north and south. The proposal incorporates appropriate setbacks and separation distances to maintain privacy and access to natural light

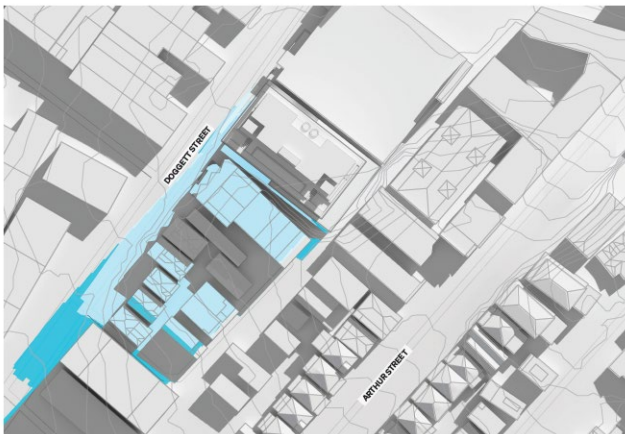
and breezes for both future residents and neighbouring properties. These measures also ensure the development does not constrain the future redevelopment potential of adjoining sites.

The ground plane and communal rooftop areas incorporate landscaping and design elements to facilitate a subtropical outcome. These elements provide visual relief and greenery within communal areas, supporting passive recreation and social interaction for building occupants and the wider community.

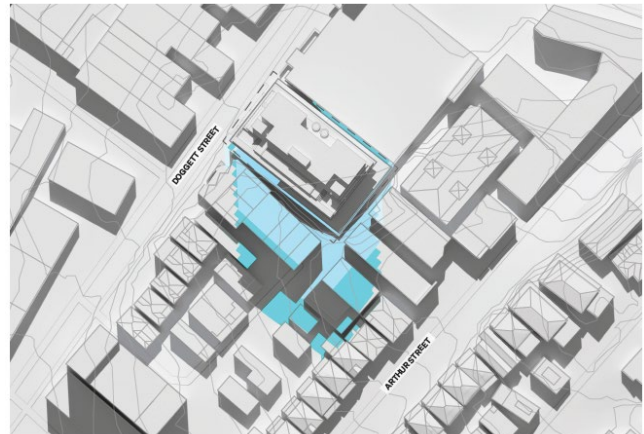
Shadow diagrams have been prepared by Fraser & Partners (shown in **Figure 19**) and demonstrate that the proposal results in a limited and acceptable shadowing outcome. While the additional building height will generate some increased shadowing, these impacts are confined to a small number of nearby properties and occur only during discrete periods of the day. Importantly, affected properties continue to receive access to sunlight and daylight in the morning, ensuring that the proposal does not result in an unreasonable loss of residential amenity.

The extent of shadowing shown at the solstice and equinox is consistent with the emerging built form pattern of the surrounding area, which is characterised by increasing building height and density given its proximity to Fortitude Valley and the broader inner-city growth context. In this setting, changes to shadow conditions are appropriate. The proposal achieves an appropriate balance between managing localised amenity impacts and delivering a built form outcome that responds to the strategic intent for increased density in this location.

Figure 19 Shadow Study Diagrams (Winter Solstice)



Picture 11 - 9am - 21st June, 2025



Picture 12 - 12pm - 21st June, 2025



Picture 13 - 3pm - 21st June, 2025

Source: Fraser & Partners

Community and Economic Need

The proposal delivers additional housing supply, which is widely recognised as a critical community and economic need for Brisbane's rapidly growing population. The development provides a total of 124 residential apartments, comprising a mix of 2-, 3- and 4-bedroom units that will contribute to housing choice within the Teneriffe suburb.

The residential development has been designed to provide a level of amenity commensurate with that typically enjoyed in a conventional dwelling house, by providing a mix of private and communal open spaces to support recreational needs and social interaction. Large windows and door openings are incorporated in the façade design to maximise access to natural light and ventilation. The apartments offered in the development provide a product that would appeal to a broad spectrum of occupiers and purchasers, both locally and interstate.

The development incorporates a small-scale retail offering at the ground level that provides goods and services for residents and the surrounding community, supporting local economic activity and delivering broader community benefit.

Overall Compliance with PO1 and OO(3)(j)

When considering the six key aspects of Performance Outcome **PO1** and Overall Outcome **OO(3)(j)** of the Fortitude Valley Neighbourhood Plan Code, it is evident that the proposal complies with the policy and is a well-considered and appropriate outcome for the site and surrounding context.

9.2 Setbacks

The setback provisions for the proposed development are set out in Acceptable Outcome **AO3** of the Fortitude Valley Neighbourhood Plan Code and Acceptable Outcomes **AO24** and **AO26** of the Centre or Mixed Use Code. Specifically, the Centre or Mixed Use Code sets out the front setback provisions for the podium and side setback provisions for the podium where not adjoining land in the residential zones category.

The relevant acceptable outcomes state:

AO3 (Fortitude Valley Neighbourhood Plan Code)

Development in the centres zone category or the Inner city zone precinct of the Mixed use zone:

- a. *if above the podium, has a 3m frontage setback unless located in the Special context area sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a);*
- b. *ensures any part of a building above the podium has a maximum site coverage of 60%, and a maximum horizontal dimension of 50m;*
- c. *has a minimum rear boundary setback to the podium of:*
 - i. *5m; or*
 - ii. *3m where no openings; or*
 - iii. *10m for residential components if the windows of habitable rooms are orientated towards that boundary;*
- d. *if adjoining a zone in the Residential zones category, has a minimum boundary setback to the podium of 3m at that side boundary;*
- e. *if above the podium, has a minimum side setback of 3m, and a minimum rear setback of 5m, where the minimum setback for residential components is 10m if the windows of habitable rooms are orientated towards that boundary.*

AO24 (Centre or Mixed Use Code)

Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with:

- a. *a neighbourhood plan; or*

- b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.

AO26 (Centre or Mixed Use Code)

Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with:

- a. a neighbourhood plan; or
- b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.

It is relevant to note that Acceptable Outcome AO3(b) of the Fortitude Valley Neighbourhood Plan Code includes provisions on other built form parameters, such as tower site cover and tower horizontal dimension. Whilst it is acknowledged a minor alternative solution is sought for the tower site cover (64% versus 60%), further discussion is provided in the assessment against the Fortitude Valley Neighbourhood Plan Code contained at **Appendix E – Brisbane City Plan 2014 Assessment**. This section relates to the setback provisions only.

Table 9 below outlines the setback requirements under Acceptable Outcome AO3 of the Fortitude Valley Neighbourhood Plan Code, as well as Acceptable Outcomes AO24 and AO26 and Table 9.3.3.3.C of the Centre or Mixed Use Code. The table also summarises the proposals compliance with the provisions.

Table 9: Setback Requirements

Boundary	AO Requirement (Minimum)	Proposed (Minimum)	Compliance
Podium (up to 3 storeys)			
Front	3m where adjoining lower intensity residential	Ranges from 2.01m to 3.399	Performance outcome for front setback to the podium proposed
Side	Where <u>adjoining</u> land in the residential zones category: 3m Where <u>not adjoining</u> land in the residential zones category: 0m if blank; 3m if non-habitable; 5m if habitable or to balconies	South-western side boundary (adjoins residential zoned land): - Ranges from 1.3m to 5.0m North-eastern side boundary (adjoins Mixed Use zoned land): 1.9 to 2.14m	Performance outcome for side setback to the south-western side boundary for the podium proposed
Rear	5m; or 3m where no openings; or 10m for residential components if the windows of habitable rooms are oriented	Ranges from 0.91m to 2.48m	Performance outcome for rear setback to the podium proposed

Boundary	AO Requirement (Minimum)	Proposed (Minimum)	Compliance
	towards the rear boundary		
Tower (above 3 storeys)			
Front	3m	Ranges from 2.01m to 3.43m (average 2.74m)	Performance outcome for setback to the tower proposed.
Side	3m; or 10m for residential components if the windows of habitable rooms are oriented towards the side boundary	South-western side boundary: - Level 4: ranges from 3.56m to 5.0m - Levels 5-15: ranges from 3.56m to 7.4m (average 5.53m) North-eastern side boundary: - Level 4: 1.99m to planter; ranges from 4.86 to 4.94m for building wall - Levels 5-15: 4.866 to 4.994m (average 4.9m)	Performance outcome for side setback to the tower proposed. Generous average setbacks of 5.48m and 4.94m proposed above level 5.
Rear	5m; or 10m for residential components if the windows of habitable rooms are oriented towards the rear boundary	- Level 4: Ranges from 0.91m to 2.48m to planter (average 1.7m); ranges from 3.95m to 5.25m to terrace (average 4.6m); ranges from 7.338m to 8.24m to main building line (average 7.8m) - Levels 5-15: Ranges from 7.08m to 8.354m to main building line (average 7.8m)	Performance outcome for rear setback to the tower proposed. Generous average 7.8m proposed above level 5.

As the development proposes an alternative solution for the setbacks to the street frontage, side and rear boundaries, consideration has been given to the corresponding Performance Outcome **PO3** of the Fortitude Valley Neighbourhood Plan Code and Performance Outcomes **PO24** and **PO26** of the Centre or Mixed Use Code. These performance outcomes are reproduced below.

PO3 (Fortitude Valley Neighbourhood Plan Code)

Development setbacks are sufficient to ensure a building:

- a. *protects important views and vistas;*
- b. *does not dominate the street or other spaces;*
- c. *does not prejudice the development of an adjoining site;*
- d. *enables existing and future buildings to be appropriately separated from each other to allow light penetration, air circulation and privacy and ensures windows are not built out by adjoining buildings;*
- e. *creates attractive and viable alleys at the rear of buildings that also functions as a secondary light and ventilation source.*

PO24 (Centre or Mixed Use Code)

Development ensures that the front boundary setbacks:

- a. positively define the street edge;
- b. relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent;
- c. provide for connections between footpaths, public spaces and private entries where level differences are proposed;
- d. provide for the queuing of patrons at entertainment venues;
- e. consider waiting areas at bus stops, taxi ranks and display windows;
- f. where a residential use and outside the core of a centre, takes on a more residential interface with the street;
- g. where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition;
- h. provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.

PO26 (Centre or Mixed Use Code)

Development ensures that the side boundary setbacks:

- a. *minimise the impact of development on the amenity and privacy of adjoining existing residents;*
- b. *contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;*
- c. *provide for breezes and sunlight where a residential use is included on upper levels above podium levels;*
- d. *consider future development.*

The proposed setbacks comply with the relevant Performance Outcomes for the following reasons:

- The podium provides a front setback distance to the main building line that results in a minor shortfall of 0.97 metres from the prescribed requirement, which would have negligible impact on the streetscape. Notably, the site adjoins land within the Mixed Use zone to the north and land in the Low-medium Density Residential Zone to the south. In this context, the proposed setback reinforces a continuous street-defining edge that is consistent with the built form character of the Mixed Use Zone, while remaining responsive to the adjoining lower intensity residential interface.
- Landscaping is provided along the front façade which softens the building's appearance of bulk and scale from the street.
- The podium is located at the rear of the site so it is integrated into the site's natural topography and largely concealed from Doggett Street. Consequently, the podium will not present as a visually

dominant built form when viewed from the public realm. Extensive landscaping further softens the presentation of the development and contributes to a high-quality subtropical streetscape outcome.

- The tower element is clearly distinguished from the podium through its recessed built form. Notwithstanding this outcome, the podium itself is not readily visible from street level and therefore any visual distinction between the podium and tower is of limited relevance from the public realm. The overall building form aligns with the outcomes of the James Street Precinct of the Fortitude Valley Neighbourhood Plan by providing an active street frontage, including a retail tenancy addressing Doggett Street that contributes to local activation.
- One side and the rear boundary are not perpendicular to the street frontage, with the building orientation instead responding to the alignment of Kyabra Street. As a result, side setbacks vary across the site. In this context, the average setbacks provided are more relevant and comprise 5.5 metres to the south-western boundary, 4.9 metres to the north-eastern boundary and 7.8 metres to the rear boundary. These setbacks provide adequate building separation and privacy outcomes consistent with expectations for a development of this scale. Amenity impacts are further minimised through building orientation, façade articulation and the arrangement of habitable rooms and balconies to maximise daylight, sunlight and natural ventilation.
- Appropriate separation between existing and future buildings is achieved through a considered and articulated façade, recessed balcony design and varied projections (refer to **Figure 20**). Together, these elements provide adequate functional separation to support light penetration, ventilation and visual privacy outcomes, while minimising opportunities for direct overlooking between dwellings within the site and to adjoining residential properties to the south-west and north-east. The proposal therefore achieves an appropriate residential amenity outcome.

Figure 20 – Façade Treatment



Source: Fraser & Partners

- The adjoining Multiple Dwelling to the south-west at 45 Doggett Street is strata titled, reducing the likelihood of redevelopment in the short to medium term. The building features a number of units which face Doggett Street and have a built-to-boundary wall up to four storeys for a length of approximately 18m. Behind these units, the development features additional units that are set in from the boundary. These units have dual aspects, with primary living areas being orientated south, and only secondary spaces orientated north towards the shared boundary. In response to the adjoining building, the building features increased setbacks and landscaping where these units have an interface.
- The site benefits from a street frontage length of 36.996 metres, which is sufficient to deliver the proposed development over the site without resulting in negative bulk and scale impacts.
- Generous landscaping has been included at the western corner of the site and along the south-western side boundary in the form of deep planting and in-soil planting to reduce visual impacts on the adjoining sites. The planting zone acts as a natural screen that not only provides visual interest but ensures privacy is maintained for future residents and adjoining neighbours. Additional vertical landscaping is included at the podium and tower levels to further minimise amenity impacts.
- The development does not preclude future redevelopment of adjoining sites and is capable of co-existing with comparable built form outcomes, ensuring that reasonable residential amenity can be maintained over time.
- The site is not located within a view corridor identified in the neighbourhood plan. Accordingly, provisions relating to views and vistas do not apply.

The articulated tower form minimises amenity impacts, maintains appropriate building separation and does not prejudice the future redevelopment potential of adjoining sites. The proposal capitalises on a well-located inner-city site to deliver additional housing supply while achieving a built form outcome that is responsive to its context. Notably, the tower form presents as a narrow and refined built form when viewed from Doggett Street, reducing perceptions of bulk and scale within the streetscape. While a podium element is incorporated into the design, it is largely concealed from view at the rear of the site and does not materially contribute to the development's perceived bulk from the public realm. Compliant with the provisions outlined in Performance Outcome **PO3** of the Fortitude Valley Neighbourhood Plan Code and Performance Outcomes **PO24** and **PO26** of the Centre or Mixed Use Code, the development achieves appropriate building setbacks that support a defined streetscape, respond to the surrounding built form character and maintain a high level of residential amenity for adjoining properties.

9.3 Building Separation

The minimum building separation requirements for the development are prescribed by Acceptable Outcome **AO27.1** of the Centre or Mixed Use Code, which states:

AO27.1

Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E.

Table 10 outlines the building separation requirements under Acceptable Outcome AO27.1 and Table 9.3.3.3.E of the Centre and Mixed Use Code, summarising the proposal's compliance with the provisions.

Table 10 – Separation Distances

Building Height	Minimum Building Separation			Proposed
	Facing habitable rooms with windows or balconies	Habitable rooms or balconies facing non-habitable rooms with windows or blank walls	Non-habitable rooms with windows or blank walls	
Ground to 4.5m	3m	1.5m	0m if blank with no windows 1.5m if non-habitable with windows	- South-west: 1.34m to 5.8m (blank with no windows) - Rear: 0.89m – 2.48m to south east (blank with no windows); 4.79m to 246 Arthur St (blank wall facing habitable rooms with balconies) (Note* very minor direct overlap with 246 Arthur Street only) - North-east: 1.9m (screened car parking podium)
2 storeys to 7.5m	9m	6m	0m if blank with no windows 3m if non-habitable with windows	South-west: 2.63m to 5.3m (blank with no windows); 3.8m to 5.8m (facing

Building Height	Minimum Building Separation			Proposed
	Facing habitable rooms with windows or balconies	Habitable rooms or balconies facing non-habitable rooms with windows or blank walls	Non-habitable rooms with windows or blank walls	
3 to 5 storeys	12m	9m	0m if blank with no windows 6m if non-habitable with windows	habitable rooms with windows or balconies) - Rear: 0.91m to 2.3m to 232–236 Arthur St (blank with no windows); 4.79m to 246 Arthur St (blank wall facing habitable rooms with windows or balconies) - North-east: 1.9m (blank with no windows); 4.94m (facing habitable rooms with windows or balconies)
				Level 3: - South-west: 3.9 to 5.4m (blank with no windows); 3.8m to 5.8m (facing habitable rooms with windows or balconies) - Rear: 0.9m to 2.3m to 246 Arthur St (blank wall facing habitable

Building Height	Minimum Building Separation			Proposed
	Facing habitable rooms with windows or balconies	Habitable rooms or balconies facing non-habitable rooms with windows or blank walls	Non-habitable rooms with windows or blank walls	
				rooms with windows or balconies)
				Level 4
				- South-west: 3.9m to 5.4m (blank with no windows); 3.86m to 5.8m (facing habitable rooms with windows or balconies) - Rear: 3.1m to 4.6m to balcony to 246 Arthur St (blank wall facing habitable rooms with windows or balconies)
				<i>[Noting that the adjoining commercial developments at 232–236 Arthur Street and to the north-east are situated at substantially higher ground levels than the subject site, with finished floor levels approximately 7.3m to 7.8m above the subject site's ground floor level]</i>
6 to 8 storeys	18m	12m	9m	N/A <i>[Noting that the adjoining residential development to the south-west and rear (246 Arthur St) are 4 storeys and the</i>

Building Height	Minimum Building Separation			Proposed
	Facing habitable rooms with windows or balconies	Habitable rooms or balconies facing non-habitable rooms with windows or blank walls	Non-habitable rooms with windows or blank walls	
				<i>commercial developments to the rear (232-236 Arthur St) and north-east are 2 storeys]</i>
9+ storeys	24m	18m	12m	N/A <i>[Noting that the adjoining residential development to the south-west and rear (246 Arthur St) are 4 storeys and the commercial developments to the rear (232-236 Arthur St) and north-east are 2 storeys]</i>
Podium or rooftop terraces	Located to achieve separation in accordance with the relative level of the podium or roof location as above, along with design elements to ensure the privacy and amenity of residents within the site and on adjoining or adjacent sites.			N/A <i>(Noting that the proposal does not involve a podium terrace and the rooftop terrace is located above the neighbouring buildings)</i>

As the development proposes alternative solutions for the building separation, consideration has been given to the corresponding Performance Outcome **PO27**, which states the following:

PO27

Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling:

- is consistent with the form and character intent for the local area;*
- is located to provide residential amenity including access to natural light, sunlight and breeze;*
- provides a degree of visual privacy via site planning and design without a reliance on fixed screening;*
- reasonably addresses and considers the amenity of adjoining residents and future development potential.*

It is important to note that a performance outcome is sought only for the first four storeys of the building, as the development has no direct interfaces with buildings above this level.

The proposal has been assessed against each of the relevant matters for building separation outlined in Performance Outcome PO27 of the Centre or Mixed Use Code. The proposed building separation distances achieves compliance with PO27 as detailed below.

- In response to **PO27(a)**, the proposed development provides appropriate separation to adjoining and future buildings, consistent with the established and emerging high-density residential-led mixed-use character of the surrounding Teneriffe, Newstead and Fortitude Valley areas. Separation distances have been carefully considered in response to the surrounding context, ensuring that the development does not prejudice the amenity of existing residents to the south-west (45 Doggett Street) or east (246 Arthur Street), or the future development potential of adjoining sites, which can accommodate development of a comparable scale.
- In response to **PO27(b)**, the building form, massing and orientation have been designed to support residential amenity, including access to natural light, sunlight and prevailing breezes. The proposed apartment layouts are oriented to prioritise outlooks toward the city and river, reducing reliance on short-range views toward adjoining buildings. The articulation of the façade, including recessed balconies and varied projections, further assists in managing building separation outcomes and enhancing internal amenity.
- In response to **PO27(c)**, visual privacy is achieved through site planning and architectural design rather than reliance on fixed screening. Balcony placement, dwelling orientation and façade articulation minimise opportunities for direct overlooking between dwellings within the site and adjoining residential development. While a limited number of apartments front Doggett Street, the majority are oriented north and south. Where apartments directly interface with adjoining properties, increased setbacks have been provided to maintain privacy and residential amenity. The adjoining units located at 45 Doggett Street are predominantly oriented towards Doggett Street or north, further limiting opportunities for direct overlooking. In this context, the proposed setbacks of between 2.8 metres and 6.8 metres are sufficient to ensure an appropriate visual privacy outcome for both future residents and adjoining occupants. The adjoining building at 236 Arthur Street is a two-storey commercial building and does not result in any significant privacy interface.
- In response to **PO27(d)**, the proposed building separation reasonably addresses the amenity of adjoining residents and future development potential. The adjoining site at 236 Arthur Street is identified as having greater redevelopment potential, whereas redevelopment of 45 Doggett Street is considered less likely in the short to medium term due to its existing built form and fragmented ownership structure. The proposed setback of approximately 3.4 metres to the north-eastern boundary provides sufficient separation to accommodate future redevelopment of the adjoining site, while maintaining appropriate privacy, outlook and amenity outcomes in an inner-city context. The separation distances have been carefully considered having regard to the surrounding built form pattern, site orientation and the design response of the proposed development. Accordingly, the proposal achieves the intent of PO27(d) by facilitating the orderly future development of adjoining land without unreasonably compromising residential amenity.

Overall, the proposed building separation distances reasonably address residential amenity, access to natural light and ventilation, visual privacy and future development potential. When considered in conjunction with the broader built form justification contained within this report, the proposal achieves compliance with Performance Outcome **PO27**.

9.4 Podium Parking

The car parking location is prescribed under Acceptable Outcome **AO15.1** of the Fortitude Valley Neighbourhood Plan, which states:

AO15.1

Development locates parking areas underground or behind the building at ground level only and car parking is not provided in a podium.

While the proposal provides parking areas underground within two (2) basement levels and behind the building at ground level, it delivers two (2) levels of podium parking above ground. The proposal therefore seeks an alternative outcome for the parking location and is required to address the corresponding Performance Outcome **PO15** as follows:

PO15

Development provides:

- e. buildings that are designed to accommodate useable floor space (not car parking) that genuinely activates and surveys the streetscape;
- f. *vehicle entrances, servicing and parking designed and located to:*
 - i. *minimise disruption to building frontages, the pedestrian environment, and reduce the visual impact on the street environment;*
 - ii. *maximise pedestrian movement, comfort and safety in areas of high pedestrian usage by reducing pedestrian and vehicular conflict.*

The podium parking structure complies with the provisions of **PO15** through the following:

- At the ground level, the car parking area is appropriately sleeved by the residential lobby and retail tenancy, which generates activity that genuinely activates the streetscape. Further, the parking areas at Podium Levels 2 and 3 are sleeved behind residential units that are oriented towards the Doggett Street frontage. This strategically provides casual surveillance opportunities to the public realm and streetscape. Therefore, the podium car parking area is not discernible when viewed from the street.
- The proposal provides a single point of entrance for vehicles, servicing and parking. Through consolidating the entrance point into a single location, the development minimises disruption to the building frontage and reduces the visual impact on the streetscape. Further, the proposed vehicle access arrangement reduces pedestrian and vehicular conflict, maximising the comfort and safety of the pedestrian environment.
- Importantly, the inclusion of podium parking also responds to site-specific construction constraints. The site is characterised by extremely hard underlying rock, such that accommodating the required parking entirely within basement levels would necessitate substantially deeper excavation. By distributing a portion of the parking supply within the podium levels, the proposal significantly reduces the extent of excavation works required. This approach minimises construction impacts, including excavation-related noise, vibration, heavy vehicle movements and associated disruption to surrounding residents and businesses, whilst still achieving a built form outcome that appropriately conceals parking from the public realm and maintains an active streetscape interface. Accordingly, the podium parking arrangement delivers both practical construction benefits and positive amenity outcomes for the surrounding locality.

9.5 Private Open Space

Acceptable Outcome **AO31.1** of the Multiple Dwelling Code states that:

AO31.1

Development provides private open space which comprises:

- a. *for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m;*
- b. *for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m.*

Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.

In some instances, the proposed units have balconies that do not meet the minimum area and the minimum dimension requirement. Therefore, an assessment against the corresponding Performance Outcome **PO31** is required, which states:

PO31

Development must provide attractive and functional private open space for residents that:

- a. is appropriately sized and located to enhance amenity and liveability for residents;
- b. is designed to be functional for the use of the possible number of residents in each dwelling;
- c. is designed to contribute to the form and detail of the building.

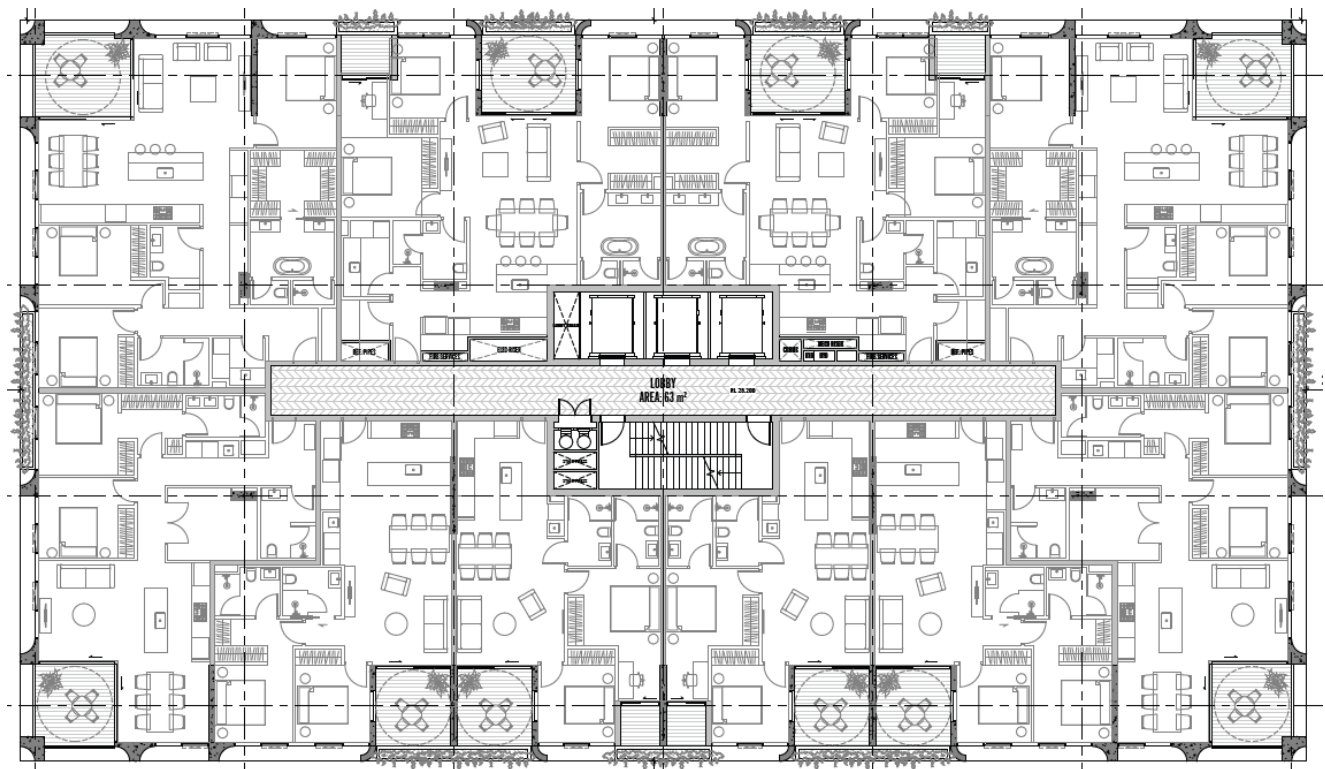
Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.

The majority of units that are located on the south western boundaries are provided with private open space in excess of the 12m² requirement. The minimum balcony sizes proposed are relative to the size of the apartments, responding to the needs of the number of occupants within the apartment. Larger apartment balconies have been designed to accommodate additional people. The smallest balcony remains a useable size of 9m².

All of the proposed balconies are directly accessible from the main living area and are designed to form an extension of this living space. The sliding doors to the balconies will enable occupants to control the flexibility of the space by allowing them to be extended to form internal or external living spaces.

For the units which have slightly less than the prescribed amount, the balconies remain capable of accommodating outdoor furniture and provide a useable private outdoor area for residents recreational needs. This is demonstrated on the proposed architectural plans, see **Figure 21** below.

Figure 21 - Level 05-14 (Typical Tower) Populated



Source: Fraser & Partners

Shading of each balcony is achieved through façade articulation and building elements such as solid upstand planters, deep reveals, vertical pillars and slab extensions where necessary. These architectural elements incorporate a combination of glazing and planters, see **Figure 22** below that shows a render of how balconies and planting will present to the public realm.

Figure 22 Balcony Renders



Picture 14- Tower Render (looking south west from Doggett Street)



Picture 15 - Tower Render (looking north east from Doggett Street)

Source: Fraser & Partners

In addition to the provision of private open space, the proposal includes generous communal amenities located on the rooftop level of the tower. The communal space broadens the recreational offering for residents and includes a range of facilities including a pool, indoor and outdoor dining areas, BBQs and deck areas. These communal spaces will be able to accommodate larger group gatherings and functions that occur on occasion.

Within proximity to the site there are a number of recent development approvals which have granted significantly less private open space than the proposed development. Specifically, a development approval at 60 Skyring Terrace, Newstead (Council Ref.: A004657301) provided private open space for some units of just 4m².

The proposal adequately meets residents' recreation needs through a combination of private open space and substantial recreational offerings on the rooftop level. Additionally, all private balconies have been designed to be functional spaces in accordance with **PO31**.

9.6 Deep Planting

The quantum of deep planting to be provided in support of the proposed development is prescribed at Acceptable Outcome **AO56.2** of the Centre and Mixed Use Code. AO56.2 relevantly, states:

AO56.2

Development:

- a. *provides for a minimum 10% of the site area for deep planting;*
- b. *ensures that each deep-planting area has a minimum area of 25m² and a minimum dimension of 4m in any direction.*

The proposal provides 74m² of traditional deep planting (with a minimum dimension of 4m x 4m), equating to 3% of the site area. When including spaces which do not meet minimum dimensions, 184m² of natural ground planting is provided (8% of the site area). Whilst this does not achieve strict compliance with AO56.2, the development nevertheless delivers a comprehensive and integrated landscape outcome that significantly exceeds the intent of the Acceptable Outcome through the provision of extensive landscaping across the ground plane, podium, façade and rooftop levels.

Importantly, the landscape strategy has been conceived as an integral component of the architectural design rather than as a standalone landscape treatment. The proposal adopts a "green architecture"

approach, whereby landscape is embedded throughout the built form to create a continuous subtropical environment extending from the public realm through to the rooftop. The landscaping has been designed to improve resident wellbeing, reinforce the subtropical character of Tenerife, soften the visual appearance of the built form and contribute to the broader urban greening of the Tenerife-Newstead precinct. This represents an appropriate and contemporary landscape response within a highly urbanised inner-city locality, where meaningful landscape outcomes are increasingly achieved through integrated podium, façade and rooftop planting in conjunction with traditional deep planting.

Whilst the above is noted, the development nevertheless seeks a performance solution against the relevant Performance Outcome **PO56**, which states:

PO56

Development incorporates deep planting which:

- a. *supports the retention and protection of existing significant vegetation and large subtropical shade trees;*
- b. *provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area;*
- c. *is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting;*
- d. *is open to the sky with access to light and rainfall and into the natural ground with no underground development;*
- e. *is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form;*
- f. *is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses;*
- g. *balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.*

In response to PO56, the following is noted:

- The proposal retains existing established streetscape vegetation, including mature paperbarks, ensuring the continuation of established landscape character whilst protecting significant vegetation. New deep planting and landscape areas complement the retained vegetation and reinforce the subtropical identity of the locality.
- The landscape design establishes a layered subtropical planting palette inspired by the Tenerife riverfront environment, incorporating feature trees, palms, shrubs, groundcovers, climbers and cascading vegetation. The proposal contributes positively to the evolving landscape character of the Tenerife-Newstead precinct by integrating landscape throughout the ground plane, building façade and rooftop environments.
- Deep planting areas are open to the sky and capable of receiving natural light and rainfall. Where traditional deep planting opportunities are constrained by the urban context, the proposal incorporates generous podium planters ranging from approximately 600mm to 1200mm in depth, together with integrated irrigation, drainage and rainwater harvesting infrastructure to support healthy, long-term plant establishment. These measures ensure vegetation is capable of reaching maturity and delivering enduring landscape outcomes.
- The proposal incorporates a carefully curated subtropical planting palette responsive to orientation, microclimate and growing conditions. Feature trees and larger subtropical species are strategically located throughout the ground plane and rooftop landscape, whilst façade planting has been designed to soften the building form, create seasonal variation and reinforce the development's green architectural character. At maturity, the landscaping will provide meaningful shade, improve the visual amenity of the development and contribute to urban cooling.

- A balanced relationship between built form and landscape has been achieved through the provision of landscaped communal spaces that are directly accessible to residents. The rooftop terrace has been designed as an immersive subtropical garden providing opportunities for recreation, relaxation and social interaction, whilst ground level planting softens the transition between the public realm and private residences. Collectively, these spaces enhance residential amenity and deliver meaningful green infrastructure despite the site's constrained inner-city setting.

Overall, whilst the proposal does not achieve strict numerical compliance with AO56.2, it clearly satisfies the intent of Performance Outcome **PO56** through the delivery of a comprehensive, high-quality and integrated landscape outcome. The proposal retains significant existing vegetation, introduces a diverse subtropical planting palette and embeds landscaping throughout the architecture of the development, creating a landscape response that is commensurate with the scale, intensity and inner-city context of the proposal. The resulting outcome materially enhances the visual amenity, ecological value and subtropical character of the Teneriffe/Newstead precinct.

9.7 Car Parking Supply

Acceptable Outcome **AO12** of the Transport, Access, Parking and Servicing Code ('TAPS') reads as follows:

AO12

Development in the City core and City frame as identified in Figure a provides maximum car parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.

The TAPS Planning Scheme Policy outlines the required parking spaces for Multiple Dwellings within the City core, being –

Maximum 0.5 space per 1 bedroom dwelling

Maximum 1 space per 2 bedroom dwelling

Maximum 1.5 spaces per 3 bedroom dwelling

Maximum 2 spaces per 4 and above bedroom dwelling

1 visitor space for every 20 dwelling units

Parking may be provided in tandem spaces where 2 spaces are provided for 1 dwelling.

At least 50% of visitor parking is provided in communal areas, and not in tandem with resident parking.

The proposal comprises 124 multiple dwellings and a 126m² retail tenancy and provides a total of 205 car parking spaces, comprising 195 residential spaces, 7 visitor spaces (including 1 PWD space) and 3 retail spaces. The development therefore exceeds the maximum parking rates prescribed by AO12, with the residential component providing 43 spaces above the maximum parking allowance and the retail tenancy providing 2 spaces above the maximum parking allowance. Accordingly, an alternative outcome is sought in respect of the residential and retail parking supply.

A Traffic Impact Assessment contained within **Attachment K**, provides detailed justification for the proposed parking provision. The proposed parking supply is considered appropriate for the following reasons:

- The proposal is located within the City Core and James Street Precinct, one of Brisbane's most accessible inner-city locations, characterised by a diverse mix of residential, commercial, retail and employment opportunities within walking distance of the site.
- The site is well connected to public transport, being within a typical 400m walking catchment of eight TransLink bus stops and approximately 750m from the Teneriffe Ferry Terminal, providing direct connections to the Brisbane CBD, Fortitude Valley and wider metropolitan area.
- The site benefits from strong active transport connectivity, including pedestrian infrastructure on both sides of Doggett Street, nearby signalised pedestrian crossings, access to the Commercial Road cycle

route network and the Tenerife–New Farm Riverwalk. These transport options reduce reliance on private vehicle travel for everyday trips.

- The Traffic Impact Assessment concludes that the provision of additional residential parking is unlikely to materially increase traffic generation due to the site's connectivity to public and active transport. The parking supply reflects the anticipated ownership patterns associated with the proposed high-end owner-occupied residential product, where secondary vehicles are likely to be used less frequently and parked on site for extended periods.
- From a traffic engineering perspective, the additional 43 residential parking spaces are forecast to generate only a marginal increase in peak hour vehicle movements. The assessment concludes that the surplus parking supply would generate approximately one additional vehicle movement every 8 to 12 minutes during peak periods and would have no material impact on the operation of the surrounding road network.
- Even when assessed on the basis of total parking supply, the development is forecast to generate only 34 vehicle trips during the AM peak hour and 28 vehicle trips during the PM peak hour, equating to approximately one vehicle movement every two minutes. This level of traffic generation is not anticipated to adversely affect the surrounding road network.
- The proposed development replaces an existing commercial building and, when the existing site's traffic generation is taken into account, the net increase in traffic generated by the proposal is estimated to be only seven vehicle trips during the peak hour period. The resulting traffic impacts are therefore negligible and comparable to the existing use of the site.
- The proposal provides the full visitor parking allocation required under the TAPS Planning Scheme Policy, including a dedicated PWD-compliant visitor parking space. The compliant visitor parking provision will ensure visitor parking demand is appropriately accommodated on site.
- The proposed car parking areas have been designed generally in accordance with the requirements of the TAPS Planning Scheme Policy and AS2890.1, ensuring the parking supply can operate safely and efficiently. The development incorporates a coordinated signalised ramp system, compliant visitor parking provision and appropriately designed circulation aisles to support the proposed parking arrangement.
- Having regard to the site's inner-city location, excellent access to public and active transport infrastructure, compliant visitor parking provision, negligible traffic impacts and the market expectations associated with the proposed residential product, the proposed parking supply is considered appropriate and will not result in adverse impacts upon the transport network or surrounding locality.

10 **Other Relevant Matters**

10 Other Relevant Matters

Section 45 of the Planning Act identifies the categories of assessment and states that, for an application subject to Impact Assessment, an assessment:

- a. *Must be carried out—*
 - i. *Against the assessment benchmarks in a categorising instrument for the development; and*
 - ii. *Having regard to any matters prescribed by regulation for this subparagraph; and*
- b. *May be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

Examples of another relevant matter—

- *A planning need*
- *The current relevance of the assessment benchmarks in the light of changed circumstances*
- *Whether assessment benchmarks or other prescribed matters were based on material errors*

The development application is subject to Impact Assessment, and therefore the assessment manager may in carrying out an assessment of the proposed development, have regard to any other relevant matters.

This section sets out other relevant matters which we respectfully suggest the assessment manager ought to have regard to when carrying out an assessment of the proposed development.

10.1 Housing Supply and Diversity

Brisbane, and South East Queensland more broadly, is experiencing sustained demand for well-located inner-city housing, particularly in established precincts such as Teneriffe. The proposal responds to this demand by contributing to housing supply and diversity through the delivery of a mix of 2-, 3- and 4-bedroom dwellings, supporting a broader range of household types within the suburb and wider Brisbane context.

The redevelopment of an underutilised site represents an efficient use of serviced urban land. The site's location enables convenient access to goods, services and entertainment within walking distance, as well as strong connectivity to high-frequency public transport networks connecting the site to broader suburbs of Brisbane and key employment areas.

It is relevant to note the site sits at the periphery of Teneriffe, Fortitude Valley and Newstead, and is further identified within the Fortitude Valley sustainable growth precinct under the *Brisbane Inner City Strategy*. Specifically the *Brisbane Inner City Strategy* identifies Fortitude Valley as an established precinct that is suited to facilitate increased building height in order to deliver housing diversity. As evidenced in recent developments within the area, the Teneriffe locality (and by extension Newstead) has distinct characteristics that are conducive to development uplift, such as access to high-frequency public transport, open space and entertainment opportunities and high pedestrian connectivity.

10.2 Design Excellence

The proposal encompasses a true subtropical design solution that delivers a high quality residential-led mixed use development outcome within the suburb of Teneriffe. The development has been intentionally designed to respond to the expansive development occurring within proximity to the site and positively contribute to the streetscape along Doggett Street.

The design embraces subtropical design through the inclusion of substantive landscaping inclusions such as streetscape planting, vertical planting up the tower and landscaping over the rooftop level. Additionally, the development provides recreational spaces for the occupants in the form of private outdoor space and a communal recreational rooftop that benefits from generous landscape elements, natural lighting and ventilation.

The proposed material palette reflects the local character and combines greenery with warm materiality and sculptural façade elements to create a contemporary architectural expression. This approach contributes to a refined, cosmopolitan identity while remaining grounded in the natural elements that characterise Tenerife. The combination of materials, natural tones and integrated greenery results in a cohesive streetscape and a built form that responds sensitively to its surroundings.

10.3 Buildings that Breathe

The assessment undertaken by Fraser & Partners (refer to **Appendix F – Plans of Development** and **Appendix G – Urban Context Report**) confirms that the development is capable of achieving the intent of Council's *Buildings that Breathe Guidelines* through a design response that is tailored to Brisbane's subtropical climate and focused on liveability, sustainability and occupant wellbeing.

- **Orientate Yourself** – The development is oriented and planned to maximise natural light, cross-ventilation, outlook and street activation, strengthening its connection to the surrounding urban context.
- **Occupy Outdoor Spaces** – A network of private balconies, landscaped terraces and rooftop communal spaces extends residential living outdoors and encourages year-round use.
- **Illuminate with Natural Daylight** – Full-height glazing, open screening elements and considered setbacks maximise daylight penetration to internal spaces while maintaining amenity.
- **Natural Air and Ventilation** – The building form, operable windows and articulated façade support natural cross-ventilation and passive cooling throughout the development.
- **Shade and Protection** – Deep balconies, expressed slab edges, façade articulation and awnings provide effective shading and weather protection suited to Brisbane's climate.
- **Living Greenery** – Extensive subtropical landscaping is integrated throughout the ground plane, podium, façade and rooftop levels to enhance biodiversity, comfort and visual amenity.
- **Identity Matters** – A robust material palette and integrated landscape response create a distinctive architectural character that reflects the identity and climate of South East Queensland.
- **Reduce Energy and Waste** – The development incorporates an all-electric design, rooftop solar generation, water harvesting infrastructure and active transport facilities to reduce environmental impacts.

Overall, the proposal demonstrates a comprehensive and integrated response to the *Buildings that Breathe Guidelines*, delivering a subtropical residential development that promotes environmental performance, resident wellbeing and high-quality urban design outcomes.

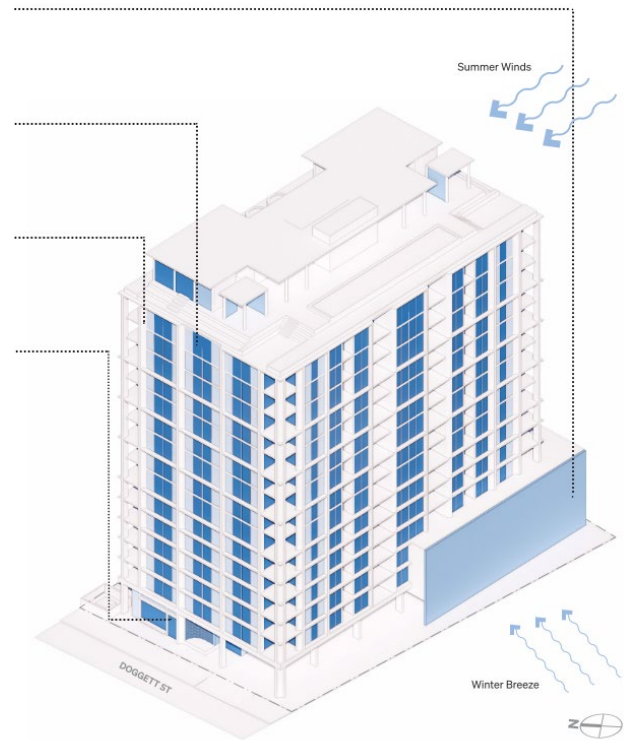
Additionally, the applicant has provided an Apartments Cooling Energy Assessment with conclusions that the architectural design is compliant with the NatHERS requirements. Refer to **Attachment P** for further details.

Figure 23– Buildings that Breathe Response



Picture 16 Living Greenery

Source: Fraser and Partners



Picture 17 Natural Air and Ventilation

Source: Fraser and Partners

10.4 Economic Benefits

The proposal will deliver key economic benefits through the delivery of jobs during the construction and operational phases. In order to foster economic growth into the future and ensure Brisbane remains prosperous, it is key to ensure there is a strong development and construction pipeline available to action. The proposal will provide a significant construction project that contributes to this pipeline. Additionally, during the operational lifecycle of the development, accommodating additional residents within the area will provide an economic benefit to surrounding local businesses.

11 Conclusion

11 Conclusion

Urbis Ltd has been commissioned by *Doggett Street Developments Pty Ltd* to prepare this application at 49 Doggett Street, Teneriffe, formally described as Lot 5 on SP109188, seeking approval for:

- Development Permit for Material Change of Use for Multiple Dwelling (124 units) and Centre Activities (Food and Drink Outlet and Shop).

The proposal seeks to redevelop a strategically located inner-city site within Teneriffe, positioned at the interface of Newstead and Fortitude Valley. It represents a high-quality subtropical urban design outcome and facilitates the orderly redevelopment of an underutilised parcel, enabling appropriate development uplift in a well-established growth precinct.

The development responds directly to the evolving urban context of Teneriffe and the immediate surrounding locality. The proposal aligns with the strategic intent of Brisbane City Council's *Brisbane Inner City Strategy*, which identifies the locality as suitable for increased density. In this regard, the proposal supports consolidation within a highly accessible, amenity-rich location, consistent with contemporary planning principles.

This report demonstrates that the proposal generally accords with the relevant provisions and codes of the *Brisbane City Plan 2014* and is therefore considered appropriate on the site. The other relevant matters identified in **Section 10** of the report provides support for the approval of the development application. In particular, it has demonstrated that the proposal will respond to the need for housing in the Brisbane inner-city.

On the basis of the assessment contained within this report, the proposed development ought to be favourably considered and approved, subject to relevant and reasonable conditions.

Disclaimer

This report is dated 10 July 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Doggett Street Developments Pty Ltd (**Instructing Party**) for the purpose of Town Planning Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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



**Shaping cities
and communities
for a better future.**

urbis.com.au

Appendix B – Property Searches

Appendix C – Property Searches

Appendix D – State Planning Policy 2017 Assessment

Appendix E – Brisbane City Plan 2014 Assessment

Appendix F – Plan of Development

Appendix G – Urban Context Report

Appendix H – Landscape Strategy

Appendix I – Engineering Services Report

Appendix J – Stormwater Management Plan

Appendix K – Traffic Impact Assessment

Appendix L – Operational Waste Management Plan

Appendix M – Aboricultural Impact Assessment

Appendix N – Environmental Noise Assessment Report

Appendix O – Preliminary Construction Management Plan

Appendix P – Apartment Cooling Energy Assessment Report