

BCC DS
RECEIVED
07/07/2026
APPLICATION REF
A007063718

HAL
ARCHITECTS
TOWN PLANNERS
INTERIOR DESIGNERS

TOWN PLANNING ASSESSMENT REPORT

JULY 2026

MATERIAL CHANGE OF USE - MULTIPLE DWELLING - IMPACT ASSESSMENT



CAPABILITY

HAL Architects Pty Ltd is a design focused Architectural, Town Planning, Landscape Design & Interior Design practice recognised for continued success in achieving desirable development approvals and quality building outcomes.

We offer a fully integrated and multi-disciplinary design service, which provides convenience and a holistic approach to development. HAL Architects is proactive, client focused and committed to attaining best practice development outcomes that deliver projects on time and within budget.

Our Services...



Architectural Design & Documentation

- Sketch Design
- Schematic Design
- Developed Design
- Master Planning
- Visual Impact Assessment
- Architectural Review Committee Services
- Covenant & Guideline Drafting/Management



Town Planning

- Preliminary Site Investigations
- Due Diligence
- Preparation & Lodgement of Development Applications
- Negotiation with Local and State Government Authorities
- RiskSMART Accredited Consultant
- Preparation of Infrastructure Agreements
- Project Management
- Planning & Environment Court Mediation/Expert Witness



Interior Design

- Internal Room/Spatial Planning
- Finishes & Material Selection
- Custom Cabinetry & Joinery Details
- Colour Consultation & Selections
- Furniture Selection/Interior Styling

Landscape Design

- Preparation of Landscape Concept Plans
- Plant Palette/Selection
- Integration of Landscape Design with Architectural Intent
- Integrated Vegetation
- Vertical Landscaping Alternatives



Marketing Imagery

- Sales Plans
- Architectural Visualisations/3D Renders
- Photography



Urban Design

- Master Planning
- Streetscape Analysis & Design
- Visual Assessment
- Neighbourhood Structure Planning Design

TOWN PLANNING ASSESSMENT REPORT

24, 26 & 28 UNIVERSITY ROAD MITCHELTON QLD 4053



Figure 1: Perspective Render Image. Proposed Multiple Dwelling at 24, 26 & 28 University Road, Mitchelton QLD 4053 as viewed from the University Road frontage.

APPLICANT:	CREERA PROPERTY PTY LTD A.C.N. 674 930 673 C/- HAL ARCHITECTS PTY LTD
PROPOSED DEVELOPMENT:	MATERIAL CHANGE OF USE (MULTIPLE DWELLING – 51 X APARTMENTS) DEVELOPMENT PERMIT
LEVEL OF ASSESSMENT:	IMPACT ASSESSMENT

TABLE OF CONTENTS

1.0 INTRODUCTION.....	4
2.0 SUPPORTING DOCUMENTATION & CONTACT DETAILS.....	7
2.1 ATTACHMENTS.....	7
2.2 CONTACT DETAILS.....	7
2.3 REVISION & QUALITY CONTROL	7
3.0 SITE DETAILS & CHARACTERISTICS.....	8
3.1 SITE DETAILS.....	8
3.2 SITE VISIT.....	8
3.3 SITE CHARACTERISTICS.....	9
4.0 SITE CONTEXT	10
4.1 LOCALITY & STREET CONTEXT	12
5.0 PROPOSED DEVELOPMENT	15
5.1 DEVELOPMENT DETAILS.....	15
5.2 TYPE OF APPROVAL SOUGHT	17
6.0 STATE GOVERNMENT PLANNING ASSESSMENT	17
6.1 PLANNING ACT 2016	17
6.2 STATE PLANNING REGULATORY PROVISIONS	18
6.3 STATE DEVELOPMENT ASSESSMENT PROVISIONS.....	20
6.4 SOUTH EAST QUEENSLAND REGIONAL PLAN SHAPING SEQ 2023 (SEQ REGIONAL PLAN)	20
7.0 LOCAL GOVERNMENT PLANNING ASSESSMENT.....	22
7.1 DEVELOPMENT PURPOSE AND DEFINED USE.....	22
7.2 ZONE CATEGORY	22
7.3 OVERLAYS.....	27
7.4 LOCAL/NEIGHBOURHOOD PLAN.....	30
7.5 LEVEL OF ASSESSMENT	32
8.0 KEY PLANNING ISSUES.....	33
9.0 RECOMMENDATION	40

1.0 INTRODUCTION

This Town Planning Assessment Report has been prepared to demonstrate compliance (or otherwise) with the relevant sections and provisions of the *Brisbane City Plan 2014 – Version 36.00 – June 2026*, as they relate to the proposed Multiple dwelling at 24, 26 & 28 University Road, Mitchelton QLD 4053. The land, hereinafter referred to as the ‘Subject Site’ is more accurately described as Lots 246, 247 & 248 on Registered Plan RP18817.

The proposal seeks to redevelop the Subject Site to facilitate the establishment of fifty-one (51) x Apartments. Accordingly, this application seeks development approval for:

- **Material Change of Use** (Multiple Dwelling – 51 x Apartments) Development Permit.

Please refer to the architectural proposal plan set prepared by HAL Architects Pty Ltd which illustrates the full scope of the proposed development. This plan set is enclosed with this application as **Attachment C**.

The Subject Site is located within the LMR3 Low-medium density residential (Up to 3 storeys) zone. The overall outcome of this precinct seeks to establish residential buildings up to 3 storeys in height and of a dwelling density that takes advantage of the locational attributes of this part of the city in terms of proximity to centres and high frequency public transport nodes.

Draft Changes to City Plan – More Homes, Sooner – Low-medium Density Residential (LMR) Zone Review

Brisbane City Council’s *More Homes, Sooner* package proposes a series of amendments to Brisbane City Plan intended to increase housing supply within established urban areas while avoiding outward expansion of the city’s footprint.

Relevant to this assessment, Council is proposing amendments to building height and on-site parking provisions within the Low-medium density residential (LMR) zone to reduce development barriers and facilitate the delivery of additional housing supply in appropriate locations. The proposed amendments identify opportunities for increased residential density within designated ‘Key Location’ areas.

A Key Location comprises land located within:

- the Principal centre, Major centre, District centre or Mixed use zone; or
- land within 400m walking distance of:
 - a. a dedicated public pedestrian access point to a major public transport interchange;
 - b. a public transport stop serviced at a minimum frequency of 20 minutes between 7:00am and 7:00pm on weekdays and 30 minutes between 7:00am and 7:00pm on weekends; or
 - c. a Principal centre, Major centre, District centre or Mixed use zone.

The intent of concentrating Multiple dwellings in proximity to public transport and centres is to support more inclusive and connected communities, optimise existing infrastructure and services, and strengthen the viability of surrounding commercial and community facilities.

In this regard, the Subject Site demonstrates strong alignment with the strategic intent of the proposed amendments. Specifically, the site:

- exceeds the minimum indicative site area threshold of 800m²;
- is located approximately 20m from land included within the Mixed use zone;
- is located approximately 150m from land included within the Major centre zone; and
- is situated approximately 300m walking distance from Mitchelton Train Station.

Having regard to the recommendations contained within Brisbane City Council's proposed *More Homes, Sooner* amendment package, the Subject Site is well positioned to support a built form outcome of up to four (4) storeys in height.

A reduced on-site parking provision is also considered appropriate having regard to the site's accessibility to centres and high-frequency public transport infrastructure. The indicative parking rates contemplated under the proposed amendments are as follows:

- 1-bedroom apartment – 1 space
- 2-bedroom apartment – 1.2 spaces
- 3-bedroom apartment – 1.6 spaces
- 4-bedroom (or greater) apartment – 2 spaces
- Visitor parking – 0.25 spaces per dwelling

Noting the draft amendments to the Low-medium Density Residential (LMR) Zone and Multiple Dwelling Code are anticipated to be adopted by the end of 2026, it is requested that Council have regard to the strategic intent and policy direction of these proposed changes in its assessment of this development application.

This application is submitted in accordance with the *Planning Act 2016* and is considered properly made. This report provides a planning assessment of the proposed development against the applicable sections of the *Brisbane City Plan 2014 – Version 36.00– June 2026*, including the following:

Applicable Zone and Neighbourhood Plan Codes:

- Low-Medium Density Residential (Up to 3 storeys) Zone Code;
- Mitchelton Centre Neighbourhood Plan Code;

Applicable Use Code:

- Multiple Dwelling Code;

Applicable Overlay Codes:

- Airport Environs Overlay Code;
- Road Hierarchy Overlay Code;
- Streetscape Hierarchy Overlay Code;
- Transport Noise Corridor Overlay Code;

Prescribed Secondary Codes:

- Infrastructure Design Code;
- Landscape Work Code;
- Stormwater Code; &
- Transport, Access, Parking and Servicing Code.

A detailed assessment of compliance with the above codes is provided in the Code Compliance Assessment Report, enclosed as [Attachment B](#).

Conclusion

The development application is capable of being approved by Council, subject to the imposition of reasonable and relevant conditions. The proposed development is considered appropriate and is recommended as a well-designed and attractive redevelopment of the Subject Site that aligns with the planning intent for the area and delivers a high-quality residential outcome for the local community.

2.0 SUPPORTING DOCUMENTATION AND CONTACT DETAILS

2.1 ATTACHMENTS

The following are enclosed as attachments to this Town Planning Assessment Report for the purposes of providing additional information in support of the proposed Development Application:

- **Attachment A:** Landowners Consent Form;
- **Attachment B:** *City Plan 2014* Code Compliance Assessment Report prepared by HAL Architects;
- **Attachment C:** Architectural Proposal Plans – **H4904UNI-TP-Issue A** prepared by HAL Architects;
- **Attachment D:** Landscape Concept Plan prepared by HAL Architects;
- **Attachment E:** Contour & Detail Survey Prepared by AJS Surveys;
- **Attachment F:** Traffic Engineering Assessment prepared by PTT (RPEQ); &
- **Attachment G:** Stormwater Management Plan & Engineering Services Assessment prepared by Create Engineers (RPEQ).

2.2 CONTACT DETAILS



Adam Lockhart

Director – Town Planning

HAL Architects Pty Ltd

Architects, Town Planners & Interior Designers

RiskSMART Consultants

3/709 Main Street

Kangaroo Point QLD 4169

P (07) 3852 3190 | E adam.lockhart@halarchitects.com.au

2.3 REVISION & QUALITY CONTROL

Revision	Date	Author/Contact	Reviewed By	Signature
H4904UNI_TP_001	June 2026	JH/AL	Adam Lockhart (Director)	

3.0 SITE DETAILS & CHARACTERISTICS

3.1 SITE DETAILS

SITE ADDRESS:	24, 26 & 28 University Road, Mitchelton QLD 4053
SITE DESCRIPTION:	Lots 246, 247 & 248 on Registered Plan RP18817
TOTAL SITE AREA:	2,429m ²
SEQ LAND USE CATEGORY:	Urban Footprint
LOCAL AUTHORITY:	Brisbane City Council
STRATEGIC PLAN DESIGNATION:	Suburban Living Area
ZONE CLASSIFICATION:	LMR3 Low-medium Density Residential (Up to 3 storeys) Zone
NEIGHBOURHOOD PLAN:	Mitchelton Centre Neighbourhood Plan
APPLICABLE OVERLAYS:	Airport Environs Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay Transport Noise Corridor Overlay
PROPERTY OWNER/S:	Creera Holdco 2 Pty Ltd A.C.N. 674 930 673
APPLICANT:	Creera Property Pty Ltd A.C.N. 674 930 673 C/- HAL Architects Pty Ltd
PROPOSAL SUMMARY:	Fifty-One (51) x Apartments
DEFINED USE:	Material Change of Use (Multiple Dwelling – 51 x Apartments) Development Permit
CATEGORY OF ASSESSMENT:	Impact Assessment
REFERRAL AGENCY:	No
PUBLIC NOTIFICATION:	Impact Assessment – The proposed development exceeds the Acceptable Outcome for building height.

3.2 SITE VISIT

A member of the HAL Architects Town Planning Department visited the Subject Site located at 24, 26 & 28 University Road, Mitchelton QLD 4053 on 04 June 2026. Site visits are undertaken so as to attain a visual assessment of the Subject Site, to gain an appreciation of any known or unknown constraints and enable an analysis of the proposed development within the context of its locality.

3.3 SITE CHARACTERISTICS

3.3.1 Road Frontage & Access

The Subject Site is a rectangular shaped allotment with a title area of 2,429.00m² and a single street frontage of 41.64m to University Road. Vehicular access is proposed from the University Road frontage by way of a new Type B1 crossover design located in a central position along the site frontage.

3.3.2 Topography

Please refer to Contour & Detail Survey prepared by AJS Surveys – enclosed as **Attachment E**.

3.3.3 Site Improvements

The Subject Site is currently improved by three (3) post-war Dwelling Houses. It is proposed to demolish these existing dwellings subject to Council approval of this Development Permit request.

3.3.4 Stormwater/Flooding/Hydraulics

The Subject Site is not mapped as being susceptible to River, Creek or Overland Flow Path localised flooding events.

3.3.6 Landscaping

The proposed development will be appropriately landscaped in order to provide a reasonable balance between built form and private open space. Deep planting and small tree species will provide shade, soften and enhance the built form. Please refer to Landscape Concept Plan prepared by HAL Architects – enclosed as **Attachment D**.

3.3.7 Noise Emissions

The projected level of noise emissions associated with this infill residential development is considered to be within the reasonable expectations of the local community.

3.3.8 Heritage

The Subject Site is not mapped as a Heritage Place on Council's online mapping, nor is the site listed on the Queensland State Heritage Register. Furthermore, the Subject Site does not share a common boundary with a Local or State listed Heritage Place.

3.3.9 Services/Infrastructure

The Subject Site will be connected to all expected urban services, including:

- Reticulated Water;
- Sewerage;
- Drainage;
- Electricity; and
- Telecommunication Services.

The implementation of all services can be appropriately conditioned by the Council as part of an issued Decision Notice.

3.3.10 Development Approval History

On 10 June 2026, Brisbane City Council granted a Decision Notice for a Material Change of Use – Development Permit (Multiple Dwelling x 14 Townhouses) over 24, 26 & 28 University Road, Mitchelton, QLD, 4053.

Ref BCC Application Approval Reference: **A006786493**.

3.3.11 Subject Site Photographs



Figure 2: Site Photograph. Image of the Subject Site at 24 University Road, Mitchelton.



Figure 3: Site Photograph. Image of the Subject Site at 26 University Road, Mitchelton.



Figure 4: Site Photograph. Image of the Subject Site at 28 University Road, Mitchelton.

4.0 SITE CONTEXT

4.1 LOCALITY & STREET CONTEXT

The suburb of Mitchelton is located approximately 9 km north-west of Brisbane's CBD. Mitchelton features a mix of housing options, including Queenslander-style homes, townhouses, and modern apartments.

Key Features of Mitchelton:

- **Amenities & Transport** - Brookside Shopping Centre serves as the local retail hub, providing a variety of shops, supermarkets, and dining options. The suburb is well-served by public transport, including Mitchelton Train Station, offering direct links to Brisbane's CBD and surrounding areas.
- **Education & Schools** – Mitchelton State School, Mitchelton State High School and Mt Maria College.
- **Lifestyle & Community** - Mitchelton boasts a range of parks and recreational facilities, contributing to its appeal for outdoor enthusiasts. Notable parks in the area include – Teralba Park, Fernwick Park, Picabeen Park and Lockrose Street Park.

The proposed infill building design will deliver an appropriate and attractive redevelopment of the site which provides for an appropriate increase in residential density that is wholly compatible with its streetscape context and exemplary proximity to centre activities and high frequency public transport.



Figure 5: Aerial Photograph. Subject Site and proximity to Mitchelton Train Station (**Source:** HAL Architects).

4.1.1 Adjoining Neighbours



Figure 6: Site Photograph. Adjoining neighbour at 30 University Road, Mitchelton as viewed from the Grovely Terrace frontage.



Figure 7: Site Photograph. Adjoining neighbour at 22 University Road, Mitchelton as viewed from the University Road frontage.



Figure 8: Site Photograph. The Subject Site is located within 250m walking distance of the public pedestrian access point to the Mitchelton Train Station.



Figure 9: Site Photograph. The Subject Site is located within 230m walking distance of an established Neighbourhood Centre.

5.0 PROPOSED DEVELOPMENT

5.1 DEVELOPMENT DETAILS

This proposal seeks to redevelop the Subject Site so as to ultimately allow for the establishment of four (4) storey and open rooftop strata titled residential apartment building inclusive of fifty-one (51) apartments and a one (1) level basement carpark. Key development statistics include:

Key Development Statistics
Site Area – 2,429m ² Number of Storeys – 4 Storeys + Open Rooftop Communal Recreation area Maximum Building Height – 53.5m AHD Number of Dwellings – 51 apartments total comprised of 13 x 1-bedroom apartments, 23 x 2-bedroom apartments and 15 x 3-bedroom apartments. Site Cover – 1,516m ² (62%) Communal Open Space – 258m ² (10.6%) Deep Planting – 252.48m ² (10.39%) Containerised Planting – 252.53m ² Car Spaces (Resident) – 67 Car Spaces (Visitor) – 13 Bicycle Spaces (Resident) – 52 Bicycle Spaces (Visitor) – 13

Table 1: Key Development Statistics.

The proposed density is considered generally appropriate for the relevant zoning and will further the dwelling choices available within the suburb. Please refer to the Architectural Proposal Plans prepared by HAL Architects enclosed as **Attachment C** for further detail.

The building is considered to be of architectural merit and despite some relatively minor non-compliances relating to boundary setbacks, the proposed development is fully compliant with the relevant Performance Outcomes of the Multiple Dwelling Code. The development is also generally consistent with the scale and built form outcomes envisaged by Brisbane City Council for multiple dwelling developments within ‘Key Location’ areas under the More Homes, Sooner initiative.

The building has been carefully designed to provide a high level of residential amenity for future occupants while incorporating contemporary architectural elements and an efficient, functional built form that supports practical construction outcomes. Overall, the proposal achieves an appropriate balance between design quality, resident amenity, and development efficiency.

Additional aspects of the proposed development are outlined in further detail below.

5.1.1 Access and Parking

The development proposes a total of eighty (80) car parking spaces at basement and ground floor level.

The Subject Site is not located within the City Core or City Frame precincts; however, it is identified as being within a ‘Key Location’ area per the June 2026 City Plan amendment (Version 36.00). Accordingly, the car parking requirements have been assessed in accordance with the current Transport, Access, Parking and Servicing Planning Scheme Policy, with the applicable parking rates and resulting demand outlined below:

Building breakdown	Car parking requirements	Development requirements
3-bedroom dwelling	1.6 per dwelling	15 x 1.6 = 24
2-bedroom dwelling	1.2 per dwelling	23 x 1.2 = 27.6 (28)
1-bedroom dwelling	1 per dwelling	13 x 1 = 13
Visitor spaces	0.25 per dwelling	51 x 0.25 = 12.75 (13)
TOTAL		78 On-Site Car Spaces Required 80 On-Site Car Spaces Proposed

5.1.2 Building Footprint/Setbacks

The proposal has given due consideration to the existing and likely future development adjoining the Subject Site. The proposed setbacks are generally compliant with the relevant Acceptable Outcomes and fully compliant with the associated Performance Outcomes of the Multiple Dwelling Code. The development will not result in any unreasonable impact upon the level of amenity enjoyed by existing residents neighbouring the property. Additionally, sufficient landscaping within the boundary setbacks will help to soften the proposed built form.

5.1.3 Architectural Design

The bulk and scale of the building form have been actively reduced through considered design techniques. The building has been soundly articulated and construction materials varied to ensure clarity between different floor levels are established.

The architectural aspirations for the proposal are focused towards providing a vibrant and contemporary residential building which still retains a human scale and promotes casual surveillance by adopting balconies, openings and windows overlooking University Road.

5.1.4 Building Height

The proposed building height is four (4) storeys and 53.5m AHD above natural ground level.

5.1.5 Landscaping

The proposed residential building is supplemented by a landscaping design that provided generous planting opportunities throughout the property. Screening plant species along the boundaries will provide privacy for driveway areas and soften the built form, while small tree species provide shade and enhance the built form. Please refer to **Attachment D** – Landscape Concept Plan prepared by HAL Architects.

5.1.6 Refuse Collection

Provision is made for onsite collection of six (6) x 1,100L General Waste Bulk Bins and six (6) x 1,100L Recycle Bulk Bins with a compactor system designed to reduce waste by 50% per week. The Bulk Bins are stored in a dedicated refuse room at ground level within a fully roofed and screened enclosure. Reasonable and relevant conditions of approval can be included in the development permit relating to the refuse collection as appropriate.

5.1.7 Open Space

Each ground floor apartment is provided with a private courtyard exceeding 35m² in area. All apartments located above ground floor are provided with a private balcony exceeding 12m² in area.

5.1.8 Impact on Neighbours

The proposed development has been designed to ameliorate any negative impacts on neighbouring allotments whilst ensuring an appropriate increase in residential density on the land in accordance with *Brisbane City Plan 2014* strategic framework, strategic intent and requirements of the Multiple Dwelling Code. Deep planting, privacy screening, fencing and landscape buffering will be provided where necessary to separate the proposed development from neighbouring dwellings.

Please refer to **Attachment C** - Architectural Proposal Plans enclosed for further detail.

5.2 TYPE OF APPROVAL SOUGHT

The proposed development triggers ‘assessable development’ as defined by the *Planning Act 2016* and seeks Council approval for the following:

- **MATERIAL CHANGE OF USE (MULTIPLE DWELLING – 51 X APARTMENTS)**
Development Permit

6.0 STATE GOVERNMENT PLANNING ASSESSMENT

The following section provides an assessment of the proposal against the relevant provisions of the *Planning Act 2016* (“the Act”). The Act is the applicable framework that governs development assessment within Queensland.

6.1 PLANNING ACT 2016

The Act provides the overall statutory guidance for development assessment in the State of Queensland. The proposed Development Application does not compromise the attainment of the Purpose of the Act, as defined in Chapter 1, Section 3 of the Act. Review of Schedule 10 of the *Planning Regulation 2017* and relevant Categorising Instruments confirms that the proposed development is not Prohibited Development.

6.1.1 Assessable Development

This Development Application proposes activities that satisfy the meaning of development as provided within Chapter 3, Section 45 of the Act. Moreover, the proposed development is assessable against the provisions of the local planning scheme. Accordingly, to facilitate the proposed development, this application seeks approval for a Material Change of Use (Multiple Dwelling – 51 x Apartments) Development Permit.

6.1.2 Assessment Manager

Schedule 8 of the *Planning Regulation 2017* notes that the Local Government is the assessment manager where an application is for development in a single local government area, and, the proposed development is assessable against the Local Planning Scheme.

The Subject Site is contained within the local government area of Brisbane City and proposes assessable development under the provisions of the *Brisbane City Plan 2014*. As such, Brisbane City Council is the Assessment Manager responsible for determining the Development Application.

6.1.3 Referral to State Agency

The proposed development does not trigger referral to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) as a State Agency.

6.1.4 Public Notification

Pursuant to Part 5 of the *Brisbane City Plan 2014*, the proposed development triggers an Impact Assessable Development Application. Accordingly, public notification is to be carried out for a period of fifteen (15) business days in accordance with the Planning Act 2016.

6.2 STATE PLANNING REGULATORY PROVISIONS

The State Planning Policy (SPP) is a statutory instrument that provides the primary policy direction for matters that are deemed to be of interest to the State of Queensland. Part E of State Planning Policy – July 2017 contains seventeen (17) state interests in land use planning and development that are categorised into five (5) key themes. The below table identifies the relevance of these state interests to the development application.

Liveable Communities and Housing

✓	Housing Supply and Diversity <i>Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.</i>
✓	Liveable Communities <i>Liveable, well designed and serviced communities are delivered to support wellbeing and enhance quality of life.</i>

Economic Growth

N.A.	Agriculture <i>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</i>
✓	Development and Construction <i>Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed-use development opportunities.</i>
N.A.	Mining and Extractive Resources <i>Extractive resources are protected, and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources.</i>
N.A.	Tourism <i>Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism development are protected.</i>

Environment and Heritage

N.A.	Biodiversity <i>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</i>
N.A.	Coastal Environment <i>The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.</i>
N.A.	Cultural Heritage <i>The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural significance, is conserved for the benefit of the community and future generations.</i>
N.A.	Water Quality <i>The environmental values and quality of Queensland waters are protected and enhanced.</i>

Safety and Resilience to Hazards

N.A.	Emissions and hazardous activities <i>Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.</i>
N.A.	Natural hazards, risks and resilience <i>The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.</i>

Infrastructure

N.A.	Energy and Water Supply <i>The timely, safe, affordable and reliable provision and operation and water supply infrastructure is supported, and renewable energy development is enabled.</i>
------	---

N.A.	Infrastructure Integration <i>The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.</i>
N.A.	Transport Infrastructure <i>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.</i>
N.A.	Strategic Airports and Aviation Facilities <i>The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.</i>
N.A.	Strategic Ports <i>The operation of strategic ports and priority ports is protected and their growth and development are supported.</i>

Table 2: State Planning Regulatory Provisions

The State Planning Policy is not considered directly applicable to this development application however it is noted that the above noted overall themes are suitably reflected in the local government's planning scheme and that the proposed redevelopment is not in conflict with this overarching policy vision.

6.3 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The State Development Assessment Provisions (SDAP) is an outcome of the State Assessment Referral Agency (SARA) and a statutory instrument made under the Act which sets out matters of interest of the state for development assessment, where the chief executive of administering the SPA is the assessment manager or a referral agency.

Importantly, the SDAP outlines the criteria for assessment by the chief executive and provides applicants with:

- 1) Clarity on when the state is to be involved in the assessment of development applications; and
- 2) Increased transparency and clarity on how development can comply with matters of interest of the state through a set of State Codes.

An assessment of the proposed development against the State Assessment criteria indicates that this application does not require a referral to the Department of State Development, Infrastructure and Planning. As such, the State Development Assessment Provisions (SDAP) are not applicable to this Development Application.

6.4 SOUTH EAST QUEENSLAND REGIONAL PLAN 2009-2031 (SEQ REGIONAL PLAN)

Shaping SEQ 2023 is a state planning instrument which provides "a regional framework for growth management and sets the long-term planning direction for sustainable growth, a globally competitive economy, and high-quality living".

Based on the principles of efficient land use, *Shaping SEQ 2023* allocates land into one of three regional land use classifications:

- **Urban Footprint**
- Rural Living Area
- Regional Landscape and Rural Production Area.

Shaping SEQ 2023 identifies that the Subject Site is contained within the Urban Footprint and consequently, may accommodate a full range of urban uses such as housing, industry, business, infrastructure, community facilities and urban open spaces. The Subject Site is not located within a Priority Development Area.

The proposed development and its intended use of the Site accords with and promotes the objectives, principles and overall vision detailed within *Shaping SEQ 2023*. The proposal continues infill type development that will contribute to the available housing stock so as to appropriately service the surrounding community.

7.0 LOCAL GOVERNMENT PLANNING ASSESSMENT

The Subject Site is located within the Local Government Area of Brisbane City. The Application proposes development activities that are required to be assessed against the below assessment benchmarks of the local planning scheme, *Brisbane City Plan 2014*.

7.1 DEVELOPMENT PURPOSE AND DEFINED USE

In accordance with Schedule 1 of *Brisbane City Plan 2014*, the proposed development of a Multiple Dwelling is defined as follows:

Multiple dwelling:

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

7.2 ZONE CATEGORY

The Subject Site is contained within the LMR3 Low-medium density residential (Up to 3 storeys) zone category.



Figure 10: Zoning Map. Subject Site mapped in the LMR3 Zone (Source: BCC Interactive Mapping).

The purpose of the Low-Medium Density (Up to 3 storeys) Residential Zone is as follows:

“The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale non-residential services and facilities that cater for local residents.

The proposed development is consistent with the intent for the zone. The proposed design is of a type and scale evident within the locality immediately surrounding the Subject Site. The proposed development is supported by a mix of community uses and small-scale non-residential services within proximity to the Subject Site.

The relevant Overall Outcomes for the Low-medium density residential (Up to 3 storeys) zone are listed below:

a. (4) Development location and uses overall outcomes are:

- a. Development comprises a mix of low and low-medium rise, low-medium density residential development. **Complies.**
- b. Development allows for urban consolidation and better use of physical and social infrastructure. **Complies.**
- c. Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres. **Complies.**
- d. Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings. **Complies.**
- e. Development retains existing dwelling house that is located on land within the traditional building character overlay, Heritage overlay or Pre-1911 building overlay. **Not Applicable.**
- f. Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:
 - i. Meets amenity expectations of residents;
 - ii. Meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan and is not adjoining a dwelling house if rooming accommodation for 6 persons or more;
 - iii. Meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility. **Not Applicable.**
- g. Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more than 6,000 vehicles per day in the Up to 3 storeys zone precinct or the 2 or 3 storey mix zone precinct. **Not Applicable.**

- h. Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the Up to 3 storeys zone precinct or 2 or 3 storey mix zone precinct to provide housing diversity. **Not Applicable.**
- i. Development for a dwelling unit may occur as part of a non-residential use. **Not Applicable.**
- j. Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a low-medium density, but predominantly permanent residential environment. **Complies.**
- k. Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code. **Not Applicable.**
- l. Development for commercial character building activities on land within the Commercial character building (activities) overlay code. **Not Applicable.**
- m. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:
 - i. have a gross floor area of less than 250m²;
 - ii. Serve local residents' day-to-day needs;
 - iii. Not undermine the viability of a nearby centre. **Not Applicable.**
- n. Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings. **Not Applicable.**
- o. Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents. **Not Applicable.**
- p. Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation. **Not Applicable.**

5. Development form overall outcomes are:

- a. Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and the characteristics of the site within the Low-medium density residential zone and the relevant zone precinct and reinforces a distinctive subtropical character of low to low-medium rise buildings with a landscaped streetscape and recreation areas. **Complies with Performance Outcome.**
- b. Development provides for a building to have a building height and bulk that responds to:
 - i. The nature of adjoining dwellings;
 - ii. Site characteristics, including the shape, frontage, size, orientation, slope, and nature of adjoining dwellings. **Complies with Performance Outcome.**
- c. Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone. **Not Applicable.**
- d. Development supports a subtropical character by ensuring that:
 - i. the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; **Complies.**

- ii. *residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces. **Complies.***
- e. *Development provides quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living. **Complies.***
- f. *Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets. **Complies.***
- g. *Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be:*
 - i. *Suitably located and orientated on the site; **Complies.***
 - ii. *Designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street. **Complies.***
- h. *Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development. **Complies.***

6. 2 storey mix zone precinct overall outcomes are:

- a. *Development comprises a mix of dwelling types including dwelling houses, 2 storey low rise multiple dwellings (such as row houses) and dual occupancy at a house scale in the 2 storey mix zone precinct, to provide housing diversity, offering choice to different household types and individuals to suit residents through different life-cycle stages. **Not Applicable. Subject Site located in the Up to 3 storeys zone.***
- b. *Development of low-rise, low-medium density residential buildings:*
 - i. *Are predominantly 1 or 2 storeys in height;*
 - ii. *Are located on suitable sites, clustered around identified smaller centres, other destinations or facilities in suburban locations or along identified public transport corridors;*
 - iii. *Provide a choice in housing for and size and housing adaptability that meet the needs of a diverse population;*
 - iv. *are in areas that are often surrounded by low density detached housing in the Low density residential zone. **Not Applicable.***
- c. *Development for a residential use other than a dwelling house makes a deliberate contribution to diversifying the housing stock available to suit residents at all life-cycle stages. **Not Applicable.***
- d. *Development of a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is:*
 - i. *Consistent with the character of a low density detached house style residential environment of 1 or 2 storeys;*
 - ii. *Suited to smaller lot sizes. **Not Applicable.***
- e. *Development incorporates a height and setback that provide a sensitive transition at the edge of the site to adjoining dwelling houses, ensuring that development is compatible in scale with*

*adjoining dwelling houses, both within or adjoining the 2 storey mix zone precinct, in order to maintain appropriate levels of amenity and privacy to adjoining dwellings. **Not Applicable.***

7. 2 or 3 storey mix zone precinct overall outcomes are:

- a. *Development comprises a mix of dwelling types including dwelling houses, 2 to 3 storey low rise multiple dwellings (such as apartments and row houses) and dual occupancy, to provide housing diversity and a sensitive transition both to adjoining sites that contain dwelling houses and between busier roads or centres and lower density residential areas. **Not Applicable. Subject site located in the Up to 3 storeys zone.***
- b. *Development of low-medium rise, low-medium density residential buildings:*
 - i. *Are of predominantly 2 storeys, or of up to 3 storeys in height where located within easy walking distance of a public transport node;*
 - ii. *Are located on suitable sites, in accessible locations, near to public transport and larger centres or key destinations. **Not Applicable.***
- c. *Development for a residential use other than a dwelling house is of a scale and bulk that co-exists comfortably with an adjoining dwelling house, even though it might have a bulk and scale greater than a dwelling house. **Not Applicable.***
- d. *Development design, height and setbacks provide a sensitive transition at the edge of the site to an adjoining dwelling house or land in a lower density zone or zone precinct. **Not Applicable.***
- e. *Development for a residential use other than for a dwelling house incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape. **Not Applicable.***
- f. *Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture. **Not Applicable.***

8. Up to 3 storeys zone precinct overall outcomes are:

- a. *Development comprises predominantly 3 storey low-medium rise multiple dwellings (such as apartments and row houses) in growth Nodes on Selected Transport Corridors and in well-located parts of the city, to provide housing diversity and a sensitive transition between significant centres or higher density residential areas and lower density residential areas. **Complies with Performance Outcome.***
- b. *Development of low-medium rise, medium density residential buildings:*
 - i. *are predominantly (but no more than) 3 storeys in height; **Complies with Performance Outcome.***
 - ii. *are located on suitable sites, in well-located parts of the city, in close proximity to or on the periphery of significant centres, or along growth corridors. **Complies.***
- c. *Development incorporated a height and setback that:*
 - i. *provides a sensitive transition at the edge of the zone or zone precinct to adjoining lower density zones or zone precincts; **Complies.***
 - ii. *responds to the existing and intended uses and built form in each particular adjoining zone. **Complies.***

- d. *Dwellings are a mix of apartment and row-house style multiple dwellings which are of a scale and bulk that enable the building to co-exist comfortably with existing dwelling houses and dual occupancy uses. **Complies.***
- e. *Development for a multiple dwelling or dual occupancy incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape. **Complies.***
- f. *Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a smaller building envelope than in the Medium density residential zone, acknowledging this zone precinct's role for providing a sensitive transition to low density residential areas and its location within Growth Nodes on Selected Transport Corridors. **Complies.***

Response: The proposed multiple dwelling does not compromise the relevant Overall Outcomes as listed above. The proposal supports the intended outcomes of the zone and will provide for a residential use in the immediate area.

7.3 OVERLAYS

Pursuant to Part 8 of the *Brisbane City Plan 2014*, the Development Application may trigger assessment against overlays and overlay codes.

“Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:

- a) there is a particular sensitivity to the effects of development;*
- b) there is a constraint on land use or development outcomes;*
- c) there is the presence of valuable resources;*
- d) there are particular opportunities for development.”*

Some overlays may result in a change to the Level of Assessment, in accordance with Part 5 of the *Brisbane City Plan 2014*, or provide additional assessment criteria for the development site.

Where development is proposed on premises partly affected by an overlay, the assessment criteria for the overlay only relates to the part of the premises affected by the overlay.

The following relevant Overlay Codes from Part 8, Section 8.2 of the *Brisbane City Plan 2014* apply to all areas within the planning scheme. The table below identifies the potential applicability of the overlays to the proposed development.

Overlay	Level of Applicability
Active Frontages in Residential Zones Overlay	Not applicable.
Airport Environs Overlay	<u>Applicable</u> The Subject Site is contained within the Horizontal limitation surface boundary (OLS) and the Procedures for air navigation surfaces (PANS) sub-categories. The proposed development however is not of a scale which would impact on the safe function of any airport environment. Please refer to the Code Compliance Assessment enclosed as Attachment B for further detail.

Overlay	Level of Applicability
Bicycle Network Overlay	Not applicable.
Biodiversity Areas Overlay	Not applicable.
Bushfire Overlay	Not applicable.
Coastal Hazard Overlay	Not applicable.
Commercial Character Building Overlay	Not applicable.
Community Purposes Network Overlay	<u>Applicable</u> The proposed development adheres to the overall outcomes of the Community Purposes Network Overlay Code and subsequent performance outcomes of the Code.
Critical Infrastructure and Movement Network Overlay	<u>Applicable</u> The Subject Site is identified within the Critical infrastructure and movement planning area sub-category. The proposed development adheres to the overall outcomes of the Critical infrastructure movement network overlay Code and subsequent performance outcomes of the Code.
Dwelling House Character Overlay	<u>Applicable</u> The Subject Site is identified within the Dwelling house character overlay as it is within the LMR3 zone. However, the proposed development involves multiple dwelling and will not adversely impact on the overlay.
Extractive Resources Overlay	Not applicable.
Flood Overlay	Not applicable.
Heritage Overlay	Not applicable.
Industrial Amenity Overlay	Not applicable.
Landslide Overlay	Not applicable.
Potential and Actual Acid Sulfate Soils Overlay	Not applicable.
Pre-1911 Building Overlay	Not applicable.

Overlay	Level of Applicability
Regional Infrastructure Corridors and Substations Overlay	Not applicable.
Road Hierarchy Overlay	<u>Applicable</u> The proposed development will not result in any change to the existing road hierarchy. Please refer to Code Compliance Assessment enclosed as Attachment B for further detail.
Significant Landscape Tree Overlay	Not applicable.
Streetscape Hierarchy Overlay	<u>Applicable</u> The proposed development will not result in any change to the existing streetscape hierarchy. Please refer to Code Compliance Assessment enclosed as Attachment B for further detail.
Traditional Building Character Overlay	Not applicable.
Transport Air Quality Corridor Overlay	Not applicable.
Transport Noise Corridor Overlay	<u>Applicable</u> The Subject Site is identified within the Designated State Noise corridor – rail network: Category 0: Noise level <70 dB(A) and the Designated State Noise corridor – rail network: Category 1: 70 dB(A) sub-categories. The applicant is agreeable for Council to reasonably condition each Apartment to be constructed of a standard that satisfies minimum building attenuation measures to satisfy minimum acoustic rating requirements.
Water Resource Catchments Overlay	Not applicable.
Waterway Corridors Overlay	Not applicable.
Wetlands Overlay	Not applicable.

Table 3: Evaluation of the development proposal against the Overlay Codes in accordance with Part 8 of the Brisbane City Plan 2014.

7.4 LOCAL/NEIGHBOURHOOD PLAN

The subject site is located within the bounds of the Mitchelton Centre Neighbourhood Plan. More specifically, it falls within the University Road Precinct – NPP-004, and the University Road West Sub-Precinct – NPP-004b. The Neighbourhood Plan provides additional development guidance that extends beyond the standard provisions associated with a zone code or land use under the *City Plan 2014*.

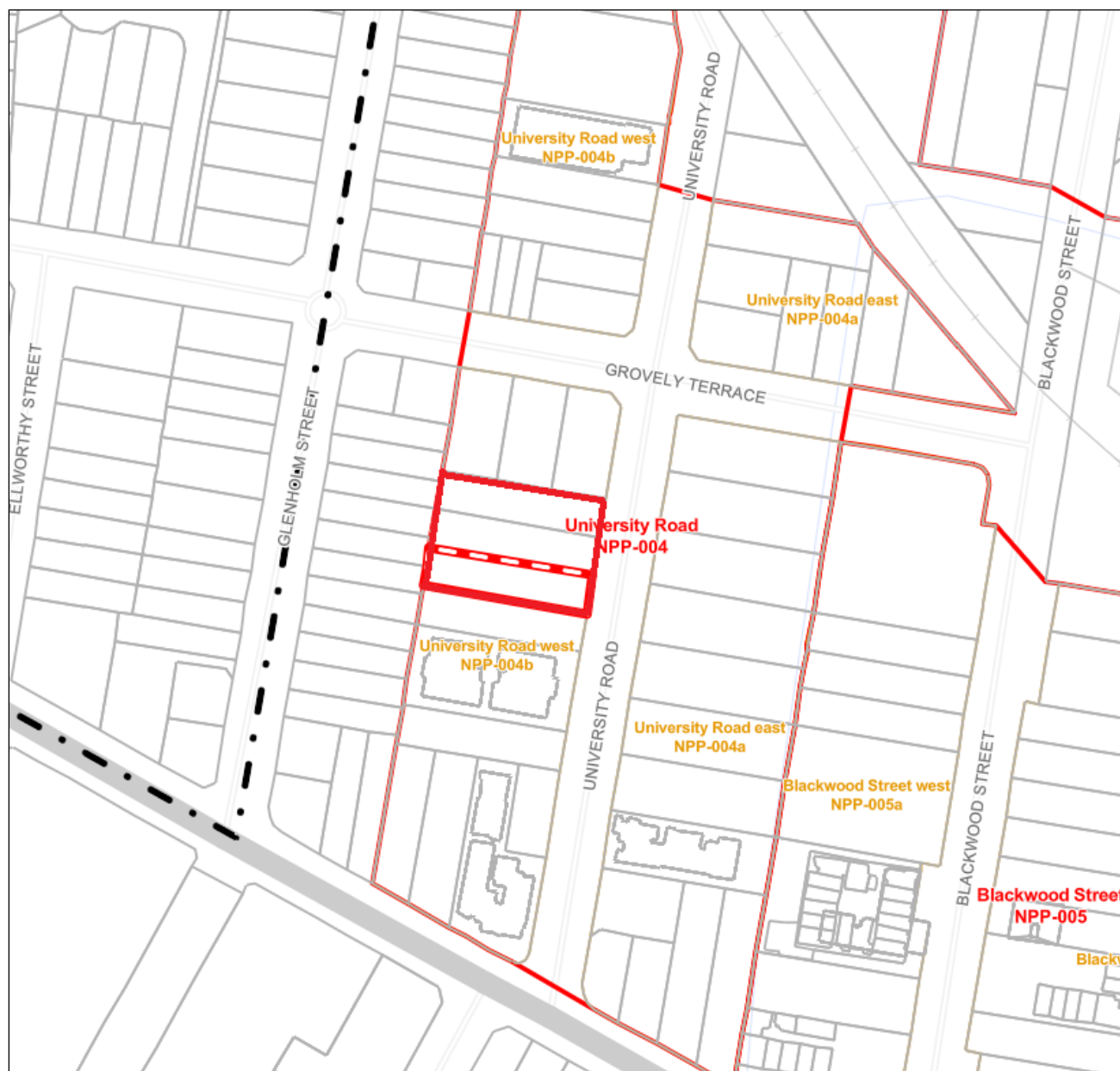


Figure 11: Image of the Subject Site (outlined in red) mapped within the University Road Precinct – NPP – 004 and University Road West Sub-Precinct – NPP – 004b. (Source: Interactive Mapping - Brisbane City Plan 2014).

Compliance with the Overall Outcomes for the Mitchelton Centre Neighbourhood Plan is demonstrated below.

3. The overall outcomes for the neighbourhood plan area are:

- a. *Mitchelton centre develops as a Major Centre and will build on its existing provisions of retail, commercial and education services, and community sectors to become the major location for these activities in the north-western corridor of Brisbane. **Noted.***
 - b. *Development creates a diverse, integrated, mix of centre activities hosting shop and office uses, higher density residential dwellings and a range of community and recreational facilities that are concentrated around existing public transport nodes to support greater use of public transport services and attract further investment in new public transport facilities in and serving the Mitchelton Centre. **Complies.***
 - c. *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. **Complies with Performance Outcome.***
 - d. *Higher density development requires larger sites that will be achieved through lot amalgamation. **Complies.***
 - e. *Multiple dwellings are not accommodated in the Low density residential zone. **Complies.***
 - f. *New houses and other development in areas with strong representation of buildings built in 1946 or before, complement traditional streetscape characteristics. In specified residential areas along roads with a high volume of traffic, the introduction of appropriate new uses is encouraged, where this leads to the preservation of heritage or character buildings. **Complies.***
 - g. *A range of community facilities and services is supported in the neighbourhood plan area that caters to residents, employees and visitors. New development assists in providing community spaces to meet the needs of the growing local community. Community facilities are supported to co-locate with public and private open space. **Complies.***
 - h. *Open space, including Kedron Brook, is an integral part of the local active transport network and offers a variety of accessible and comfortable community meeting places and recreational spaces. **Noted.***
7. *University Road precinct (Mitchelton centre neighbourhood plan/NPP-004) overall outcomes are:*
- a. *Development in the University Road precinct supports multiple dwellings and limited centre activity uses at low-medium density. **Complies.***
 - b. *Development in the University Road east sub-precinct (Mitchelton centre neighbourhood plan/NPP-004a):*
 - i. *For limited centre activity uses at ground floor level responds to the residential character of University Road west;*
 - ii. *Has a minimum site frontage of 40m due to the constraints imposed by the waterway corridor at the rear. **Not Applicable.***
 - c. *Development in the University Road west sub-precinct (Mitchelton centre neighbourhood plan/NPP-004b):*
 - i. *Comprises multiple dwellings at low-medium density. **Complies.***

A detailed assessment of the proposed development against all assessment benchmarks outlined in Mitchelton Centre Neighbourhood Plan is provided in the Code Compliance Assessment Report which forms part of this development application – refer **Attachment B**.

7.5 LEVEL OF ASSESSMENT

In accordance with the provisions of the *Brisbane City Plan 2014*, the proposed Multiple Dwelling is not compliant with the prescribed building height in the Multiple Dwelling Code. Accordingly, the proposal is triggered to be Impact Assessable development.

Use	Level of assessment	Assessment criteria
Multiple Dwelling	Impact Assessment	
	If no greater than: a. 3 storeys and 11.5m in building height in the Up to 3 storeys zone precinct.	Multiple dwelling code Low-medium density residential zone code Prescribed secondary code

Table 4: Level of Assessment Low-Medium Density Residential (Up to 3 storeys) Zone.
(Brisbane City Plan 2014).

8.0 KEY PLANNING ISSUES

The proposal has been designed to generally accord with the relevant provisions of *Brisbane City Plan 2014* in conjunction with consideration to the site particulars.

The key planning issues in relation to the proposed development are those elements of the design where Performance Based Solutions are sought. These issues warrant further detailed discussion and explanation.

The proposed design relies on limited Performance Based Outcomes which are considered to be contextually justified and not resulting in any unreasonable impact upon the level of amenity enjoyed by existing residents within the area.

The following section discusses the proposed key Performance Based Outcomes identified within the Code Compliance Assessment (refer to [Attachment B](#)) and provides additional written justification as to why the proposed solutions are capable of Council support.

It is noted that the proposed design does not preclude or impinge upon the attainment of the strategic intent of the Low-medium Density Residential Zone. In view of this compliance as well as taking note of the applicable overlays identified above, two (2) key issues have been identified as requiring further assessment and discussion.

Key Issues:

- Building Height; &
- Site Coverage.

8.1 Building Height

- **Proposed:** 4 Storeys
- **Required under Acceptable Outcome AO7:** 3 Storeys

The amalgamation of properties at 24, 26 and 28 University Road, Mitchelton results in the establishment of a large, consolidated land holding with a site area of 2,429m² and frontage of 41.6m. This established land parcel is one of the larger development sites within University Road and strategically located within 300m walking distance of the Mitchelton Train Station and Blackwood Street - High Street/Major Centre (MC).

Draft Changes to City Plan – More Homes, Sooner – Low-medium Density Residential (LMR) Zone Review

Brisbane City Council's *More Homes, Sooner* package proposes a series of amendments to Brisbane City Plan intended to increase housing supply within established urban areas while avoiding outward expansion of the city's footprint.

Relevant to this assessment, Council is proposing amendments to building height and on-site parking provisions within the Low-medium density residential (LMR) zone to reduce development barriers and facilitate the delivery of additional housing supply in appropriate locations. The proposed amendments identify opportunities for increased residential density within designated 'Key Location' areas.

A Key Location comprises land located within:

- the Principal centre, Major centre, District centre or Mixed use zone; or
- land within 400m walking distance of:
 - d. a dedicated public pedestrian access point to a major public transport interchange;
 - e. a public transport stop serviced at a minimum frequency of 20 minutes between 7:00am and 7:00pm on weekdays and 30 minutes between 7:00am and 7:00pm on weekends; or
 - f. a Principal centre, Major centre, District centre or Mixed use zone.

The intent of concentrating Multiple dwellings in proximity to public transport and centres is to support more inclusive and connected communities, optimise existing infrastructure and services, and strengthen the viability of surrounding commercial and community facilities.

In this regard, the Subject Site demonstrates strong alignment with the strategic intent of the proposed amendments. Specifically, the site:

- exceeds the minimum indicative site area threshold of 800m²;
- is located approximately 20m from land included within the Mixed use zone;
- is located approximately 150m from land included within the Major centre zone; and
- is situated approximately 300m walking distance from Mitchelton Train Station.

Having regard to the recommendations contained within Brisbane City Council's proposed *More Homes, Sooner* amendment package, the Subject Site is well positioned to support a built form outcome of up to four (4) storeys in height.

A reduced on-site parking provision is also considered appropriate having regard to the site's accessibility to centres and high-frequency public transport infrastructure. The indicative parking rates contemplated under the proposed amendments are as follows:

- 1-bedroom apartment – 1 space
- 2-bedroom apartment – 1.2 spaces
- 3-bedroom apartment – 1.6 spaces
- 4-bedroom (or greater) apartment – 2 spaces
- Visitor parking – 0.25 spaces per dwelling



Figure 12: Zoning of the Subject Site (outlined in red) within 20m of a Mixed use zone (orange fill), 150m of a Major centre zone (blue fill) and 300m walking distance of the Mitchelton Train Station, all of which qualify as key location areas.

Noting the draft amendments to the Low-medium Density Residential (LMR) Zone and Multiple Dwelling Code are anticipated to be adopted by the end of 2026, it is requested that Council have regard to the strategic intent and policy direction of these proposed changes in its assessment of this development application.

The proposed building height is capable of satisfying Performance Outcome PO4 of the Multiple dwelling Code which states as follows:

“Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:

- a. consistent with the anticipated density and assumed infrastructure demand;*

Response: The proposed density and assumed infrastructure demand is consistent with the draft amendments to the Low-medium Density Residential (LMR) Zone and Multiple Dwelling Code which are anticipated to be adopted by the end of 2026.

- b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street;*

Response: The proposed building height will be consistent with the draft amendments to City Plan 2014 which will adjust community expectations about the scale of development permitted within Key Location areas.

- c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;*

Response: The scale of apartment building sought is deemed to be proportionate and commensurate with the site area and allotment frontage. The Subject Site is an amalgamated land parcel exhibiting a combined site area of 2,429m² and a single street frontage of 41.64m to University Road. The Subject Site is the largest amalgamated land holding in University Road.

- d. designed to avoid a significant and undue adverse amenity impact to adjoining development;*

Response: The proposed development has been designed to minimise potential amenity impacts to adjoining properties, with built form appropriately scaled and articulated to ensure no unreasonable overlooking, overshadowing or visual bulk impacts arise. Refer to architectural proposal plans for detailed layout and elevations.

- e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites;*

Response: The siting and building separation have been informed by the site constraints and surrounding built form context, ensuring adequate separation is provided to maintain amenity and allow reasonable development potential of adjoining sites. Refer to architectural proposal plans for siting details.

- f. considerate of street conditions, the topography of the area and site slope;*

Response: The development responds to the existing street context. Refer to architectural proposal plans.

- g. designed to maintain significant view points and corridors;*

Response: No significant view corridors or mapped view points are identified on or adjoining the site that would be adversely impacted by the proposed development.

h. designed and orientated to retain solar access to key public spaces and adjoining buildings.

Response: The proposed building has been designed and oriented to minimise overshadowing impacts on adjoining properties, with compliance achieved in relation to applicable solar access requirements.



Figure 13: 3D Render of proposed Multiple dwelling as viewed from University Road frontage.



Figure 14: 3D Render of proposed Multiple dwelling as viewed from University Road frontage.

8.2 SITE COVERAGE

- **Proposed:** 62%
- **Required under Acceptable Outcome AO8:** 45.0%

The proposed rear setback is capable of satisfying Performance Outcome PO8 which states as follows:

“Development ensures that the proportion of buildings to open space and landscaping on a site:

- a. is consistent with the intended form, character and intensity of the local area and immediate streetscape;*
- b. facilitates modulation and articulation of the building form;*
- c. supports residential amenity for occupants and adjoining properties;*
- d. supports private outdoor subtropical living;*
- e. provides for well-located and functional communal open space areas;*
- f. provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.”*

Performance-Based Assessment

(a) Consistency with local form, character and intensity

The proposed development reflects the evolving low-medium density (LMR3) character of the locality and aligns with the strategic intent of the zone. The built form is consistent with recent townhouse and apartment building developments nearby, particularly in its scale, rhythm, and interface with the street. The layout maintains a streetscape character that is aligned with Council's intent for increased density within easy walking distance of high frequency public transport (Mitchelton Train Station) and Neighbourhood Centre (Blackwood Street – Shopping District).

The proposed development reflects the evolving Low-Medium Density (LMR3) character of the locality and aligns with the strategic intent of the zone. The built form is consistent with recent Multiple Dwelling developments nearby, particularly in its scale and interface with the street.

A review of the Multiple Dwelling development approvals granted within University Road over the past decade confirms the proposed site cover of 59.7% is not excessive and wholly consistent with the building footprints granted by Brisbane City Council within the immediate vicinity.

This is outlined in the table below for ease of reference:

Property Address	Approved Use	Approved Site Cover	BCC Approval Reference
605 & 607 Samford Road, Mitchelton (Cnr University Road)	Multiple Dwelling	61.8% of Site Area	A004025927
11 University Road, Mitchelton	Multiple Dwelling	62.1% of Site Area	A004060511

13-19 University Road, Mitchelton	Multiple Dwelling	59.3% of Site Area	A005923008
18-20 University Road, Mitchelton	Multiple Dwelling	60.0% + of Site Area (Approved Under Superseded Planning Scheme – City Plan 2000 – with no Site Cover Control and No Site Cover Noted on Approved Plans)	A003231860
39 University Road, Mitchelton	Multiple Dwelling	57.0% of Site Area	A006554092

Table 4: Comparative Site Cover Stats for Multiple Dwellings in University Road.

(b) Facilitation of building modulation and articulation

The design incorporates a variety of architectural elements including recesses, overhangs, material changes, and roof form variation to break up building bulk. The façade design ensures that the development reads as a series of articulated dwellings rather than a continuous mass, supporting a visually interesting and human-scaled form.

(c) Support for residential amenity (occupants and neighbours)

Each dwelling benefits from private open space with good solar access, natural ventilation, and privacy. Building separations and boundary treatments minimise overlooking and overshadowing impacts on neighbouring properties. Internal amenity is further supported by generous glazing and well-planned layouts.

(d) Support for private outdoor subtropical living

All dwellings are provided with private open space areas that are functional, accessible, and directly connected to indoor living spaces. These areas are designed to maximise usability and comfort within Brisbane’s subtropical climate through the provision of shade, landscaping, and permeable surfaces.

(e) Provision of communal open space

A central communal open space area is provided, which is well-located and easily accessible to all residents. This space includes subtropical landscaping, seating, and passive recreation opportunities. It enhances the sense of community within the development and offers a shared outdoor environment for relaxation and social interaction.

(f) Provision for deep planting and large subtropical shade trees

Despite the higher site cover, deep planting zones have been incorporated along the front and rear property boundaries. These areas are designed to accommodate large subtropical shade trees and establish a leafy landscape setting.

9.0 RECOMMENDATION

This Town Planning Assessment Report demonstrates sufficient grounds for Brisbane City Council to support this Development Application that seeks approval for the following:

- **MATERIAL CHANGE OF USE (MULTIPLE DWELLING – 51 X APARTMENTS)**
Development Permit.

The proposed development represents an appropriate increase in residential density within a location that is well served by public transport, urban infrastructure, community facilities, and areas of public open space. The delivery of fifty-one (51) apartments on the Subject Site will contribute to the provision of much-needed housing supply within Brisbane, supporting the city's ongoing growth and responding to the current shortage of available accommodation.

Having regard to the recommendations contained within Brisbane City Council's proposed More Homes, Sooner amendment package, the Subject Site is well positioned to accommodate a built form outcome of up to four (4) storeys in height. The proposal is consistent with the broader strategic objective of facilitating additional housing opportunities in well-located urban areas with access to services, employment, and transport infrastructure.

Noting that the proposed amendments to the Low-medium Density Residential (LMR) Zone Code and Multiple Dwelling Code are anticipated to be adopted by the end of 2026, it is respectfully requested that Council give due consideration to the strategic intent and policy direction embodied in these amendments when assessing the development application.

The proposal has been assessed against the relevant provisions of Brisbane City Plan 2014 and is considered to be generally consistent with the planning scheme's strategic framework and desired planning outcomes. While the development does not achieve full compliance with all applicable Acceptable Outcomes, it satisfies the relevant Performance Outcomes and does not compromise the attainment of the strategic objectives of the planning scheme, nor the Overall Outcomes of the Low-medium Density Residential Zone Code or Multiple Dwelling Code.

Overall, the development application is capable of approval, subject to the imposition of reasonable and relevant conditions. The proposal represents a high-quality residential redevelopment of the Subject Site, delivering a well-designed and architecturally considered built form that responds appropriately to its context, enhances housing choice, and aligns with the evolving planning intent for the locality. Accordingly, the proposed development warrants Council's support and approval.

**