

Town Planning Report

*Change to Development Permit
A006806126 at 424 Bowen
Terrace, New Farm*

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Acknowledgment of Country

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

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



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

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Contents

Executive Summary	6	8.3 Road Frontage Boundary Setbacks	60
1 Introduction	9	8.4 Site Cover	62
2 Site and Surrounds	12	8.5 Private Open Space	63
2.1 Site Location & Characteristics	12	8.6 Deep Planting	64
2.2 Surrounding Context	13	9 Other Relevant Matters	69
2.3 Land Ownership & Encumbrances	16	9.1 Housing Supply & Typology	69
2.4 Current Approval Details	16	9.2 Design Excellence	69
3 Engagement	19	10 Conclusion	72
3.1 Council Engagement	19	Disclaimer	73
3.2 Community Engagement	19		
4 The Proposal	23		
4.1 Proposal Details	23		
4.2 Architectural Design	24		
4.3 Staging	26		
4.4 Changes to Communal Open Space	26		
4.5 Changes to Stage 1	28		
4.6 Changes to Development Permit	29		
5 Specialist Inputs	31		
5.1 Engineering Infrastructure Report	31		
5.2 Landscape Concept	31		
5.3 Stormwater Management Plan	31		
5.4 Traffic Impact Assessment	32		
5.5 Waste Management Plan	32		
6 State Planning Framework	34		
6.1 Legislative Framework	34		
6.2 State Assessment Benchmarks	34		
7 Local Planning Framework	38		
7.1 Local Categorising Instrument	38		
7.2 Relevant Codes	44		
7.3 Assessment Summary	45		
8 Key Planning Matters	51		
8.1 Building Height	51		
8.2 Building Separation	58		

Appendices

Appendix A – Statutory DA Form 5	
Appendix B – Landowners Consent	
Appendix C – Property Search Results	
Appendix D – Architectural Plans	
Appendix E – Engineering Infrastructure Report	
Appendix F – Landscape Concept	
Appendix G – Stormwater Management Plan	
Appendix H – Traffic Impact Assessment	
Appendix I – Waste Management Plan	
Appendix J – Brisbane City Council Code Assessments	
Appendix K – Original Approval Documentation	

Figures

Figure 1 – Site Aerial	12
Figure 2 – Surrounding Context	13
Figure 3 – Immediate Surrounds	14
Figure 4 – Excerpt of Approved Plan	17
Figure 5 – Letterbox drop locations	21
Figure 6 – Approved Stage 2	25
Figure 7 – Proposed Stage 2	25
Figure 8 – Staging plan	26
Figure 9 – Approved ground floor communal open space	27
Figure 10 – Proposed amended ground floor communal open space	28
Figure 11 – Summary of Key DAMS Mapping items	35
Figure 12 – Brisbane City Shape 2013 Land Use Strategic Framework Map (SFM-002)	39
Figure 13 – Zoning Map	41
Figure 14 – Excerpt of Traditional Building Character overlay	43
Figure 15 – Excerpt of 2021 basemap	44
Figure 16 – Excerpt of 1946 basemap	44
Figure 17 – Building Height Context	52
Figure 18 – Excerpt of render graphic from Langshaw Street	53

Figure 19 – Stage 2 winter solstice shadow diagram	56
Figure 20 – Shadow diagrams produced (and accepted) for previous development scheme	57
Figure 21 – Excerpt of 1946 basemap	61
Figure 22 – Excerpt of Landscape Concept	63
Figure 23 – Pre-lodgement meeting package	66
Figure 24 – Revised lodgement package	66

Pictures

Picture 1 – ‘Fingal’ Local Heritage Place located adjacent to the site at 3 Moreton Street.	14
Picture 2 – 3-4 storey apartment building at 16 Moreton Street, located to the east of the site.	14
Picture 3 – Moreton Street streetscape, including Local Heritage Places to the south of the site (28-38 Moreton Street)	14
Picture 4 – Local Heritage Place at 469 Bowen Terrace	14
Picture 5 – Multiple dwelling and dwelling house located to the south of the site at 453 & 443 Bowen Terrace	15
Picture 6 – 4 storey Multiple Dwelling south-west of the site at 439 Bowen Terrace	15
Picture 7 – 2 storey Multiple Dwelling at corner of Bowen Terrace and Langshaw Street, west of the site	15
Picture 8 – Decommissioned Telstra Exchange Building opposite site to the north-west (corner of Bowen Terrace and Langshaw Street)	15
Picture 9 – 3 storey multiple dwelling at 5 Langshaw Street, to north of the site	15
Picture 10 – 7 storey multiple dwelling at 785 Brunswick Street, adjoining the side boundary of the site to the north	15
Picture 11 – Approved Brunswick Street elevation of adjoining Multiple Dwelling recently constructed at 793 Brunswick Street (Council Ref.: A006301566) ..	16

Tables

Table 1 – Aspects of Development	6
Table 2 – Key Details	6
Table 3 – Summary of key site characteristics	12

Table 4 – Summary of key approval details.....	16
Table 5 – Summary of proposed changes.....	23
Table 6 – Overlays.....	42
Table 7 – Relevant Codes.....	45
Table 8 – Multiple Dwelling Assessment Summary	46
Table 9 – Table 7.2.14.1.3.B extracted from Neighbourhood Plan Code.....	51
Table 10 – Neighbourhood plan performance outcome assessment.....	51
Table 11 – Table 9.3.14.3 F extracted from Multiple Dwelling Code	58
Table 12 – Summary of building separation non- compliances	58

Executive Summary

Table 1 – Aspects of Development

Approval Sought

Change (Other) to Development Permit A006806126

Table 2 – Key Details

Key Information	Proposal Details
Address	Existing lots 424 Bowen Terrace 11, 7 Moreton Street 40 Langshaw Street New lots 30 and 36 Langshaw Street
Real property description	Existing lots - Lot 5 RP8662 - Lot 1 RP78041 - Lot 2 RP118177 - Lot 1 RP86280 New lots - Lot 2 on RP86280 - Lot 1 on RP118177
Total site area	6,727m ² (approx.)
Local Categorising Instrument	Brisbane City Plan 2014 (Version 36)
Category of Assessment	Impact Assessment
Zone and Precinct	Low-Medium Density Residential (2 or 3 Storey Mix)
Neighbourhood Plan	New Farm and Teneriffe Hill neighbourhood plan (NPP-002 – Low medium density living precinct)
Application Purpose	Change (Other) to existing Development Permit (Council Ref.: A006806126)
Description of Proposal	Change to existing development to facilitate the following changes: - Removal of the 4x dwelling house land uses; - Removal of the ROL component; - Inclusion of 2x new land parcels and demolition of the post-war dwellings; - Lot 2 RP86280 - Lot 1 RP118177 - Inclusion of a new 6 storey multiple dwelling building comprising 24x units. - Minor alterations to Stage 1 including:

- Removal of one multiple dwelling unit from Stage 1;
- Minor alterations to private rooftop terraces;
- Minor alterations to ground floor terrace sizes;
- Minor alterations to balcony sizes;
- Minor alterations to the ground floor lobby;
- Minor alterations to the screening to the communal open space;
- Some minor changes to the layout of the communal outdoor space;
- Minor alterations to the basement carpark, including:
 - Removal of Moreton Street access;
 - Vehicle parking space locations;
 - Bicycle parking;
 - Location of storage rooms, plant & equipment spaces and waste rooms;

Landowner

Bowen Terrace Developments Pty Ltd – ACN 683 069 5870

1



Introduction

URBIS

1 Introduction

Urbis Ltd have prepared this Town Planning Report for a Change (Other) on behalf of *Bowen Terrace Developments Pty Ltd*. The land that is the subject of this change application is situated at 424 Bowen Terrace, 11 & 7 Moreton Street and 30, 36 & 40 Langshaw Street (referred to as '**the site**' herein).

Existing Approval

The existing approval permitted a high-quality boutique mixed residential development, comprising multiple dwelling and dwelling house components. The approved development accommodates 78 residential units to be delivered in two (2) stages.

The development comprised of two (2) built forms including a 7 storey apartment building on the corner of Moreton Street and Bowen Terrace as the development's first Stage, and 4 stand-alone dwellings on Langshaw Street. The development was approved by Council on 23 December 2025 (Council Ref.: A006806126).

Proposed Changes

This proposed Change (Other) Application seeks to primarily amend the approval in order to reconfigure the aspects of development proposed as part of Stage 2. Most relevantly, the Applicant recently purchased 30 & 36 Langshaw Street and seeks to include these land parcels into Stage 2 of the development. Stage 2 originally consisted of four (4) stand-alone dwelling houses, as this part of the site did not have workable dimensions to accommodate apartments. With the additional land, this part of the site has been reconfigured in the amended architectural plans into a six storey apartment building product, smaller in scale but otherwise consistent with the outcome approved as part of Stage 1. An extra 24 units set within a strong landscaped setting are proposed as part of this new apartment building.

In addition to the proposed amendments to Stage 2, some minor changes are also sought to Stage 1. The proposed changes are minor and simply relate to post-approval design refinements which have been undertaken as further design and delivery investigations have been undertaken. Consequent amendments to the shared communal open space are sought as a result of these changes, however these changes are limited to the design only, whereby the overall quantum of Communal Open Space afforded to the development remains consistent with the original approval.

A summary of the proposed Changes sought in this Change (Other) application is provided below.

- Removal of the 4x dwelling house land uses;
- Removal of the ROL component;
- Inclusion of 2x new land parcels and demolition of the post-war dwellings;
 - Lot 2 RP86280
 - Lot 1 RP118177
- Inclusion of a new 6 storey multiple dwelling building comprising 24x units.
- Minor alterations to Stage 1 including:
 - Removal of one multiple dwelling unit from Stage 1;
 - Minor alterations to private rooftop terraces;
 - Minor alterations to ground floor terrace sizes;
 - Minor alterations to balcony sizes;
 - Minor alterations to the ground floor lobby;
 - Minor alterations to the screening to the communal open space;
 - Some minor changes to the layout of the communal outdoor space;

- Minor alterations to the basement carpark, including:
 - Removal of Moreton Street access;
 - Vehicle parking space locations;
 - Bicycle parking;
 - Location of storage rooms, plant & equipment spaces and waste rooms;

Despite these changes, the proposed amendments to the approval remain generally consistent with the key outcomes approved in the originating application. Relevantly, the new building has been designed to be consistent with the previously approved apartment building and thus providing synchronicity across the site. Relevantly, the new building incorporates similar setbacks, material selections and high quality landscaping appointments, providing a continuous architectural style across both stages of the development.

Summary

This report is prepared on the basis that the application is an ‘Other Change’ application under Section 78 and 82 of the Planning Act. In accordance with Section 82(2)(a) of the *Planning Act*, this report addresses the merits of the changes with regards to the assessment benchmarks of the City Plan and the relevant sections of the *Planning Act*.

For the purpose of this report, the City Plan is applicable only to the extent the assessment benchmarks are relevant to assessing the change application in the context of the existing Development Approval.

Supporting Materials

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

Appendix A – Statutory DA Forms

Appendix B – Landowners Consent

Appendix C – Property Search Results

Appendix D – Architectural Plans, prepared by DKO

Appendix E – Engineering Infrastructure Report, prepared by OSKA Consulting Group

Appendix F – Landscape Concept, prepared by LatStudios

Appendix G – Stormwater Management Plan, prepared by OSKA Consulting Group

Appendix H – Traffic Impact Assessment, prepared by Lambert & Rehbein

Appendix I – Waste Management Plan, prepared by Colliers

Appendix J – Brisbane City Plan Code Assessments

2



Site and Background

2 Site and Surrounds

2.1 Site Location & Characteristics

The key details of the site are provided below. An aerial capture of the site is provided as **Figure 1** below.

Table 3 – Summary of key site characteristics

Category	Description
Site Address	424 Bowen Terrace 11, 7 Moreton Street 30, 36 & 40 Langshaw Street
Real Property Description	- Lot 5 RP8662 - Lot 1 RP78041 - Lot 1 & 2 RP118177 - Lot 1 & 2 RP86280
Site Area	6,727m ² (approx.)
Landowner	Bowen Terrace Developments Pty Ltd – ACN 683 069 5870
Contaminated Land Status	N/A
Easements & Encumbrances	N/A
Existing Land Use	424 Bowen Terrace, 7 and 11 Moreton Street and 40 Langshaw Street: - Vacant 30 & 36 Langshaw Street: - Post-war dwelling houses

Figure 1 – Site Aerial



Source: Nearmap (adapted by Urbis)

2.2 Surrounding Context

The site is located in New Farm, one of Brisbane's metropolitan inner-city suburbs.

Figure 2 – Surrounding Context



Source: Urbis

2.2.1 Immediate Surrounds

The area surrounding the site in New Farm is characterised by its leafy streets, historic homes, and elevated outlooks towards the city and river. The suburb offers a blend of traditional Queensland architecture and contemporary infill development, contributing to a diverse streetscape. The neighbourhood has a strong residential feel with close access to parks, cafes and shops.

The following images of the surrounding development corresponds to the aerial imagery on the page above. As shown, the properties immediately surrounding the site feature a variety of development types and architectural styles.

Notably, the adjoining properties to the north fronting Brunswick Street contain 7 storey multiple dwelling buildings, including a recently constructed 7 storey multiple dwelling. An elevation from the approved architectural plans of development approval A006301566 have been shown in Picture 11 for illustrative purposes.

Figure 3 – Immediate Surrounds



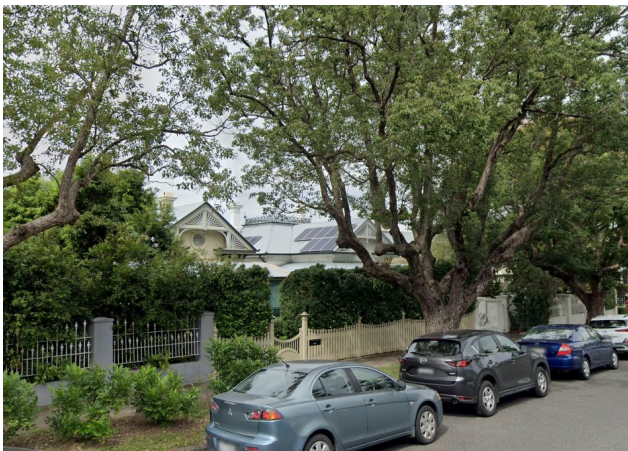
Picture 1 – ‘Fingal’ Local Heritage Place located adjacent to the site at 3 Moreton Street.

Source: Google Maps



Picture 2 – 3-4 storey apartment building at 16 Moreton Street, located to the east of the site.

Source: Google Maps



Picture 3 – Moreton Street streetscape, including Local Heritage Places to the south of the site (28-38 Moreton Street)

Source: Google Maps



Picture 4 – Local Heritage Place at 469 Bowen Terrace

Source: Google Maps



Picture 5 – Multiple dwelling and dwelling house located to the south of the site at 453 & 443 Bowen Terrace

Source: Google Maps



Picture 6 – 4 storey Multiple Dwelling south-west of the site at 439 Bowen Terrace

Source: Google Maps



Picture 7 – 2 storey Multiple Dwelling at corner of Bowen Terrace and Langshaw Street, west of the site

Source: Google Maps



Picture 8 – Decommissioned Telstra Exchange Building opposite site to the north-west (corner of Bowen Terrace and Langshaw Street)

Source: Google Maps



Picture 9 – 3 storey multiple dwelling at 5 Langshaw Street, to north of the site

Source: Google Maps



Picture 10 – 7 storey multiple dwelling at 785 Brunswick Street, adjoining the side boundary of the site to the north

Source: Google Maps



Picture 11 – Approved Brunswick Street elevation of adjoining Multiple Dwelling recently constructed at 793 Brunswick Street (Council Ref.: A006301566)

Source: Favell Architects, obtained via Development.i

2.3 Land Ownership & Encumbrances

The site comprises freehold land which is owned by *Bowen Terrace Development Pty Ltd*. Additionally, the subject site is not burdened or benefitted by any easements nor is the site included on the EMR/CLR. These searches are contained within **Appendix C**.

2.4 Current Approval Details

The site benefits from an existing approval to which this Change (Other) Application relates. The original Development Permit was issued by Brisbane City Council on 23 December 2025 and is referenced as A006806126. The approval documentation is provided as **Appendix K**.

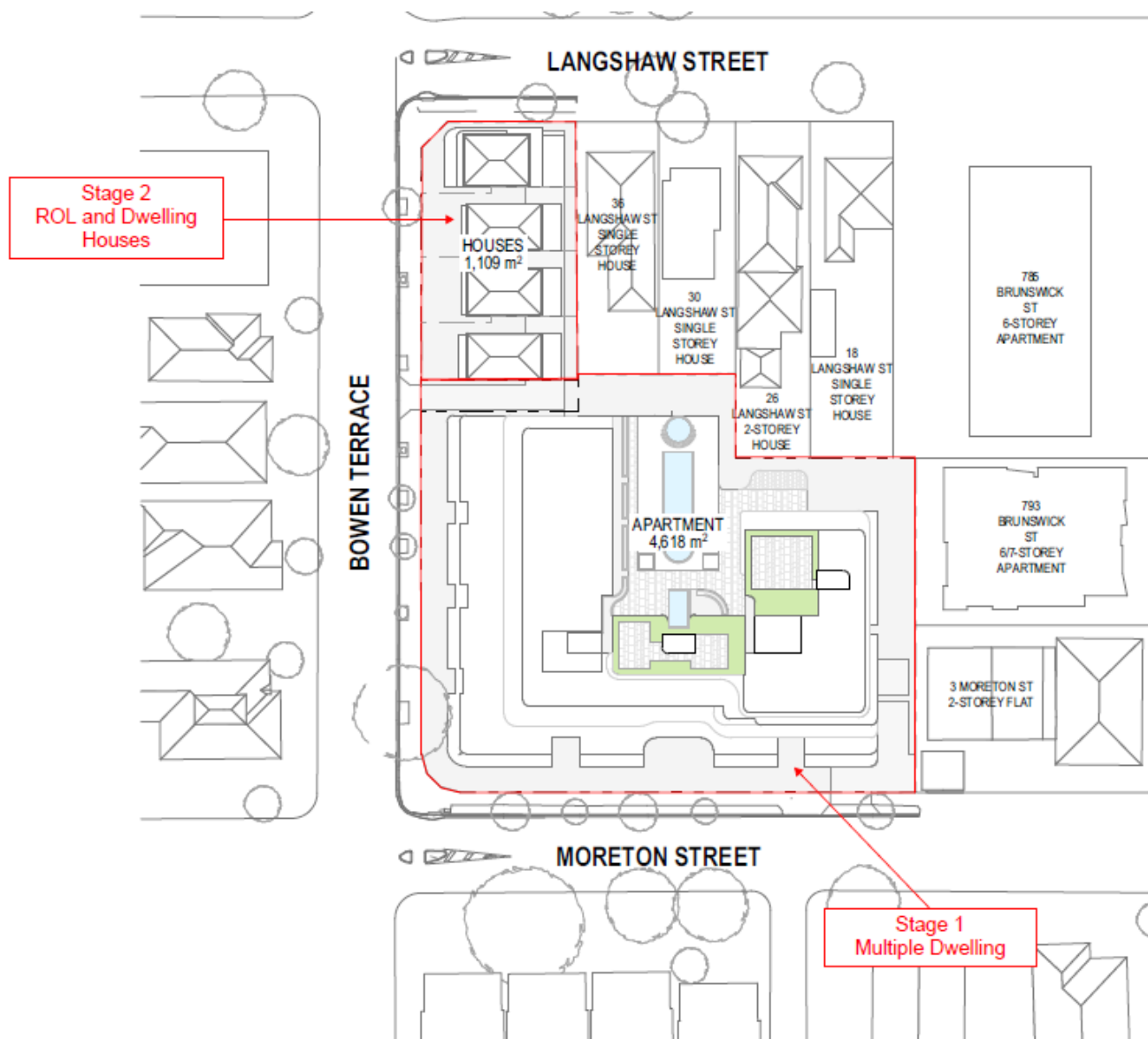
The details of this approval are outlined below in **Table 4** below. An excerpt from the Approved Plans is provided as **Figure 4** below.

Table 4 – Summary of key approval details

Aspect	Approval details
Address	424 Bowen Terrace 11, 7 Moreton Street 40 Langshaw Street
Real property description	- Lot 5 RP8662 - Lot 1 RP78041 - Lot 2 RP118177 - Lot 1 RP86280
Applicable Planning Scheme	Brisbane City Plan 2014 (version 34)
Approved Land Uses	- Multiple Dwelling - Dwelling House

Parking	197 carparking spaces 102 bicycle parking spaces
Building Height	7 storeys
Yield	- Multiple Dwelling – 74x units - Dwelling House – 4x dwellings
Site Cover	74.6%
Deep Planting	651m ² / 11.4% of site area

Figure 4 – Excerpt of Approved Plan



Source: DKO

3



Background & Engagement

3 Engagement

3.1 Council Engagement

3.1.1 Original Development Application

The Applicant has been committed to engaging with Council throughout the life of this project. Relevantly, we note that significant preliminary advice was sought from Council in regard to the original development, whereby 3 separate meetings were held between December 2024 through to May 2025. This engagement sought to resolve building height, setbacks and building separation considerations, as well as landscaping and communal open space embellishments, and other operational considerations.

3.1.2 Change (Other) application

Following approval being granted for the originating application on 23 December 2025, the Applicant sought to re-engage with Council to discuss the proposed changes. A prelodgement meeting was held on 29 April 2026 in which the following matters were discussed:

- Planning approval pathway;
- Building height;
- Building separation;
- Access and servicing;
- Landscaping and deep planting.

In the meeting, Council acknowledged the merits of the proposed amendments and the proposed changes subject to some minor amendments to the design. Council requested further information with respect to the proposed building height of the new apartment building, the waste collection methods and strategies between Stage 1 and 2 as well as some minor landscaping amendments. Each of these matters has been addressed and is discussed in further detail throughout this Change (Other) Report.

3.2 Community Engagement

3.2.1 Original Development Application – 2025

As part of the original development application, the Applicant proactively and purposefully undertook early community engagement with local residents and stakeholders via two separate letter box drops and an in-person consultation event. The information pamphlets distributed included an introduction to the proposed development and Fortis' contact information, inviting the community to directly engage with the project team. The purpose of this was to genuinely listen and understand from the community firsthand their values and the aspects of their neighbourhood that were most important to them to assist with driving the design process for the proposal.

The Applicant undertook a detailed stakeholder and community engagement program outside of the formal requirements of the development application process.

Whilst the original development application was impact assessable and subject to public notification, there is no requirement under the DA Rules to undertake community engagement as part of the assessment process outside of the requirements established by the DA rules for public notification namely: letters to immediate adjoining property owners, a sign on each property frontage for the duration of the public notification period and an advertisement in the local paper.

The following engagement activities were undertaken:

- Early engagement with immediate neighbours and key stakeholders (March–May 2025)

- Two hand-delivered information pamphlets (03 April and 16 May) to ~154 residences in the Priority A area, introducing the project and inviting contact.
 - Resulted in 11 inbound responses (calls, emails, in-person meetings) and identification of key concerns (height, shadowing, traffic, visual impact).
 - Ongoing dialogue with neighbouring developer leading to design changes.
- Meetings with local representatives and community groups (May 2025)
 - Call to Merthyr Village representative to discuss traffic concerns.
 - Meeting and site walk with New Farm Historical Society to explore heritage context.
- Preview of DA Plans (June 2025)
 - Phone and email outreach to all registered contacts prior to lodgement.
 - Generated additional registrations and extended reach via word-of-mouth.
- Letterbox Drop #3 and launch of Community Information Page (04 August 2025)
 - Distributed to Priority A and wider community, linking to online landing page with project details, survey, and registration form.
 - Expanded engagement beyond immediate neighbours (adjoining and adjacent).
- Online registration and survey (Aug–Oct 2025)
 - 38 registrations to receive updates; 14 indicated potential buyer interest; 2 raised concerns addressed directly.
 - Survey responses highlighted both potential benefits (streetscape, housing choice) and concerns (construction impacts).
- Drop-In Session during Public Notification (17 September 2025)
 - Invitations sent to registered contacts and Priority A area.
 - 5 parties attended; discussions covered design, shadowing, and purchase interest; positive feedback on respectful engagement approach.
- Social media monitoring (Apr–Oct 2025)
 - Low activity overall; majority of comments neutral to favourable, with some concerns about traffic and construction.
- Overall engagement reach (as of 07 October 2025)
 - 60 registered contacts; direct conversations with at least 23 parties.
 - Four letterbox drops to ~160 residences, extending engagement beyond statutory requirements.

Figure 5 – Letterbox drop locations



- Site
- Location of letterbox drops #1, #2 and #3
- ✓ Direct engagement with Fortis

3.2.2 Change (Other) Application – 2026

Following approval of the original DA, the Applicant undertook additional community consultation which sought to provide updates to the local community in respect of the proposed changes to the development. A similar course of action was undertaken as part of this second round of community consultation, which included the following activities:

The following engagement activities were undertaken:

- Early engagement with immediate neighbours and key stakeholders (April-June 2026)
 - Hand-delivered information pamphlets (15 April) to ~154 residences in the immediate surrounds;
 - Direct 1:1 contact with immediate adjoining neighbours;

This engagement resulted in 5 inbound responses (calls, emails, in-person meetings) and identification of key concerns.

4 The Proposal

4 The Proposal

4.1 Proposal Details

This application seeks a Change (Other) to the approved development for the site (Council Ref: A006806126). This Other Change application is made in accordance with Section 78 and 82 of the Act.

A summary of the proposed changes is provided below:

- Removal of the 4x dwelling house land uses;
- Removal of the ROL component;
- Inclusion of 2x new land parcels and demolition of the post-war dwellings;
 - Lot 2 RP86280
 - Lot 1 RP118177
- Inclusion of a new 6 storey multiple dwelling building comprising 24x units.
- Minor alterations to Stage 1 including:
 - Removal of one multiple dwelling unit from Stage 1;
 - Minor alterations to one (1) private rooftop terrace in Stage 1;
 - Minor alterations to the screening to the communal open space;

The proposed changes are further identified in **Table 5** below. **Bold** text is added to highlight the proposed changes.

Table 5 - Summary of proposed changes

Key Elements	Approved	Proposed
Defined Land Uses	▪ Multiple Dwelling ▪ Dwelling House	Multiple Dwelling
Building Height	▪ Stage 1 Multiple Dwelling – 7 storeys ▪ Stage 2 Dwellings – 3-4 storeys	▪ Stage 1 Multiple Dwelling – 7 storeys (no change) ▪ Stage 2 Multiple Dwelling – 6 storeys
Units	▪ Stage 1 Multiple Dwelling – 74 units ▪ Stage 2 Dwellings – 4 dwellings – 78 total residences total	▪ Stage 1 Multiple Dwelling – 73 units (-1 unit) ▪ Stage 2 Multiple Dwelling – 24 units – 97 units total ▪ +19 units to approval
Site Cover	74.6% (technical) 57.9% (perceived)	71.4% (technical) 59.4% (perceived)
Communal Open Space	691m ² (across Stage 1 & 2)	686m² (Stage 1 & 2) ▪ Reduction of 5m²
Deep Planting	651m ² (11.4%)	695m² (Stage 1 & 2) (10%) ▪ Addition of 44m²

Car Parking	197 (across Stage 1 & 2)	241 (Stage 1 & 2) ▪ Addition of 44 spaces
Bicycle Parking	102 (across Stage 1 & 2)	148 (across Stage 1 & 2) ▪ Addition of 46 spaces
Servicing	Servicing via Moreton Street frontage via 6.5m crossover (Stage 1) Servicing via Bowen Terrace with kerbside collection (Stage 2)	Servicing via Moreton Street frontage via 6.5m crossover (no change) Removal of kerbside collection from Bowen Terrace
Pedestrian Access	▪ Main pedestrian access to Multiple Dwelling lobby at centre of Moreton Street frontage. ▪ Pedestrian access is provided to each ground floor dwelling via a lockable 'front' gate.	▪ Main pedestrian access to Multiple Dwelling lobby at centre of Moreton Street frontage (no change). ▪ Pedestrian access provided to ground floor units 2205, 3101–3103 via Bowen Terrace and 3104–3106 via Langshaw Street. ▪ Secondary all-abilities pedestrian access to development including communal open space (and through to Moreton Street lobby) via Langshaw Street.
Vehicular Access	▪ Apartments – Via 6.5m crossover to Moreton Street (ingress & egress) ▪ Houses – Via 4m crossover to Bowen Terrace (ingress & egress)	▪ Apartments – Via 6.5m crossover to Moreton Street (ingress & egress) (no change) ▪ Removal of crossover and driveway from Bowen Terrace

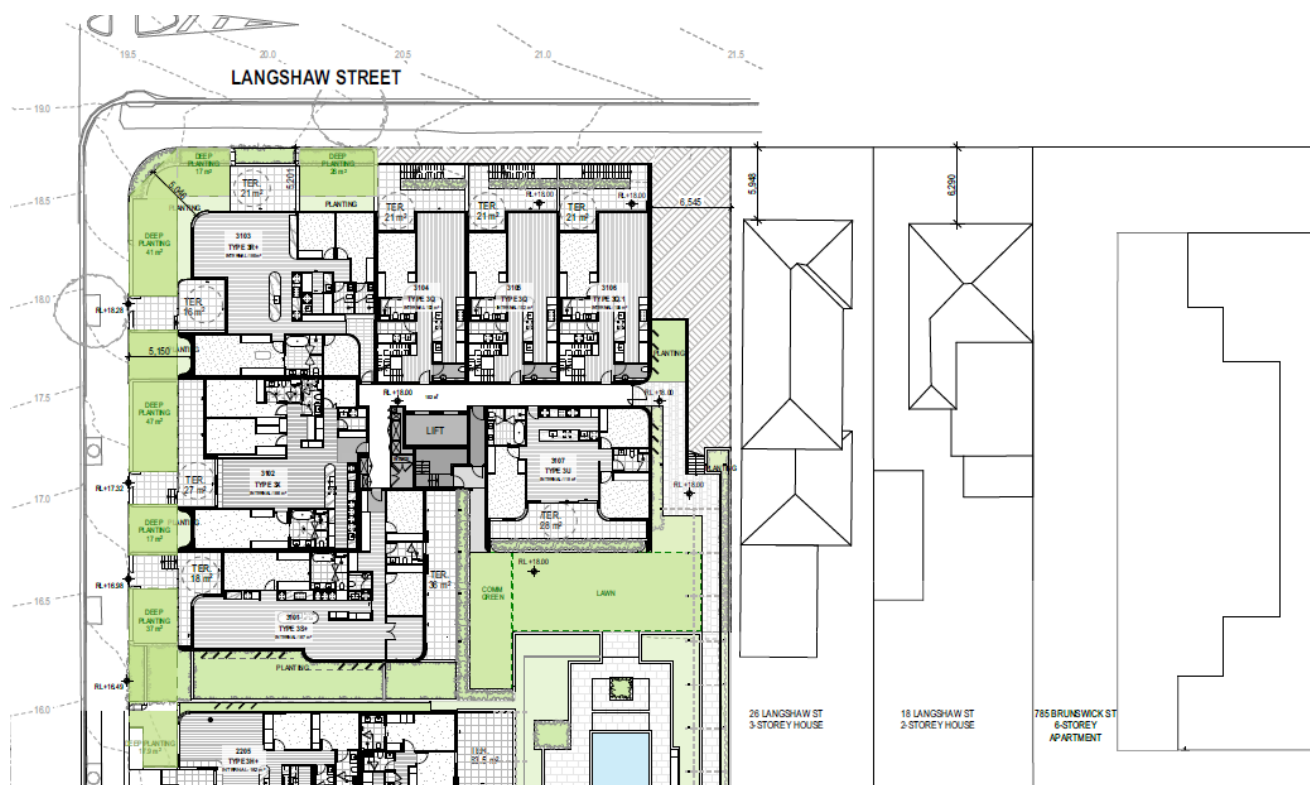
4.2 Architectural Design

The proposal seeks to replace the approved Stage 2 dwelling house components with a new integrated apartment building, facilitating an extra 24 units to the approved development. The revision of Stage 2 has been made in response to the acquisition of two additional properties (30 & 36 Langshaw), which have expanded the site area and created the opportunity for the second stage to be integrated into the development outcome in a more synchronised way.

In lieu of the previously approved dwelling house components, the amended scheme seeks approval for a new 6 storey apartment building which effectively facilitates a continuation of the built form outcome of Stage 1. The incorporation of these new land parcels into the development site improves efficiency, streamlines internal circulation and establishes a more cohesive architectural and landscape character, particularly along the Bowen Terrace and Langshaw Street interfaces. A visual representation of the proposed changes is provided below as **Figures 6 and 7**.

[illegible]

Figure 7 – Proposed Stage 2



Town Planning Report

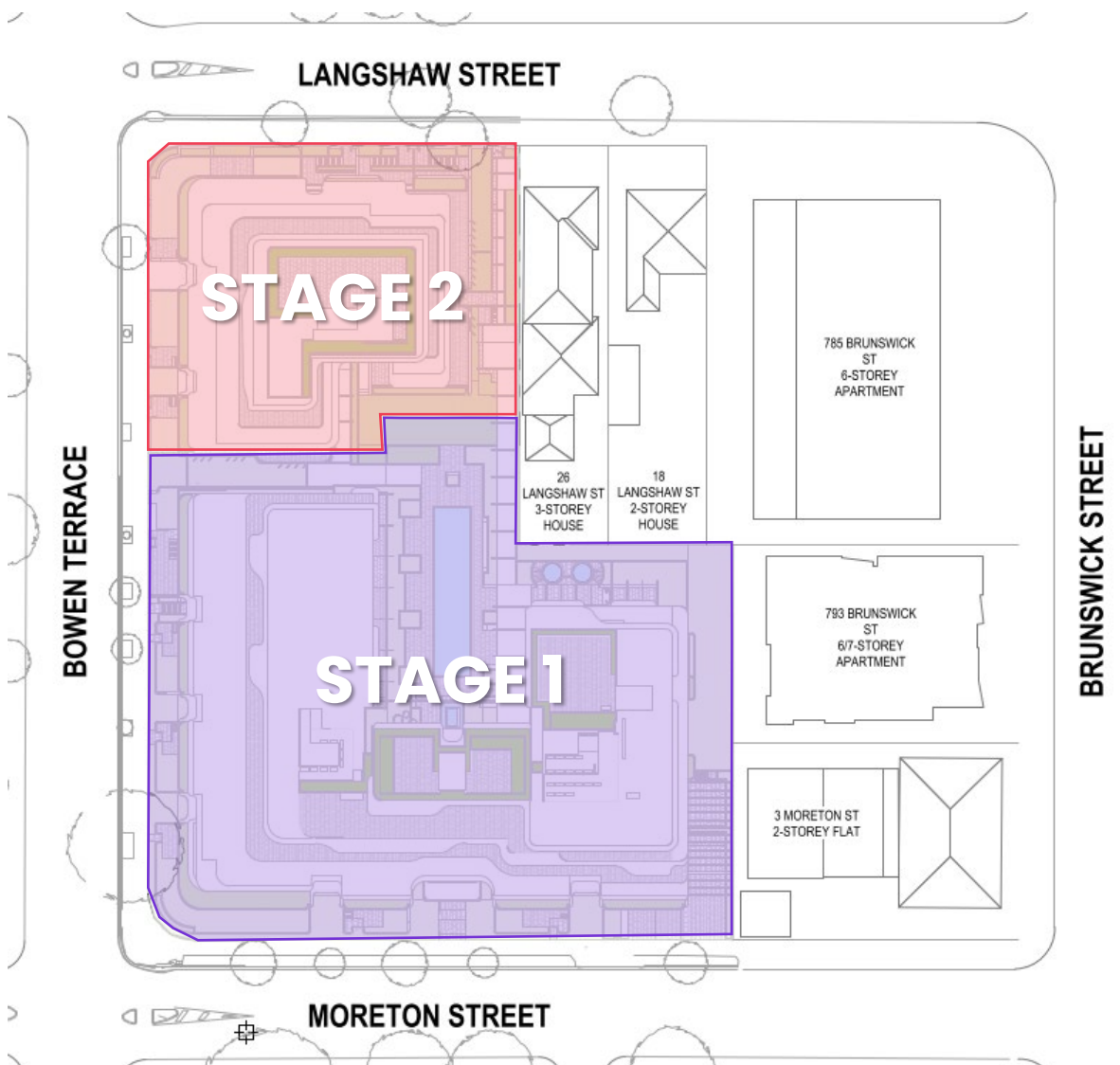
Careful consideration has also been given to the site's relationship with adjoining properties. The building has been designed with appropriate setbacks, articulation and landscaping to reduce visual bulk and support a sensitive transition to the surrounding development. These measures assist in maintaining a high standard of residential amenity while achieving a well-resolved urban design outcome.

The revised proposal also introduces an additional rooftop level. This level is intended to accommodate private open space for residents of unit 3601, consistent with the design approach adopted within the approved Stage 1 apartment building. The rooftop spaces provide additional private amenity opportunities while contributing to the overall quality and liveability of the development.

4.3 Staging

The proposal will be separated into two (2) distinct stages which remain generally in accordance with the previously approved staging sequencing. An excerpt of the proposed staging arrangement is provided below as **Figure 8**.

Figure 8 - Staging plan



Source: DKO (adapted by Urbis)

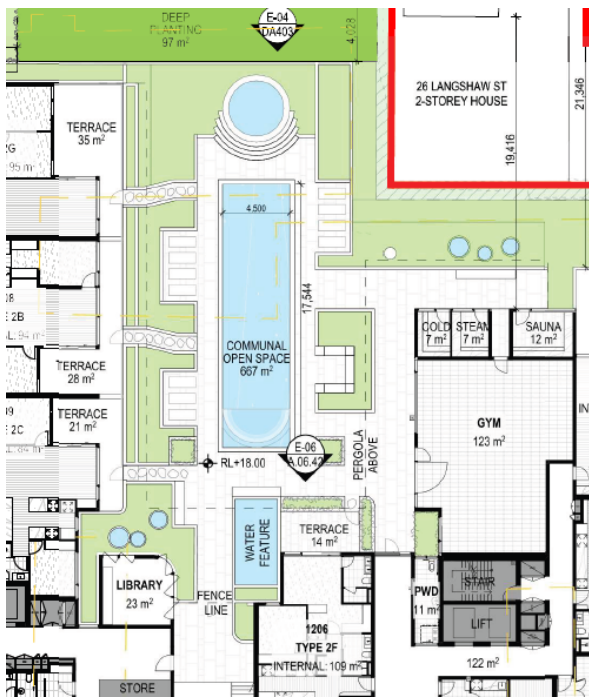
4.4 Changes to Communal Open Space

This proposed amendment to Stage 2 requires consequent amendments to the ground floor layout. The proposed changes are decidedly minor and relate solely to the ground floor communal facilities. The key

elements of the communal outdoor space, including the provision of a large swimming pool, hot and cold plunge pools, the gymnasium and other embellishments remain generally in accordance with what was originally approved. The amendments are required in order to facilitate the pedestrian connection between Stage 1 and Stage 2. These changes are identified in **Figures 9 and 10** below.

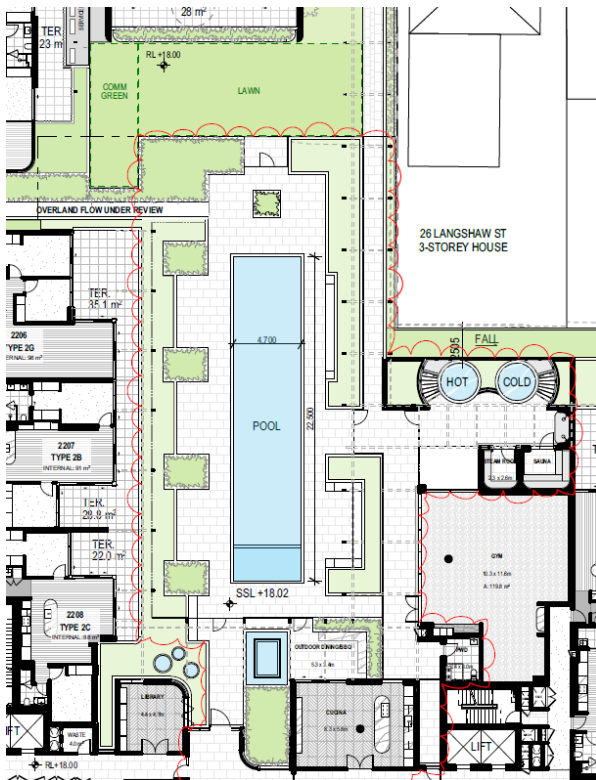
These changes also result in the removal of one ground floor unit which is replaced with a communal lounge area and double height void. The reconfiguration of this space provides additional indoor and outdoor recreation opportunities for residents, including the new communal kitchen and dining space which can be utilised by residents of the development. The proposed changes have been clouded in red by the architect.

Figure 9 – Approved ground floor communal open space



Source: DKO

Figure 10 – Proposed amended ground floor communal open space



Source: DKO

4.5 Changes to Stage 1

The proposed changes to Stage 1 are minor in nature and are the result of continued design development following the approval granted in December 2025. The proposed changes are as follows:

- Basement 3 (previously basement 2)
 - Additional car space
- Basement 2 (previously basement 1)
 - Additional car space
 - Reconfiguration of space adjoining fire stair/bin room to accommodate PWD space
 - Reconfiguration of eastern bin room / storage space
- Basement 1 (previously ground)
 - Consequential amendments to incorporate previously separate dwelling house basement
 - Replacement of 4 car spaces (provided as tandem spaces) adjacent to ramp with 20 bicycle parks
 - Relocation of pool equipment and introduction of parking spaces
 - Incorporation of an additional PWD space (2 provided on B01 – 3 overall)
 - Incorporation of acoustic wall as required by mark up in red on approved plans
- Refinement of the ground floor lobby, office, mailroom and manager's station
- Balcony and terrace sizes – Minor alterations to balcony and terrace sizes as a result of design development (all still compliant with Code requirements)
- Incorporation of an additional stair and terrace to provide apartment 2205 with street access from Bowen Terrace

- Internal reconfiguration of development entry from Bowen Terrace including new resident lounge/waiting area within the main lobby/atrium as a result of the removal of apartment 1206
- Communal open space alterations (as detailed in Section 4.4 of this report)
- Refinement of pergola/shading over communal open space and integration with covered pedestrian connection provided through to Langshaw Street
- Introduction of screening provided to apartments facing north to communal open space to ensure privacy to bedrooms
- Refinement of slab projections for apartments facing 18 and 26 Langshaw Street
- Refinement of slab projections for apartments facing north to communal open space
- Reconfiguration of private rooftop terraces
- Reconfiguration of the lift overrun and air-conditioning condensers

4.6 Changes to Development Permit

The following section outlines the proposed changes which are sought to the approval documentation.

4.6.1 Drawings and Documents

The existing package will be replaced with the proposed drawings and documents.

4.6.2 Conditions

A review of the approved conditions concluded Changes to the conditions associated with Stage 2 are likely to be required. It is likely that a new suite of conditions, in lieu of individual changes will be required to facilitate the new multiple dwelling components due to the unsuitability of the existing conditions which have been tailored to the dwelling house uses.

No changes to the conditions associated with Stage 1 have been identified as being required, however to the extent that Council deem any changes to be necessary, the Applicant welcomes these discussions as necessary.

5 Specialist Inputs

5 Specialist Inputs

The design of the proposed development has carefully considered specialist advice and been informed by numerous technical investigations. A summary of the key findings of each of the technical reports is provided below.

In addition to the Architectural Plans prepared by DKO Architecture, included in **Appendix D**, the following specialist reports have been prepared in support of the proposed development.

Appendix E – Engineering Infrastructure Report, prepared by OSKA Consulting Group

Appendix F – Landscape Concept, prepared by LatStudios

Appendix G – Stormwater Management Plan, prepared by OSKA Consulting Group

Appendix H – Traffic Impact Assessment, prepared by Lambert & Rehbein

Appendix I – Waste Management Plan, prepared by Colliers

5.1 Engineering Infrastructure Report

An Engineering Infrastructure Report has been prepared by OSKA Consulting Group and is included as **Appendix E**.

The Engineering Infrastructure Report concludes that the site can be serviced by existing council infrastructure for stormwater, sewer, water and other utilities, subject to the proposed connection arrangements and further detailed design. The report describes a steep, multi-lot site fronting Bowen Terrace, Moreton Street and Langshaw Street, previously occupied by an aged care facility,

The report outlines the earthworks required in order to establish the proposed development. The report also provides detail in respect of the proposed stormwater treatment strategies via internal pits and pipes to a water quality tank before discharge to Moreton Street as well as the sewer and water servicing changes. These include new connections from Moreton Street and a sewer realignment to maintain service to adjoining properties. Electrical, telecommunications and gas services have also been considered and have been determined to be available nearby.

5.2 Landscape Concept

A Landscape Concept has been prepared by LatStudios and is included as **Appendix F**.

The report outlines the Stage 2 landscape design, as part of the broader staged development. The report responds to the local character, leafy streetscape and residential context of the area. It details the generous communal recreation space with a pool, lawn, shade and outdoor facilities, while also providing detail in respect of the private courtyards, terraces, balconies and roof planting across the building.

The landscape strategy relies heavily on deep planting and soil volumes to support canopy trees, shrubs and groundcovers, with planting palettes tailored to sunny, shady and street-facing conditions and a mix of native and exotic species selected for biodiversity, microclimate and visual interest. The report also notes rooftop and green roof planting, permeable and hardscape treatments integrated with the design, a maintenance program with automatic irrigation, and a preliminary street tree assessment that recommends retaining most trees while removing and replacing a small number, with several others still under review.

5.3 Stormwater Management Plan

A Conceptual Stormwater Management Plan has been prepared by OSKA Consulting Group and is included as **Appendix G**.

The report outlines the stormwater quantity assessments in respect of the proposed multiple dwelling development which show that post-development peak flows are no greater than pre-development flows. The drainage strategy included in the report includes lawful points of discharge, upstream catchment connections, and no on-site detention.

The report also sets out construction-phase erosion and sediment controls, operational water quality treatment using a combination of proprietary treatment devices and bioretention tree pits. MUSIC modelling results also indicate that the proposal meets the stated water quality objectives for suspended solids, phosphorus, nitrogen and gross pollutants. Overall, the report concludes the proposed stormwater management approach is suitable for the development, subject to detailed design and Council approval of the final stormwater treatment devices.

5.4 Traffic Impact Assessment

A Traffic Impact Assessment has been prepared by Lambert & Rehbein and is included as **Appendix H**.

The report assesses the proposed changes to Stage 2 of the development. It concludes that the completed development can be accommodated with access via Moreton Street only, using a shared 6.5 m crossover, with the Bowen Terrace crossover removed. The proposed provision of 217 resident and 25 visitor carparking spaces is considered to be compliant, alongside the provision of bicycle parking. The servicing and loading arrangements, and the internal layout is understood to be generally compliant with the Brisbane City Council and other relevant design standards.

The traffic impact is assessed as minimal, with the development expected to generate 19 AM peak and 15 PM peak vehicle trips which is considered to be a negligible net change from the existing aged care use. As such, there are no further traffic analysis or traffic-related grounds of note.

5.5 Waste Management Plan

An Operational Waste Management Plan has been prepared by Colliers and is included as **Appendix I**.

The report summarises the operational waste management plan for the project. The report explains waste management methodology which will be handled through three chute systems, dedicated refuse storage areas, and rear-loading collections via Moreton Street. The plan aligns with Brisbane City Council's refuse planning requirements, outlines storage, transfer and servicing arrangements, and recommends further operational measures such as food organics separation, container deposit scheme receptacles, bulky cardboard separation, regular cleaning, bin rotation, staff training and periodic review of waste servicing arrangements.

6 State Planning Framework

6 State Planning Framework

6.1 Legislative Framework

6.1.1 The Planning Act 2016

The purpose of the Planning Act is to facilitate the achievement of ecological sustainability by establishing an efficient, effective, transparent, coordinated and accountable system of land use planning, development assessment and related matters.

This application is for a Change (Other) and is made under Section 78 and 82 of the Planning Act. In accordance with Section 82(2)(a) and Section 82(4) of the Planning Act, an 'Other Change' application is to be assessed if it were the original change application, with the proposed changes, but was made when the change application was made. Accordingly, the proposed changes are to be assessed as if they formed part of the original change application, lodged under the current local categorising instrument.

As the proposal triggers an **Impact Assessment** under the local categorising instrument, all assessment carried out must accord with Section 45(3)(b).

6.2 State Assessment Benchmarks

6.2.1 State Planning Policy 2017

The State Planning Policy ('SPP') was introduced on 3 July 2017 as part of a new State planning system. The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development and provides direction for the preparation of local planning instruments and assessment of development applications. The SPP also includes assessment benchmarks for some development applications if a planning scheme does not appropriately integrate the relevant state interest.

The SPP provides supporting mapping to assist in spatially representing policies and requirements contained within the SPP. No relevant state interests have been identified, whereby it is noted that the applicable planning scheme, the *City Plan 2014 v.36.00* has been prepared to fully reflect all state interests in the SPP, with the exclusion of the following:

- Natural hazards risk and resilience – The bushfire prone area overlay mapping does not reflect the State mapping layer.
- Strategic airports and aviation facilities – The building restricted area is not identified in the planning scheme. State interest policy (4) and Assessment benchmark (5), if the development and associated activities within the building restricted area are not addressed via the Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety area, lighting buffer areas, light restriction zones or wildlife hazard buffer zones.

The site is not identified within a bushfire prone area; however, it is in a building restricted area in the SPP mapping.

6.2.2 South East Queensland Regional Plan 2023

The *South-East Queensland Regional Plan 2023* ('**ShapingSEQ**') was released on 15 December 2023. The purpose of the ShapingSEQ is to provide a state planning instrument and framework to manage growth, change, land use and development in SEQ.

In order to achieve this purpose, ShapingSEQ sets forth a land use pattern. The site is located within the Urban Footprint, which identifies land predominantly allocated to provide for the region's urban development needs to 2041. The proposed works are consistent with the Urban Footprint designation of the site. The proposed works represent a necessary increase in density, which will aid in accommodating future growth of the region.

6.2.3 State Assessment and Referral Agency

The State Assessment and Referral Agency ('SARA'), introduced on 1 July 2013, seeks to deliver a coordinated, whole-of-government approach to the state's assessment of development applications. The State Development Assessment Provisions ('SDAP') is an outcome of the SARA and a statutory instrument made under the Act which sets out matters of interest of the state for development assessment, where the chief executive of administering the Act is the assessment manager or a referral agency.

Importantly, the SDAP provide assessment benchmarks for the assessment by the chief executive or a referral agency and provides applicants with the opportunity to address performance criteria to demonstrate that a development appropriately manages any impacts on a matter of state interest, and/or protects a development from impacts of matters of state interests.

The following SARA/SDAP matters apply to the State. Please refer **Figure 11**. The proposal does not require referral to SARA.

Figure 11 – Summary of Key DAMS Mapping items



7



Local Planning Framework

7 Local Planning Framework

7.1 Local Categorising Instrument

The *Brisbane City Plan 2014 (version 36.0)* ('Planning Scheme') is the local planning instrument relevant to the assessment of the proposed development. The following sections of this report provide an assessment of the proposed development against the relevant assessment benchmarks in the Planning Scheme.

7.1.1 Strategic Framework

Given this application is subject to Impact Assessment, the application is required to be assessed against the entire Planning Scheme, including the Strategic Framework.

The strategic framework outlines five (5) themes that collectively represent the policy intent of the planning scheme. The five themes articulate the strategic outcomes, elements, specific outcomes and land use strategies for the City, and include:

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

Section 3 of the Low-medium density residential zone code states that development in the zone is to be guided by the strategic direction of:

- Theme 2: Brisbane's outstanding lifestyle: – Element 2.2 – Brisbane's housing and accommodation choices;
- Theme 5: Brisbane's CityShape: –
 - Element 5.3 – Brisbane's Major Centres;
 - Element 5.5 – Brisbane's Suburban Living Areas;
 - Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors.

Theme 2: Brisbane's Outstanding Lifestyle

The Brisbane Outstanding Lifestyle theme (Theme 2) identifies various elements that contribute to the strategic outcome for an outstanding lifestyle city. The location of the site in the Low-medium density residential zone supports the strategic elements of Brisbane's Housing and Accommodation Choices.

Brisbane is a city of opportunity which provides employment choices for people and a diverse range of housing forms to meet the needs of a growing population and catering to people at all stages of their lives. Brisbane delivers housing in a range of dwelling styles and densities. Brisbane provides housing choice which allows people to live in close proximity to their place of work and support their local economies, services and businesses. The landscape and built assets reinforce the subtropical climate, help create a sense of place and provide a high scenic amenity, with the buildings and public spaces exhibiting good urban design outcome.

Brisbane's major new housing opportunities will be provided within the existing urban area and form of the city by infill and other types of redevelopment. This will ensure opportunities for residents to enjoy easy access to employment, goods, services, community facilities and also to protect Brisbane's green edges.

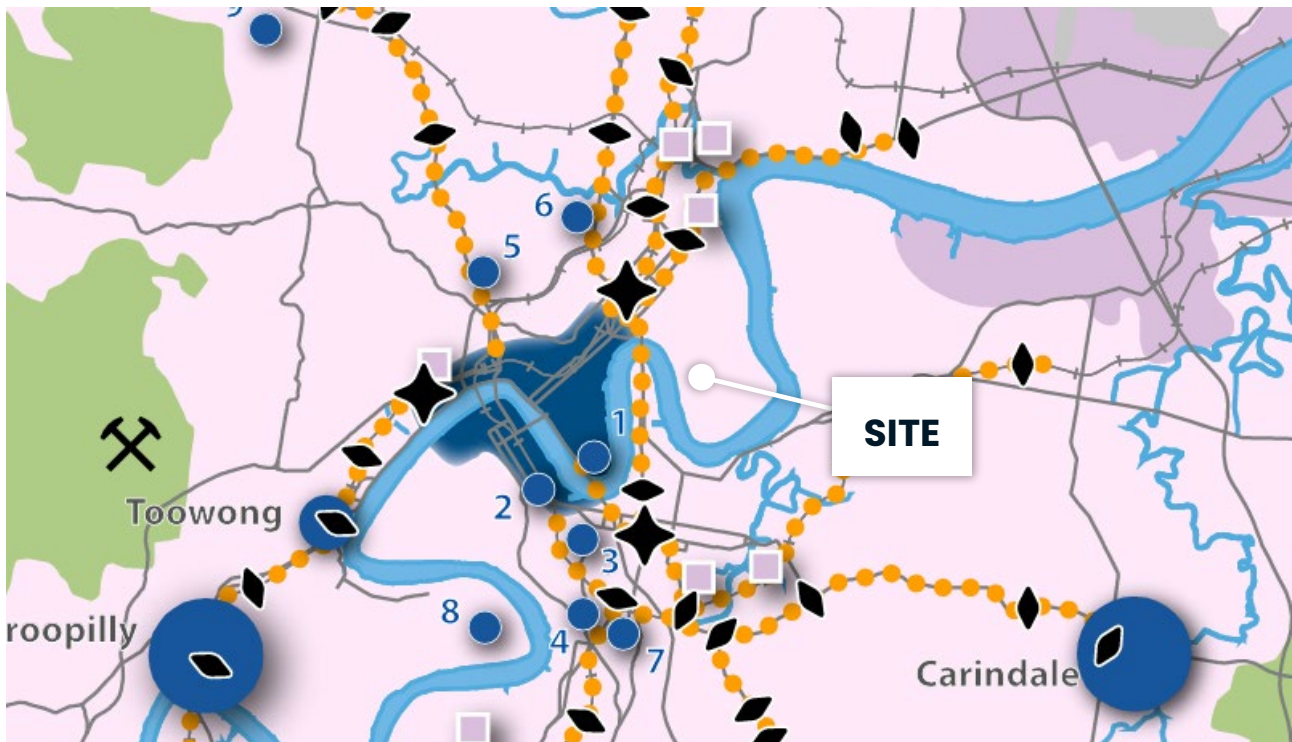
A complete response to the Specific Outcomes and Land Use Strategies for Brisbane's Housing and Accommodation Choices element is provided as part of **Appendix J– Brisbane City Plan 2014 Assessment**. In summary:

- The proposed development contributes to increased housing diversity within an inner-city suburb of Brisbane. The proposed development represents a low- medium density residential development that is well located to centre activities, employment, public and active transport, and abundant high-quality public open space areas.
- The proposal represents an exemplar infill development within an existing urban neighbourhood.

Theme 5: Brisbane's CityShape

Of the five themes of the strategic framework, the "Brisbane's CityShape" theme is the most relevant for assessment of the proposal. The CityShape theme identifies a broad land use pattern for the city's development as an economic driver for South East Queensland. The Brisbane City Shape 2013 Land Use Strategic Framework Map SFM-002 identifies the site within the Suburban Living Area land use element (Element 5.5) (**Figure 12**).

Figure 12 – Brisbane City Shape 2013 Land Use Strategic Framework Map (SFM-002)



Source: Brisbane City Plan 2014

Suburban Living Areas represent the majority of established residential suburbs in Brisbane, where growth occurs in response to local needs and impacts on local amenity and values are carefully considered. The Strategic Framework identifies Suburban Living Areas as comprising the following land use characteristics:

- low density residential areas where the majority of development is housing in the form of detached dwellings ranging from small cottages to large family homes on lots typically in the range of 400–800m²;*
- centres, community facilities, medium and high density residential and industrial uses, as indicated in neighbourhood plans and the zoning pattern.*
- localities identified in overlays, neighbourhood plans and the zoning patterns as having a particular character or value that is desired to be retained with very little visible change over the life of the planning scheme;*
- areas of character housing substantially constructed in 1946 or earlier and commercial character buildings;*

- (v) *areas of small-scale low-medium density housing such as dual occupancy or row housing that encourage intergenerational housing options to facilitate ageing in place;*
- (vi) *a range of non-residential land uses that generally support the needs of the surrounding residential area;*
- (vii) *Emerging community zoned land where low density residential development is generally anticipated depending on location, infrastructure, services and facilities, planning need, development constraints, environmental values, character and amenity and the established pattern of development.*

Appendix J provides a response to the Specific Outcomes and Land Use Strategies for the Suburban Living Area land use element, which are the most relevant provisions of the CityShape in this instance.

The assessment indicated the following outcomes:

- The proposed development responds to the site's context, which is well located in relation to centre hubs, public transport services, community facilities and public open space, and adjoins to similar medium density residential uses to the north.
- The proposed multiple dwelling development does not detract from the existing neighbourhood character. The site adjoins to similar medium density development to the north.
- The proposal promotes a high-quality design that is well separated from adjoining buildings and includes extensive private and common open space and landscaping to the boundaries of the site. The proposal, although exceeding the acceptable outcome for building height, contributes to the diverse mix of low and medium rise building heights in the surrounding area.

7.1.2 Land Use Definition

The proposal seeks approval for a Multiple Dwelling which is defined in the *Brisbane City Plan 2014* below.

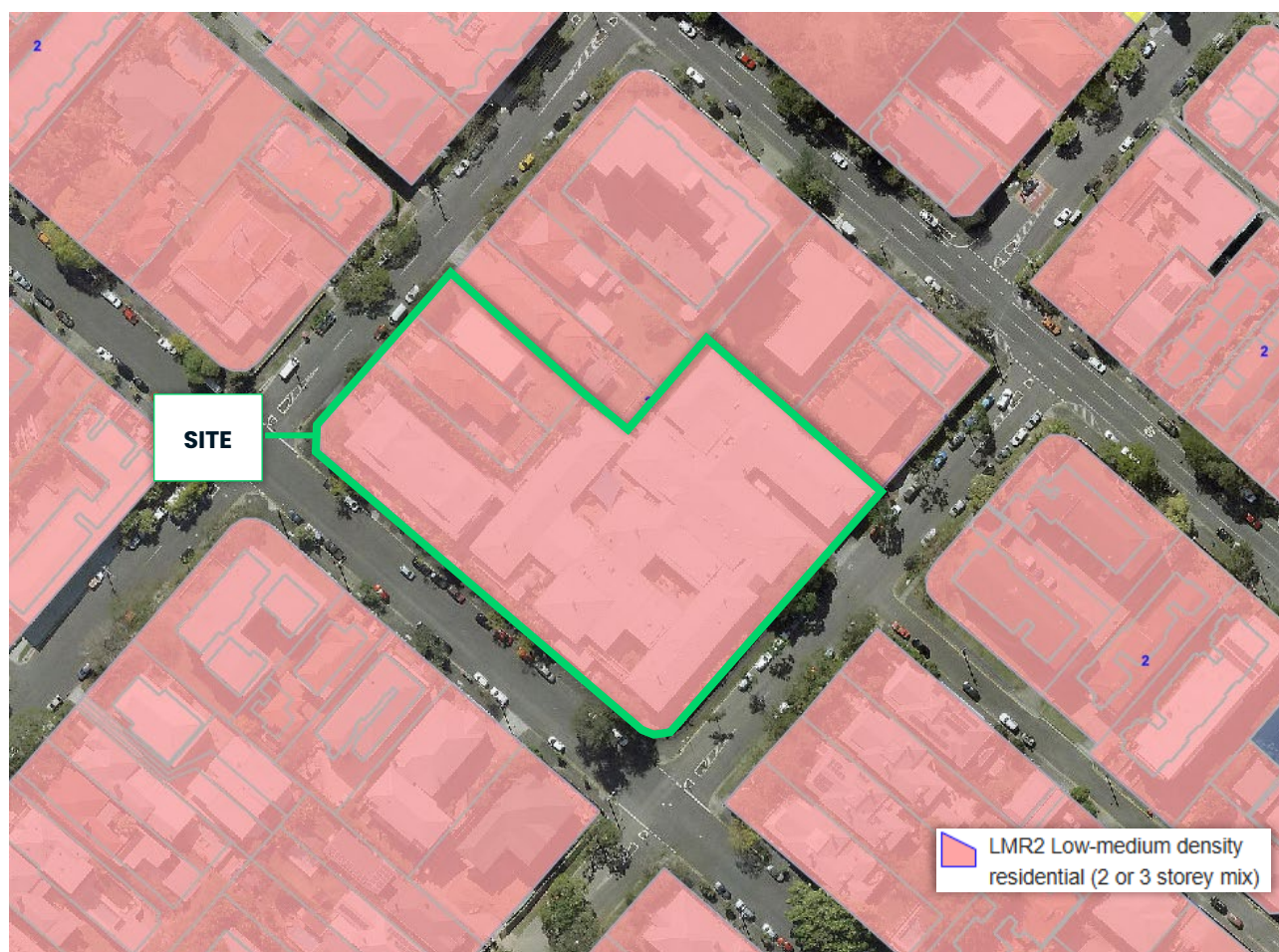
Multiple Dwelling

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

7.1.3 Zoning

The site is identified within the 2 or 3 Storey Mix Precinct of the Low-Medium Density Residential Zone. An extract of the zoning map is included below as **Figure 13**.

Figure 13 – Zoning Map



Source: Brisbane City Plan 2014

The intended Overall Outcomes of the 2 or 3 Storey Mix Precinct 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**.
- 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.**
- 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.
- 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.
- 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.
- 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.

The proposed development aligns with the intent of the Low-Medium Density Residential zoning as it delivers complementary low-medium rise housing that responds sensitively to the site's topography and surrounding context. With 2–3 storey street frontages, recessed upper levels, and a high-quality subtropical design, the development maintains a human scale while contributing to housing diversity. The proposal supports walkability, efficient use of infrastructure, and a high level of residential amenity through high-quality living environments, quality landscaping and deep planting, functional private open space and communal open space.

Please refer to **Appendix J** for a full response to the Low-Medium Density Residential Zone code for more information.

7.1.4 Neighbourhood Plan

The site is located in the Low medium density living precinct (NPP-002) of the New Farm and Teneriffe Hill neighbourhood plan.

The Low medium density living precinct Overall Outcomes are stated as follows:

- a. *Teneriffe Hill provides high-quality and coherent housing.*
- b. *Proposals incorporate existing buildings through infill development.*
- c. *Extensions under or at the rear of existing buildings, or in the form of separate buildings, are appropriate on larger sites where they do not compromise the character of the area.*
- d. *Multiple dwellings are either contained in existing buildings, complement the character of existing houses, or provide affordable housing.*
- e. *Non-residential uses serve the local community and are only located in existing non-residential buildings.*

The proposed development aligns with the intent of the New Farm and Teneriffe Hill neighbourhood plan code as it reflects the diverse and layered character of New Farm, delivering high-quality housing that is consistent with the established urban fabric of Teneriffe Hill. While it does not retain existing buildings, the design complements the scale, materiality, and rhythm of surrounding homes. As outlined earlier in this report, the proposal is replacing a run down, uninspired built form as well as post war dwellings with an exemplar low-medium product of multiple dwellings which enhance housing choice while respecting the area's character and walkable, inner-city setting.

Please refer to **Appendix J** for a full response to the New Farm and Teneriffe Hill Neighbourhood Plan code for more information.

7.1.5 Overlays

Parts of the site are identified within the following overlays:

Table 6 – Overlays

Overlays	Sub-Category	
Airport environs overlay	✓	OLS – Horizontal limitation surface boundary
	✓	Procedures for air navigation surfaces (PANS)
	✓	BBS zone – Distance from airport 8–13km
Bicycle network overlay	✓	Bowen Terrace: Local Cycle Route
Critical infrastructure and movement network overlay	✓	Critical infrastructure and movement planning area sub-category
Dwelling house character overlay	✓	N/A – no sub-category

Heritage overlay	✓	Area adjoining heritage 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 subcategory
Road hierarchy overlay	✓	All frontages identified as Neighbourhood Roads
Streetscape hierarchy overlay	✓	All frontages identified as Neighbourhood street major
Traditional building character overlay	✓	Neighbourhood character sub-category

7.1.5.1 Traditional Building Character

This Change seeks to include two additional land parcels which were not originally included in the original development permit, those being 30 & 36 Langshaw Street. The dwellings on these properties are intended to be demolished as part of this development. The two properties are identified within the Traditional Building Character overlay, as identified in **Figure 14** below.

A review of Council's aerial basemaps included in the CityPlan mapping service has been undertaken to determine whether the existing dwelling houses were present on site in 1946. When comparing the aerial from 1946 (Figure 13) to 2021 (Figure 12), it is clear that the dwelling houses at 30 & 36 Langshaw Street did not exist at the time. Instead, it appears that there are ancillary outbuildings and other small residential structures associated with the residence at 40 Langshaw Street which occupy the 36 Langshaw Street site. 30 Langshaw Street appears to be improved by a dwelling, however this structure is erected much closer to the road frontage setback and has a hipped roof in comparison to the current structure which appears to have a skillion roof. The comparison between the two aerials is provided below as **Figures 15** and **16**.

Figure 14 – Excerpt of Traditional Building Character overlay



Source: Brisbane City Council (adapted by Urbis)

Figure 15 – Excerpt of 2021 basemap



Figure 16 – Excerpt of 1946 basemap



Source, both: Brisbane City Council (adapted by Urbis)

7.2 Relevant Codes

The entirety of Planning Scheme is identified as an assessment benchmark for the proposed development given the development involves impact assessable development. However, the Planning Scheme codes listed in the table below, in addition to the strategic framework, are the parts of the Planning Scheme that are most relevant to the assessment of this application.

The Planning Scheme assessment benchmarks for the proposed development are summarised in the **Table 7**. Unless otherwise specified, a full assessment of the proposed development against these benchmarks has been provided within **Appendix J**.

Table 7 – Relevant Codes

PRIMARY CODES	PRESCRIBED SECONDARY CODES	OVERLAY CODES
- Low-medium Density Residential Zone Code - New Farm-Tenerife Hill Neighbourhood Plan - Multiple Dwelling Code	- Filling and excavation code** - Infrastructure design code** - Landscape work code** - Outdoor lighting code - Park planning and design code* - Stormwater code** - Transport, access, parking and servicing code** - Wastewater code*	- Airport environs overlay code - Bicycle network overlay code - Critical infrastructure and movement network overlay code - Dwelling house character overlay code - Heritage overlay code - Potential and actual acid sulfate soils overlay code** - Road hierarchy overlay code** - Streetscape hierarchy overlay code - Traditional building character (design) overlay code

**The Park Planning and Design Code and the Wastewater Code are not considered relevant to the proposal. The Park Planning and Design Code is not required as the proposal does not involve a park. Similarly, the Wastewater Code is not applicable as the site is located in an urban area that is currently connected to reticulated sewer infrastructure.*

***The following codes have been assessment by the relevant specialist sub-consultants:*

- The Filling and excavation code, Potential and actual acid sulfate soils overlay code, Stormwater Code and Infrastructure design code have been assessed by OSKA and are contained within **Appendix E**.*
- The Road hierarchy overlay code and Transport, access, parking and servicing code have been assessed by Lambert & Rehbein and are contained within **Appendix H**.*

7.3 Assessment Summary

A comprehensive assessment of the proposed development against the relevant codes is included in **Appendix J**. This assessment demonstrates that the proposed development complies with, or can be conditioned to comply with, the relevant assessment benchmarks. A summary of the assessments undertaken for the Multiple Dwelling, Dwelling Houses and ROL are provided in the tables below.

Multiple Dwelling Assessment

Table 8 – Multiple Dwelling Assessment Summary

PLANNING MATTERS	ACCEPTABLE OUTCOME	PROPOSAL	COMPLIANCE
Building Height	<i>2 storeys and 9.5m</i>	6 storeys (revised Stage 2 – 7 storeys total)	Compliant with PO1 of the New Farm Teneriffe Hill Neighbourhood Plan. Refer to Section 8 for more detail.
Site Cover	50%	71.4% (technical) 59.4% (perceived)	Compliant with PO5 of the New Farm Teneriffe Hill Neighbourhood Plan. Refer to Section 8 for more detail.
Setbacks (Front)	<i>To Bowen Tce (Primary)</i> <i>Levels 1-5: 4m to balcony, 6m to wall</i> <i>Levels 6, 7 & 8: 6m to balcony, 8m to wall</i>	<i>To Bowen Tce (Primary)</i> - Level 1: 4m to wall - Level 2: 4m to balcony, 4m to wall - Level 3: 4m to balcony, 4m to wall - Level 4: 4m to planter/balcony, 5.15m to wall - Level 5: 4m to planter/balcony, 7.2m to wall - Level 6: 6m to balcony, 7.2m to wall - Level 7: 14m to wall - Rooftop terrace: 16.5m	Compliant with the Performance Outcome. Refer to Section 8 for more detail.

	To Langshaw St (Secondary) <i>Levels 1-3: 3m to balcony, 4m to wall</i> <i>Levels 4, 5, 6 & 7: 4m to balcony, 5m to wall</i>	To Langshaw Street (Secondary) ▪ Level 1: 5m to wall ▪ Level 2: 3.8m to planter, 4m to balcony, 5.2m to wall ▪ Level 3: 3.8m to planter/balcony, 5.2m to wall ▪ Level 4: 3.8m to planter/balcony, 7.7m to wall ▪ Level 5: 4.8m to balcony, 7.7m to wall ▪ Level 6: 9.45m to balcony, 12.5m to wall ▪ Rooftop terrace: 13.45m	
	To Moreton Street (secondary) <i>Levels 1-3: 3m to balcony, 4m to wall</i> <i>Levels 4, 5, 6 & 7: 4m to balcony, 5m to wall</i>	To Moreton Street (secondary) ▪ Levels 1-2: 4m to balcony, 5.2m to wall ▪ Level 3: 4.2m to planter, 6m to balcony, 7.2m to wall ▪ Level 4: 5.3m to balcony, 7.2m to wall ▪ Level 5: 7.6m to balcony, 10.6m to wall ▪ Level 6: 10.6m to balcony, 12m to wall ▪ Rooftop terrace: 18.6m	
Setbacks (Side)	<u>Level 1: 1.5m</u> <u>Levels 2 & 3:</u>	Stage 1:	Compliant with the Acceptable Outcome

	- 2.0m up to 7.5m building height; then - 2.0m plus 0.5m/3m above 7.5m building height <u>Levels 4 & 5:</u> - An average of 4m with - 5m to balconies or habitable rooms - 3m to non-habitable rooms or blank walls <u>Levels 6 & 7: 6m</u>	▪ Ground floor (Moreton Street): 1m ▪ Level 1 (north) 6.049m & (west) 2.5m ▪ Level 2 – 6 (north) 6.049m & (west) 8.2m ▪ Rooftop (north) 10.8m & (west) 11.2m Stage 2: ▪ Ground floor (Langshaw Street): 6.5m ▪ Level 2 – 4 6.5m ▪ Level 5 – 10m ▪ Level 6 – 9m ▪ Rooftop: 13.8m	
Building Separation	<i>Facing habitable rooms or balconies:</i> - Ground and up to 4.5: 3m - 2 storeys and up to 7.5m: 9m - 3 to 5 storeys: 12m	Facing habitable rooms or balconies to adjoining Stage 1: Level 1 (ground): 4m to wall Level 2 and 3: 4m to wall Level 4: 4m to balcony, 6.6m to wall Level 5: 6.6m to balcony, 8.684m to wall Level 6: not facing habitable windows or balconies	Level 1 and 2: Compliant with acceptable outcome Levels 3–5 above: Compliant with PO3 of the Multiple Dwelling Code. Refer to Section 8 for more detail Level 6: N/A – complaint with AO as it does not face habitable windows or balconies
Private Open Space	<u>Ground storey dwellings:</u> min area of 35m² including an area of at least 16m² with a minimum width of 4m, in each case, conveniently accessible from a living room; <u>Dwellings above ground storey:</u> a balcony with a minimum area of 8m²	Stage 1: Minimum ground storey: 18m² (non-compliant) Minimum above ground: 12m² (compliant) Stage 2: Minimum ground storey: 21m² (non-compliant)	Compliant with PO31 of the Multiple Dwelling Code Refer to Section 8 for more detail.

and width of 2m conveniently accessible from a living room, or a rooftop area with a minimum area of 10m² and width of 2m directly connected to the dwelling.

Minimum above ground:
17m² (compliant)

Communal Open Space	<i>5% of the site area (whole site)</i>	686m ² (whole site)	Compliant with the Acceptable Outcome
Deep Planting	<i>10% of site area</i>	10% (whole site) 8.96% (Stage 2)	Compliant with AO29 of the Multiple Dwelling Code. Refer Section 8 for more detail with regards to Stage 2.
Car Parking	<i>168 required (whole site)</i>	241 provided (whole site)	Compliant with the Acceptable Outcome
Bicycle Parking	<i>98 required (whole site)</i>	148 provided (whole site)	Compliant with the Acceptable Outcome

8 Key Planning Matters

8 Key Planning Matters

The following sections of this report provide further discussion about the key planning considerations for the proposed development. This is to assist Council and the community to understand and assess the merits of the proposed development.

8.1 Building Height

Acceptable Outcome AO1 of the New Farm and Teneriffe Hill Neighbourhood Plan code states:

AO1 *Development complies with the number of storeys and building heights in Table 7.2.14.1.3.B*

'Table 7.2.14.1.3.B' which identifies the maximum building height requirements is extrapolated below as **Table 9**.

Table 9 – Table 7.2.14.1.3.B extracted from Neighbourhood Plan Code

Development	Building Height (storeys)	Building Height (m)
If in the low-medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-002)	2	9.5

The new apartment building proposed as part of Stage 2 seeks a maximum building height of 6 storeys which exceeds the maximum building height of 2 storeys as prescribed in the Neighbourhood Plan Code. As such, the proposed built form associated with Stage 2 does not achieve compliance with the acceptable outcome sought in Table 7.2.14.1.3.B, see **Table 9**. A performance solution is therefore sought in this regard.

Performance Outcome PO1 of the New Farm and Teneriffe Hill Neighbourhood Plan states:

PO1 *Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:*

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

Each element of PO1 has been answered in further detail below in **Table 10**.

Table 10 – Neighbourhood plan performance outcome assessment

Performance outcome element
PO1(a) <i>Development is... consistent with the anticipated density and assumed infrastructure demand;</i>
Response
An assessment of the surrounding infrastructure has been undertaken and documented in the Engineering Services Report prepared by Oska (refer to Appendix E). As identified in this report, the site is adequately serviced by public utilities. The site also boasts convenient access to a range of goods, services and public open space / social infrastructure, commensurate to an inner-city location.
An assessment of potential traffic impacts arising from the development has also been undertaken by Lambert & Rehbein (refer to Appendix H). It was concluded that the development will not have a

significant adverse impact on the transport network or local transport environment, and no significant mitigation measures are expected to be required for the intersections in the surrounding locality.

The infrastructure demand created by the development is expected to be offset through infrastructure charges levied for the development. The additional demand proposed by the development is not proportionate to a height and density that would result in undue pressure on local infrastructure networks.

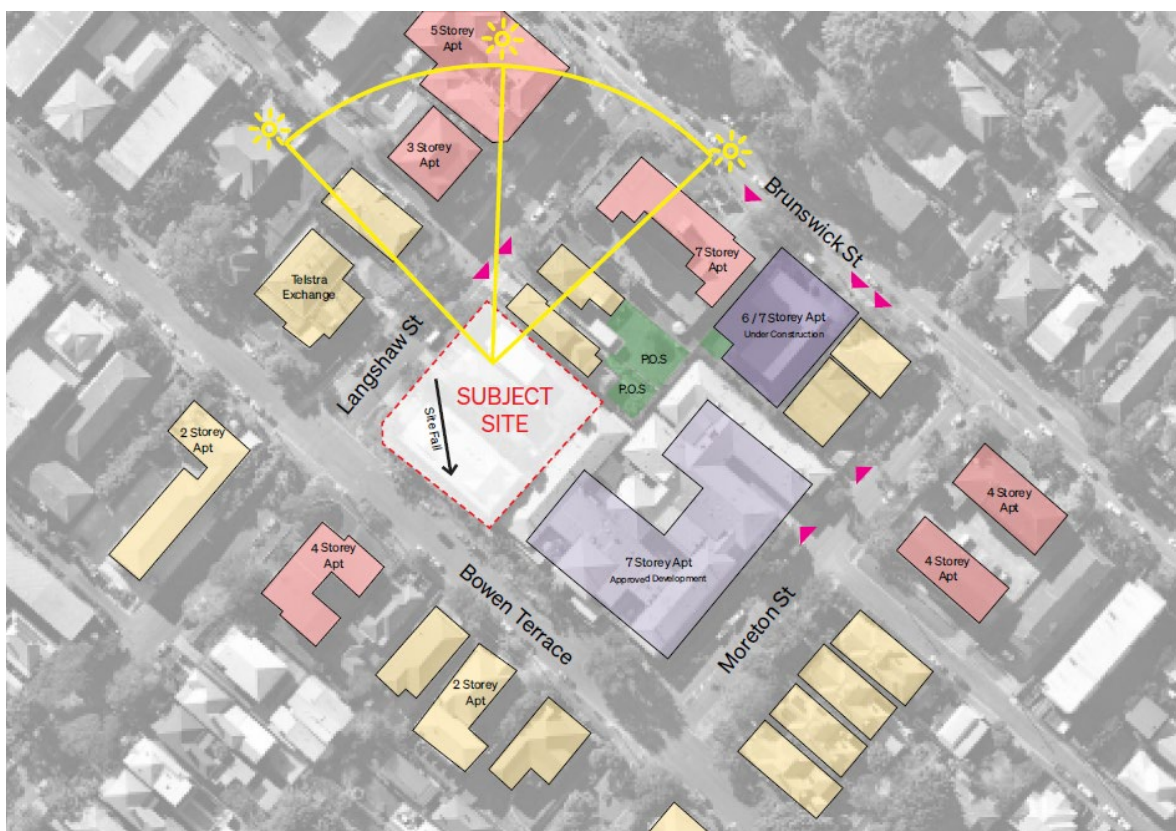
POI(b) Development is... aligned with community expectations about the number of storeys to be built

Response

Whilst the proposed building associated with Stage 2 exceeds the maximum building height prescribed within the AO, it is noted that this building height is less than the approved building height of Stage 1 which ranges up to 7 storeys. The proposed Stage 2 development extends this established built form language to deliver a cohesive and integrated outcome across the broader site.

The proposed height and massing have been carefully considered having regard to the existing and emerging pattern of development within the locality, including the immediate context along Langshaw Street. As illustrated in the building height study included within the Architectural Plan prepared by DKO in **Appendix D** and shown in **Figure 17** below, development in the vicinity of the site comprises a mix of 3 to 7 storey apartment buildings, with several 6 to 7 storey developments located in close proximity and additional development of a similar scale currently under construction.

Figure 17 – Building Height Context



Source: DKO

Moreover, the design of the units addressing Langshaw Street incorporates a stepped façade, which appears as a four storey building overall, whereby the ground floor double storey units are setback closer to the street and facilitate a built form presentation which is more akin to a townhouse form. The apartments above are recessed further from the roofline of the ground floor units and are treated with contrasting dark material and colour sections which help to reduce the massing and delimitate the two forms. As a result, these two design principles complement each other and result in a building height at the street level which presents as 4 storey building. These features are identified in **Figure 18** below

Figure 18 – Excerpt of render graphic from Langshaw Street



Source: DKO (adapted by Urbis)

In this context, the proposed Stage 2 building aligns with the established and emerging scale of development along Langshaw Street and does not present as an anomalous or isolated height outcome.

Furthermore, it sits comfortably with the established heights of nearby buildings, such as the six-storey building at 793 Brunswick Street, the seven-storey building at 785 Brunswick Street.

The community response to the proposed building height has been relatively limited, particularly given the original development application underwent public notification as required by the Planning Act.

Importantly, the statutory public notification process was complemented by proactive community engagement undertaken by the Applicant prior to lodgement of the original development application, providing surrounding residents and stakeholders with an early opportunity to understand and comment on the proposal as outlined in **Section 3.2** of this report.

During the public notification period, 10 submissions were received in total, with only four of those submissions specifically raising concerns relating to building height. In the context of a development of this nature within an established inner-city area, the low number of submissions overall, and the more limited number specifically concerned with height, indicates that the proposed six-storey built form is generally commensurate with community expectations for redevelopment in this location. This is particularly relevant having regard to the evolving urban character of the New Farm precinct and the existing pattern of medium-density and multi-storey development already established along Langshaw Street, Bowen Terrace, Brunswick Street and surrounding streets.

As a result, when considering that Stage 1 already has approval for a 7 storey development, and the proposed 6 storey apartment as part of Stage 2 is lower in overall height, it is considered that the development does align with the community expectations for redevelopment in this inner-urban location.

PO1(c) Development is... proportionate to and commensurate with the utility of the site area and frontage width

Response

The site comprises four allotments with an area of approx. 6,700m², and enjoys frontages to Langshaw Street, Bowen Terrace and Moreton Street. Since the approval of the originating application, the Applicant has been able to purchase 30 & 36 Langshaw Street to expand the site area by approximately 1,000m².

The proposed Stage 2 building adopts setbacks that are generally consistent with those established under the approved Stage 1 development, ensuring a coordinated and balanced built form outcome across the site.

The setback strategy has been carefully carried through from the approved Stage 1 scheme, with the revised design seeking to maintain and, where possible, improve front and side boundary setbacks. The minimum setback to Bowen Terrace of 4m (to planter or balcony) has been adopted for Stage 2 on Bowen Terrace and continued on Langshaw Street. A further setback to the internal walls/windows varies in a similar pattern to the adopted approach for Stage 1, with deep recesses for the balconies, terraces and rooms providing an overall contribution to the articulation and breaking down of the building bulk and scale.

This includes the incorporation of deep planting zones and landscape buffers along key boundaries, reinforcing the established interface approach and contributing to a cohesive development outcome across the site.

The interface with adjoining properties along Langshaw Street has been carefully considered through a combination of generous setbacks, building articulation and enhanced landscaping. These measures are intended to provide a suitable transition in scale, mitigate potential amenity impacts, and maintain a high-quality streetscape outcome consistent with the intent of the approved development.

The additional site area particularly benefits Langshaw Street through the application of additional deep and boundary planting along the full length of 26 Langshaw Street.

The incorporation of the additional properties into the revised Stage 2 development enables a more coordinated and higher-quality planning outcome than would otherwise be achievable if the sites were developed independently. The consolidated approach enables the efficient sharing and integration of communal open space, landscaping, access and servicing arrangements across the broader site.

Importantly, the coordinated development outcome delivers substantial improvements to the Langshaw Street interface. The proposal consolidates vehicle access to a single driveway location, removing three existing vehicle crossovers and significantly reducing vehicle and pedestrian conflict points along the street frontage. This results in a safer and more legible pedestrian environment and improves the overall streetscape presentation.

The larger consolidated site area also enables improved compliance with key built form and amenity outcomes sought by the planning scheme. This includes the provision of meaningful deep planting, increased communal open space, improved building separation, and more substantial side boundary setbacks and height transition outcomes, particularly in relation to the adjoining dwelling house at 26 Langshaw Street.

By contrast, if the additional sites were redeveloped independently, each site would likely require separate vehicle access, servicing arrangements and standalone compliance with deep planting, communal open space and setback requirements. This would significantly constrain the ability to achieve the coordinated landscaping, built form transition and pedestrian amenity outcomes delivered by the proposed integrated development.

POI(d) Development is... designed to avoid a significant and undue adverse amenity impact to adjoining development

Response

The amended Stage 2 outcome has been designed to be consistent with the existing Stage 1 apartment building. The placement of the buildings on site, façade treatments, balcony locations and application of setbacks ensure that amenity is preserved for the surrounding developments on Langshaw Street and Bowen Terrace.

The revised Stage 2 development has been designed to avoid significant or undue adverse amenity impacts to adjoining development, with particular attention given to the interface with 26 Langshaw Street, being the most sensitive adjoining residential interface to the site.

The proposal incorporates generous side boundary setbacks to the northern boundary consistent with the planning scheme's acceptable outcomes. The apartment building provides a minimum setback of approximately 6.5m increasing to 13.86m to 26 Langshaw Street.

Importantly, the setback area incorporates a substantial landscaped buffer extending along the full length of the interface with 26 Langshaw Street. This landscaping treatment assists in softening the visual presentation of the building, improving outlook and enhancing privacy and residential amenity for occupants of the adjoining dwelling.

Careful consideration has also been given to building height transition at this interface. Upper levels of the building are setback further from the northern boundary to reduce perceptions of bulk and scale and provide a more sympathetic transition to the adjoining dwelling house and lower-scale residential character of Langshaw Street.

The placement of buildings on site, façade articulation and balcony orientation have been designed to minimise overlooking and preserve amenity for surrounding properties.

Shadow diagrams have been produced by DKO to determine the impact of the apartment building to the surrounding locality. These diagrams demonstrate the summer solstice, equinox and winter solstice environments throughout various times of the day and are included as **Appendix D**. The summer and equinox scenarios demonstrate only minor off-site shadowing facilitated by Stage 2 which are limited to the road environment. Whilst the winter solstice identifies that shadows will be cast upon some surrounding residents, it is noted that there are only two adjoining properties which are potentially affected, those being 439 and 443 Bowen Terrace. The shadow analyses determine that shadows are only cast in the early morning hours before midday, refer **Figure 19** below.

Relevantly, the shadows identified in **Figure 19** extend primarily over the 'front' of each property which only contain landscaping and site entrances. The shadows do not extend into rear yards or other primary outdoor recreation spaces. The portion of 439 Bowen Terrace that is primarily shadowed is the driveway and vehicle manoeuvring area. Whilst some balconies at the front of 439 Bowen Terrace may receive additional shade resultant from the development, it is noted that these shadows are only expected in the early morning hours before midday.

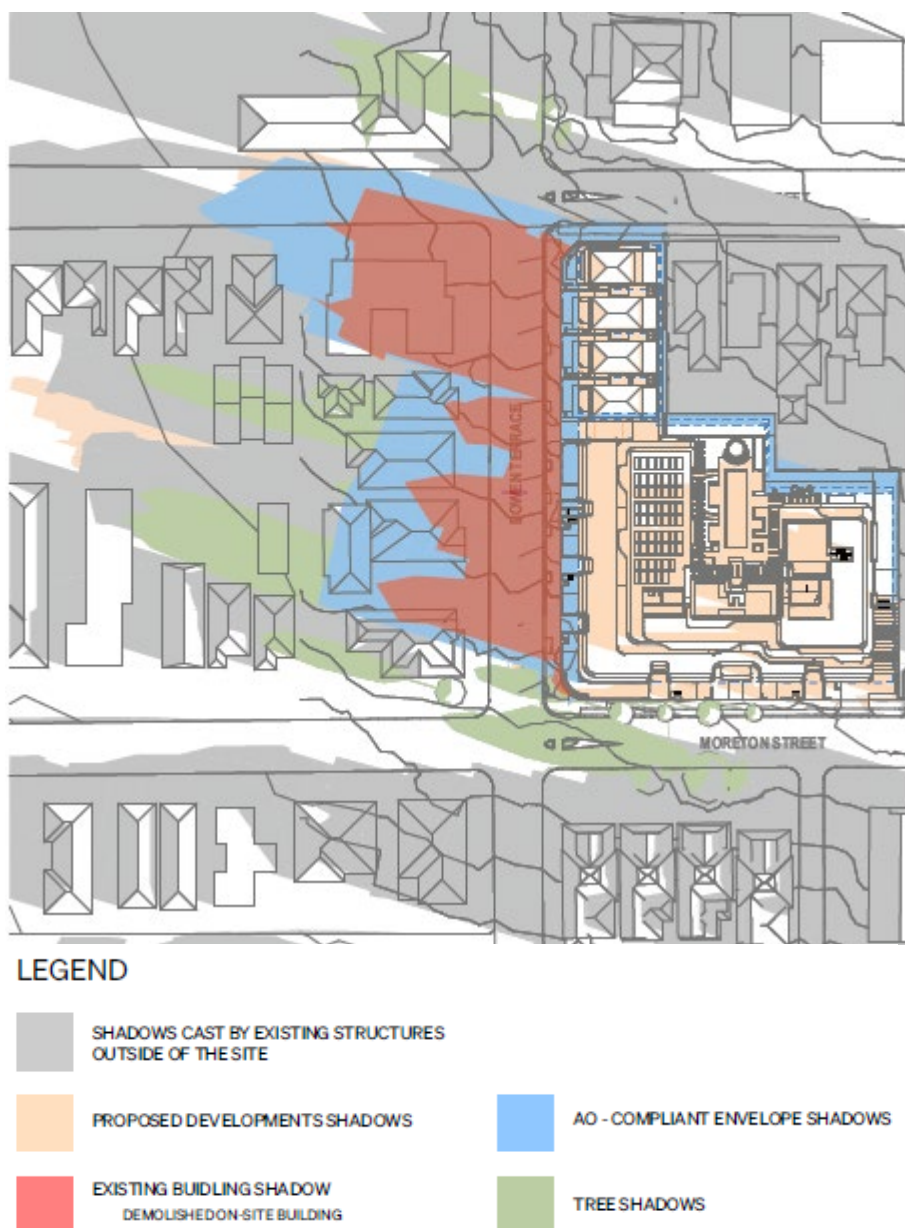
Moreover, it is noted that the shadow diagrams prepared for the revised Stage 2 outcome (refer **Figure 19**) are generally consistent with those which were prepared for the previously approved Stage 2 outcome, as well as the previous use of the premises (the OzCare facility) (refer **Figure 20**). Therefore, the shadows presented by this revised development outcome do not represent an adverse worsening of the shadowing presented to the nearby properties along Bowen Terrace.

Figure 19 – Stage 2 winter solstice shadow diagram



Source: DKO

Figure 20 – Shadow diagrams produced (and accepted) for previous development scheme



Source: DKO

PO1(e) Development is... sited to enable existing and future buildings to be well separated from each other and avoids affecting the potential development of an adjoining site

Response

The development is appropriately setback from 26 Langshaw Street, accommodating acceptable outcome compliant setbacks which ensures the suitable separation from the existing building and allows for future development potential of this site.

For the reasons expressed above, the proposed building height outcomes associated with Stage 2 are appropriate for the site and surrounding context and achieve compliance with the Performance Outcome PO1 New Farm and Teneriffe Hill Neighbourhood Plan.

8.2 Building Separation

The Multiple Dwelling Code prescribes a variety of built form outcomes to ensure that development is consistent with the surrounding built form character and does not result in any adverse impacts to the surrounding developments. Building Separation is included as an outcome which is regulated through the application of the Multiple Dwelling Code. Acceptable Outcome AO3 of the Multiple Dwelling Code is as follows:

AO3 Development is contained within the building envelope for the site created by applying:

- the maximum building height in Table 9.3.14.3.B;
- front, rear and side boundary setback requirements in Table 9.3.14.3.C;
- car parking boundary setback requirements in Table 9.3.14.3.E;
- building separation requirements in Table 9.3.14.3.F;**
- building height transitions specified in Table 9.3.14.3.I where applicable;
- the acceptable outcomes for deep planting and landscaping areas.

'Table 9.3.14.3 F' which identifies the minimum building separation requirements is extrapolated below as **Table 11**.

Table 11 – Table 9.3.14.3 F extracted from Multiple Dwelling Code

Building Height	Minimum building separation (m)		
	Facing habitable rooms or balconies	Habitable rooms or balconies facing non-habitable rooms or blank walls	Non-habitable rooms or black walls
Ground and up to 4.5m	3	1.5	1.5m or where built to boundary walls permitted – 0.0m
2 storeys and up to 7.5m	9	6	3
3 to 5 storeys	12	9	6
6 to 8 storeys	18	12	9
9+ storeys	24	18	12
Podium or roof terraces	Located to achieve separation in accordance with the relative level of the podium or roof location as above, along with design elements to ensure the privacy and amenity of residents within the site and adjoining or adjacent sites is not negatively impacted.		

A summary of the proposed building separation distance between Stages 1 and 2 is provided below as **Table 12**.

Table 12 – Summary of building separation non-compliances

Building Separation	Planning Scheme requirement	Proposal
Ground and up to 4.5m	3m	4.02m to 4.977m (Level 1 / ground)
2 storeys and up to 7.5m	9m	4.02m to 4.977 (Level 2)
3 to 5 storeys	12m	4.02m to 4.977 (Level 3) 4.02m to to 4.977 and 6.68m to wall (Level 4) 6.6m to balcony, 8.684m to wall (Level 5)

In addition to the above, we note that the separation distance facilitated from Level 6 to the adjoining property at 26 Langshaw Street is 14.4m. This building separation does not accord with the minimum separation distance of 18m as prescribed within the Acceptable Outcome.

The apartment building forms have been designed to incorporate features which assist with providing privacy for residents of both buildings. Performance Outcome PO3 of the Multiple Dwelling Code states:

PO3 *Development height, bulk and scale, siting and layout ensures that:*

- a. *building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street;*
- b. ***where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale;***
- c. ***impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites;***
- d. ***sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;***
- e. *the development is consistent with the setback pattern and contributes to the character of the streetscape;*
- f. *adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.*

A full assessment against each element of the performance outcome is provided below.

Performance outcome element

PO3(b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale;

Response

The separation distance in the original approval varied between 4.791m (blank wall to planter) and 5.5m (blank wall to window) between the Stage 1 apartment building to the closest dwelling house. The revised built form outcome seeks to incorporate a minimum building separation distance of 4m to the terrace edge and 6.65m to window/wall of the closest apartment in Stage 2. The revised design of Stage 2 has been designed in a tiered outcome, whereby the building is stepped back as it gets taller.

The design has incorporated a range of measures to manage this internal interface, including building articulation, orientation of habitable rooms, and the use of balconies, screening and landscaping elements where appropriate. These measures are intended to maintain acceptable levels of residential amenity, including privacy, access to light and outlook, while supporting an efficient and coordinated built form outcome.

This outcome reflects the transition from a separate development arrangement to a more integrated and cohesive building form. As such, the relationship between Stage 1 and Stage 2 is better understood as an internal interface within a unified development, rather than as two separate and unrelated buildings and will ultimately form as a single body corporate.

The stepped design of the development also extends along the northern boundary of the Stage 2 apartment building adjoining 26 Langshaw Street. The façade is expressed with recesses and projections and is stepped back as it rises in height. This ensures that the adjoining residence is not afflicted with blank solid walls and considerable bulk along this shared boundary.

PO3(c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites

and

PO3(d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening

Response

To assist with preserving privacy and facilitating a softer outcome between units in Stage 1 and 2, glazing has been incorporated in targeted locations along the shared elevations. Where possible, windows and glazing elements have been located to ensure that there is no direct window interface between the two buildings to limit direct contact between residents. Moreover, the apartment layouts have been designed to ensure the primary useable spaces for the adjacent balconies face toward the street.

Architecturally designed fins have also been incorporated in the development which redirect the immediate sightline of the windows along this shared boundary toward Bowen Terrace. The application of these fin elements preserves the integrity of the windows in terms of light and ventilation whilst also reducing opportunities for overlooking.

Glazing has been sparingly applied along the shared boundary with 26 Langshaw Street in a similar fashion. Where glazing is required, a similar application of the architecturally designed fins has been applied, consistent with the interface between the Stage 1 and Stage 2 apartment buildings. This shared boundary is also benefited by extensive landscaping which will act in concert with the architectural screening measures to soften this interface and preserve privacy and amenity for residents on both sites.

As such, whilst the two buildings do not represent compliance with the AO3, the proposed outcome appropriately mitigates privacy concerns, whilst also balancing the need for daylight, ventilation and private open space for each unit.

8.3 Road Frontage Boundary Setbacks

The site is identified within the Neighbourhood character sub-category of the Traditional Building Character overlay. Acceptable Outcome AO1.2 of the Traditional Building Character (Design) overlay code is as follows:

AO1.2 *Development for a building which is not on a rear lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest residential buildings constructed in 1946 or earlier fronting the same street.*

Figure 21 below provides an aerial image that shows the pre-1946 buildings within the streetscape.

Figure 21 – Excerpt of 1946 basemap



Source: Brisbane City Council (adapted by Urbis)

The proposed development provides a front boundary setback along Bowen Terrace which ranges from 4m – 14m to the wall/balconies across the levels of the development which are generally consistent with those which have been approved in Stage 1 of the development. The setback distances to Langshaw Street are consistent, with these ranging between 4m – 12.5m, with the exception of the corner truncated area where Langshaw Street meets Bowen Terrace which incorporates a slightly reduced setback of approx. 3.8m.

The adjoining property at 26 and 18 Langshaw Street have a setback of approx. 5.9m and 6.29m respectively to the front property boundary, as such the range of compliant setbacks is understood to be 4.876m – 7.314m.

Given that the proposal seeks a slightly reduced setback of 4m to the outermost projection, with the main building line provided at 5.2m, a performance solution is requested. Performance Outcome PO1 of the Traditional Building Character (Design) Overlay Code

PO1 *Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier.*

The proposal does not involve the removal of a building constructed in 1946 or earlier.

While the proposed front setback is reduced relative to the adjoining pre-1946 buildings, the development remains compatible with the established streetscape character through a combination of landscape response, articulated built form and upper-level recession. Importantly, the street does not present a rigid or uniform setback pattern, and the proposal maintains a setback that continues to provide a clear transition between the public realm and private development.

The proposal incorporates substantial landscaping along the front boundary, reinforcing the established green character of the street and maintaining visual openness consistent with traditional character development. In addition, balconies overlooking the street incorporate deep planters at each level, contributing to a layered landscape presentation and establishing a consistent rhythm that references key elements of traditional character design, including verandah-style frontage articulation and landscaped presentation to the street.

The built form further reduces perceived bulk and prominence through a high degree of articulation. Physical breaks within the building, together with the integrated planter elements, provide visual modulation and reduce the appearance of a continuous building mass when viewed from the public realm.

Importantly, the primary building line for Levels 2 and 3 is established at 5.2m, consistent with the acceptable outcome. Built form elements projecting forward of this alignment comprise secondary balcony and planter elements only, which are lightweight in appearance and limited to Levels 2, 3 and 4. These projections do not present as dominant building mass and instead contribute to the finer-grain articulation of the façade.

Further, recessed upper levels reduce the perceived scale and bulk of the development as viewed from the streetscape and assist in achieving a built form outcome that is visually respectful of the adjoining pre-1946 dwellings despite the reduced ground-level setback. Collectively, these measures ensure the proposal complements the established character and setback pattern of the street rather than detracting from it.

8.4 Site Cover

The New Farm and Teneriffe Hill Neighbourhood Plan code prescribes a maximum site cover requirement for development. Acceptable Outcome AO5 of the Neighbourhood Plan Code is as follows:

AO5 *Development has a maximum site cover of 50%.*

The definition of site cover as per the City Plan is as follows:

Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—

- a. in a landscaped or open space area, including, for example, a gazebo or shade structure; or*
- b. a basement that is completely below ground level and used for car parking; or***
- c. the eaves of a building; or*
- d. a sun shade.*

Due to the topography of the site any adjoining landowners will only visually perceive the second storey which equates to a site cover of 59.4%.

However, it is acknowledged that as per the site cover definition above, the ground level which includes basement parking extending above the natural ground level is technically required to constitute site cover, which equates to approximately 70%. Furthermore, the site cover is reduced to 12.4% at level 7 (rooftop).

A Performance Outcome is therefore sought in this regard. Performance Outcome PO5 of the Neighbourhood Plan Code is as follows:

PO5 *Development ensures building size and bulk is consistent with the existing high-quality housing character of the locality.*

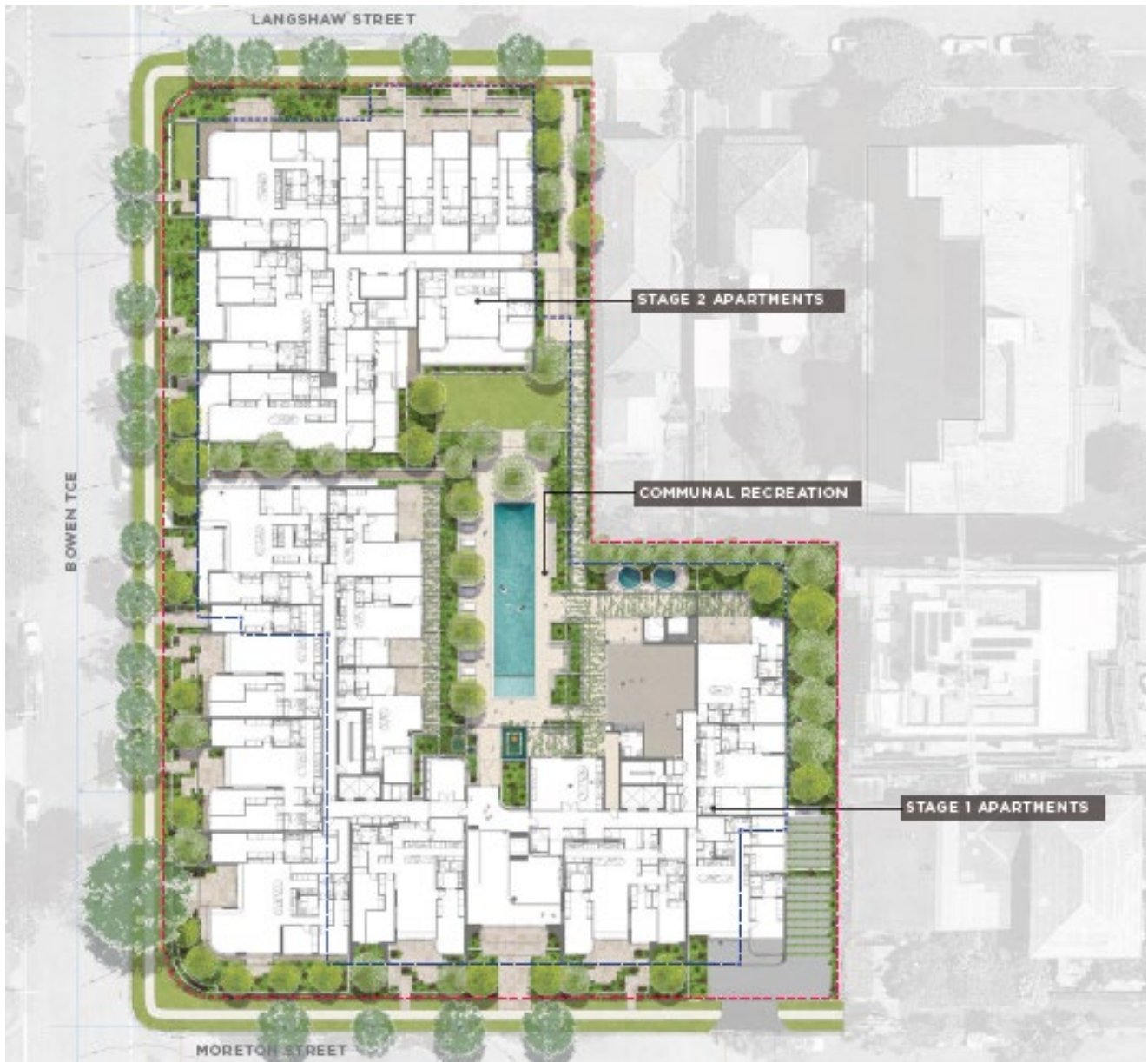
With respect to the above performance outcome, the proposed site cover is appropriate for the following reasons:

- The proposed development to be undertaken has been designed to provide a balance of built form, open spaces and landscaping to support the amenity, shade and greenery within and around the site. The proposed development integrates a generous 1,543m² of landscaping equating to 22.9% of the site area, which supports outdoor subtropical living. This is a significant increase from the 15.4% of landscaping provided as part of the original development application. The development also provides generous deep planting which equates to 10% of the development site (overall), allowing large shade trees and other dense planting to be established throughout the site.
- The development incorporates a large communal open space area which has been integrated for shared use between the two stages. The space includes shared outdoor spaces including generous

landscaping and deep planting which brings vibrancy and greenery to the development. This is supplemented by substantial terraces and balconies throughout both Stages 1 and 2 (refer **Figure 22**).

- Residential amenity is maintained through careful built form positioning of communal open space areas, walkways and landscaped areas.
- As previously demonstrated, the proposed built form is reflective of the immediate setbacks, overall building height and building separation provided in the immediate area.

Figure 22 – Excerpt of Landscape Concept



Source: LatStudios

The proposed development has been designed sensitively in order to reduce the overall massing of the project to ensure that the proposal does not represent an overdevelopment of the site.

8.5 Private Open Space

The Multiple Dwelling Code prescribes the minimum dimensions for private open space which must be provided to each unit in a Multiple Dwelling development. Acceptable Outcome AO31.1 of the Multiple Dwelling Code is as follows:

AO31.1 *Development provides private open space which comprises:*

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

Some of the ground floor dwellings proposed as part of the revised Stage 2 include private open space which does not comply with the AO as prescribed above. Units 3102, 3104–3107 are provided with terraces varying between 21–28m². Units 1101, 2101, 2103, 2104 within Stage 1 also seek performance outcomes in respect of their ground floor terraces, as these also range between 23–32m².

Performance Outcome PO31 is as follows:

PO31 *Development must provide attractive and functional private open space for residents that:*

- a. *is appropriately sized and located to enhance amenity and liveability for residents;*
- b. *is designed to be functional for the use of the possible number of residents in each dwelling;*
- c. *is designed to contribute to the form and detail of the building.*
- d. *the proposal achieves the intent of PO31 through the provision of attractive, functional and high-amenity private and communal open space that contributes positively to both resident liveability and the streetscape character.*

The ground floor terraces have been carefully integrated with the landscape design and overall building form to support a high-quality subtropical residential environment. In particular, substantial deep planting areas are provided along both Langshaw Street and Bowen Terrace, enabling the establishment of significant landscaping and canopy trees that reinforce the established green character of the streetscape. The provision of these deep planting areas has influenced the size of a number of terraces, however this landscape outcome is a deliberate and important design response that contributes positively to the visual amenity, subtropical character and environmental quality of the development.

Importantly, a number of the reduced terraces directly adjoin these landscaped deep planting zones, providing residents with immediate access to outlook, greenery and enhanced privacy. As a result, the amenity experienced by residents extends beyond the terrace boundaries themselves and is supplemented by the adjoining landscaped setting.

The terraces remain functional and directly accessible from primary living areas, allowing for outdoor seating, passive recreation and everyday residential use. In combination with the building design, landscaping and orientation, the private open spaces contribute positively to the form and detailing of the development.

Further, the proposal significantly exceeds the Planning Scheme's communal open space requirement. While a minimum of 5% communal open space is required, the development provides in excess of 20% communal open space across a range of indoor and outdoor recreation areas, including landscaped communal areas and resident facilities. This provides residents with generous opportunities for recreation, social interaction and passive enjoyment, supplementing the reduced terrace areas associated with the five ground floor dwellings.

Accordingly, the proposal delivers a high standard of residential amenity and achieves the outcomes sought by PO31 notwithstanding the variation to the acceptable outcome requirements for a limited number of units.

8.6 Deep Planting

The Multiple Dwelling Code prescribes the minimum requirements for deep planting associated with a Multiple Dwelling development. Acceptable Outcome AO29.2 is as follows:

AO29.2 *Development provides deep-planting areas that are:*

- a. *a minimum of 10% of the site area;*

- b. a minimum unobstructed dimension of 4m in any direction;*
- c. able to accommodate trees planted in natural ground;*
- d. 100% open to the sky;*
- e. can be accessed for maintenance purposes.*

The overall deep planting contribution for the development is 10%, which complies with AO29.2 of the Multiple Dwelling Code. However, we note the deep planting area for Stage 2 is 8.96%. For completeness, an assessment against Performance Outcome PO29 is provided despite the development complying with the acceptable outcome as a whole. Performance Outcome PO29 is as follows:

PO29 *Development provides deep planting areas that:*

- a. are of sufficient size and dimension to contain large subtropical shade tree species;*
- b. are maintained exclusively for landscaping, with no underground development or infrastructure;*
- c. are open to the sky with access to light and rainfall into the natural ground;*
- d. are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs;*
- e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;*
- f. provides natural shade to mitigate heat island effects;*
- g. provides informal recreation spaces that are easily accessible for building occupants;*
- h. is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.*

Whilst compliance is not achieved for the specific elements of Stage 2, it is relevant to note that the development as a whole (which contains the existing approved Stage 1) results in an overall deep planting provision of 10% which complies with the Acceptable Outcome and the overall intent of the deep planting requirements in the code.

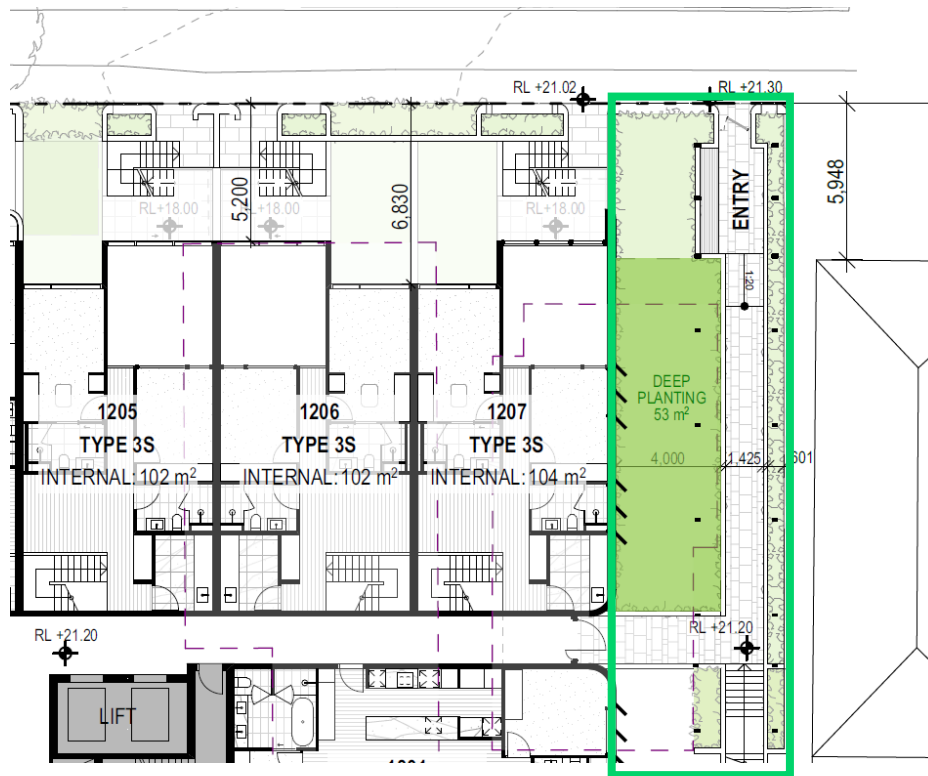
The proposed development delivers a substantial landscaping outcome across the site, incorporating approximately 1,543m² of landscaping, equating to 22.9% of the site area. This extensive landscaping supports outdoor subtropical living and contributes positively to the established green character and landscape amenity of the locality.

Stage 2 was originally designed to achieve the minimum 10% deep planting requirement, including a 53m² landscape planter adjoining the pedestrian walkway from Langshaw Street which satisfied the Planning Scheme definition for deep planting as shown in **Figure 23**. However, following pre-lodgement feedback from Council regarding the interface with 26 Langshaw Street, the pedestrian walkway along the northern boundary was redesigned to provide an increased setback from the adjoining property (refer **Figure 24**).

This revised arrangement, which was supported by Council in the prelodgement meeting, introduced a greater landscaped buffer to 26 Langshaw Street, improving separation, privacy and the amenity of the shared interface. In accommodating this wider setback and enhanced landscaping response, the configuration of the adjoining planter areas was amended such that portions of the landscaping no longer satisfy the minimum 4m x 4m dimensions required to be formally classified as deep planting.

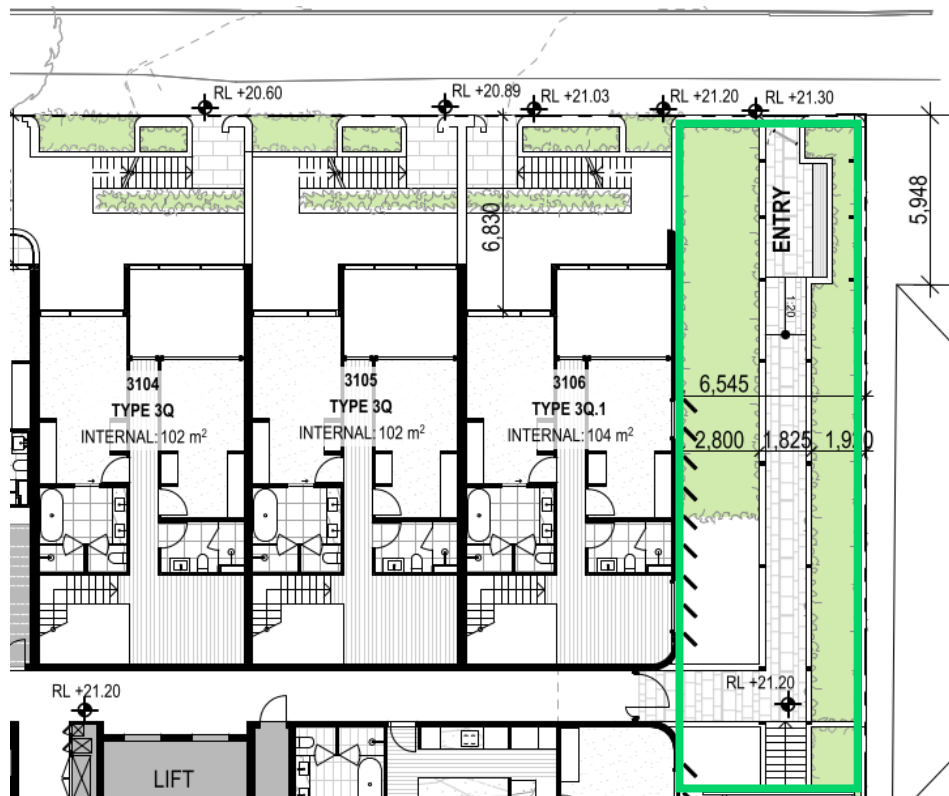
Notwithstanding this technical variation, the revised landscape areas continue to accommodate substantial trees and dense subtropical planting which will provide meaningful canopy cover, visual softening and landscape screening between properties. The design response therefore reflects a considered outcome that prioritises improved interface treatment and enhanced landscape buffering in direct response to Council feedback, while still delivering a generous and high-quality landscaping outcome across the site.

Figure 23 – Pre-lodgement meeting package



Source: DKO (adapted by Urbis)

Figure 24 – Revised lodgement package



Source: DKO (adapted by Urbis)

Whilst these changes result in a small shortfall of to the provision of deep planting, these changes allow for a greater separation between the pedestrian pathway to the adjoining residence and the overall quantum of landscaping along this boundary is maintained. These changes have been made to ensure that the amenity and privacy of the adjoining residents is preserved, whilst also balancing the landscaping provided on site associated with the development.

9



Other Relevant Matters

9 Other Relevant Matters

In addition to compliance with the relevant assessment benchmarks, the following other relevant matters should also be considered in the assessment of the proposed development application. These relevant matters demonstrate that the proposed development will deliver significant benefits in the public interest and will advance the purpose of the *Planning Act 2016*.

9.1 Housing Supply & Typology

Between 2022 and 2046, Brisbane will be required to accommodate an additional 462,400 people and provide 210,800 new dwellings, as identified in ShapingSEQ. More than 32% of this projected population growth is expected to occur in Brisbane's inner suburbs. High-rise attached dwellings are anticipated to contribute 14% of the total dwelling growth by 2046, representing a 6% increase from their current share. This significant uplift in high-density housing will play a critical role in meeting the city's future housing needs and addressing the increasing demand for well-located, secure, and diverse accommodation options.

The current residential market, particularly in inner-city areas, continues to pose barriers for many seeking secure, long-term housing. The proposed amendments to the existing approval seek to directly respond to these pressures by contributing to the delivery of medium- and higher-density housing in a location that is well serviced by public transport, employment, open space, and local amenities. The proposed changes to Stage 2 seek to complement the existing approved multiple dwelling component (comprising 73 apartments) through the addition of an additional 24 apartments. These high-quality apartments provide a diverse mix of apartment typologies that accommodate a wide range of household types, life stages, and lifestyle preferences.

The apartment layouts have been designed to support flexibility and adaptability, enabling the development to respond to ongoing shifts in market demand. This includes options for families, professionals, downsizers, and shared living arrangements. The inclusion of large-format 2-, 3- and 4-bedroom apartments, rooftop terraces, and communal and private open space ensures liveability while promoting community interaction. The inclusion of larger apartments including 4-bedroom apartments provides ample opportunities for downsizers and families to live in highly accessible and walkable inner-city location.

This site represents one of the last remaining opportunities for coordinated large scale residential renewal in this part of New Farm and plays a vital role in completing the urban fabric of the immediate locality. This additional housing stock not only supports housing choice but also facilitates a more efficient use of existing infrastructure and helps to release housing stock in lower-density suburbs. For example, the project may appeal to downsizers transitioning from detached homes, thereby making those homes available to families seeking larger housing options. In this way, the development plays a key role in supporting broader housing supply objectives while contributing to a resilient and inclusive urban fabric.

The Applicant is highly motivated to bring this additional housing stock to the market, and has already begun pre-construction demolition in preparation for Stage 1.

9.2 Design Excellence

The proposed amendments sought as part of this Other Change seek to maintain and extend upon the high-quality architectural outcome facilitated through the originating approval. Designed by leading architecture firm DKO, the amended Stage 2 presents a refined and contemporary built form which is consistent with the apartment building approved as part of Stage 1. The cohesive development sensitively interfaces with the existing character and scale of the surrounding residential area and adopts a restrained and elegant design language. Soft, organic forms are complemented by a carefully curated material palette and generous landscaping that reinforces New Farm's subtropical identity.

The architecture and landscaping work in concert with one another to break down the building's mass and assist with integrating it into the existing neighbourhood. Layered landscaping is used throughout the built

form—particularly at ground levels and on upper terraces—to soften the edges of the building and provide visual interest from the public realm. The proposed built form sits comfortably within its context, taking cues from nearby developments and character while maintaining a distinctive identity through subtle differences in scale, articulation, and materiality.

The project embodies best-practice sustainability principles and seeks to support sustainable lifestyles for future residents. The design incorporates a range of environmentally responsive features, including extensive landscaping, sun shading, natural ventilation, and energy-efficient building systems.

Together, the architectural and landscape design contribute to a high-quality residential environment that reflects the values of New Farm and reinforces the suburb's reputation as one of Brisbane's most desirable inner-city communities.

10 ✓ Conclusion

10 Conclusion

Urbis Ltd have prepared this Town Planning Report for a Change (Other) on behalf of *Bowen Terrace Developments Pty Ltd*. The land that is the subject of this change application is situated at 424 Bowen Terrace, 11 & 7 Moreton Street and 30, 36 & 40 Langshaw Street. This application seeks Council's approval to Change the existing Development Permit A006806126.

A summary of the proposed Changes sought in this Change (Other) application is provided below.

- Removal of the 4x dwelling house land uses;
- Removal of the ROL component;
- Inclusion of 2x new land parcels and demolition of the post-war dwellings;
 - Lot 2 RP86280
 - Lot 1 RP118177
- Inclusion of a new 6 storey multiple dwelling building comprising 24x units.
- Minor alterations to Stage 1 including:
 - Removal of one multiple dwelling unit from Stage 1;
 - Minor alterations to private rooftop terraces;
 - Minor alterations to ground floor terrace sizes;
 - Minor alterations to balcony sizes;
 - Minor alterations to the ground floor lobby;
 - Minor alterations to the screening to the communal open space;
 - Some minor changes to the layout of the communal outdoor space;
 - Minor alterations to the basement carpark, including:
 - Removal of Moreton Street access;
 - Vehicle parking space locations;
 - Bicycle parking;

Location of storage rooms, plant & equipment spaces and waste rooms;The proposed amendments to the approval remain consistent with the key outcomes approved in the originating application. Relevantly, the new building has been designed to be consistent with the previously approved apartment building and thus providing synchronicity across the site. Relevantly, the new building incorporates similar material selections, setback presentation and landscaping appointments, providing a continuous architectural style across both stages of the development.

Overall, the proposal adheres to the overall intent and principles of the City Plan and therefore is considered appropriate on the site. In addition, important relevant matters have been identified that provide support for the approval of the development application. A balanced decision in the public interest supports the approval of the development application.

This assessment demonstrates that the proposal complies with, or can be conditioned to comply with, the relevant assessment benchmarks and should therefore be approved.

Disclaimer

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

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

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

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A – Statutory DA Forms

Appendix B – Landowners Consent

Appendix C – Property Search Results

Appendix D – Architectural Plans

Appendix E – Engineering Infrastructure Report

Appendix F – Landscape Concept

Appendix G – Stormwater Management Plan

Appendix H – Traffic Impact Assessment

Appendix I – Waste Management Plan

Appendix J – Brisbane City Council Code Assessments

Appendix K – Original Approval Documentation



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