



Town Planning Report

4-8 MAYNARD STREET, WOOLLOONGABBA

Development Permit for Material Change of Use for Multiple Dwelling (39 Units); and
Development Permit for Building Work in the Flood Overlay.

Assessable Development (Impact Assessment)

Prepared by Property Projects Australia Pty Ltd
Prepared for Shenfield Property Pty Ltd

31 July 2026

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1. EXECUTIVE SUMMARY

This planning report accompanies an application for a Development Permit for Material Change of Use for Multiple Dwelling (39 Units) and a Development Permit for Building Work in the Flood Overlay over land at 4-8 Maynard Street, Woolloongabba.

The subject site sits in the south-eastern corner of the inner-city suburb of Woolloongabba. Woolloongabba is identified in Brisbane City Council's planning scheme (City Plan 2014) as one of three corridor hubs which provide a gateway to Brisbane's City Centre and form part of Brisbane's Inner City. Brisbane's Inner City is earmarked to accommodate the highest concentration of employment, cultural facilities and residential development in Brisbane.

In this context, redevelopment of the subject site presents an opportunity to contribute to a cumulative endeavour to realise the maximum utility of well serviced inner-city land. This opportunity is reinforced by the subject site's exceptional amenity achieved through proximity to major transport corridors and nodes, employment opportunities and retail and dining precincts along Logan Road.

The proposal seeks to develop the vacant land holding into a high quality, contemporary residential building designed in accordance Buildings that Breathe guidelines and comprised of 39 apartments and communal recreational facilities across nine (9) residential storeys, and associated parking and servicing across two (2) basement levels.

From a town planning perspective, the key driver behind the built form is to rationalise the strategic intent of the site with the immediate context – achieving a high quality, high density residential outcome, while providing a transition from the established high rise development context of Logan Road (including an approved 35 storey building to the northwest of the site), to the detached, two (2) storey dwellings to the south and east of the site.

Substantive landscaping to the site frontages, and generous front boundary building setbacks at the second storey are carried through to the upper levels of the building, ensuring the residential amenity at the ground plane of Sword Street and Maynard Street is maintained. Meanwhile the upper levels incorporate recessed balconies, lightweight balustrading and narrow blades, creating shadowing and recessions which softens the building to the lower intensity residential.

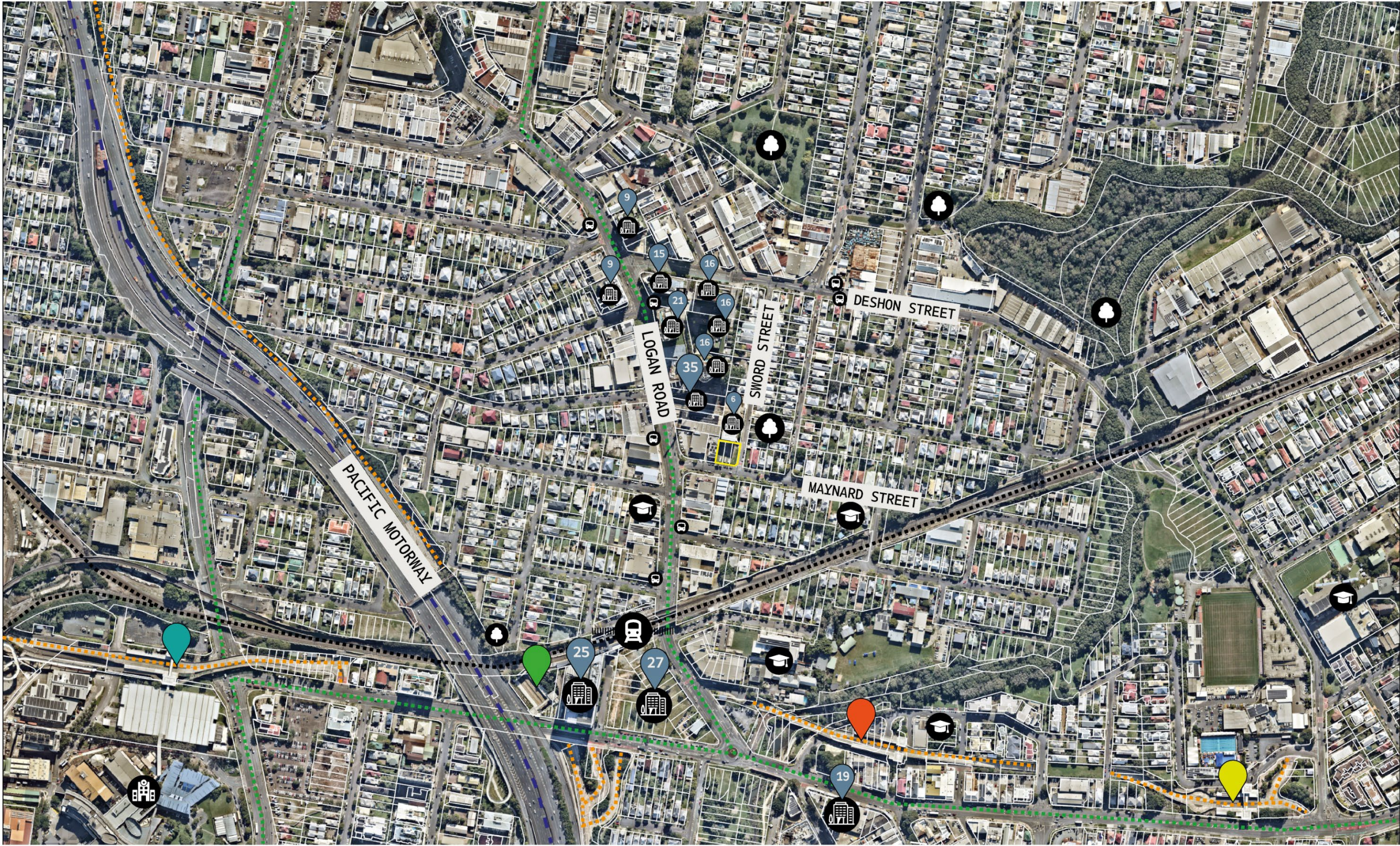
The building design by Ellivo Architects has carefully balanced the macro planning context of the site with the immediate built form context, providing an outcome that maximises the residential yield of the inner-city site, while providing a sensitive interface to historical lower intensity residential. As touched on above, and further elaborated throughout this Town Planning Report, the proposal delivers a high-quality residential outcome, achieving the higher order outcomes sought by City Plan 2014, and should therefore be approved subject to reasonable and relevant conditions.

Table 1 – Site Details

Applicant:	Shenfield Property Pty Ltd C/- Property Projects Australia
Address of Site:	4-8 Maynard Street, Woolloongabba ("the subject site") Refer to Figure 1
Property Description:	Lot 100 on RP11919, Lot 99 on RP11919, and Lot 1 on RP94699
Area of Site:	Lot 100 on RP11919: 309m ² Lot 99 on RP11919: 315m ² Lot 1 on RP94699: 303m ² Total Site Area: 927m ²
Land Owner:	Tracey Lee Cunningham Refer to Appendix A
Regional Plan:	The subject site is located within the Urban Footprint of the South East Queensland Regional Plan 2023 ("Shaping SEQ 2023") Refer to Appendix A
Planning Scheme:	Brisbane City Plan 2014 – Version 36 ("the planning scheme")
Zone and Precinct:	HDR2 High Density Residential (Up to 15 storeys) Zone Refer to Figure 2
Neighbourhood / Local Plan:	Woolloongabba Centre Neighbourhood Plan (Logan Road Corridor Precinct - NPP-004) Refer to Figure 2
Overlays:	The subject site is mapped to be affected by the following overlays: ■ Airport Environs Overlay ○ OLS – Horizontal limitation surface boundary ○ Procedure for air navigation surfaces (PANS) ○ BBS zone – Distance from airport 8-13km ■ Community Purpose Network Overlay ○ Critical Infrastructure and Movement Network Overlay ○ Critical infrastructure and movement planning area sub-category ■ Dwelling House Character Overlay ■ Flood Overlay ○ Brisbane River flood planning area 5 sub-category ○ Creek/ waterway flood planning area 4 sub-category ○ Creek/ waterway flood planning area 5 sub-category ■ Potential and Actual Acid Sulfate Soils Overlay ○ Potential and actual acid sulfate soils sub-category ○ Land above 5m AHD and below 20m AHD sub-category

	■ Road Hierarchy Overlay ○ Neighbourhood road – Maynard Street and Sword Street ■ Streetscape Hierarchy Overlay ■ Locality street – Maynard Street ■ Neighbourhood street major – Sword Street ■ Transport noise corridor overlay ○ Noise corridor - Brisbane: Queensland Development Code MP4.4 Noise Category 1 sub-category ○ Designated State Noise corridor - rail network: Category 1: 70 dB(A) - 75 dB(A) ○ Designated State Noise corridor - rail network: Category 2: 75 dB(A) - 80 dB(A)
Proposal Overview:	The proposed development seeks to establish a nine (9) storey residential apartment building. The Proposal Plans prepared by Ellivo Architects provided at Appendix B which outlines the following development intent: - ■ Two (2) basement levels, providing 42 resident parking spaces; ■ A 6.8m crossover to Sword Street providing vehicular access to the basement; ■ Ground level visitor parking, residential bike store, bin room and service area, and building services; ■ Ground level pedestrian entrance from Maynard Street to internal residential foyer; ■ 16, one (1) bedroom units; ■ 17, two (2) bedroom units; ■ 6, three (3) bedroom units; ■ Deep containerised planting zones at ground, Level 1 and Level 2; and ■ Rooftop (Level 9) communal recreation area with 15m lap pool, BBQ area, and lounge area
Aspects of Development:	■ Development Permit for Material Change of Use for Multiple Dwelling (39 Units); and ■ Development Permit for Building Work in the Flood Overlay.
Category of Assessment:	☒ Impact Assessment
Public Notification :	The development application is required to be publicly notified for a minimum of fifteen (15) business days
Assessment Manager:	Brisbane City Council ("Council")
Referral Agency:	Not Applicable

Figure 1 – Context Plan – Aerial



LEGEND: ■ SUBJECT SITE (4 - 8 MAYNARD STREET, WOOLLOONGABBA)

APPROVED / CONSTRUCTED BUILDING HEIGHT

..... RAILWAY CORRIDOR
- - - - - EASTERN BUSWAY
- - - - - ARTERIAL ROAD
- - - - - MOTORWAY

BURANDA BUSWAY STATION
 STONES CORNER BUSWAY STATION
 LANGLANDS PARK BUSWAY STATION
 PRINCESS ALEXANDRA BUSWAY STATION

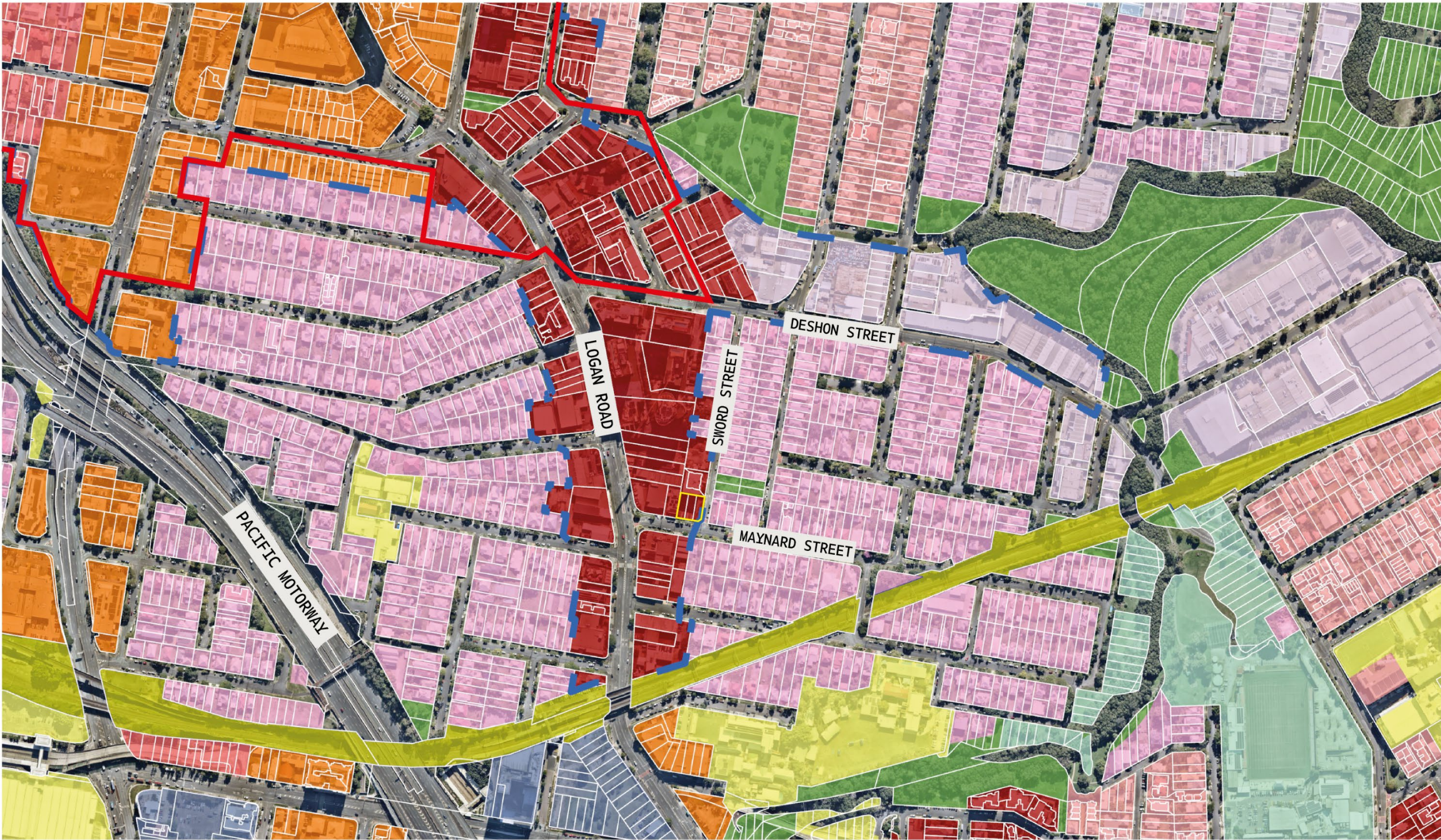
PRINCESS ALEXANDRA HOSPITAL
 PARK
 SCHOOL / CHILD CARE CENTRE
 BUS STOP
 TRAIN STATION

SCALE: NTS SOURCE: NEARMAP
THE CONTENT OF THIS DOCUMENT INCLUDES THIRD PARTY DATA. PROPERTY PROJECTS AUSTRALIA PTY LTD DOES NOT GUARANTEE THE ACCURACY OF SUCH DATA.



PPA
PROPERTY
PROJECTS
AUSTRALIA

Figure 2 – Context Plan – Planning Scheme



LEGEND: — SUBJECT SITE (4 - 8 MAYNARD STREET, WOOLLOONGABBA) — WOOLLOONGABBA PDA BOUNDARY — WOOLLOONGABBA CENTRE NEIGHBOURHOOD PLAN BOUNDARY — LOGAN ROAD CORRIDOR PRECINCT - NPP-004	● HIGH DENSITY RESIDENTIAL ZONE ● OPEN SPACE ZONE ● CHARACTER RESIDENTIAL ZONE	● COMMUNITY FACILITIES ZONE ● DISTRICT ZONE ● MIXED USE ZONE	● SPORT AND RECREATION ZONE ● LOW IMPACT INDUSTRY ZONE ● NEIGHBOURHOOD CENTRE ZONE	PPA PROPERTY PROJECTS AUSTRALIA
SCALE: NTS SOURCE: NEARMAP, BRISBANE CITY COUNCIL, ECONOMIC DEVELOPMENT QUEENSLAND THE CONTENT OF THIS DOCUMENT INCLUDES THIRD PARTY DATA. PROPERTY PROJECTS AUSTRALIA PTY LTD DOES NOT GUARANTEE THE ACCURACY OF SUCH DATA.				

2. DEVELOPMENT PROPOSAL

2.1. Site Overview

The site for the proposed development involves 4, 6, and 8 Maynard Street, Woolloongabba 4064 ("the subject site"), more formally described as Lot 100 on RP11919, Lot 99 on RP11919, and Lot 1 on RP94699. The landholding results in a total site area of 927m² contained on a generally rectilinear block.

The subject site is a corner lot, which presents a frontage of 27.157m to Maynard Street on the south, 4.268m of truncation, and 28.002m of frontage to Sword Street on the east, both being Neighbourhood Roads on Council's Road Hierarchy.

As illustrated in Figure 2 The site is located within the High Density Residential (Up to 15 storeys) Zone under the Brisbane City Plan 2014. The site is largely adjoined by land within the High Density Residential Zone to north, west, and south, though land to the east and south east is located within the Character Residential Zone.

Further, the site is located within the Logan Road corridor precinct (NPP-004) of the Woolloongabba Centre Neighbourhood Plan.

2.2. Development Context

The subject site is located in Woolloongabba, an inner-city suburb on Brisbane's south side that is characterised by strong public transport accessibility, proximity to major employment and health services, and a concentration of residential, commercial, retail, entertainment and community activities. The locality is undergoing continued urban renewal, supported by its proximity to key locations and response to the ongoing demand in Brisbane for well-located contemporary housing options.

The Logan Road corridor, functions as an important link within Brisbane's southside, connecting Woolloongabba with nearby centres and supporting a mix of higher-density residential, commercial and service uses.

The subject site is located at a key meeting point between the more intensive development associated with the High Density Residential Zone and Logan Road Corridor Sub Precinct of the Woolloongabba Centre Local Plan to the north and west, and the lower-density residential neighbourhood to the east within the Character Residential Zone. Accordingly, the proposed development provides a built form response that both reflects the high-density role of the site and appropriately manages the separation with a nearby lower density housing.

Demonstrated in **Figure 1** the immediate surroundings of the subject site have been the subject of strong urban renewal, most notably the South City Square development which provides retail, entertainment, and commercial business facilities alongside multiple residential towers reaching up to thirty-five stories. Beyond this, the nearby Eastwood Apartments and Quest Woolloongabba (both having a height of nine (9) storeys) provide opportunities for short-term accommodation in the area with retail offerings on the ground floor. The continued development within the surrounding area demonstrates the ability of the subject site to accommodate and contribute to ongoing growth.

As outlined within **Figure 1**, the site is also well connected to a range of public and active transport options, including Buranda Train Station, Stones Corner Bus Station, Princess Alexandra Hospital bus station, and high-frequency bus services along Logan Road. These connections support the site's suitability for increased residential density and reinforce its role within an accessible, inner-city growth area.

The established urban context of the subject site is reflected in the various strategic and statutory planning documents which apply to the site. Notably, *Brisbane Sustainable Growth Strategy* and *Brisbane's Inner City Strategy* earmark inner city areas (which include Woolloongabba) to accommodate significant residential growth, with Brisbane's Inner City projected to accommodate a residential and workforce population of more than one (1) million people.

These strategic documents are carried through into the planning scheme's Strategic Framework, with Theme 5: Brisbane's CityShape identifying Woolloongabba as one of three (3) corridor hubs which sit on selected transport corridors and provide a gateway to the Brisbane's Inner City. Strategic Outcome 3.7.1 (1)(b)(iv) of Theme 5 identifies the Inner City to accommodate the highest concentration of employment, cultural facilities and residential development in Brisbane.

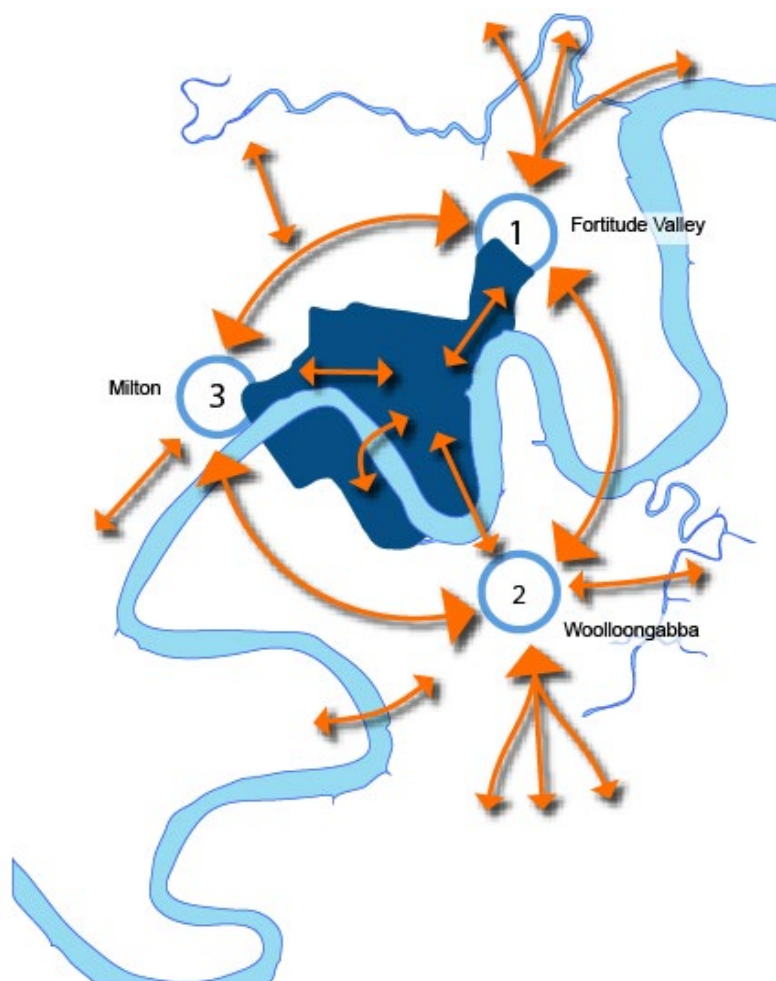


Figure 3 - Brisbane's City Shape - Inner city context and connectivity

Source - Brisbane City Plan 2014

2.3. Multiple Dwelling

Utilising the underlying zoning of the site, proximity to the various amenities and existing public transport services, the proposal takes the opportunity to provide a high-quality residential building, which incorporates 39 units across nine (9) storeys. The proposed development will provide a range of 1, 2, and 3 bed dwellings which will supplement housing options available within the locality.

In honouring the low-density heritage neighbourhood and providing a development outcome which is anticipated within Woolloongabba's evolving urban centre, the project architects state in **Appendix B**, *'The architecture embraces the changing identity of Woolloongabba by providing increased housing density while acknowledging the character, scale, and material richness of the surrounding streetscape. Rather than presenting as a singular urban object, the building adopts a carefully articulated form that softens its presence through human scaled proportions, generous landscaping, and a restrained palette of honest, enduring materials'*.



Extract 1 – Perspective - Sword Street Looking North

Source – Ellivo Architects

As demonstrated in **Extract 1**, the proposed development integrates significant landscaping and deep planting into the ground floor presentation to both street frontages to soften the interface of the development and create a greater visual outcome.

The proposed development provides each unit with an appropriately sized and functional balcony or terrace directly accessible from the main living space ranging from 10m² - 37m².

A rooftop communal open space area is proposed for residents and visitors, which provides recreation facilities, including BBQs, pool area, lounge area, and amenities. These facilities are accommodated by integrated gardens, landscaping, and shade structures to bolster the amenity for residents.

2.4. Land Use & Operation

An overview of the proposed development and its intended operation is provided at **Table 2** below.

Table 2 – Land Use & Operation Summary

Aspect	Response
Defined Use:	As per Schedule 1 of the City Plan, Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.
Proposed Use:	The proposed development includes 39 units, incorporating a range of one-, two-, and three-bedroom apartments.
Vehicle Access:	Vehicle access to the site is provided via a 6.8m-wide crossover to Sword Street.
Pedestrian Access:	Two (2) pedestrian entry points are provided to Maynard Street, directly connecting to the entry foyer, lift, and stairs.
Bike & Car Parking:	The proposed development provides forty-eight (48) car parking spaces, comprising six (6) visitor parks on the ground level and forty-two (42) resident spaces across two (2) basement levels. Further, the development provides ten (10) visitor bicycle parking spaces and forty (40) resident bicycle spaces on the ground floor.
Waste Storage / Collection:	Refuse collections will occur within the loading bay accessible via Sword Steet. A refuse storage room is provided on the ground level to store all bulk bins.
Servicing / Loading:	Refuse collection and on-site servicing will occur within a temporary service bay located at ground level.

2.5. Design

Information on the key design aspects is provided at **Table 3** below.

Table 3 – Design Summary

Design:

Building Height:	The proposed development results in a nine (9) (RL35.660) storey building plus two (2) basement car parking levels.
Gross Floor Area:	The proposed development has a total gross floor area of 3,178.68m ² .
Setbacks:	<u>Primary Frontage (Sword Street)</u> Podium: Built-to-boundary Tower: 3.745 – 4.145m <u>Secondary Frontage (Maynard Street)</u> Podium: Built-to-boundary Tower: 3.601m – 4.001m <u>Side / western boundary</u> Podium: Built-to-boundary Tower: 3.000m <u>Side / northern boundary</u> Podium: Built-to-boundary Tower: 2.600m – 3.000m
Materials & Finishes:	The proposed development incorporates a range of building materials, textures and colours, including: ■ Dark bronze horizontal cladding; ■ Dark bronze and light tone polished concrete; ■ Limestone stone cladding; ■ Green feature tile; ■ Off white Tyrolean render paint; ■ Bronze tint glass balustrading; and ■ Bronze glass blocks
Site Cover:	The proposed development has a total site cover of 83.89% (780.6m ²) and a site cover of 57.52% (535.26m ²) associated with the tower.
Landscaping:	The proposed development provides landscaping and deep planting (both containerised and in-ground) along the ground floor, upper levels, and rooftop, to provide a total of 389.99m ² (41.90% of site area) of landscaping.
Private Open Space:	Each multiple dwelling unit is provided with a private open space area in the form of a balcony or terrace ranging from 10m ² to 37m ² .
Communal Open Space:	A total of 163.12m ² (17.53% of site area) is provided for communal open space, in the form of a rooftop terrace. The rooftop terrace

	includes a swimming pool, barbeque areas, lounge areas, and amenities.
Earthworks & Retaining:	Majority of the site will be excavated for the proposed building basement, except the southeastern corner of the property which is to be deep planting. Excavation depths ranging from approximately 6m to 8m are proposed within the site to accommodate the two (2) basement levels. A final earthworks strategy for the site will be confirmed at detailed design phase.

2.6. Infrastructure, Services and Assets

An overview of the proposed infrastructure services connections and stormwater management strategies are provided at **Table 4** below.

Table 4 – Infrastructure, Services and Assets

Aspect	Response
Water:	It is proposed to connect to the existing 150mm uPVC water main in the verge of Maynard Street via a new water service and meter.
Sewer:	It is proposed to construct a new sewer structure and property connection over the existing 150 sewer main (LS161545) to service the development.
Stormwater Quantity:	Runoff from the development for the proposed development will be discharged to Sword Street along the eastern boundary where it ultimately reports to Norman Creek approximately 650m downstream per existing conditions.
Stormwater Quality:	Due to the size of the site below 2,500m ² , no stormwater detention is necessary. the proposed development will incorporate rainwater reuse for landscape irrigation and GPT baskets in field inlet pits collection runoff from ground areas to assist in protecting the environmental values of downstream waterways.
Vehicle Access:	Vehicle access to the site is provided via a 6.8m-wide crossover to Sword Street.
Electricity, Data and Telecommunications:	The proposed development can be connected to all electricity, data, and telecommunications networks.
Street Tree:	The proposed development will retain the three (3) street trees located along the Maynard Street verge in good health. The proposed development provides sufficient planting within the site boundaries and no further street trees are warranted.

2.7. Supporting Information

To assist Council in the assessment of this development application, a number of specialist reports have been prepared and are summarised in below.

2.7.1. Architectural Statement

The proposed development has been architecturally designed by Ellivo Architects, with the plans provided at **Appendix B**. A vision statement has been prepared alongside the architectural plans which discusses in detail the design vision of the proposed development, the design principles incorporated, and a response to the eight (8) key elements of the New World City Design Guide: Buildings That Breathe. Overall, the design has incorporated landscaped communal spaces, carefully considered articulation, ground level activation, and a building which carefully considers the surrounding context and will contribute positively to the public realm.

2.7.2. Landscape Design Concept

A Landscape Design Concept has been prepared by Subtropic Design at Error! Reference source not found.. The intent of the landscape design is as follows:

- The proposed development has been designed to embrace the subtropical character of Brisbane and provides planting across multiple storeys to create a softer built form;
- The proposed development will incorporate the following planting areas:
 - Ground floor: natural ground deep planting with a feature tree presenting to the truncation and containerised deep planting ranging from 800mm – 1,500mm in depth to accommodate ferns, native trees, and ground covers;
 - Level 1: Containerised deep planting in the form of planter walls ranging from 400mm – 1,200mm in depth to accommodate ferns, native trees and ground covers, in addition to a planter wall to act as a balustrade;
 - Level 3: 600mm deep planter with small shrubs and cascading species to present to Maynard Street;
 - Rooftop: Feature tree and green roof element with cascading groundcovers and grass species in planters ranging from 600mm to 1,200mm in depth.
- The proposed development provides planting areas along both frontages of the site, which is suitable to accommodate sub-tropical shade trees and is easily accessible for maintenance;
- The proposed development will retain the existing street trees along Maynard Street in good health;
- An extensive planter on the first level of the building, which can accommodate groundcovers, small shrubs and cascading plants will provide visual interest, assist with reducing the perceived bulk and scale, and act as a balustrade for the adjoining private open space; and

- The communal rooftop area has incorporated highly permeable outdoor spaces, including generous rooftop recreational space and lush sub-tropical vegetation, in addition to a green capped roof.

2.7.3. Traffic

A Transport Impact Assessment Report has been prepared by Ratio Consultants at **Appendix D**. The key findings of the report are outlined below:

- The subject site is in proximity to a variety of public transport services, with 3 bus routes in operation on Logan Road, Buranda Railway Station and the Buranda bus stop along the South East Busway located approximately 300m walking distance southwest of the site;
- The proposed car parking supply of forty-two (42) resident spaces and six (6) visitor spaces for an overall car parking provision of forty-eight (48) which is consistent with the planning scheme requirements and is considered appropriate for the context and intensity of the proposed development;
- The proposed development will provide vehicle access along Sword Street via a 6.8m-wide crossover which is compliant with the Planning Scheme requirements and is appropriate to minimise vehicle and pedestrian conflicts;
- Refuse collection and on-site servicing will occur within a temporary service bay located at ground level. In both instances, the vehicle would reverse into the site via the crossover to Sword Street, prop in the internal accessway near the waste storage area to collect waste and then exit the site in a forward direction; and
- A total of 50 on-site bicycle parking spaces will be provided on the site for residents and visitors.

2.7.4. Waste Management Plan

A Waste Management Plan has been prepared by Ratio Consultants at **Appendix E**. The key findings of the report are outlined below:

- In accordance with the waste generation rates for residential land uses as within the Planning Scheme, the anticipated volume of waste generated by the proposed development will be 9,360 litres;
- In accordance with the waste storage requirements within the Planning Scheme, the total footprint of equipment required to accommodate the waste volumes is 8.28m². The proposed development provides 23m²;
- All refuse will be disposed of using a single chute system which will terminate in the bin room, which three (3) x 1,100L bins each for general waste and recycling, and is directly accessible to the loading bay; and

- General waste and recycling will be collected three (3) times a week collected directly from the ground level temporary loading area by Council via a rear-loading refuse collection vehicle.

2.7.5. Stormwater Management Report

A Stormwater Management Report has been prepared by Westera Partners at **Appendix F**. The key findings of the report are outlined below:

- The Lawful Point of Discharge (LPD) for the proposed development has been identified as the existing stormwater infrastructure in Sword Street along the eastern boundary;
- Stormwater runoff from the roof areas shall be captured in roof water drainage infrastructure and directed to the stormwater infrastructure in Sword Street through a combination of suspended roof water pipes and in-ground stormwater pit and pipe infrastructure;
- Considering the nature of the development, the proposed development will incorporate rainwater reuse for landscape irrigation and GPT baskets in field inlet pits collection runoff from ground areas to assist in protecting the environmental values of downstream waterways as stormwater quality best management practices;
- Management of stormwater runoff during construction will be undertaken in accordance with the State Planning Policy requirements; and
- In accordance with the recommendations and requirements outlined above, the proposed development will not cause any adverse deterioration of water quality to the downstream environment.

2.7.6. Engineering Services Report

An Engineering Services Report has been prepared by Westera Partners at **Appendix G**. The key findings of the report are outlined below:

- The overall increase to peak flows has been identified as negligible and therefore no stormwater detention is necessary;
- Preliminary earthworks investigations find that the maximum earthworks required to contain the basement level car parking will result RL-3.10 (8.5m cut) to RL-0.68 (6.5m cut). Final Earthworks volumes will be confirmed during detailed design; and
- The proposed development can be connected to all necessary service connection. New connections will be provided to sewer to the existing 150mm main and existing 150mm water main to accommodate the proposed development; and
- Overall, the proposed development can be adequately serviced by the existing services infrastructure. Final details regarding sewer, stormwater, water and other services will be finalised during the detailed design stage.

2.7.7. Flood Impact Assessment

A Flood Impact Assessment has been prepared by Storm Flood Engineering at Appendix H. The key findings of the report are outlined below:

- The subject site is affected by the Brisbane River FPA and the Creek FPA under the Planning Scheme. While not affected by the Coastal Hazard Overlay and the Overland Flow FPA; however, the BCC Flood Awareness Overland Flood results demonstrate some level of flooding from the overland flow scenario in the major design event.
- The proposed development will not worsen peak flood levels from overland flow sources external to the site, as flows are generally contained within the road in the major flood event scenario. The deep planting proposed at the corner of the site, will also mitigate any minor displacement of flow.
- Overland Flooding is the primary flood mechanism, with a varying 2% AEP level of RL4.34m AHD at the corner of Maynard and Sword Street, down to approximately 4.27m AHD at the northeastern corner of the site frontage. Notwithstanding, all defined building components achieve or exceed the minimum flood planning levels as per Table 8.2.11.3.D. of the Planning Scheme.
- Ultimately, the flood hazard affecting the site can be managed for the proposed development, and residual flood risk to people and property is tolerable.

2.8. Consultation

A prelodgement meeting was held with Brisbane City Council on 23 June 2026. A copy of the prelodgement meeting minutes and full response is provided at **Appendix I**.

3. ASSESSMENT BENCHMARKS

3.1. Compliance with Assessment Benchmarks

The development application involves assessable development subject to impact assessment and, therefore, in accordance with Section 45 of the *Planning Act 2016*, the assessment of the development application must be carried out against:-

- the assessment benchmarks included in a categorising instrument;
- the matters prescribed at Part 4, Division 4 of the Planning Regulation 2017;
- as required, any other relevant matter.

3.1.1. State Planning Framework

A response to the State Government legislative framework is provided at **Appendix J** The response demonstrates that the development application complies with all of the applicable assessment benchmarks.

3.1.2. Local Planning Framework

A response to the Local Government planning scheme is provided at **Appendix K**. The response demonstrates that the development application complies with all of the applicable assessment benchmark.

4. KEY PLANNING MATTERS

The following section provides further discussion regarding key aspects of the proposed development and clearly demonstrates that the proposed development is, on balance, an appropriate development outcome.

At the outset, it is noted that the development is subject to impact assessment. Section 45(5)(b) of the Planning Act 2016 establishes that impact assessment may be carried out against, any “other relevant matter” in addition to the standard considerations of the local categorising instrument and matters prescribed by regulation. Examples of other relevant matters include:-

- the current relevance of the assessment benchmarks in the light of changed circumstances; and
- whether assessment benchmarks or other prescribed matters were based on material errors.

It is noted that as the proposal achieves the outcomes sought by the higher order provisions of the planning scheme, such as the strategic framework, and overall outcomes of the zone codes, “other relevant matters” are not considered to be determinative in justifying approval of the development application.

4.1. Building Envelope

To address the perceived impacts of the proposed building on the immediate and surrounding context, a response to each element of Performance Outcome P04 of the Multiple Dwelling Code has been discussed in detail within **Section 4.1** below. Performance Outcome P04 states the following:

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;*
- 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;*
- c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;*
- d. designed to avoid a significant and undue adverse amenity impact to adjoining development;*
- e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites;*
- f. considerate of street conditions, the topography of the area and site slope;*
- g. designed to maintain significant view points and corridors;*
- h. designed and orientated to retain solar access to key public spaces and adjoining buildings.*

Items (a) and (b) are addressed in Section 4.1.1, which demonstrates that a nine (9) storey building sits comfortably within the established built form of the locality. Item (c) is addressed in Section 4.1.2, which considers site cover. The remaining items relate to the building's potential impacts on adjoining premises and the streetscape. In the context of the boundary setbacks and building height transitions required by Table 9.3.14.3.I, items (d), (f) and (g) are addressed in Sections 4.1.3 and 4.1.4.

4.1.1. Building Height

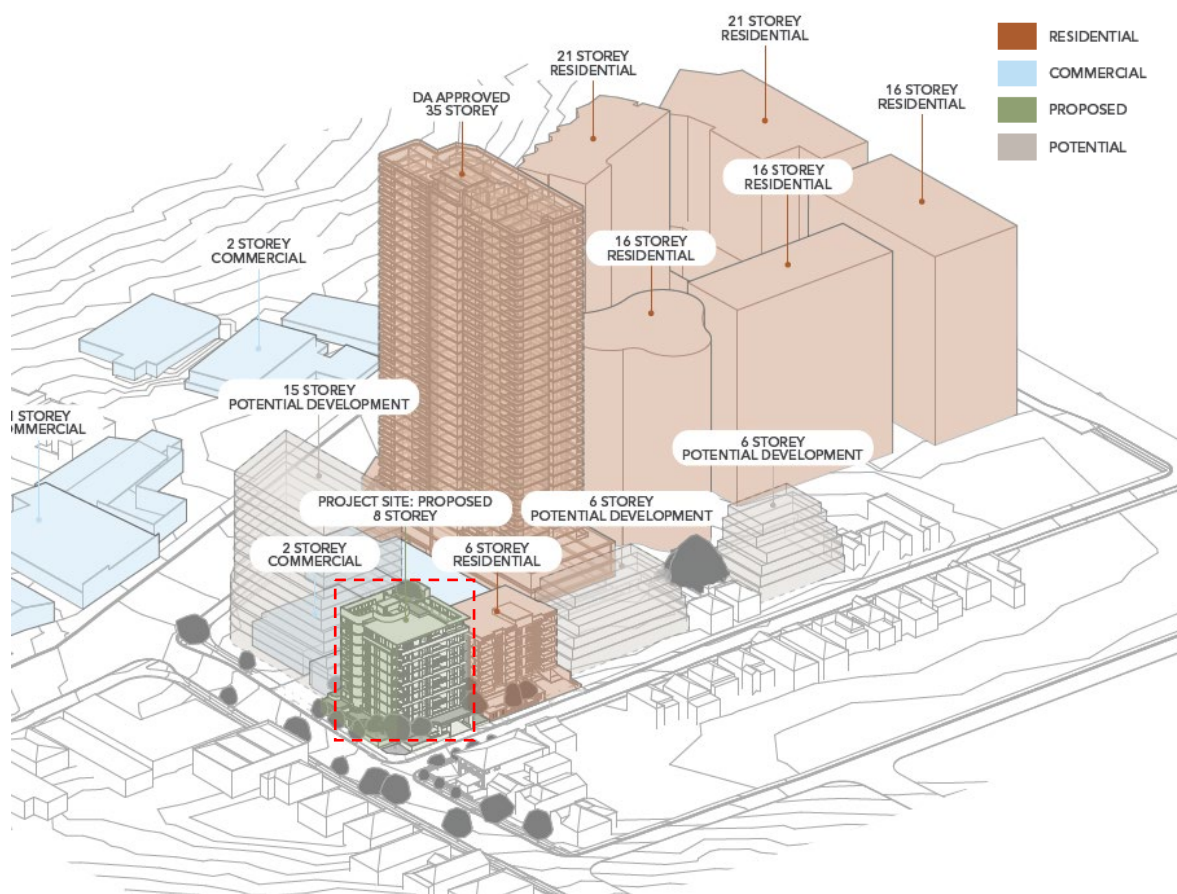
As illustrated in **Figure 2** The site is located within the High Density Residential (Up to 15 storeys) Zone and accordingly, the anticipated allowable building height for the subject site anticipates for up to fifteen (15) storeys.

Notwithstanding this, the permissible building height for the proposed development is ultimately determined by the Neighbourhood Plan in accordance with the Hierarchy of Assessment Benchmarks under Section 1.5 of the Planning Scheme. Table 7.2.23.5.3.B of Woolloongabba Centre Neighbourhood Plan determines that sites in the Logan Road corridor precinct NPP-004 with an area less than 6,000m² have a maximum allowable height of six (6) storeys.

The proposed development seeks to establish a nine (9) storey building and therefore exceeds the six (6) storeys limit, as stipulated above. However, the proposed development will provide a development that retain the existing amenity for residents in the residential towers to the north or detached dwellings to the east, is consistent with the anticipated density for the site and surrounding area and is commensurate with the land configuration.

The proposed development (highlighted in red in **(Extract 2)**) is located in proximity to multiple residential towers, all of which are also located within the same planning scheme designations as the subject site for zoning and neighbourhood plan. The nearby towers include two (2) existing 21-storey towers, three (3) existing 16-storey towers, and a 35-storey tower under construction, all of which are part of the South City Square development.

Accordingly, the building height is consistent with the expected form and character of the immediate area, taking into consideration the approved and developments under construction, and provides an appropriate response to the predominant height of the area through a suitable nine (9) storey built form.



Extract 2 - Surrounding Streetscape / Site and Context

Source - Ellivo Architects

4.1.2. Site cover

The proposed development has a total site cover of 83.89% (780.6m²) and therefore exceeds the provision of 40% site cover, as stipulated in Acceptable Outcome A08 of the Multiple Dwelling Code. The proposed development is compliant with the corresponding Performance Outcome P08, on the following basis:

- The tower, which accounts for most of the building form, has a site cover of 57.52% (535.26m²), which is more aligned with the acceptable outcome than the overall site cover;
- The proposed development can provide a functional communal open space area in the form of a communal rooftop area of 163.12m² (17.53% of site area) and therefore the site cover will not detract from residential amenity;
- The balance of site cover is provided with landscaping and deep planting presenting to the street frontages, which will soften the visual impact of the proposed development and provide greater visual articulation;

- The acceptable outcome of 40% site cover would require a site cover of 360.8m² on a 927m² site, which would result in an inconsistent, underdeveloped, and ultimately an unviable built form for the subject site; and
- The proposed development has a site cover which is consistent with the surrounding development, particularly the adjoining residential building to the north which has a site cover of 51% (As per the approved plans for change application A004756424).

Overall, the proposed development has a site cover which aligns with the character and intensity of the surrounding streetscape, facilitates expansive communal open space, and provides a suitable design presentation, in accordance with Performance Outcome P08.

4.1.3. Building Height Transition

Acceptable Outcome A04.1 of the Multiple Dwelling Code specifies building height transitions to be in accordance with Table 9.3.14.3.I, which specifies the following height transition for the subject site:-

- The building is no more than two (2) storeys greater than the maximum acceptable outcome for building height for the premises on the opposite side of a minor road where within 10m of the front boundary of a minor road and the opposite premises are in the Low-medium density residential zone, Low density residential zone or Character residential zone.

The opposing premises to the Sword Street frontage and part of the Maynard Street frontage are in the Character Residential (Infill Housing) Zone where the acceptable outcome for building height is two (2) storeys. As such, A04.1 specifies a permissible building height of four (4) storeys within 10m of the front boundary setbacks, or put another way, at the fifth to ninth storey, A04.1 specifies a building setback of 10m to Sword Street and Maynard Street. The building provides consistent setbacks from the second storey and above of four (4) metres to Maynard Street and 3.7m from the outermost projection to Sword Street, or 4.1m from the wall to Sword Street.

While the proposal does not achieve the acceptable outcome of A04.1 and the setback transitions required by Table 9.3.14.2.I items, it will achieve the relevant outcomes (d), (f) and (g) of performance outcomes of P04, as per the following:

- The proposed development provides a heavily landscaped interface at street level, before setting the building back the second storey and above. As demonstrated by the streetscape render views at Extract 1 above and Extract 3 below, the built form creates space to the streets, with the upper-level setbacks commensurate with those of the adjoining development at 37 Sword Street.
- Extensive podium landscaping at ground level and the second storey will provide visual screening at the immediate interface between the development and nearby dwelling houses.
- Limited opportunities for overlooking will occur from the upper levels of the proposal to the lower intensity residential due to setbacks, window sill heights, and differences in level, meaning potential amenity impacts will be limited to lower level interface,

overbearing development (which are addressed above) and overshadowing, which is addressed below.

- As demonstrated by shadow diagrams prepared by Ellivo Architects at **Appendix B** the built form will generally not cast shadows over the dwellings on the opposite side of Sword Street and Maynard Street. Importantly, the building will not introduce additional shadow impacts to residences during the winter solstice.

As outlined by the dot points above, although 10m upper-level setbacks are not achieved, the building the generous second storey setbacks are carried through to the upper levels of the building, ensuring the built does not overbear or overshadow the streetscape or nearby lower intensity residences.



Extract 3 – Development Perspective from Sword Street
Source – Ellivo Architects

4.1.4. Setbacks

Acceptable Outcomes A03, A06, and A07.1 require boundary setbacks to comply with Table 9.3.14.3.C where no setbacks are provisioned within the Woolloongabba Centre Neighbourhood Plan Code. For reference, the proposed development provides the following setbacks:

- **Primary Frontage (Sword Street)**
 - Podium: Built-to-boundary
 - Tower: 3.745 – 4.145m
- **Secondary Frontage (Maynard Street)**
 - Podium: Built-to-boundary

- Tower: 3.601m – 4.001m
- Side / western boundary
 - Podium: Built-to-boundary
 - Tower: 3.000m
- Side / northern boundary
 - Podium: Built-to-boundary
 - Tower: 2.600m – 3.000m

Built to Boundary Walls

The proposed development includes two (2) built-to-boundary walls, located along the northern boundary, with a maximum height of 4.680m, and the western boundary, with a maximum height of 4.222m.

The adjoining commercial building to the west of the site, located on Lot 2 on RP93896, is currently built to the subject site boundaries for a length of approximately 25m and is higher than the proposed built-to-boundary wall. Accordingly, the existing built form already exceeds the provisions of Acceptable Outcome A07.3 of the Multiple Dwelling Code, and the proposed development will not result in any worsening of the existing condition. The built-to-boundary wall along the northern boundary will adjoin an existing built-to-boundary wall associated with above-ground car parking and is not expected to result in adverse amenity impacts. While the proposed built-to-boundary walls exceed the 15m length identified in Acceptable Outcome A07.2, their form is consistent with the established development pattern, will not prejudice future development opportunities, and appropriately manages the amenity of surrounding residential buildings.

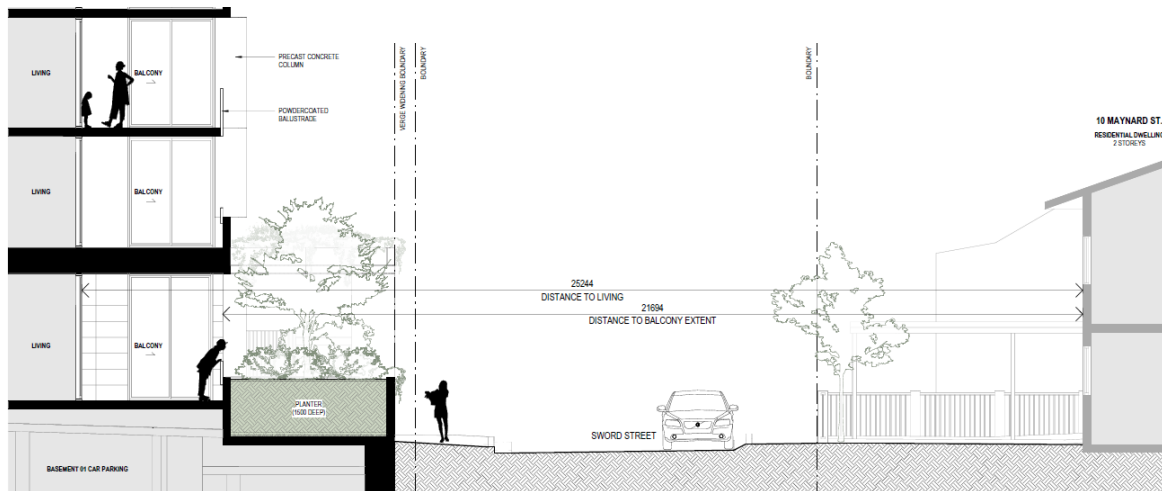
Tower Setbacks

The tower component of the proposed development is generally set back 3m from the northern and western side boundaries, with setbacks of 4.663m to the primary street frontage and 4.001m to the secondary street frontage. While these setbacks do not directly align with Table 9.3.14.3.C, they represent an appropriate response to the site's immediate context and surrounding development pattern, as demonstrated below:

- All dwellings with habitable rooms and private open space on the northern façade of the building will be provided screening, to protect existing amenity of the adjoining building and to strengthen privacy of the proposed development;
- All dwellings with habitable rooms and private open space on the western façade of the building will be provided screening as to not prejudice any potential future development;
- The proposed setbacks allow for light penetration, air circulation, privacy, landscaping, will not cause undue shadowing, and ensure windows are not built out by adjoining buildings.

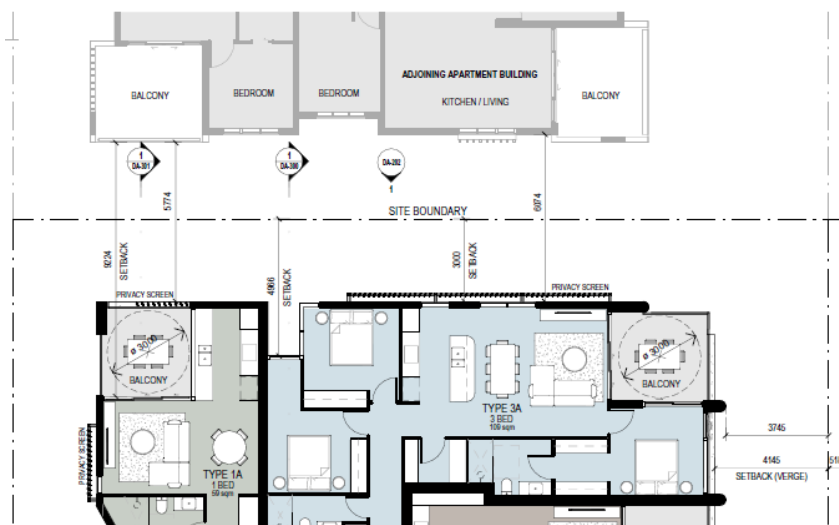
- The proposed development has northern boundary setbacks which are consistent with the adjoining development on the northern boundary, and allow for similar setbacks on the western boundary as to not prejudice future development and allow for a consistent development pattern

As demonstrated in the section below in **Extract 4**, the proposed development provides an appropriate setback to the residential dwellings located opposite Sword Street to the east. In particular, the primary building line is set back 21.694m, increasing to 25.244m to the primary living areas of the development. This separation is further reinforced by landscaping, which helps manage the interface with surrounding residential uses and supports the subtropical landscape character of the area.



Extract 4 - Detail Section - Sword Street
Source - Ellivo Architects

In relation to the setbacks to the adjoining residential building on the northern boundary, **Extract 5** below demonstrates that the proposed setbacks are generally consistent with that adjoining development and provide an appropriate buffer for any future development to the west.



Extract 5 - Detail Section - Sword Street
Source - Ellivo Architects

In accordance with the above, the proposed development provides setbacks which are consistent with the existing development pattern whilst allowing for future development and will retain the privacy and amenity of all existing and future residents.

4.2. Site Access

The proposed development provides separate vehicle and pedestrian access from the Sword Street and Maynard Street frontages, respectively. Vehicular access is proposed from Sword Street via a modified Type B1 crossover with a width of 6.8m. Pedestrian access is provided from Maynard Street through a defined entry that connects directly to the alfresco entry contributing to a legible, safe, secure and convenient pedestrian access.

This access arrangement is consistent with the historical access pattern of the site and provides a balanced outcome in terms of functionality, safety and streetscape presentation. Moreso, this vehicle access arrangement offers a balanced traffic engineering outcome on the following merits:

- The functionality of Sword Street makes it the lower order Road in contrast to Maynard Street, and is therefore preferable for the vehicle access location;
- The site access location will retain the existing level of on street-parking, the existing street trees on Maynard Street, and will not impact any services in the area;
- The separation of access location removes pedestrian crossing movements of the site access crossover and significantly reduces road safety conflict for visitors and guests;
- The site access has been designed to have a compliant sight distance and clear sight lines for all vehicles, access provides a compliant queuing requirements, which is two (2) vehicles or twelve (12) metres, and allows for a two-way simultaneous movement.

As evidenced above, the proposed development provides an access which aligns with the historical arrangements, will not result in adverse impacts to residents or infrastructure, and appropriately manages safety issues by providing a crossover on the identified lower order road and is therefore considered satisfactory from a transport engineering perspective.

4.3. Private Open Space

The proposed development provides each unit with a generously sized terrace or balcony that is directly accessible from the main living space with a minimum dimension of 3m and ranging from 10m² up to 34m².

Additionally, the proposed development benefits from a large roof top communal area, which provides 163.12m² of recreational area for resident use. The rooftop communal area has integrated gardens and rooftop facilities equipped with BBQ's, pool and lounge areas, and

amenities. This demonstrates that the development provides residents with ample areas for both private open space and communal recreation facilities.

Overall, the proposed development provides 538m² of private open space for the thirty-nine dwellings.

While the private open space for the single ground-storey dwelling is below the 35m² minimum area provision, at 14m², and some upper-level dwellings provide less than the 12m² minimum area stipulated in Acceptable Outcome A031.1, the proposed private open space provision is considered suitable having regard to the following:

- The private outdoor space complies with the minimum 3m diameter, and subsequently can accommodate the domestic activities normally required of an outdoor area;
- The private outdoor is surrounded by deep planting, to provide privacy from the streetscape, and screening for the residents; and
- The private open space contributes to the form and detail of the building and will integrate into the façade accordingly.

As demonstrated above, the provision for the private open space of the ground storey dwelling is considered sufficient in the context of the proposed development.

4.4. Landscaping

The proposed development will create a considered landscaped transition between the development and the wider public realm. The proposed development provides landscaping and deep planting (both containerised and in-ground) along the ground floor, upper levels, and rooftop, to provide a total of 389.99m² (41.90% of site cover) of landscaping.

Due to truncation on the south eastern corner, a deep planting container on the ground floor is of an irregular shape and does not have a minimum unobstructed dimension of 4m in any direction as provisioned by Acceptable Outcome A029.2 of the Multiple Dwelling Code. Beyond the minor non-compliance, the deep planting areas provide the following:

- A total of 20.71% (192.79m²) of deep soil planting capable of accommodating trees, shrubs and ground, while not technically achieving the deep planting definition the landscaped area will achieve the same effect as deep planting and greatly exceed the required 10%;
- Planters which are accessible from adjacent spaces or balconies and are accessible for the building maintenance system;
- Trees which will be planted in natural ground presenting to the public realm for a softened landscape; and
- Deep planting areas which are completely uncovered and have unobstructed access to the open sky for natural light.

Considering the above, the proposed design is considered to result in a suitable sub-tropical outcome. Please refer to the Landscape Design Concept provided at **Appendix C** for demonstration of the above and a detailed assessment of the Landscape Work Code.

5. CONCLUSIONS AND RECOMMENDATION

This town planning report has been prepared by *Property Projects Australia Pty Ltd* on behalf of Shenfield Property Pty Ltd ("the applicant") in support of a development application lodged over land located at 4-8 Maynard Street, Woolloongabba being more formally described as Lot 100 on RP11919, Lot 99 on RP11919, and Lot 1 on RP94699.

Specifically, this development application seeks a development approval for the following aspects:-

- Development Permit for Material Change of Use for Multiple Dwelling (39 Units); and
- Development Permit for Building Work in the Flood Overlay.

As the development application is subject to impact assessment, a broad discretion is applied to the assessment of this development application. In applying this discretion, it is submitted that the development application is, on balance, in the public interest and a logical land use planning outcome which, having regard to fundamental planning principles, will advance the purpose of the *Planning Act 2016*.

The proposed development is recommended for approval, subject to reasonable and relevant conditions.