

4 October 2024



Ref: WTJQ24-034
Contact: Ben Russell



PLANNING ASSESSMENT REPORT:

Development Permit for Material Change of Use for Multiple Dwelling

7 & 8 Kehoe Street, Upper Mount Gravatt QLD 4122
Lot 42 & 43 on RP111693

Prepared by Willowtree Planning Pty Ltd
on behalf of Property Fund Investments Pty Ltd

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2	Code Compliance Statements	Willowtree Planning
3	Architectural Plans	Thinktank Architects
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5	Survey Plan	ONF Surveyors
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PART A PRELIMINARY

1.1 INTRODUCTION

This Planning Assessment Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Property Fund Investments Pty Ltd (the Applicant) and is submitted to Brisbane City Council (Council) to support a Development Application (DA). This DA seeks development consent for Material Change of Use for a Multiple Dwelling at 7 & 8 Kehoe Street, Upper Mount Gravatt, legally described as Lot 42 & 43 RP111693 (the Site).

The proposal specifically entails the following aspects of development:

- Development Permit for **Material Change of Use** for a multiple dwelling

The proposed development is illustrated within the Architectural Plans prepared by Thinktank Architects, accompanying this application as **Appendix 3**.

The Site is zoned Medium density residential pursuant to the *Brisbane City Plan 2014 v30* (City Plan) and is located within the Brisbane Local Government Area (LGA). The Site is located within the Mount-Gravatt Corridor neighbourhood plan area and subject to a range of applicable overlays. The overarching intent of the Medium density residential zone is to provide for predominantly multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.

The following categories of assessment are relevant to the proposal:

- Material Change of Use (MCU) for Multiple Dwelling: **Impact Assessment** (exceeding the specified building height under the neighbourhood plan)

This Planning Assessment Report provides greater detail on the nature of the proposed development and provides an assessment of the proposal against the strategic framework, planning intent and code requirements of the relevant statutory documents. The proposal has been demonstrated to generally comply with the relevant Acceptable Outcomes, Performance Outcomes and Overall Outcomes of the assessment benchmarks.

The structure of the Planning Assessment Report is as follows:

- **Part A** Preliminary
- **Part B** Site Analysis
- **Part C** Proposed Development
- **Part D** Legislative & Policy Framework
- **Part E** Planning Assessment
- **Part F** Conclusion

In summary, the development is considered appropriate for the location both from a statutory planning and contextual perspective. The built form of the proposed development is consistent with established structures within the wider region and will contribute to the demand for diverse housing opportunities within the locality.

It is therefore requested that the application be approved subject to reasonable and relevant conditions.



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1.2 DEVELOPMENT SUMMARY

TABLE 1. DEVELOPMENT STATISTICS	
Site Details	
Address	7 & 8 Kehoe Street, Upper Mount Gravatt
Land Description	Lot 42 & 43 on RP111693
Site Area	1,575m ²
Landowner	UMG 2 Property PTY LTD
Tenure	Freehold
Easements	N/A
Local Government	Brisbane City Council
Division	Mount Gravatt
Application Details	
Applicant	Property Fund Investments Pty Ltd
Proposal	Multiple dwelling
Approval Sought	Development Permit for Material Change of Use for a Multiple dwelling
SEQ Regional Plan Designation	Urban Footprint
Assessment Manager	Brisbane City Council
Planning Scheme	<i>Brisbane City Plan 2014 v30</i>
Zoning / Precinct	Medium density residential
Neighbourhood Plan / Precinct	Mount Gravatt Corridor neighbourhood plan <ul style="list-style-type: none">▪ Upper Mount Gravatt precinct (NPP-001)▪ Everett Street north medium density residential sub-precinct (NP-001f)
Overlays	<ul style="list-style-type: none">▪ Airport Environs▪ Critical Infrastructure and Movement Network▪ Dwelling House Character▪ Road Hierarchy▪ Streetscape Hierarchy
Category of Assessment	Impact Assessment
Public Notification	15 days
Referrals	N/A
Contacts	
Primary Contact	Ben Russell Director – Queensland Willowtree Planning Pty Ltd brussell@willowtp.com.au 0400012722



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1.3 DEVELOPMENT HISTORY

Brisbane City Council's *Development-i* provides an online searchable database of Development Applications (DAs) lodged since January 1, 2004. According to Council's online records, there are no publicly available DAs that pertain to the Site.



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PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

The Site is legally described as Lots 42 and 43 on RP111693. The Site comprises a total area of 1,575m² and forms part of the Brisbane Local Government Area (LGA). The Site is situated at the end of a cul-de-sac, hosting 19.5m of frontage to Kehoe Street to the north, and forming an irregular street frontage to the Site. The development is otherwise bordered by numerous dwelling houses.

In its current form, the Site contains two (2) single storey dwelling houses, with vehicle access to each provided via driveway crossovers from Kehoe Street. The Site has a gentle slope, falling south to north.

The location and existing features of the Site are depicted in **Figures 1-2** below.

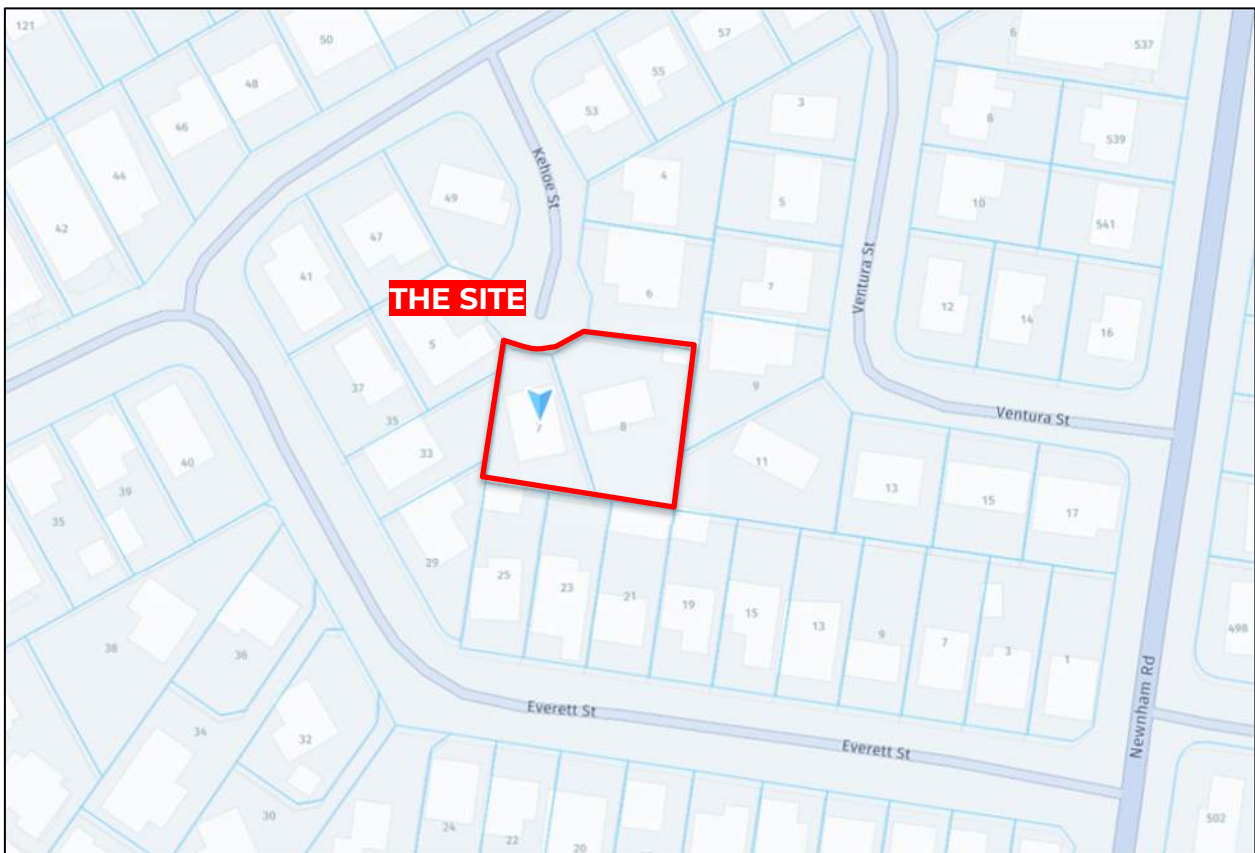


Figure 1: Cadastral Map (Nearmap, 2024)



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Figure 2: Aerial Map (Nearmap, 2024)

Key details of the Site are outlined in **TABLE 2** below.

TABLE 2. SITE ANALYSIS	
Site Characteristics	
Area	1,575m ²
Location	Located at 7 and 8 Kehoe Street, Upper Mount Gravatt, with approximately 19.5m of frontage to Kehoe Street along its northern boundary.
Topography	The Site falls slightly from south to north.
Existing Development	Each lot has an existing two storey dwelling houses.
Site Configuration	The Site is mostly rectangular in shape, divided into 2 lots diagonally.
Services	Existing connections to all necessary infrastructure including water, sewage, electricity and stormwater.

2.2 SITE CONTEXT

The Site is located in the Brisbane LGA within Upper Mount Gravatt. The character of the area has historically been characterised by single detached dwellings. However, the character is transitioning to



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higher density residential uses. The Site is approximately 12km southeast of the Brisbane CBD and 17km south of the Brisbane Airport.

The Site is well connected, being:

- 500m to several bus stops on Logan Road, providing connection to Holland Park, Greenslopes, Coorparoo, Woolloongabba, Southbank, Brisbane City and Fortitude Valley;
- 4km to Sunnybank Train Station providing transport linkage connections to the wider region of Brisbane;
- 700m to Westfield Mount Gravatt, providing access to primary retail facilities including supermarkets, speciality shops, banks, and health services;
- 1km to Pindari Crescent Park providing community parks and sport recreation activities;
- 3.5km to Sunnybank Community Centre providing social and employment services; and
- 4km to Griffith University, Nathan Campus providing tertiary education and library facilities.

See **Figure 3** below for the location of the Site within the wider context.

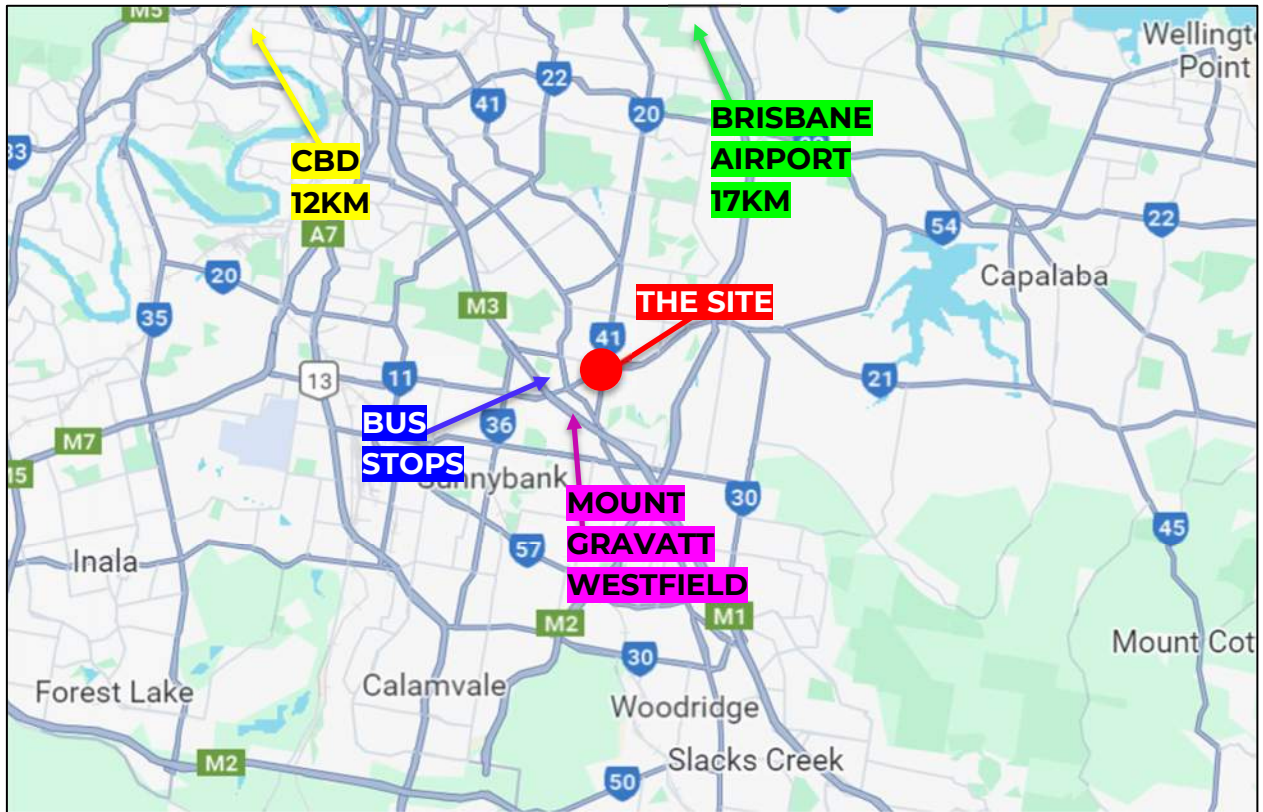


Figure 3. Site Context Map (Google Maps, 2024)



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PART C PROPOSED DEVELOPMENT

3.1 OVERVIEW

The proposal seeks development approval for a Material Change of Use for a multiple dwelling to facilitate increased housing supply and greater housing choices in the Upper Mount Gravatt area.

The proposed development proposes the construction of 40 units over six (6) storeys. Car parking is to be provided via one (1) basement and one (1) level at-grade.

The proposal has been carefully designed and is consistent with the newly established multiple dwellings within the locality. The proposed setbacks, building height and built form proportions, mimic that of these development precedents in the locality that are subject to the same prescribed zoning requirements. As such, the proposed development seeks to maintain cohesion with the surrounding streetscape and provide a harmonious outcome that aligns with the existing amenity and character of Mount Gravatt.

Detailed Architectural Plans of the proposed development are provided within **Appendix 3**.

See **Figure 4** and **Figure 5** below for a comparison between the existing dwelling houses and the proposed development, including the additional roof elements.



Figure 4. Existing Northern Façade (Google Maps, 2024)



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Figure 5. Proposed Northern Façade (Thinktank Architects, 2024)

Figure 6 below provides the proposed architectural plans for the ground storey.



Figure 6. Ground Floor Architectural plans (ThinkTank Architects, 2024)



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3.2 DEVELOPMENT APPROVAL SOUGHT

To undertake the proposed works, this DA seeks approval for the following aspects of development:

- **Material Change of Use** for multiple dwelling

Under the provisions of the *Planning Act 2016*, the proposal would align with the following definition:

Material change of use, of premises, means any of the following that a regulation made under section 284(2)(a) does not prescribe to be minor change of use—

(a) the start of a new use of the premises;

(b) the re-establishment on the premises of a use that has been abandoned;

(c) a material increase in the intensity or scale of the use of the premises



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PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 LEGISLATIVE REQUIREMENTS

4.1.1 Assessable Development

The development proposed by this application includes assessable development, pursuant to Chapter 3 of the *Planning Act 2016*. Pursuant to Section 44(5) of the *Planning Act 2016*, a categorising instrument may categorise development. A categorising instrument is a regulation or local categorising instrument.

In the case of the proposed development, the local categorising instrument is the City Plan, in which the proposed development is assessable development, requiring development approval for a Material Change of Use, where the Local Government is the assessment manager.

4.1.2 Assessment Manager

This development application is made to the Brisbane City Council as the assessment manager, in accordance with Schedule 8 of the *Planning Regulation 2017*.

4.1.3 Category of Assessment

The category of assessment has been determined through sequential consideration of zoning, local or neighbourhood plans (where applicable) and overlays (where applicable), of the City Plan.

For this application, being for Material Change of Use, the resulting category of assessment is as follows.

TABLE 3. CATEGORIES OF ASSESSMENT	
City Plan Component	Category of Assessment
Zone	
Medium Density Residential Zone	Code assessment If no greater than: a) the building height specified in a relevant neighbourhood plan; b) where a neighbourhood plan does not specify building height, 5 storeys The proposal exceeds the building height requirements and therefore is subject to impact assessment.
Neighbourhood Plan	
Mount Gravatt Corridor neighbourhood plan	No change
Overlays	
Airport Environs Overlay	No change
Critical Infrastructure and Movement Network Overlay	No change



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Dwelling House Character	No change
Road Hierarchy Overlay	No change
Streetscape Hierarchy Overlay	No change
Level of Assessment	
Resulting level of assessment	Impact assessment

4.2 REFERRALS

Pursuant to Schedule 10 of the *Planning Regulation 2017*, the proposal does not require referral to any agencies.

4.3 PUBLIC NOTIFICATION

In accordance with Section 53 of the *Planning Act 2016*, this application requires public notification for 15 business days.



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PART E PLANNING ASSESSMENT

This section of the Planning Assessment Report assesses the application against the relevant assessment benchmarks.

As this DA is subject to impact assessment, the assessment benchmarks and the matters that the assessment manager must have regard to are those identified in section 45(5) of the *Planning Act 2016* and sections 30 and 31 of the *Planning Regulation 2017*.

5.1 STATE AND REGIONAL ASSESSMENT BENCHMARKS

5.1.1 Regional Plan

Section 30(2)(a)(i) of the *Planning Regulation 2017* requires that development assessment must be carried out against the assessment benchmarks stated in the Regional Plan, to the extent the assessment benchmark is relevant to the development.

The Site is within the area of the *Shaping SEQ, South-East Queensland Regional Plan 2023 (SEQ Regional Plan)* and is included in the Urban Land Use Area. The proposal constitutes an urban activity which supports the intent of the urban footprint designation by providing further residential supply to accommodate future population growth and economic development.

In summary, the proposal facilitates the achievement of and is therefore consistent with not only the intent of the Urban Footprint classification but associated goals, elements, strategies, and planning principles under the *SEQ Regional Plan Regulatory Provisions*.

5.1.2 State Planning Policy

Section 30(2)(a)(ii) of the *Planning Regulation* requires that the assessment manager to assess applications against the assessment benchmarks contained within Part E of the *State Planning Policy (SPP)*, to the extent Part E is not identified in the planning scheme as having been appropriately integrated.

Pursuant to Part 2 of the City Plan, the only aspects of the SPP not integrated include:

- State interest – Natural hazards, risk and resilience – The bushfire prone area in the planning scheme does not reflect the State mapping layer.
- State interest – Strategic airports and aviation facilities – The building restricted area is not identified in the planning scheme.

The abovementioned State interests are not applicable to the Site, meaning further investigation is not required.



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5.1.3 Temporary State Planning Policy

Section 30(2)(a)(iii) of the *Planning Regulation* requires that impact assessment must be carried out against any temporary SPP applying to the premises. In this instance, no temporary SPP applies to the Site or proposal.

5.1.4 State Development Assessment Provisions

Schedule 9 and 10 of the *Planning Regulation 2017* identifies the matters that referral agency assessment must have regard to. The *State Development Assessment Provisions* (SDAP) nominate applicable modules based on the referral triggers.

There are no SDAP codes required to be addressed as part of this DA.

5.1.5 Local Government Infrastructure Plan

The Priority Infrastructure Plan does not identify any future or existing infrastructure that would be impacted by the proposed development.

5.1.6 Infrastructure Charges

The proposed development would be subject to infrastructure charges under *Brisbane Infrastructure Charges Resolution (No. 13) 2024*. The payment of these charges may be conditioned accordingly.

5.2 LOCAL ASSESSMENT BENCHMARKS

This application is to be assessed against the provisions of the City Plan as outlined in **TABLE 4** below. This section of the report addresses the components of the City Plan that apply to the proposal.

TABLE 4. ASSESSMENT BENCHMARKS: CITY PLAN		
City Plan Component	Consistency	Comment(s)
Neighbourhood Plan Code		
Mount Gravatt Corridor neighbourhood plan	Yes	An assessment of the relevant performance outcomes and acceptable outcomes is included in Appendix 2 .
Zone Code		
Medium Density Residential zone	Yes	An assessment of the relevant performance outcomes and acceptable outcomes is included in Appendix 2 .
Overlay Code(s)		
<ul style="list-style-type: none">Airport Environs OverlayCritical Infrastructure and Movement Network Overlay	Yes	An assessment of the relevant performance outcomes and acceptable outcomes is included in Appendix 2 .



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<ul style="list-style-type: none"> ▪ Road Hierarchy Overlay ▪ Streetscape Hierarchy Overlay 		
Development Code(s)		
<ul style="list-style-type: none"> ▪ Filling and Excavation Code ▪ Infrastructure Design code ▪ Landscape Work code ▪ Multiple Dwelling Code ▪ Outdoor Lighting code ▪ Park Planning and Design Code ▪ Retirement and Design code ▪ Stormwater code ▪ Transport, access, parking and servicing code ▪ Wastewater code 	Yes	An assessment of the relevant performance outcomes and acceptable outcomes is included in Appendix 2.

5.2.1 Neighbourhood Plan

The Site is located within the Mount Gravatt Corridor Neighbourhood Plan area. The intent of the Mount Gravatt Corridor neighbourhood plan is to concentrate higher density mixed use development within core sub-precincts, which create the heart of each activity centre. Each is supported by a mixed use frame sub-precinct with a lesser intensity of development. Adjacent residential sub-precincts support the development of transit oriented communities, while scaling down to the surrounding lower density urban areas. The proposal is consistent with the intent of the Mount Gravatt Corridor Neighbourhood Plan area.

The Site is subject to the following sub-precincts:

- Upper Mt Gravatt precinct NPP-001
- Everett Street north medium density residential sub-precinct - NPP-001f

A detailed assessment of the relevant performance outcomes and acceptable outcomes provided in **Appendix 2.**

5.2.2 Zone

Pursuant to the City Plan, the Site is located within the Medium Density Residential zone, as shown in **Figure 7** below

The overall outcomes relevant to the Medium Density Residential zone outlines that development in this precinct should provide for:

- *medium density multiple dwelling types; and*
- *community uses, and small-scale services, facilities and infrastructure, to support local residents.*



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The proposed development is consistent with the purpose of the zone and is considered to align with the overall outcomes of the zone code. A detailed assessment of the relevant overall outcomes, performance outcomes and acceptable outcomes provided in **Appendix 2**.

The proposed development, being for a Material Change of Use for a Multiple Dwelling is considered appropriate within the Medium Density Residential Zone of the City Plan.



Figure 7. Zoning Map (Source: Brisbane City Council, 2024)

5.2.3 Overlays

The Site is mapped as being subject to the following overlays:

- Airport Environs Overlay
 - Procedures for air navigation surfaces (PANS)
 - BBS zone - Distance from airport 8-13km
- Critical Infrastructure and Movement Network Overlay
 - Critical infrastructure and movement planning area
- Dwelling house character overlay
- Road Hierarchy Overlay
 - Neighbourhood road
- Streetscape Hierarchy Overlay
 - Neighbourhood street minor



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A response to the applicable overlay codes is included in **Appendix 2** and a response to each Overlay Map is included in **TABLE 5** below. Noting, there is no applicable code for the dwelling house character overlay.

TABLE 5. OVERLAYS		
Overlay map	Overlay code	Relevance / comment
	Airport Environs Overlay Code	<p>The Site is subject to the following subcategories:</p> <ul style="list-style-type: none"> Procedures for air navigation surfaces (PANS) BBS zone – Distance from airport 3-8km <p>The proposal complies with all relevant provisions of the Airport Environs Overlay Code and a full response to the Code is included in Appendix 2.</p>
	Critical Infrastructure and Movement Network Overlay Code	<p>The Site has been identified within the critical infrastructure and movement planning area sub-category. The proposal complies with all relevant provisions of the critical infrastructure and movement network overlay code, included in Appendix 2.</p>
	Road Hierarchy Overlay Code	<p>Kehoe Street is mapped as a neighbourhood road within the road hierarchy overlay code. The proposed development involves minor changes to access to and from the Site, thus ensuring compliance with the Road Hierarchy Overlay Code. Refer to Code Compliance Statements in Appendix 2 for further information.</p>



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	Streetscape Hierarchy Overlay Code	Kehoe Street is mapped as a minor neighbourhood street, and the proposed development is shown to comply with the provisions in the streetscape hierarchy overlay code. Refer to the Code Compliance Statements in Appendix 2 .
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5.3 DEVELOPMENT ASSESSMENT

The development assessment has identified that the proposed development is consistent with the majority of the provisions of the City Plan. The proposal does involve several alternative outcomes, which comply with the relevant Performance Outcomes.

Assessment of the Performance Outcomes is provided below.

5.3.1 Building Height, Bulk and Scale

Performance Outcomes PO1 and PO20 of Mount Gravatt Corridor Neighbourhood Plan Code and PO1, PO3, PO4, PO8, PO9, PO13, PO28 and PO33 of Multiple Dwelling Code relate to the bulk, scale and building height of the development, and how this relates to the character and intent of the area and residential amenity.

The development represents an outcome that is appropriate in the Medium density residential zone. The scale is appropriate in the context of the locality which is transitioning from detached houses to Medium density living on the city fringe. As seen below, the design of the proposed development minimises its bulk and scale and does not impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan or create any adverse impacts to the amenity of adjoining sites.

The design is orientated towards the north to address the street frontage and minimise overlooking to neighbouring properties. The use of materials, screening and architectural features including recesses and breaks, contributes to the articulation of the proposal and reduces its perceived height and bulk. Additionally, the perception of building height is reduced by incorporating outdoor terrace on the rooftop that soften visual bulk from ground level as there is reduced enclosed components.



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5.3.2 Community Expectations

The Mount Gravatt precinct has experienced renewal and densification over the last decade. As seen in **Figure 8** there are examples of six (6) storey Multiple Dwellings within the locality, also within the Medium density residential zone.

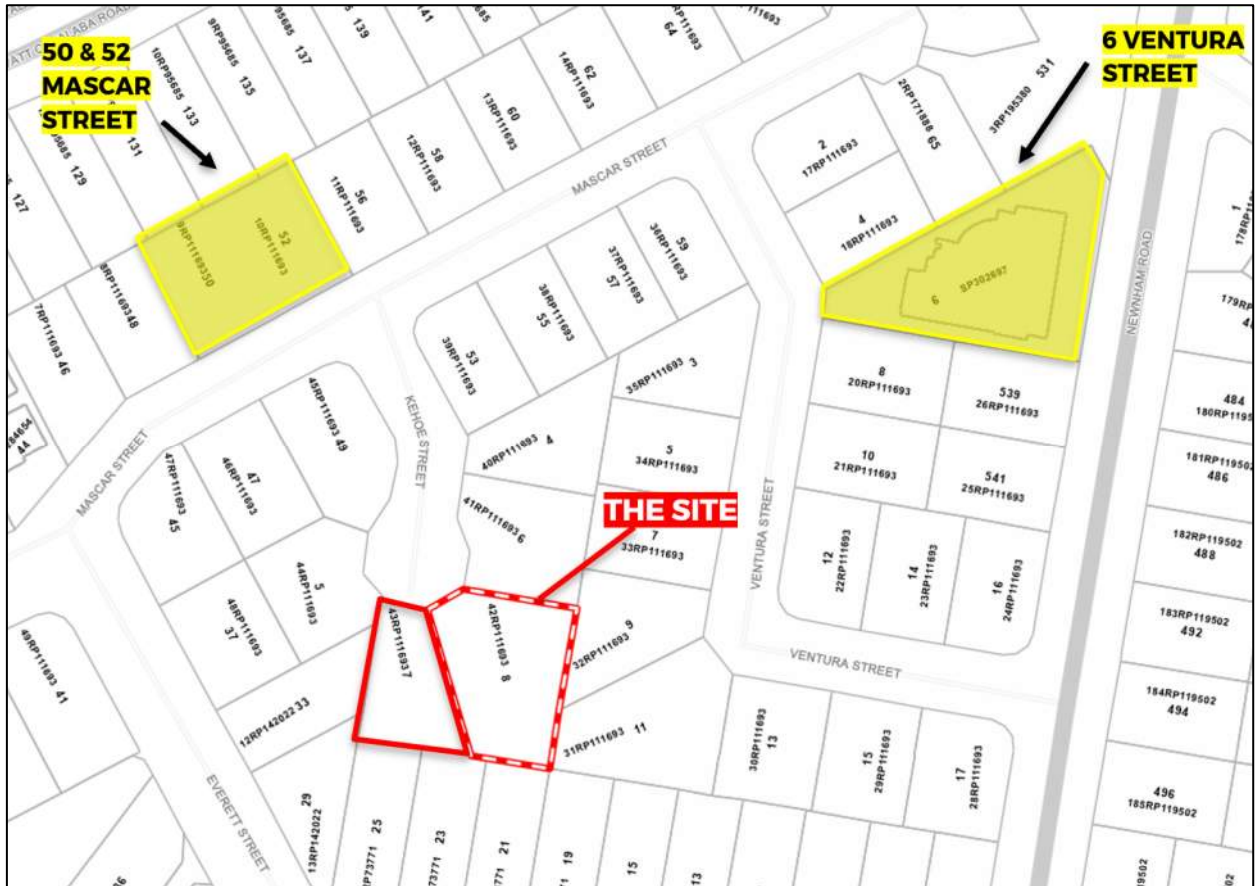


Figure 8. Nearby Six Storey Developments (Brisbane City Council, 2024)



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5.3.2.1 Approved Development at 50 & 52 Mascar Street, Upper Mount Gravatt

Figure 9 below shows the approved development plans pertaining to 50 & 52 Mascar Street, Upper Mount Gravatt (Council Ref. A005125577).



Figure 9. Approved Plans for 50 & 52 Mascar Street – A003863057 (Brisbane City Council, 2024)

5.3.2.2 Approved Development at 6 Ventura Street, Upper Mount Gravatt

Figure 10 below shows the approved development plans pertaining to 6 Ventura Street, Upper Mount Gravatt (Council Ref. A003701871).



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Figure 10. Approved Plans for 6 Ventura Street – A003701871 (Brisbane City Council, 2024)

5.3.3 Setbacks

Performance Outcomes PO2 of Mount Gravatt Corridor Neighbourhood Plan Code and PO6 and PO7 of the Multiple Dwelling Code relate to setbacks and how appropriate setbacks support the amenity of the streetscape both visually and functionally, provide adequate building separation and privacy, and facilitate appropriate landscaping. The proposed development can achieve compliance with the Performance Outcomes. It provides deep planting in optimised, key locations to frame pedestrian entries and key routes.

The site’s main entry features deep planting and landscaping which contributes to an interesting streetscape, provides significant subtropical vegetation and larger shade trees, and softens the built form from the street.

5.4 OTHER RELEVANT MATTERS

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

(a) Must be carried out—

- i. Against the assessment benchmarks in a categorising instrument for the development; and*
- ii. Having regard to any matters prescribed by regulation for this subparagraph; and*

(b) May be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.



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Examples of another relevant matter—

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

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

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

5.3.3 Economic Benefit

The proposal will deliver key economic benefits through the delivery of jobs during construction. In order to foster economic growth into the future to ensure Brisbane remains prosperous, it is key to ensure there is a development and construction pipeline available to action. This proposal provides a construction project that contributes to this pipeline.

The proposal will deliver substantial economic benefits through capital investment and job creation during the construction phase. These benefits are not just desirable, but fundamental to preserving the livelihoods of Queenslanders.

5.3.4 Housing Affordability

The proposed development addresses the critical need for housing in Brisbane by offering a significant and diverse range of dwelling sizes and types. By maximising land use efficiency and concentrating housing supply in the well serviced locations, the development supports sustainable growth and reduces urban sprawl. Its strategic location provides residents with convenient access to key services, employment hubs, and a variety of transportation options, promoting a balanced lifestyle and fostering a vibrant and connected community.

5.3.5 Changing Circumstances

Since the adoption of the Mount Gravatt corridor neighbourhood plan, the intent and expectations regarding infill development has significantly changed. The South-east Queensland Regional Plan, was released in December 2023. The plan identifies a population increase of 2.2 million people by 2046 and increased intention for the majority of the associated additional dwellings to be provided in consolidation areas (70%).

It also introduced the concept of “high amenity areas”, areas to support higher densities in appropriate locations around centres, major public transport services, significant greenspace/recreation areas and education facilities. In this regard, the proposed development is supported by the SEQRP given its location and significant ongoing investment in public transport and recreation infrastructure.



PLANNING ASSESSMENT REPORT

Material Change of Use for a Multiple Dwelling

7 & 8 Kehoe Street, Upper Mount Gravatt (Lot 42 & 43 on RP111693)



PART F CONCLUSION

This Planning Assessment Report supports a development application made on behalf of Property Fund Investments Pty Ltd (the Applicant) to Brisbane City Council to facilitate the use of a six (6) storey multiple dwelling.

The proposal specifically entails the following aspects of development:

- **Material Change of Use** for a multiple dwelling

The proposed development is illustrated within the Architectural Plans accompanying this application in **Appendix 2**.

The Site is zoned as Medium density residential pursuant to the City Plan and is located within the Brisbane LGA. The overarching intent of the Medium density residential zone is to provide for medium density multiple dwellings supported by community uses, small-scale services, facilities and infrastructure, to support local residents. The proposed development successfully aligns with the overarching intent of the zone and provides a cohesive outcome in relation to the design and scale of the surrounding development.

The proposal is considered to warrant a favourable determination for the following reasons:

- The proposal is in line with the intent of the height within the Medium density residential zone and is consistent with established multiple dwellings within the prevailing area, without compromise to the character of the streetscape;
- The proposal provides a sensitive transition of storey levels to high density (Up to 8 storeys) zone.
- The proposal would deliver the high-quality built form intent of the area
- The proposal for a Multiple dwelling development is in keeping with the community expectations of providing greater housing choices and mix density of dwellings within the area.
- The proposal results in a landscape design outcome that softens the built form structure visible from Kehoe Street, positively contributes to the streetscape with no negative affect to the public perception of the Site; and
- The proposal does not result in any undue environmental impacts.

As demonstrated by the assessment provided in this Planning Assessment Report, the proposal complies with the outcomes sought by City Plan and other relevant planning instruments.

In light of the merits of the proposed development and in absence of any significant environmental impacts, the proposed development warrants support by Council.

Should you require any further clarification or confirmation on details contained within this Planning Assessment Report, please do not hesitate to contact the undersigned at brussell@willowtp.com.au

Yours faithfully,

Ben Russell
Director – Queensland
Willowtree Planning Pty Ltd

