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APPLICATION REF

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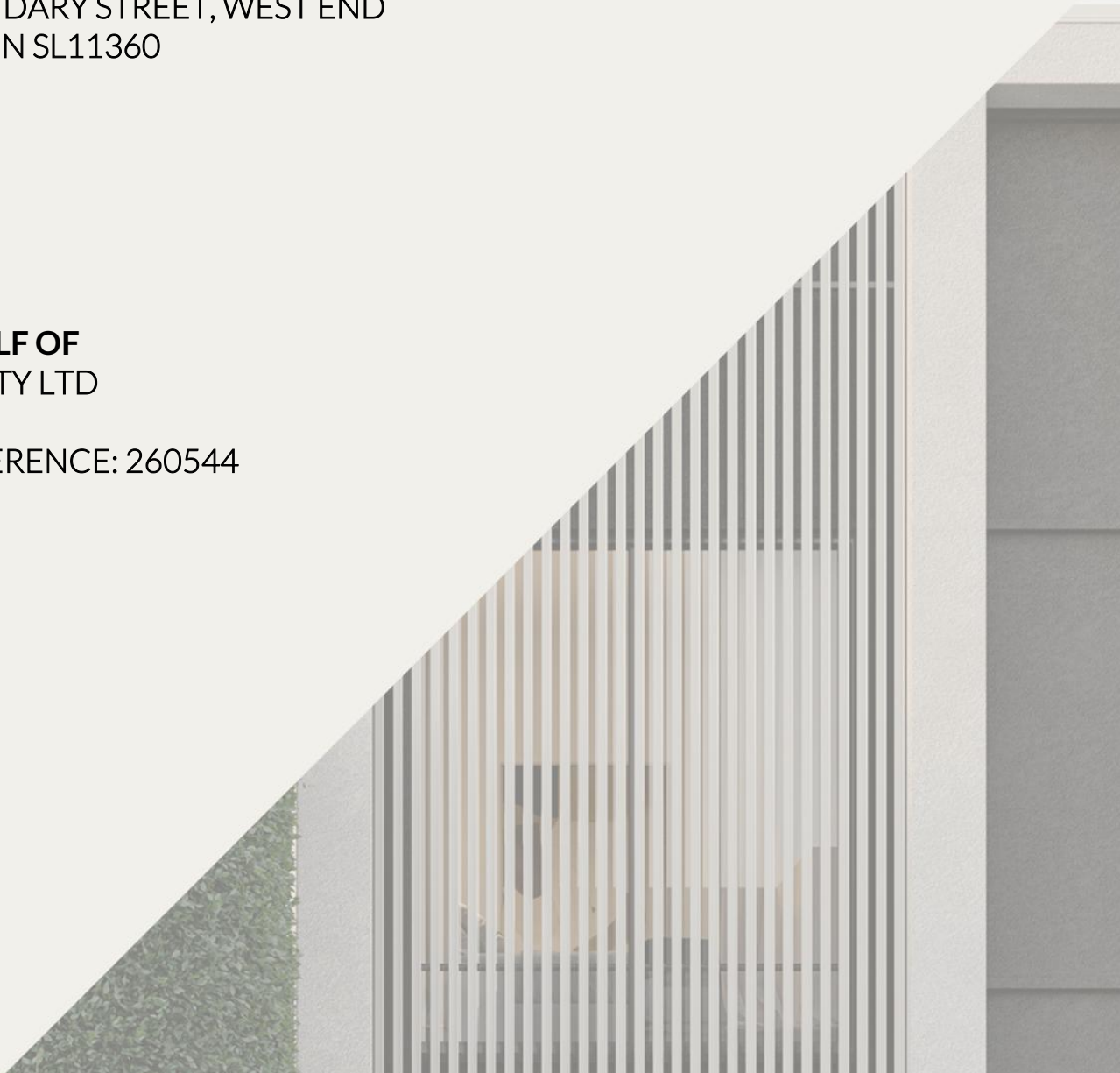


TOWN PLANNING REPORT IMPACT ASSESSABLE DEVELOPMENT APPLICATION

DEVELOPMENT PERMIT FOR BUILDING WORK (PARTIAL DEMOLITION AND
RELOCATION OF A LOCAL HERITAGE PLACE) AND MATERIAL CHANGE OF
USE (OFFICE) UPON LAND AT
96 BOUNDARY STREET, WEST END
LOT 47 ON SL11360

ON BEHALF OF
JV NO 3 PTY LTD

OUR REFERENCE: 260544



PROJECT DETAILS

Applicant:

Project Address:

TPA Project Number:

TPA Project Contact:

JV No 3 Pty Ltd

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DOCUMENT CONTROL

Document Version

VERSION	DATE	AUTHOR	DESCRIPTION	REVIEWED BY
1	07/09/2026	GS	Draft	BF
2	11/09/2026	BF	Final	VN

Distribution

NO OF COPIES	VERSION NO	DESTINATION
1	2	Town Planning Alliance Pty Ltd
1	2	Brisbane City Council
1	2	JV No 3 Pty Ltd

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1 EXECUTIVE SUMMARY

This report is submitted on behalf of *JV No 3 Pty Ltd* in support of a Development permit for Building work (Partial demolition and Relocation of a Local heritage place) and Material Change of Use (Office) upon 96 Boundary St, West End, formally known as Lot 47 on SL11360. This report addresses the merits of the proposed development with respect to the provisions of the *Brisbane City Plan 2014* and the relevant components of the *Planning Act 2016*.

The subject site is recognised as a Local heritage place involving the (Former) West End Police Station constructed in 1884. The proposed works that encompass this application involve the selective removal of identified later additions and alterations to the building, conservation and reconstruction of the retained former police station, and relocation of the retained building within its original allotment towards Boundary Street and the southern side boundary. This subsequently will enable to change of use from Emergency services to the proposed Office use. The proposal also includes associated pedestrian access, re-stumping, service and minor landscape works to create a balance between the built and natural form and overall, positively contribute to the surrounding streetscape.

Under the *Brisbane City Plan 2014*, the site is identified as being located within the District centre zone which is intended to provide a diverse range of centre activities, comprising commercial, retail, government, service, community and cultural activities and level of economic and social activity to serve a district catchment, along with visitors, workers and residents in the centre. In addition, the site located within South Brisbane riverside neighbourhood plan within the Boundary and Vulture precinct - NPP-003 and the Village heart sub-precinct - NPP-003a.

The proposal is identified as being consistent with the overall outcomes of the Boundary and Vulture precinct, as the development –

- Provides for a development that successfully conserves and reconstructs the Local heritage place to its original appearance that overall establishes further cultural significance within the heart precinct of South Brisbane riverside.
- Enables a small scale commercial use sitting between Russell Street and Boundary Street which further establishes the area as an activated streetscape.
- Contributes to a pleasant pedestrian experience via further activating its Boundary Street frontage with improved pedestrian access and street trees and landscaping.
- Is within an established area with access to relevant infrastructure and services, as well as being suitably located with respect to facilities and transport networks.
- Appropriately responds to site-specific constraints and mitigates potential natural hazards.

As discussed in this report, the proposed design is identified as seeking performance outcomes in relation to the Local heritage place. Notwithstanding, the development is identified as achieving the overarching strategic intent of the planning scheme for development within the District centre zone.

Overall, it is considered that having regard to the relevant tests under the *Planning Act 2016* that the proposed development should be supported by Council and an approval issued subject to reasonable and relevant conditions in accordance with the *Planning Act 2016*.

2 PROJECT OVERVIEW

Applicant Name	JV No 3 Pty Ltd			
Site Address	96 Boundary Street, West End QLD 4101			
Real Property Description	Lot 47 on SL11360			
Area of Site	1,113 m ²			
Development Scheme	Brisbane City Plan 2014			
Zone	- DC1 District centre (District) zone - South Brisbane riverside neighbourhood plan (NPP-003 & NPP-003a)			
Proposed Development	Development permit for Building work (Partial demolition and relocation of a Local heritage place) and Material Change of Use (Office)			
Details of Proposal	Material Change of Use (Office)			
	Storeys	1	Site Cover	8%
	GFA	90.15m ²	Building Height	>9.5m above NGL
	Building Work			
	Partial demolition and relocation of a local heritage place			
Application Type	Aspects of Development	Type of Approval Required		
		Preliminary Approval	Development Permit	
	Material Change of Use		✓	
	Reconfiguration of a Lot			
	Building Work		✓	
	Operational Work			
Level of Assessment	Impact			
Pre-lodgement / Consultation History	N/A			
Public Notification	Yes			
Referral Agencies	Referral Agency	Trigger		
	N/A	N/A		
Specialist Reports / Plans	- Proposal Plans by <i>Pendergast Architects</i> - Landscape Concept Plan by <i>LAUDink</i> - Heritage Impact Assessment prepared by <i>Pendergast Architects</i>			
Applicant Contact	Vu Nguyen / Brendan Ferris			
Applicant Email	eda@tpalliance.com.au			

3 BACKGROUND & SITE CHARACTERISTICS

3.1 Site Details

Site Address	96 Boundary Street, West End QLD 4101
Real property description	Lot 47 on SL11360
Area of site	1,113 m ²
Zone	▪ DC1 District centre (District) zone ▪ South Brisbane riverside neighbourhood plan ○ Boundary and Vulture precinct - NPP-003 ○ Village heart sub-precinct - NPP-003a



Figure 1: Aerial Image Subject Site

3.2 Location

The subject site is located on land at 96 Boundary Street, West End QLD 4101 and more formally described as Lot 47 on SL11360.

Under the *Brisbane City Plan 2014*, the subject site is identified as being contained within the District centre (District) zone. As illustrated below in *Figure 2*, the surrounding locality contains a range of zoning designations, including High density residential, Low-medium density residential, Recreation and Open Space, and Principal centre zones.

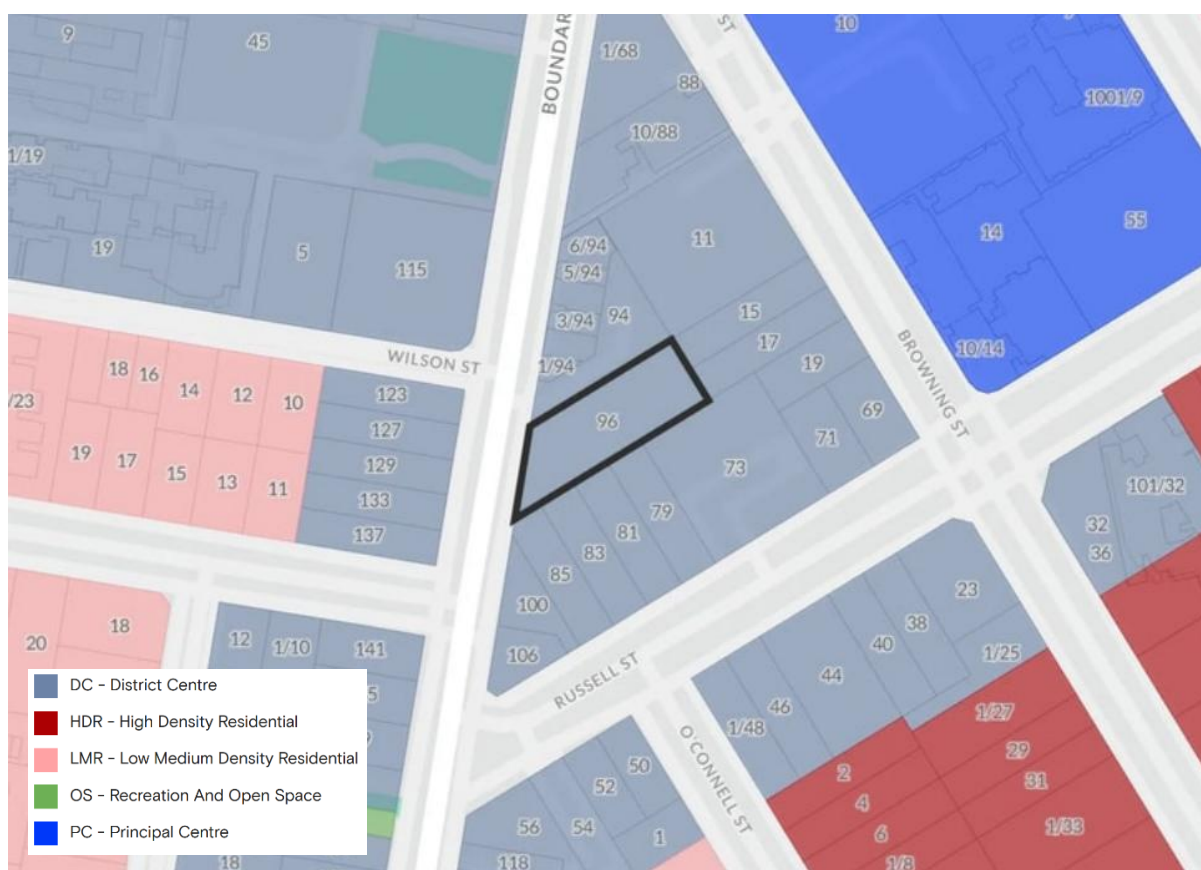


Figure 2: Subject Site Zoning

3.3 Site Characteristics

The subject site comprises an irregular configuration with a total area of 1,113 m². The subject site benefits from a frontage to Boundary Street of approximately 26.62m to the west. The site is currently accessed via one single crossover via Boundary Road.

3.3.1 Vegetation

The site is devoid of significant vegetation and comprises of only planted species. The site is not mapped within the Biodiversity overlay. As such, any existing vegetation over the site is not understood to be protected by local law or conditions relating to recent development history.

3.3.2 Topography

The subject site is generally flat and is identified to be at 9m AHD.

3.3.3 Easements

The subject site is not encumbered by easements.

3.3.4 Infrastructure

The subject site is located within an established area. As such, adequate access to all necessary services, including Council's reticulated water supply, electricity, sewer, telecommunications and transport can be achieved.

3.3.5 Flooding

The subject site is located within Area 5 of the Brisbane River flood planning area and the Overland flow flood planning area. The proposal will maintain the existing floor levels of the building and does not seek to introduce a substantially more intensive or vulnerable use of the land. In this regard, the development is not

expected to materially increase the exposure of people or property to flood risk and will retain the existing relationship between the building and the flood-affected site.

The proposed works are also limited in scale and are not intended to materially alter existing flood storage, flow paths or the broader hydraulic function of the site. On this basis, the proposal is considered to appropriately manage flood risk to people, property and infrastructure, avoid increasing flood impacts on adjoining land and support the continued safe use and recovery of the site following a flood event.



Figure 3: Subject Site Flood Zoning

3.3.6 Heritage

The subject site is listed as a Local heritage place within the *Brisbane City Plan 2014* and contains the former West End Police Station. Constructed in 1884, it originally operated as a police station, residence and lock-up for the West End community. The place remained associated with the Queensland Police Service for approximately 130 years and reflects the historical development of both the local area and policing practices. We note that it is not identified as a Queensland registered place on the State's Development Assessment Mapping System.



Figure 4: Subject Site Heritage Zoning

3.4 Site History

The subject site is currently occupied by one single storey Emergency services which will be reconstructed to facilitate the proposed development (Office). No development applications have been identified within this search.

4 PROPOSAL

4.1 Development Overview

The proposal seeks to re-establish the 1884 building character of the (former) West End Police Station to deliver a further improved, activated, and culturally significant Local heritage place within the area. Following the Building work (Partial demolition and relocation) component of this application, the applicant seeks to convert the historic Emergency service use and utilise the building as Office space which achieves the intent of the District centre (District) zone and the South Brisbane riverside neighbourhood plan (NPP-003 & NPP-003a) by conserving and enabling a small scale commercial use within the heart precinct of South Brisbane riverside.



Figure 5: Concept Design (Boundary Street Elevation)

Specifically, the works include the following:

- Selective removal of identified later additions and alterations;
- Retention and conservation of the original 1884 building and significant early fabric;
- Reconstruction of missing or altered elements where supported by documentary or physical evidence;
- Reopening and reconstruction of the front and rear verandahs;
- Reinstatement of the original configuration of the front room;
- Conservation and repair of original and early timber cladding, joinery and other fabric;
- Replacement of the roofing and roof plumbing with unpainted Z600 galvanised steel;
- Repainting of the exterior in the earliest reliably identified colour scheme established through physical paint investigation;
- Relocation of the retained building toward Boundary Street and the southern side boundary; and
- Associated pedestrian access, re-stumping, service and landscape works.

Pendergast Architects have prepared a comprehensive Heritage Impact Assessment to support this application. This report should be read in conjunction with the Heritage Impact Assessment.

4.2 Works to the (Former) West End Police Station

4.2.1 Queensland Heritage Register

It is noted that the site is located within the Local heritage place sub-category of the *Brisbane City Plan 2014*. Accordingly, the place is identified as significant under Criteria A, D and H of the Heritage Register.

The purpose of the proposed works is to retain and conserve the form, fabric and presentation of the original 1884 combined police station, residence and lock-up; with the works limited to removal of post heritage building components, conservation and reconstruction works, relocation of the retained building, and associated building work upgrades. Additionally, the proposal will preserve greater flexibility for future access and higher-density development toward the rear of the site, and any such proposal will require separate assessment against the applicable planning and heritage provisions.

The Heritage Impact Assessment prepared by *Pendergast Architects* provides further analysis of the proposed works with regards to the preservation of cultural heritage significance, and specific reference to the applicable Heritage overlay code requirements which the development is assessable against. The Heritage Impact Assessment outlines in detail the scope of the proposed works, summarised below and it is noted that the assessment should be read in conjunction with this report.

4.2.2 Removal of Post Heritage Building Components

The scope of work intended for this development predominantly focuses on restoring the Local heritage place to its original 1884 building presentation. As part of these works, the proposal includes the removal of non-original additions, enclosures and operational servicing dated from 1923 – 1980. In doing this, the demolition proposed is considered a controlled dismantle of secondary alterations and will instead recover its earlier form and domestic character to the West End locality. Please see Figure 6 for the proposed demolition plan of the development.

Significant and reusable timber, joinery, cladding, window hoods, verandah components, sandstone and other nominated material will be salvaged for reuse in the conservation works where appropriate.

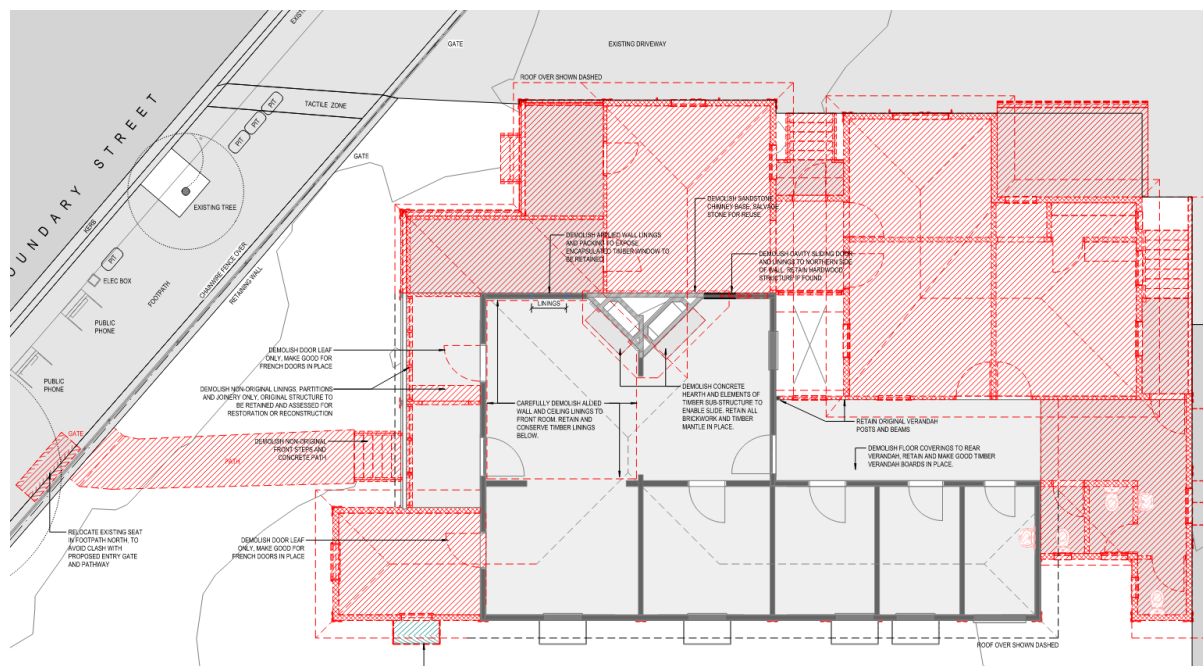


Figure 6: Ground Level Demolition Plan

4.2.3 Conservation and Reconstruction Works

As mentioned, the 1884 building will be conserved and repaired, with original timber fabric retained wherever sound and serviceable. The following principle works are proposed:

- Reopening and reinstatement of the front and rear verandahs;
- Conservation of surviving verandah posts, beams, framing and timber flooring;
- Reconstruction of missing verandah elements from documentary and physical evidence;
- Conservation and repair of timber framing, cladding, flooring, linings and joinery;
- Reinstatement of the documented earlier configuration of the front room;
- Repair of surviving window and door framing and reconstruction of missing joinery components;
- Reuse of salvaged chamferboards and other suitable early material;
- Conservation of fireplace and chimney fabric and reconstruction of the hearth using traditional materials;
- Replacement of all roof sheeting and roof plumbing with unpainted z600 gal steel; and
- Repainting of external timberwork in the earliest reliably identified colour scheme established through the physical paint investigation.

4.2.4 Relocation of the Retained Building

To improve the building's presence and further establish the character and heritage significance within the West End area, the building will be relocated within the original allotment with a 1m setback towards Boundary Street and the southern side boundary. This relocation will retain the building's historical orientation and modest domestic scale and form while improving the site's activation and presentation.

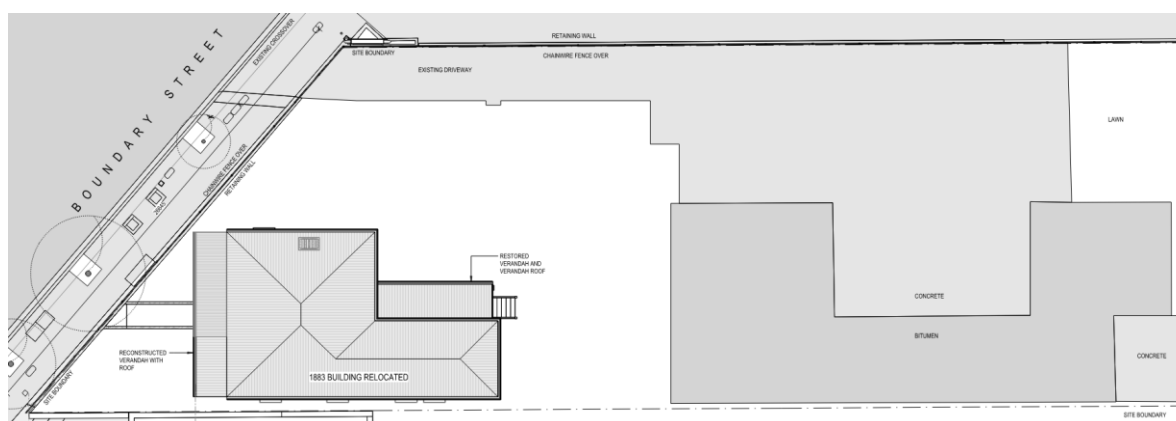


Figure 7: Proposed Overall Site Plan

4.3.5 Associated Building Work Upgrades

The applicant intends to convert the former West End Station to a future Office use to service local employment. As such, only internal works are required to facilitate this change. Associated works include a new pedestrian entrance from Boundary Street, raised connection to the verandah, new stair and balustrade elements, re-stumping and supporting structural works, service alterations and minor landscape works.

Given the age of the building, some fittings, fixtures and internal finishes will require renewal to restore functionality and maintain the heritage place. External works will retain or reconstruct timber elements where possible, with the final paint scheme informed by surviving early coatings rather than a generic heritage palette.

It is important to note that, although the proposal involves the removal of later additions associated with subsequent phases of development, these elements have enclosed and obscured the arrangement of the original police station and its cultural heritage significance. The removal of these additions, together with the proposed conservation works, will help restore the building's original nineteenth-century form and improve the presentation of its traditional materials and façades. This will allow the building's original character and heritage significance to be more clearly understood. Overall, the proposed works are considered to enhance, rather than diminish, the cultural heritage significance of the place.

5 TOWN PLANNING FRAMEWORK

5.1 State Government

5.1.1 Planning Act 2016 - Framework

The *Planning Act 2016* provides the statutory planning framework for the State of Queensland and outlines the statutory process for preparing, assessing and deciding development applications. This proposal will be assessed in accordance with the relevant components of the *Planning Act 2016*.

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the *Planning Act 2016*.

5.1.2 State Planning Policies

The *State Planning Policy* (SPP) came into effect on 3 July 2017 and expresses the State's interests in land use planning and development.

Part E of the SPP outlines the State interest policies and assessment benchmarks. The assessment benchmarks are applicable to the assessment of development applications to the extent that the SPP has not been identified in a Planning Scheme as being appropriately integrated.

Section 2.1 of the *Brisbane City Plan 2014* identifies that the SPP has been appropriately integrated into the City Plan with the exception of Natural hazards, risk and resilience and Strategic airports and aviation facilities (4) & (5). The subject site is not identified within the Natural hazards or Strategic airport and aviation facility policies and as such, further consideration of this State Interest under the SPP is not required.

STATE INTEREST	RESPONSE	COMPLIANCE
SAFETY AND RESILIENCE TO HAZARDS		
Natural hazards, risk and resilience	The proposed development is subject to the Flood hazard – local government mapping area. As such, the development has considered appropriate measures for mitigation and includes assessment against the Brisbane City Plan's Flood overlay code.	✓
INFRASTRUCTURE		
Strategic airports and aviation facilities	The site is identified as being located in proximity to a strategic airport or aviation facility. Specifically, the site is identified within the SPP Mapping: ▪ Obstacle limitation surface area; and ▪ Wildlife hazard buffer zone. The subject site is not identified within a height limitation area however the proposed development height of one storey will not intrude within the operational airspace of an airport or aviation facility. The development does not include activities or materials that will produce light that could distract or confuse pilots. The proposal will not involve emissions which significantly increase air turbulence, reduce visibility or compromise the operation of an aircraft engine.	✓

STATE INTEREST	RESPONSE	COMPLIANCE
	Development will not unnecessarily increase or attract wildlife hazards or interfere with the function of aviation facilities. The proposal does not increase the risk to public safety and is appropriately located to prevent adverse impacts from aircraft noise. As such, the proposal appropriately addresses the State Interest - Strategic airports and aviation facilities.	

5.1.3 Referral Agency

As of 3 July 2017, the Department of State Development, Infrastructure and Planning launched the State Assessment and Referral Agency (SARA). In accordance with the *Planning Act 2016*, a Referral Agency is responsible for the assessment of development applications.

In accordance with the *Planning Regulation 2017*, the application does not trigger any referrals.

5.1.4 State Development Assessment Provisions

The State Development Assessment Provisions came into effect on 03 July 2017 and set out matters of interest to the State for development assessment where the State has justification as an assessment manager or referral agency.

The State Assessment and Referral Agency is not triggered as the assessment manager or a referral agency for this application under the *Planning Regulation 2017*. As such, the State Development Assessment Provisions are not applicable to the proposal.

5.1.5 Shaping SEQ – Southeast Queensland Regional Plan 2023

The subject site is identified within the Urban Footprint designation of Shaping SEQ. Land within the Urban Footprint is intended to incorporate the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space.

The proposed development reflects a Development permit for Building Work (Partial demolition and relocation of a Local heritage place) and Material Change of Use (Office) and is in keeping with the intent of the Urban Footprint.

5.2 Local Government

5.2.1 Definition

The *Brisbane City Plan 2014* includes the Centre activities as a defined group of several uses including offices. The following use is relevant to the proposal:

Office:

- a. means the use of premises for—
 - i. providing an administrative, financial, management or secretarial service or function; or
 - ii. the practice of a profession; or
 - iii. providing business or professional advice or services; but
- b. does not include the use of premises for making, selling or hiring goods.

5.2.2 As such, the proposal involves a Development permit for Building Work (Partial demolition and relocation of a Local heritage place) and Material Change of Use (Office) in accordance with the above definition. Level of Assessment

Under the *Brisbane City Plan 2014*, the site is located within the District centre (District) zone and South Brisbane riverside neighbourhood plan (NPP 003 & 003a). In addition, the site is subject to the following Overlays:

- Airport environs overlay
- Bicycle network overlay
- Community purposes network overlay
- Critical infrastructure and movement overlay
- Flood overlay
- Heritage overlay
- Potential and actual acid sulfate overlay
- Road hierarchy overlay
- Streetscape hierarchy overlay

In accordance with Part 5 of the *Brisbane City Plan 2014*, the application is subject to **Impact assessment**, on the following basis:

LEVEL OF ASSESSMENT	
ZONE	
District Centre (District) Zone	
Accepted development	In accordance with Table 5.5.9 – The category of development and assessment for a Material Change of Use (Office) within the District centre (District) zone is Accepted development, subject to compliance with identified requirements if involving an existing premises with no increase in gross floor area, where complying with all acceptable outcomes in Section A of the Centre or mixed use code. The proposed development intends to remove later constructed alterations and additions to the building, reconstruct and conserve the original 1800 building fabric and relocate towards Boundary Street and the southern side boundary. As such, the applicant has undertaken assessment against section A of the Centre or mixed use code and the District centre zone code, and no further action is required in this regard. Furthermore, in accordance with Table 5.7.1 – The category of development and assessment for Building Work in the District centre (District) zone, the proposal does not adhere to the code or impact assessable category of development and assessment description. As such, any other building work not listed in this table is identified as Accepted development.
NEIGHBOURHOOD PLAN	
South Brisbane Riverside Neighbourhood Plan	
Accepted development	In accordance with Table 5.9.63A - The category of development and assessment for a Material Change of Use (Office) located in the South Brisbane riverside neighbourhood plan is identified as Accepted development, subject to compliance with identified requirements if compliant with the following: If involving an existing premises, where: a. gross floor area is no greater than 1,500m² for any individual tenancy where shop or shop component of a shopping centre;

LEVEL OF ASSESSMENT	
	b. complying with all acceptable outcomes in Section A of the Centre or mixed use code As such, the applicant has undertaken assessment against section A of the Centre or mixed use code and the South Brisbane riverside neighbourhood plan code and no further action is required in this regard Furthermore, in accordance with Table 5.9.63C - The category of development and assessment for Building Work within the South Brisbane riverside neighbourhood plan, the proposal does not adhere to the category of development and assessment description as the building work is currently considered Accepted development. As such, no further action is required in this regard.
OVERLAYS	
Airport Environs Overlay	
Not Applicable	In accordance with Table 5.10.2 – The category of development and assessment for Building Work within the Airport environs overlay is not applicable if the building is prescribed accepted development. Additionally, there is no change to the level of assessment for a Material Change of Use located in Obstacle limitation surfaces sub-categories and height restriction zone sub-categories if the proposal is accepted development subject to compliance with identified requirements in the zone or neighbourhood plan. As such, no further assessment is required against the Airport environs overlay code for this application.
Bicycle Network Overlay	
Not Applicable	In accordance with Table 5.10.3 – The category of development and assessment for Building Work within the Bicycle network overlay is not applicable if the building is prescribed accepted development. Additionally, there is no level of assessment for a Material Change of Use if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan. As such, no further assessment is required against the Bicycle network overlay code for this application.
Community Purposes Network Overlay	
Not Applicable	In accordance with Table 5.10.7A – The category of development and assessment for Building Work within the Community purposes network overlay is not applicable if the building is prescribed accepted development. Additionally, there is no level of assessment for a Material Change of Use if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan. As such, no further assessment is required against the Community purposes network overlay code for this application.
Critical Infrastructure and Movement Network Overlay	

LEVEL OF ASSESSMENT	
Not Applicable	In accordance with Table 5.10.8 – The category of development and assessment for Building Work within the Critical infrastructure and movement network overlay is not applicable if the building is prescribed accepted development. Additionally, there is no level of assessment for a Material Change of Use if accepted development subject to compliance with identified requirements in the zone or neighbourhood plan. As such, no further assessment is required against the Critical infrastructure and movement network overlay code for this application.
Flood Overlay	
Code Assessable	In accordance with Table 5.10.11 – The category of development and assessment for Building Work located within the Flood overlay, that is for development other than for a dwelling house or a park and if in the Overland flow flood planning area sub-category is identified as Code assessable development and must comply with the Flood overlay code - purpose, overall outcomes and outcomes in Sections B and C. Furthermore, a Material Change of Use other than for a dwelling house or a park and if in the Overland flow flood planning sub-category, the level of assessment is identified as Code assessable and must comply with the Flood overlay code - purpose, overall outcomes and outcomes in Sections B and C. As such, assessment against the Flood overlay code - Sections B and C have been undertaken as part of this application.
Heritage Overlay	
Impact Assessable	In accordance with Table 5.10.12 – The category of development and assessment for Building Work located within the Heritage Overlay is subject to Impact assessment as it involves building work for removal, demolition or demolition of a component of a local heritage place where: a. not accepted development; or b. an exemption certificate has not been issued for the work under section 74 or section 75 of the <i>Queensland Heritage Act 1992</i> Furthermore, the Material Change of Use (Office) is identified as Impact assessable as it involves a change of use in the Local heritage place sub-category where involving removal and demolition of a component of a heritage place. As such, assessment against the Heritage overlay code has been undertaken as part of this application.
Potential and Actual Acid Sulfate Soils Overlay	
Not Applicable	Not applicable as there is no level of assessment for Building Work and no excavation or filling is proposed as part of this proposal and as such, no further assessment is required.
Road Hierarchy Overlay	
No Change	In accordance with Table 5.10.18 – The category of development and assessment for a Material Change of Use (Office) within the Road hierarchy overlay is identified as Code assessable. However, as the development does not increase the existing GFA, there is no change to the level of assessment, and no further assessment is required against the Road hierarchy overlay code.

LEVEL OF ASSESSMENT	
	Additionally, there is no level of assessment for Building Work.
Streetscape Hierarchy Overlay	
No Change	In accordance with Table 5.10.18 – The category of development and assessment for a Material Change of Use (Office) within the Streetscape hierarchy overlay is identified as Code assessable. However, as the development does not increase the existing GFA, there is no change to the level of assessment, and no further assessment is required against the Streetscape hierarchy overlay code. Additionally, there is no level of assessment for Building Work.

In view of the above, the prevailing level of assessment for the application is Impact Assessable. The following codes are identified as being applicable to the proposal and have been addressed in Appendix 1 of this report and the supporting consultant documentation:

APPLICABLE CODES	
Overlay Codes	▪ Flood overlay code ▪ Heritage overlay code

As identified above, the relevant tables of assessment do not identify any applicable assessment benchmarks for the zone or neighbourhood plan codes. Accordingly, these provisions have not been assessed against as part of this application. Only the abovementioned applicable codes have been addressed in Appendix 1 or otherwise attached to the relevant consultant report where indicated above.

As this application is to be assessed using the **Impact assessment** procedures of the Development Assessment Rules (DA Rules), public notification of 15 business days is required.

5.2.3 Strategic Framework

The subject site is identified within the District centre zone. In accordance with the purpose of the District centre zone, the proposal is to advance the key policy direction set in the Strategic Framework, in particular:

- 1.3 – Brisbane's population-serving economy
- 5.5 – Brisbane's Suburban Living Areas
- 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors

STRATEGIC FRAMEWORK	COMMENT
3.3.4 BRISBANE'S POPULATION-SERVING ECONOMY	
SO1 Brisbane provides for a diverse mix of highly accessible retail and commercial locations to service a growing population	The proposal supports a diverse mix of employment and service uses by establishing an Office use within the District centre (District) zone. The adaptive reuse of the heritage place provides additional commercial floor space in an accessible centre location.
SO2 Brisbane's City Centre offers the greatest concentration of the highest order retail, personal and community services and facilities, and cultural, recreational and entertainment experiences.	The proposal does not detract from the role of Brisbane's City Centre. Rather, the Office use will provide an appropriate district level function within an established centre.

STRATEGIC FRAMEWORK	COMMENT
SO3 Brisbane's Major Centres and Growth Nodes on Selected Transport Corridors contain significant concentrations and diversity of population-serving activities.	The proposal does not compromise the role of Brisbane's Major Centres or Growth Nodes and provides complementary office use at a scale appropriate to the District centre (District) zone.
SO4 Brisbane's district centres and neighbourhood centres continue to service local population needs.	The proposal supports the continued role of the District centre (District) zone in servicing the surrounding population by providing additional business activity within an established centre location.
SO5 Brisbane's population-serving economy is supported by home-based businesses.	The proposed Office use contributes to Brisbane's population serving economy through the provision of business and professional employment opportunities.
SO6 Brisbane provides opportunities in its centres for start-up businesses seeking cost-effective business locations.	The proposal supports opportunities for businesses within an established centre, making efficient use of an existing heritage building for an appropriate commercial purpose.
SO7 Brisbane preserves opportunities for low impact industry throughout the city in support of a strong population and economic growth.	The proposal is for an Office use and does not involve or prejudice opportunities for low impact industry elsewhere within the city.
SO8 Brisbane provides appropriately zoned and accessible areas for large-format retailing.	The proposal does not involve large format retailing and does not compromise the role of appropriately zoned areas intended for such uses.
SO9 Brisbane's large public and private community facilities are highly accessible by public transport and are well serviced with a range of associated and supporting services and facilities.	The proposal does not involve a large public or private community facility. Notwithstanding, the site is located within an established centre with access to supporting services and transport infrastructure.
3.7.6 BRISBANE'S SUBURBAN LIVING AREAS	
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	The proposal is located within the District centre (District) zone rather than a suburban residential area and therefore does not compromise the intended residential growth or housing outcomes of surrounding Suburban Living Areas.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	The proposal does not reduce or compromise the supply of detached housing within surrounding Suburban Living Areas, as the development is contained within the District centre (District) zone.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	Not applicable, the proposal does not involve residential development.
SO4 The local character which is typically defined by features such as consistent block size and house	The proposal maintains the established local character through the retention and conservation of the Local heritage place. The building work is

STRATEGIC FRAMEWORK	COMMENT
spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	intended to support its ongoing use while maintaining the heritage character and built form qualities of the site.
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	The proposed Office use is consistent with the role of the District centre (District) zone in accommodating a range of business and employment activities at a scale greater than neighbourhood convenience uses.
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	Not applicable, the site is located within the District centre (District) zone rather than a Neighbourhood centre.
SO7 Non-residential uses support local character and amenity.	The Office use supports the function and activity of the District centre (District) zone while the retention and adaptive reuse of the heritage place assists in maintaining the local character and amenity of the area.
SO8 Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.	Not applicable. The site is not located within the Emerging community zone.
3.7.9 BRISBANE'S GROWTH NODES ON SELECTED TRANSPORT CORRIDORS	
SO1 Growth Nodes on Selected Transport Corridors provide opportunities for a range of more intense urban form, mix of land uses and activities that are tailored to the locality and catchment's community needs in accordance with the applicable land use strategies.	The proposal supports a more intensive and diverse mix of employment activity within an established centre and makes efficient use of an existing site through the adaptive reuse of a heritage place.
SO2 Growth Nodes on Selected Transport Corridors provide an integrated urban form and exhibit leading practice in urban and public domain design and social and environmental outcomes.	The proposal contributes to an integrated urban form by retaining the existing heritage building while accommodating a contemporary Office use and associated alterations and additions appropriate to the centre context.
SO3 Growth Nodes on Selected Transport Corridors are based on railway stations and land within the centre zone which are focus points of activity, accessibility and employment.	The proposed Office use contributes to employment opportunities within an established centre and supports the concentration of business activity in an accessible location.
SO4 Growth Nodes on Selected Transport Corridors protect the character and amenity of the surrounding Suburban Living Areas within which they are located.	The proposal protects local character and amenity through the retention and conservation of the Local heritage place. The proposed building work is designed to allow its continued use without diminishing its recognised heritage significance.

6 CONCLUSIONS

This report is submitted on behalf of *JV No 3 Pty Ltd* in support of a Development permit for Building Work (Partial demolition and relocation of a Local heritage place) and Material Change of Use (Office) place 96 Boundary St, West End, formally known as Lot 47 on SL11360. This report addresses the merits of the proposed development with respect to the provisions of the *Brisbane City Plan 2014* and the relevant components of the *Planning Act 2016*.

Under the *Brisbane City Plan 2014*, the site is identified as being located within the District centre (District) zone which is intended to provide a diverse range of centre activities, comprising commercial, retail, government, service, community and cultural activities and level of economic and social activity to serve a district catchment, along with visitors, workers and residents in the centre. In addition, the site located within South Brisbane riverside neighbourhood plan within the Boundary and Vulture precinct - NPP-003 and the Village heart sub-precinct - NPP-003a.

The subject site is recognised as a Local heritage place involving the (Former) West End Police Station constructed in 1884. The proposed works that encompass this application involve the selective removal of identified later additions and alterations to the building, conservation and reconstruction of the retained former police station, and relocation of the retained building within its original allotment towards Boundary Street and the southern side boundary. This subsequently will enable to change of use from Emergency services to the proposed Office use. The proposal also includes associated pedestrian access, re-stumping, service and minor landscape works to create a balance between the built and natural form and overall, positively contribute to the surrounding streetscape.

This report demonstrates that the proposal will have no adverse amenity impacts, is compatible with surrounding development, and is in keeping with the future character of this locality as promoted by the *Brisbane City Plan 2014*.

Overall, it is considered that having regard to the relevant tests under the *Planning Act 2016* that the proposed development should be supported by Council and an approval issued subject to reasonable and relevant conditions in accordance with the *Planning Act 2016*.