



Urban Planning Report

→ **Site**

32 & 34 Lauder Street, **MT GRAVATT EAST**

→ **Proposal**

Multiple Dwelling (30 Units)

→ **Approvals**

Material Change of Use – Development Permit

September 2026

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1. DEVELOPMENT SUMMARY

1.1. Site Details

Address	32 & 34 Lauder Street, Mt Gravatt East 4122
Description	Lots 67 & 68 on RP66329
Area	1,199m ² (602m ² + 597m ²)
Easements	Nil
Landowner	32 Lauder Street – Anthony James Speare 34 Lauder Street – Deslie Pamela Speare & Anthony James Speare

1.2. Application Details

Proposal	Multiple Dwelling (30 Units)
Approval Sought	Material Change of Use
Development Permit	Yes
Preliminary Approval	No
Level of Assessment	Impact
Referral	No
Public Notification	Yes
Staging	Nil

1.3. Assessment Framework

Local Government	Brisbane City Council
Planning Scheme	Brisbane City Plan 2014
SEQ Regional Plan	Urban Footprint
State Planning Regulatory Provisions	Not Applicable
State Planning Policies	Not Applicable

1.4. Administration Details

Applicant	FP Margate Pty Ltd
Contact	Max Clayton
Phone	07 3367 1582
Email	planning@urbicus.com.au
Project Reference	URB26-113

2. INTRODUCTION

2.1. Proposal Outline

The subject site is located at **32 & 34 Lauder Street, Mt Gravatt East** (the Site) described as Lots 67 & 68 on RP66329.

The development proposal (the Proposal) is for a Multiple Dwelling and is assessable development under the Brisbane City Plan 2014 (BCP2014) requiring a development permit for:

- Material Change of Use (MCU) - Multiple Dwelling (30 Units)

A MCU for Multiple Dwelling within the MDR Medium density residential zone is Code assessable:

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 is comprised of a **six (6) storey** Multiple Dwelling, where the specified building height under the Mt Gravatt Corridor neighbourhood plan (NP-002c) is **5-storeys**, and is therefore the level of assessment for the development application is **Impact**.

The demolition of existing dwellings and removal of vegetation over the Site is not assessable development under the BCP2014.

Referral of the application is not required.

This report will:

- Describe the site and surrounds;
- Outline the nature of the proposed development;
- Detail the type of development approvals sought;
- Address the relevant Statutory Frameworks;
- Address relevant provisions of the BCP 2014; and
- Identify and address other planning instruments of relevance to the application.

2.2. Site Context

Mount Gravatt East is a well-established residential suburb located approximately 10 kilometres south-east of the Brisbane CBD within the City of Brisbane. Covering an area of approximately 4.6km², the suburb is characterised by gently undulating to hilly topography, with elevated areas providing local views towards the Brisbane CBD and surrounding suburbs. It is bounded by the established suburbs of Holland Park, Holland Park West, Carina Heights, Carindale, Mansfield, Wishart, Upper Mount Gravatt and Mount Gravatt, forming part of Brisbane's established middle-ring residential corridor.

The suburb is predominantly residential in character, comprising a diverse mix of post-war timber dwellings, low-set brick homes, contemporary detached housing, townhouses and an increasing number of medium-density residential developments, reflecting ongoing urban consolidation and renewal in a nominated growth corridor. Commercial and mixed use activities are located on the nearby Logan Road corridor.

Mount Gravatt East is well serviced by a range of educational, recreational and community facilities, including Mount Gravatt East State School, Seton College, Citipointe Christian College, the nearby Mansfield State High School, and Griffith University's Mount Gravatt and Nathan campuses. Recreational amenities include numerous local parks, sporting fields, walking and cycling paths, aquatic facilities, and convenient access to Mount Gravatt Lookout and Toohey Forest. Overall, Mount Gravatt East is a highly accessible and well-established suburb offering a broad range of residential, educational, recreational and community amenities. Its established character, strategic location and ongoing infill development contribute to its continued desirability as a residential location within Brisbane's middle-ring suburbs.

The Site is within an identified major growth corridor with significant transition from low density housing to medium density residential development. The surrounding development is generally comprised of the following:

- **North** – medium density development in apartment form and several detached dwellings.
- **East** - medium density development in apartment form at 5 storeys.
- **West** – medium density development is apartment form at 6-7 storeys
- **South** – low to medium density development in apartment form up to 3 storeys, district centres (including Mt Gravatt Plaza), district centre zoned land and mixed-use development and apartments.

Logan Road (major road) is located in close proximity to the west of the Site and runs north-west to south-east. A district centre (including Mt Gravatt Plaza is located in close proximity to the south.

Adjoining development to the rear is improved by multiple dwellings (4-5 storeys). The adjoining site to the southeast is improved by a 2-storey multiple dwelling. Adjoining land to the northwest is improved by dwelling houses, zoned for multiple dwellings. Adjacent development to the south is under construction for a 6-storey multiple dwelling.

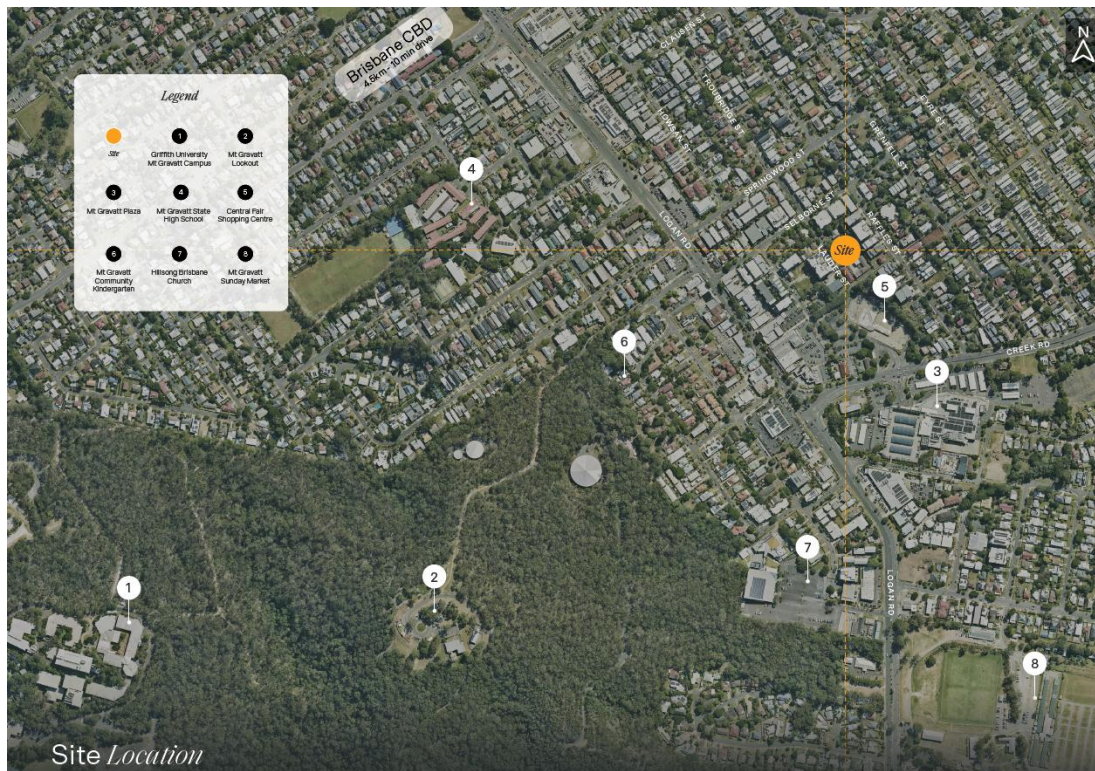


Figure 2-1 Site Location
Source: MAS Architecture

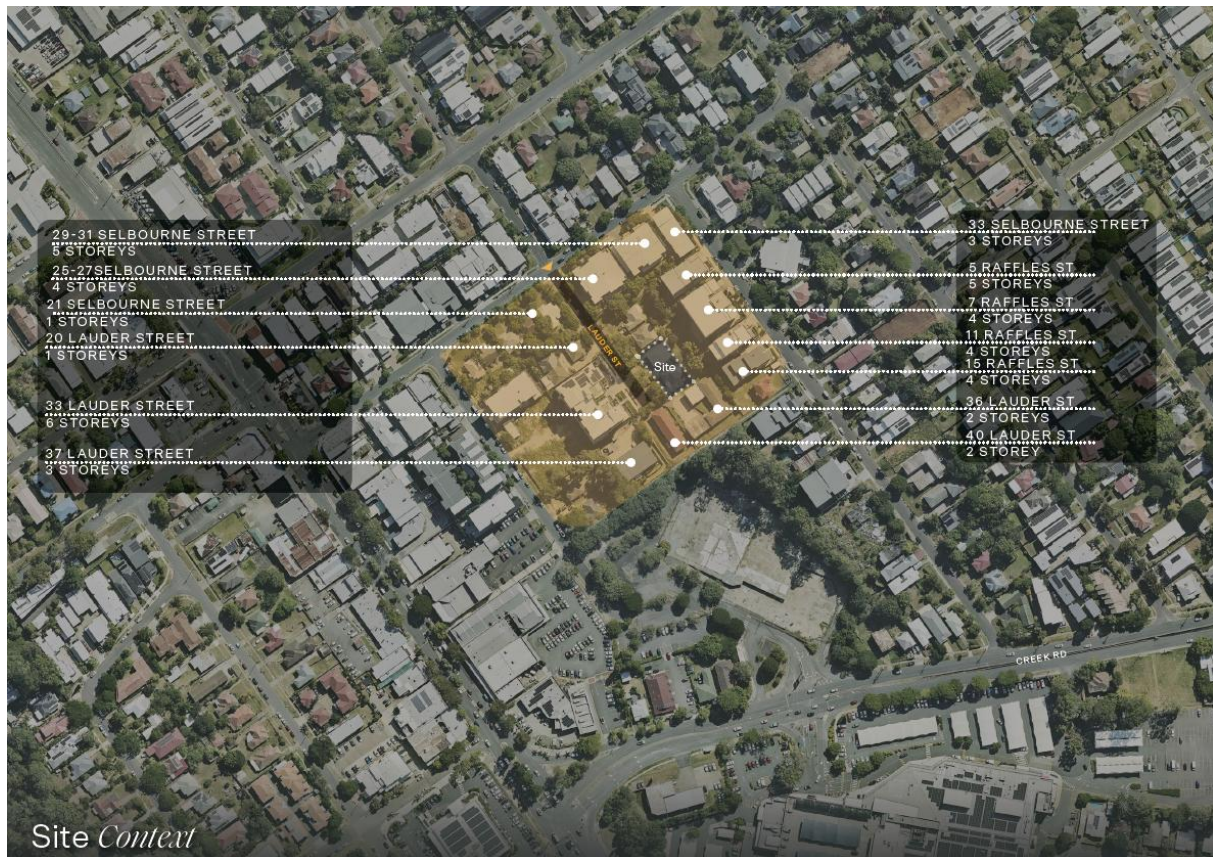


Figure 2-2 Surrounding Development Forms and Building Heights

Source: MAS Architecture



Figure 2-3 Aerial view of Site and surrounding area

Source: MAS Architecture



Figure 2-4 Aerial view of Site and surrounding/ adjoining development

Source: NearMaps

The locational summary table below identifies key surrounding roads, community facilities, public transport services, and recreational open space areas within the locality.

Location Context Table

Distance to Brisbane City	11 km (approx.)
Nearby Roads and Arterial Routes	Selborne Street – North to the site Raffles Street – East to the site Creek Road – South to the site Lauder Street – West to the site
Nearby Services	Mount Gravatt State School St Agnes Primary School Princess Alexandra Hospital Greenslopes Private Hospital
Parks / Open Space	Chester Park Reserve Panorama Place Park

Table 2-1 Location Context Table

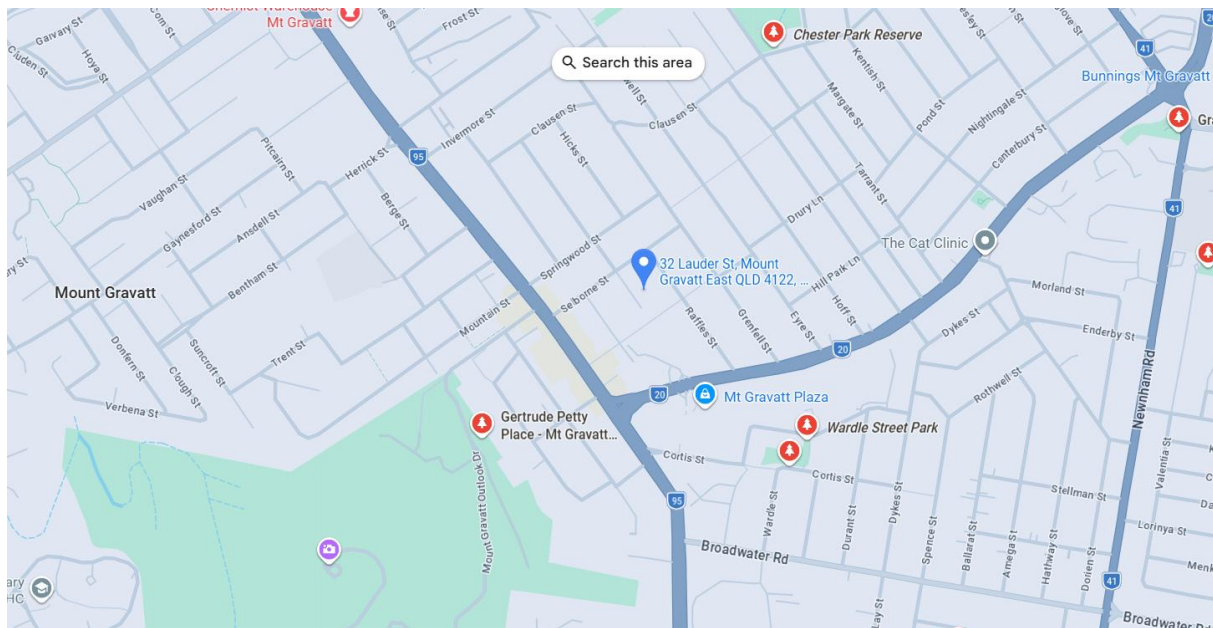


Figure 2-5 Location Map

Source: Google Maps

2.3. Site Description

The Site has a total area of 1,199m². Topographically, the land has moderate slope that falls east to west with ground levels along the eastern boundary range of approximately 53m AHD at the eastern boundary to 48m AHD at the western side. The Site has frontage to Lauder Street that functions as a local neighbourhood street and is characterised by on-street parking and intermittent street tree planting. There are several existing vehicle crossovers to Lauder Street and no concrete footpath at the frontage. There is an existing street tree that fronts the Site. The Site is improved by two post-war dwellings and minor vegetation.

The Site benefits from full urban services, including reticulated water, sewer, electricity and telecommunications infrastructure. Water and sewer infrastructure is available in the street. Kerb and channel are available for stormwater discharge. No easements exist over the Site.

Refer to the below table for the Site description.

Site Description Table	
Address	32-34 Lauder Street, Mt Gravatt East
Lot Description	Lots 67 & 68 on RP66329
Existing Use:	Dwelling Houses
Area:	1,199m ²
Site Frontage (Approx.):	31.35m
Dimensions (Approx.):	The Site is of irregular shape
Improvements:	Post-war dwelling houses (will be removed)
Slope:	The Site falls RL53.5 to RL48 falls from the rear boundary toward Lauder Street
Lawful Point of Discharge	Lauder Street
Access / Cross Over:	Lauder Street
Road Hierarchy:	Lauder Street is identified as a Neighbourhood Road
Footpath:	Yes - Grass
Street Trees	Yes

Site Description Table

Vegetation:	Nil
Flooding:	Nil
Easements:	Nil

Table 2-2 Site Description Table



Figure 2-6 2026 Aerial of the Site

Source: NearMap



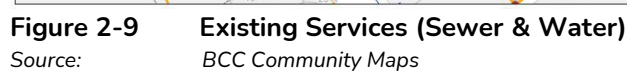
View from Lauder St

Figure 2-7 View of the Site from Lauder Street – showing the Site and multiple dwellings at the rear and the existing street tree

Source: Google Maps



The Site is connected to all urban utilities located in the immediate vicinity. **Figures 2-9 & 2-10** show that all essential services are currently accessed or can be accessed to provide an adequate level of service for all proposed dwellings.





The Site is not encumbered by easements. Refer to the Smart Map below **Figure 2-11**.



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2.7. Site History & Previous Approvals

The PD Online site shows that there were no previous applications or approvals over the site.

2.8. Contamination

It is not listed on the Contaminated Land or Environmental Management Registers. No known historical activities are known that could potentially contaminate the site. The site has historically been used for residential purposes.

2.9. Flooding

The BCC Floodwise Property Report indicates that the land is not subject to flooding.

3. PROPOSED DEVELOPMENT

3.1 Proposal Details

The Proposal is for a MCU for Multiple Dwelling (30 Units) and is detailed within **Appendix B - Architectural Plans** prepared by MAS Architecture.

The design approach for the Proposal sought inspiration from 'Mount Gravatt' and the concept of 'Grieta':

***Grieta** is a breathing physical rift framed by quiet stone, welcoming a soft, filtered light—where wind, green and the ethereal void between spaces gradually reveal a lighter, more effortless way of being.*

Design Direction:



Figure 3-1 Design Direction

Source: MAS Architecture

We are of the view that the Proposal:

- Achieves outstanding architectural merit;
- Sensitively considers adjoining and surrounding development; and
- Will deliver quality 1, 2 & 3-bedroom housing product to the market.

Refer to architectural renders below, materials palette and 'Buildings that Breathe' response.



Figure 3-2 Front façade render

Source: MAS Architecture



Figure 3-3 Rear façade render

Source: MAS Architecture

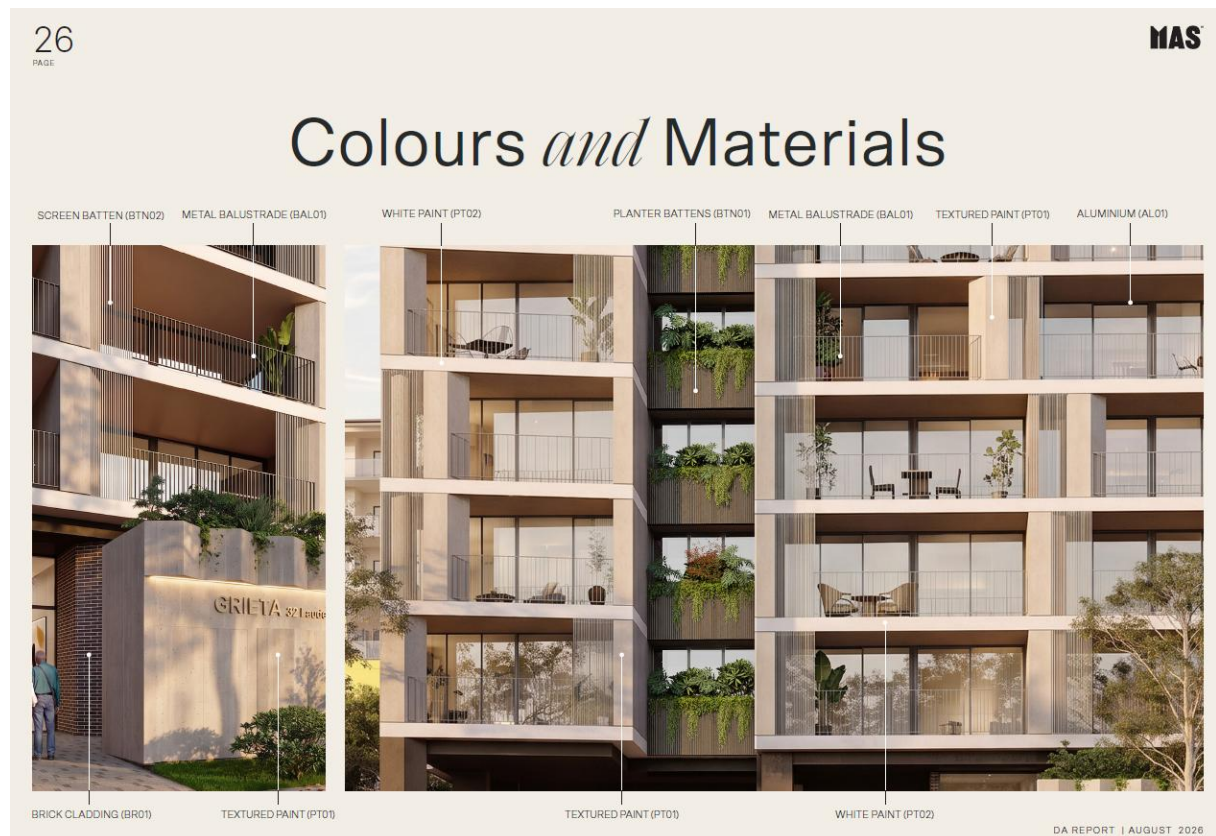


Figure 3-4 Colours and Materials
Source: MAS Architecture



Figure 3-5 'Buildings that Breathe' Response – Orientate Yourself & Occupy Outdoor Spaces
Source: MAS Architecture

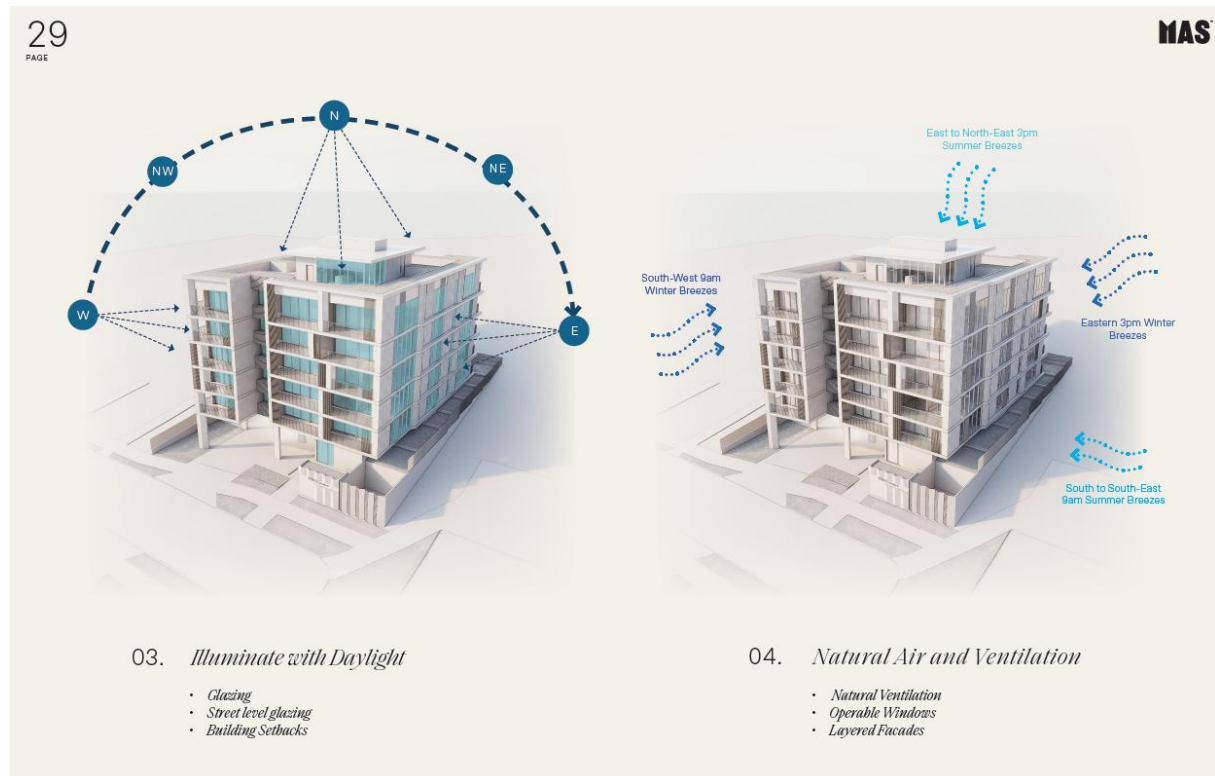


Figure 3-6 'Buildings that Breathe' Response – Illuminate with Daylight & Natural Air & Ventilation

Source: MAS Architecture



Figure 3-7 'Buildings that Breathe' Response – Shade and Protect & Living Greenery

Source: MAS Architecture



Figure 3-8 'Buildings that Breathe' Response – Identity Matters & Reduce Energy and Waste
Source: MAS Architecture

The particulars of the Proposal are summarised below.

- Thirty (30) Units are proposed:
 - 5 x 1-bedroom units
 - 20 x 2-bedroom units
 - 5 x 3-bedroom units
- Demolition of all structures on-site.
- Clearing of all vegetation on-site. It is noted that there is no significant vegetation over the Site.
- Closure of all existing residential crossovers and ultimate upgrade to the Lauder Street verge.
- The existing verge is approximately 4.408m+. As such, the Proposal does not include a linear land dedication to achieve the 3.75m verge.
- Maximum building height of 6 storeys that includes a rooftop recreation level (rooftop garden) with podium garden facing the Lauder Street frontage and the ground level for the Site entrance, lobby, building services, cycle and some car parking. A basement level is proposed for car parking.
- Total of 49 carparks including 41 residential & 8 visitor spaces, and 40 bicycle spaces. The carparking area and servicing areas are in a basement level or at a ground level recessed behind the building.
- A dedicated pedestrian access is provided off Lauder Street adjacent to the landscaping areas and provides for direct access to the ground floor lobby.
- Single vehicular access point to Lauder Street via a 7.1m Type B1 crossover is proposed. The access has been designed around the swept path of service vehicles and to maintain vehicle flow for access to car parking. Sight distances from the proposed crossover have been reviewed on site and meet the requirements of the TAPS Policy. Refer to the Traffic Report.

- The building is well designed and articulated with varying setbacks, deep balconies, variations in façade treatments and materials and presents well to its surrounds. Refer to the below architectural statement from **Appendix A – Architectural Plans**.



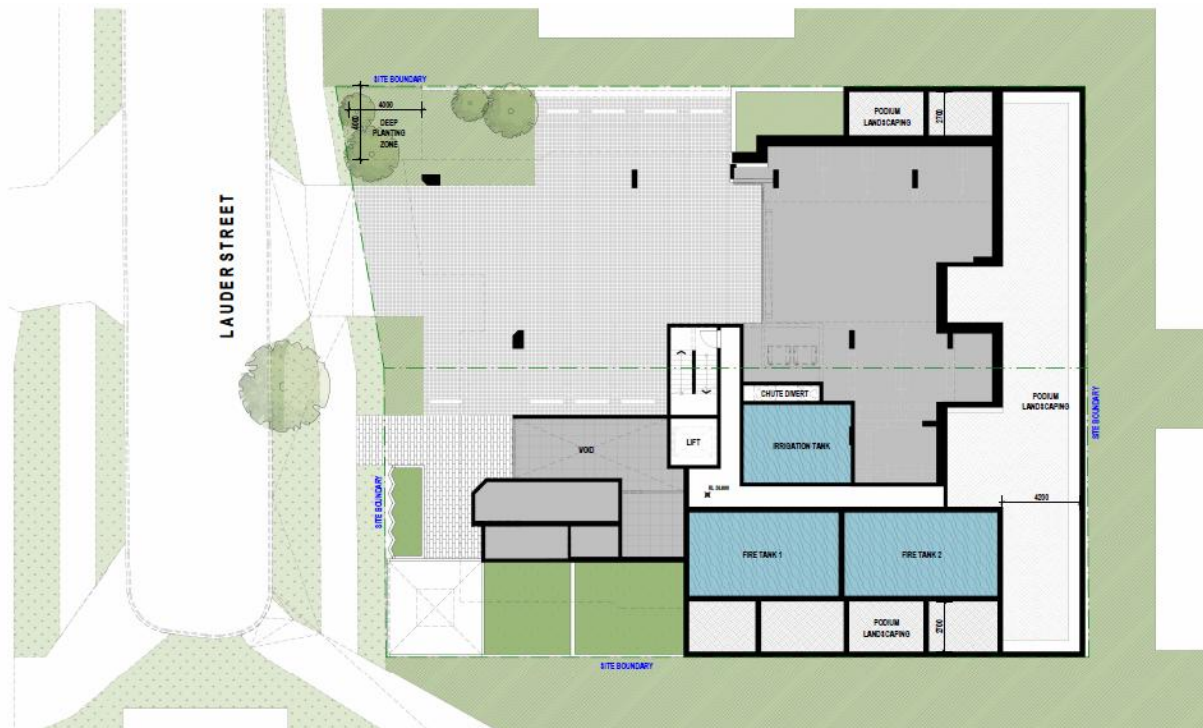


Figure 3-11 Proposed Ground Floor Mezzanine

Source: MAS Architecture



Figure 3-12 Proposed Level 02

Source: MAS Architecture



Figure 3-13 Proposed Level 03 to 06

Source:

MAS Architecture



Figure 3-14 Proposed Rooftop Garden

Source:

AS Design

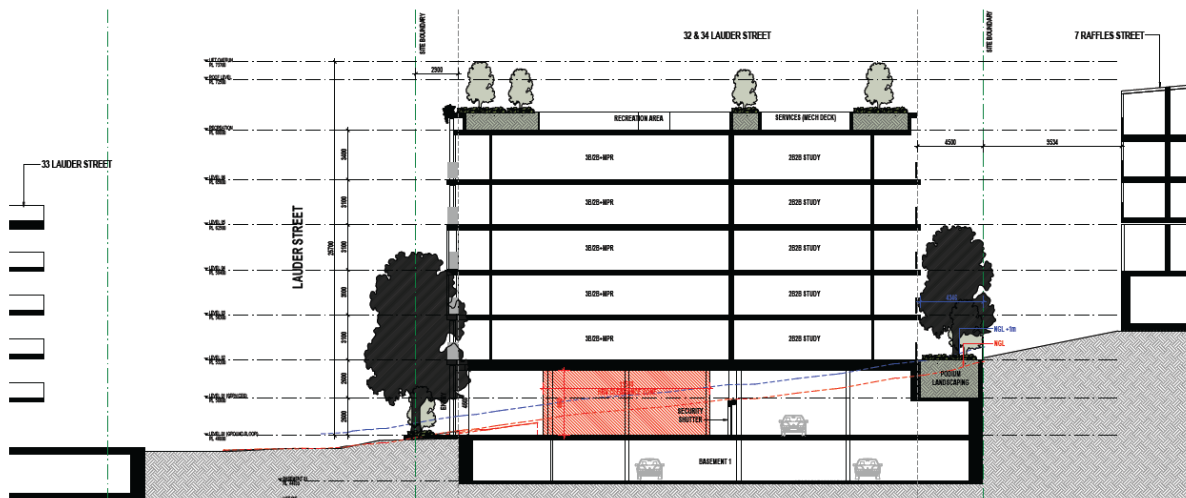


Figure 3-15 Proposed Overall Section

Source: MAS Architecture



Figure 3-16 Proposed North Elevation

Source: As Design



Figure 3-16 Proposed East Elevation
Source: *As Design*



Figure 3-17 Proposed South Elevation
Source: *AS Design*



Figure 3-18 Proposed West Elevation

Source: AS Design

Proposed Development Table	
Material Change of Use – Multiple Dwelling	
Lot Description:	Lots 67 & 68 on RP66329
Lot Size:	1,199m ²
Proposed Use:	Multiple Dwelling
Number of Storeys:	6 storeys
No. of Units:	30 Units
Site Cover:	67.8%
Parking Spaces:	41 Resident parking spaces 8 Visitor parking spaces
Front Setbacks:	2.9m – 6.5m
Rear Setbacks:	4.5m – 7.5m
Side Setbacks:	2.6m – 3.0m
Total Landscaping:	Approx 140m ² including deep planting area, podium landscape and rooftop garden
Crossover Width:	7.1m
Refuse Storage/Collection:	On-site refuse servicing

3.2 Pre-lodgement Meeting

A pre-lodgement meeting was held with the Council on 12th June 2026. Pre-lodgement advice:

Pre-lodgement Advice	Urbicus Response
1. Building height and plot ratio The overall outcomes of the MGCNP seeks that development in the Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c takes advantage of its accessibility to high-frequency public transport and centre activities and has a high level of urban amenity. It further outlines that for medium density residential purposes is consistent with the outcomes sought and ensures that buildings address the street and provide a distinct urban village character, provides an appropriate transition to existing detached housing areas outside the sub-precinct through the provision of reduced building heights. The MGCNP outlines building height in Table 7.2.13.10.3.B—Maximum building height and plot ratios. The table outlines five (5) storeys and 125% plot ratio for development of a site in the Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c) where site area 800m² or greater but less than 1,200m² where minimum site frontage is 20m. Based on the submitted information the proposal appears to be up to 6/7 storeys in height. On review, it was unclear the exact number of storeys being sought as the submitted proposal plans did not have a full set of elevation/sections with the ground level (as defined by City Plan) and the 1m above line. In addition, further detail would be required to confirm if the roof terrace is in accordance with the Rooftop garden definition within Sc1.2.3.B of Brisbane City Plan 2014 (City Plan). The rooftop garden for communal open space is considered a positive aspect to the development and provides quality amenity for future residents. As the site is subject to level differences, as part of any future application inclusion of a number of sections throughout the development site would be required with ground level (as defined by City Plan) and the 1m above to ensure building height for the proposal can be accurately determined. It is recommended that the sections plans are dimensioned, clearly notate ground level (as defined by CP 2014), the 1m above ground level line and an illustration of the built form, floor to floor heights with room/space activity labelled. It is also recommended that the sections are labelled with numbers where levels are being calculated from. In addition, details of finished floor levels and any proposed undercroft areas will assist. As part of any future application, clearly notated floor plans with details of the use of rooms and spaces. The applicant is encouraged to review Council's interpretation guideline for determining building height '01/20 Basement vs storey and calculating building height in storeys': https://www.brisbane.qld.gov.au/planning-and-building/planning-guidelines-and-tools/brisbane-city-plan-2014/supporting-information In regards to the performance outcome sought on height, Council acknowledges the site context and it is important to note that each development application is assessed on its	Proposal plans and supporting information demonstrate that the development is consistent with height and form expected in the Medium density zone and the higher densities intended for the citywide growth corridors. Refer to Section 8 of the planning report.

merits and the outcomes are site specific to the surrounding context, site constraints, topography and aligned to the community expectations on building height. With adequate supporting information, there may be scope for a performance outcome for additional height/storeys. However, to support the additional height it is considered that further supporting information and design changes would be required to ensure that adequate setbacks/building separation is achieved, building bulk, appropriate site cover and deep planting /landscaping. Any future development application for a proposal exceeding building height will need to provide supporting documentation to demonstrate how the height is appropriate for the site in terms of being proportionate to and commensurate with the utility of the site area and frontage width. In addition, the proposal is designed to not cause amenity impacts on adjoining development and is sited to be well separated from existing and future buildings. Further information will be required to demonstrate how the height is aligned with community expectations. The following supporting documentation is suggested but not limited to a detailed site context analysis, shadow diagrams, visual impact analysis external to the site, structure planning considering adjoining existing and future development (building separation analysis) as well as any other relevant documentation. Where uplift in height is sought, there will be an expectation of design excellence and demonstrate community benefit. It is recommended that a review of Council's New World City Design Guide – Buildings that Breathe that sets out the vision, design elements and best practice case studies to guide subtropical building design in Brisbane. Development is encouraged to incorporate these design elements and embrace the city's subtropical climate. The proposal appears to be seeking a mix of unit types and generally aligns with the purpose of the Medium density residential zone code to provide for a range and mix of dwelling types. It is understood that the proposal will also seek a performance outcome on Plot ratio. In addition to supporting justification on height, consideration of how the proposal is consistent with the anticipated density and assumed infrastructure demands and does not place disproportionate pressure on the transport network, public space or community facilities. As the development triggers impact assessment, Council will also consider any submissions as part of the assessment of the application. As the application is impact assessable, the applicant may wish to justify the proposal against 'other relevant matters' as per section 45 of the Planning Act 2016. The extent of 'other relevant matters' to include in any future development application would be at the applicant's discretion, however demonstrating that the proposal achieves infill housing to address SEQ housing shortage could be considered as a contemporary matter.	
2. Building setbacks The proposed 4m side boundary setbacks to the walls on Levels 2-6 are consistent with the intended outcome under the MGCNP. The proposal also appears to be achieving front setback requirements for the proposed units under the Multiple Dwelling code.	Proposal plans and supporting information demonstrate that the setbacks proposed for the development are generally consistent with the intended outcomes and with built form separation and interface that does not have an adverse impact on neighbouring developments in terms of amenity and privacy.

The development incorporates built to boundary basement walls projecting above NGL. While no elevation drawings of the development have been provided for comment, further design work and details as part of any future application will be required to demonstrate that the built to boundary development is in accordance the Multiple Dwelling code and is at a height and scale not to cause undue visual amenity impacts to adjoining sites. Keeping boundary walls under 3m in height from the NGL, limiting the length and ensuring side boundary landscaping is adequate to soften the built form.

In addition, based on contour information the proposal is likely to result in retaining structures along the south and north boundary. Further information will be required to understand the height and setbacks of these walls to ensure an appropriate interface can be achieve with consideration of amenity to the adjoining sites. A concept earthworks plans, and detailed cross sections including dimensions of the retaining walls will be required to be submitted as part of any future application to assess the impact on adjoining properties. The sections are to be taken from numerous points to demonstrate changes in height and any impacts at the boundary interface.

The MGCNP anticipates rear setbacks of 10m. It is noted that the submitted plans propose a 3.5m rear setback to balcony and 6m to wall to accommodate an on-podium landscape planter with an indicative 2.47m soil depth and unknown planting species.

The proposed rear setbacks to balcony and wall reduces the available areas to provide in ground deep planting but the proposed planter depth would support medium to large, columnar tree species. In addition, the reduced setback prevents the development providing large canopy tree species due to the proposed, reduced rear boundary setbacks. As such, this appears to be a significant performance outcome in lieu of the 10m anticipated. It is recommended that the rear boundary setback is reviewed and increased.

A future application will be required to demonstrate adequate separation to existing and future development, reasonable landscape buffering, and that reduced setbacks do not result in undue amenity and privacy impacts to the rear adjoining sites

Locating adjoining development, separation distances and locations of habitable rooms and spaces of adjoining properties on architectural plans and sections will be required.

Side Boundary Landscape Buffer – Car Parks

The proposed northern side boundary does not appear to provide a minimum 1.5m side boundary landscape buffer adjoining the proposed car parking spaces along part of this side boundary. Further information will be required to demonstrate adequate landscape buffering is provided at side boundaries, in particular where car parking facilitates are proposed.

General Building Layout and Design

The floorplates and unit layouts are well considered and appear to support reasonable residential amenity outcomes. Future application to dimension and provide areas on POS Balconies.

Car park areas are either at basement or where at ground level fully enclosed as to ensure amenity to neighbours is not affected.

Refer to **Section 8** of the planning report.

While no elevations or 3D massing has been provided for comment, the floor plates indicate opportunities for modulating the building form. Building facades to incorporate adequate articulation and material variations, shading devices, finer scaled details to provide visual interest and modulate bulk and scale. With any future application, there is expectation that the development responds to Brisbane's subtropical climate and character. It is acknowledged that the proposal is in concept stage and with any future design refinement consideration of an appropriate built form and site design outcome including but not limited to: • Appropriate building height, transitions, and separation; • Balance between built form and softscape with appropriate site cover; • Variation in building form, materials, colours, textures and finishes; • Modulation and variation in facade horizontal and vertical profiles; • Provision of adequate private open space, landscaping and deep planting; • Define the threshold between public and private space; • Location of utilities and services; and • • Suitable refuse management, access, servicing and parking (discussed further below).	
3. Deep planting and site cover The proposed site cover of 57.5% exceeds the accepted maximum of 45% under the Multiple Dwelling Code. Based on the submitted information the proposal does not appear to be achieving a balance of open space and built form. The excess site cover prevents the development from providing a minimum 10% or 119m² of the 1199m² site area as deep planting and specifically the required rear boundary setbacks for in-ground deep planting areas. The submitted plans show that the development would provide one x 47.8m² area on the site frontage for deep planting which includes a partial Level 2 and above overhang above the area. The excess site cover also prevents the development from providing a minimum 2m site frontage landscape buffer to a minimum 50% of the site frontage and a minimum 1.5m side boundary landscape buffer to the full extent of the side boundaries. Future plans for this site should include an improved balance between buildings and landscape and open space to provide a proportionate site cover.	Proposal plans and supporting information demonstrate that the proposed site cover is not disproportionate to the site with the balance of the site well landscaped as to support sub-tropical character in the precinct and a high amenity for residents. The development includes an extensive landscape area including a rooftop garden, ground level and podium plantings. Refer to Section 8 of the planning report.
4. Access, car parking and refuse collection A traffic report, endorsed by an RPEQ, is required to demonstrate that the proposal complies with the TAPS PSP. Any performance solutions proposed for consideration need to be detailed as part of an RPEQ signed traffic report. The development is required to provide a 6.5m wide Type B2 crossover and two-way aisle/ carriageway which is 6.5m wide. On site car parking numbers to be in accordance with City Plan 2014 - Transport, Access, Parking and Servicing PSP (TAPS), Table 14. Note - the proposed development will be assessed against the version of CP 2014 at the time of lodgement. Swept paths for parking spaces 09, 10, B30 and B31 are required.	Refer to traffic report addressing parking, servicing, manoeuvring and traffic assessment.

Design Service Vehicles for the development are to be in accordance with the Transport, Access, Parking and Servicing PSP, Section 3.

The circulating/parking aisles, ramps, bays and manoeuvring areas are to be designed in accordance with the Transport, Access, Parking and Servicing PSP.

On-site bicycle parking numbers and facilities to be in accordance with City Plan 2014 - Transport, Access, Parking and Servicing PSP (TAPS), Table 21.

Refuse Storage and Collection:

The RCV is required to have a 6.5m wide Type B2 crossover and two-way aisle/ carriageway which is 6.5m wide. Additionally, the RCV standing and loading area must be provided with a minimum vertical operational clearance of 3.6m between the ground FFL and the lowest projection above the entire two-way aisle/ carriageway way for a length of 11.5m.

The bin transfer from the 'Bins' room to the rear of the RCV is deemed acceptable, given the RCV can reverse two full lengths. Note - Remove all references to the indicative 'Bin Holding Zone'.

Require the area (m2) and internal dimensions of the development 'Bins' room to be annotated on the plans.

Demonstrate the 'Bins' room doorway widths have been increased to enable bulk bins to pass through unobstructed. The chute and bins under are required to be segregated/ corralled from the remainder of the 'Bins' room.

It is noted that there are inconsistencies on the floor plans, with dual chutes shown on the 'GA - Ground Floor Mezzanine' and single chutes shown on other floors. Require annotations be included on the architectural plans clearly stipulating single chute with diverter.

Any future application will need to address the requirements for refuse as stated in the Refuse Planning Scheme Policy (Refuse PSP) and Transport, Access, Parking and Servicing Planning Scheme Policy (TAPS PSP).

For further guidance please also refer to the following link:

Supporting information for industry professional (Refuse requirements for development in Brisbane)

Streetscape

Verge – Lauder Street is mapped as a Neighbourhood Street major street within the Streetscape hierarchy overlay code and is required to provide a minimum 3.75m wide verge. Plans submitted as part of a future application are to illustrate the location of the nominal face of kerb for the full length of the Lauder Street site frontage, the existing verge widths and, if required any necessary land dedication to provide a minimum 3.75m wide verge.

Natural Assets Local Law - Street Trees - The verge of the site includes existing street trees which are protected vegetation under the Natural Assets Local Law 2003 (NALL). A desktop review suggests that the proposed driveway crossover flare may provide less than the minimum 2m separation distance to the existing street tree.

Street Trees – Plans submitted as part of a future application are to show the location of all existing street trees within the Lauder Street frontage.

Driveway Crossovers – Any new proposed driveway crossovers is to provide a minimum 2m clearance between any existing street tree and new driveway crossover flares as per BCC – BSD-2022. Where reduced setbacks are proposed, provide further details and supporting information how the crossover will not impact on the long term health of the tree.	
5. Civil engineering <u>Stormwater Code:</u> A Lawful Point of Discharge is to be demonstrated. Guidelines as to what Council constitutes to be a satisfactory Lawful point of discharge may be found in City Plan 2014, Infrastructure Design PSP (ID PSP), section 7.6 A Site Based Stormwater Management Plan report prepared by an RPEQ will be required to demonstrate compliance with the outcomes within this Code. The report is to be prepared in accordance with the ID PSP Section 1. Upstream connection - The upstream development, A004616000, was conditioned to provide detention and a pump out system to discharge to Raffles Street. An Erosion and Hazard Assessment Form is required to be lodged with any development application that will result in soil disturbing activity. (There are three categories of hazard ie. low, medium and high and conditions will be imposed based on the category of hazard) <u>Infrastructure Design Code:</u> Infrastructure to the development will need to be provided in accordance with the outcomes within this Code. An engineering report prepared by an RPEQ will be required to demonstrate compliance with the outcomes within this Code. The report is to be prepared in accordance with the ID PSP. <u>Roadworks</u> Non-Trunk Road frontage works are required: - • Closure and removal of all redundant crossovers and roofwater outlets, including reinstatement of concrete kerb and channel, verge, and associated works. <u>Filling and Excavation Code:</u> Identify the extent of cut and filling proposed and demonstrate compliance with City Plan 2014– Filling and Excavation Code. Concept earthworks plans for the development are required showing retaining walls and existing and proposed levels. <u>NOTES:</u> • As basement excavation is proposed then ground borne vibration is not to exceed the criteria listed within Tables 9.4.3.3.D/E/F and G	Refer to the submitted Civil Engineering Reports.
Traffic and Transport Advice It was noted from the completed enquiry form submitted that Traffic and Transport advice has not been requested. Consequently, strategic traffic advice has not been provided on matters such as potential road widenings, access location and impacts on the road network, all of which may impact on the proposed development design.	Noted.
Additional comments <u>Landscape Concept Plan</u>	Refer to submitted Landscape concept plan.

To enable Council to undertake an informed assessment and reduce information request items, submit a well resolved landscape concept plan. Please refer to Council's website guide to preparing a landscape concept plan. <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/building-and-planning/documents/guide-to-preparing-a-landscape-concept-plan.pdf>

Additional useful information can also be found in the Brisbane City Plan 2014 Landscape design planning scheme policy (Schedule SC6.17) and Planting species planning scheme policy (Schedule SC6.24)

Vertical greenery

Any proposed vertical greenery and containerised planters may be able to be supported; however, additional information would be required to demonstrate that the proposed planter depths and volumes reflect the minimum requirements. Information would also be required to demonstrate how safe and efficient access will be provided to vertical greenery and containerised planters and how the development could provide onsite stormwater harvesting and water tank storage to provide a sustainable irrigation source for onsite landscaping.

Relevant information can also be found in Brisbane City Plan 2014:- Landscape work code, Landscape design planning scheme policy (Schedule SC6.17); Planting species planning scheme policy (Schedule SC6.24) and Subtropical building design planning scheme policy (Schedule SC6.29A).

Council also has a living greenery fact sheet which may provide further useful information. <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/building-and-planning/documents/new-world-city-design-guide-buildings-that-breathe-living-greenery.pdf.coredownload.pdf>

Assessable landscaping components on site plans.

General landscaping information is typically shown on site plans. This facilitates a comprehensive assessment and comparison of softscape and hardscape whilst also reducing information request items. Useful landscaping information on site plans includes:

- Dimensioned softscape areas (grass, plants, trees) shown as a fill or hatch including a measurement of percentage of total site area.
- Dimensioned deep planting areas shown as a fill or hatch including a measurement of percentage of total site area.
- Dimensioned private open space and communal open space areas shown as a fill or hatch including a measurement of percentage of total site area.
- Existing on-site vegetation
- Existing and proposed street trees
- Any required land dedication including differentiation between dedication for road planning purposes and dedication as a requirement of the Streetscape hierarchy overlay. Include existing and proposed front property boundary and existing and proposed kerb alignment
- Proposed vertical greenery shown in elevation and section
- Internal dimensions of containerised planting

Crime prevention through environmental design (CTED)

As part of any redesign of the site the development should incorporate the key elements of CPTED in its layout, building or structure design and landscaping by:

- facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets etc;
- promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings;
- ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit;
- minimising predictable routes and entrapment locations near car parks, public toilets and communal areas.

Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.

4. SUPPORTING DOCUMENTATION

4.1 Supporting Information

This report is accompanied by the supporting information identified in the Table below.

Document / Plan / Report	Consultant	Location
Site Survey	Sonto Surveyors	Appendix A
Architectural Plans	MAS Architecture	Appendix B
Traffic Impact Assessment	BMC Traffic	Appendix C
Civil Engineering Reports	CDS	Appendix D
Stormwater Management Plan	CDS	Appendix E
Landscape Concept Plan	AS Design	Appendix F
Irrigation Strategy Report	IDA	Appendix G

Table 4-1 Consultants Supporting Information

4.1.1 Site Survey

Sonto Surveyors have prepared a contour and detail survey. Refer to **Appendix A**.

4.1.2 Architectural Plans

The architectural plans prepared by MAS incorporate:

- Site Plans
- Floor Plans
- Elevations
- Sections
- Perspectives
- Streetscapes
- Setback analysis
- Buildings that Breathe design response

The architectural plans detail a well-considered and articulated building that responds to its surrounds and will offer future residents and high standard of living. Refer to **Appendix B**.

4.1.3 Traffic Impact Assessment Report

The Traffic Engineering Assessment undertaken by BMC Traffic provides an assessment of the car parking and transport impacts of a Proposal. The report concludes:

- *The car parking requirement, based on the TAPS Policy, is 37 resident plus 8 visitor car parking spaces.*
- *The provision of 41 resident and 8 visitor car parking spaces meets the TAPS Policy requirement.*
- *A Sustainable Travel Plan is included in this report, as required by the TAPS Policy.*
- *The bicycle parking requirement is 30 resident and 8 visitor spaces and this met.*
- *An assessment of the suitability of the proposed car parking layout is provided within this report, with the Australian Standard met as a minimum.*
- *Accessibility of key car parking spaces has been tested and swept path assessments have confirmed appropriate accessibility.*

- *The crossover for the site includes a 7.1 wide Type B1 crossover, which can be constructed as per BCC's Standard Drawing.*
- *On-site loading is shown for an MRV, RCV and HRV, as per the requirements of the TAPS Policy. It is noted that to achieve HRV access, parking will need to be banned for a distance of 3.5m on either side of the driveway. Alternately, with no ban on parking, an RCV and MRV can access the site.*
- *A dedicated pedestrian connection to the lobby is proposed from the Lauder Street frontage and a pedestrian path is to be constructed within the verge adjacent to the site.*

Refer to **Appendix C**.

4.1.4 Civil Engineering Reports

A Civil Engineering Report and Storm Water Management Plan has been prepared by CDS. The reports:

- Address the relevant BCP2014 engineering codes;
- Review the civil engineering constraints on the Site;
- Confirm connection to services;
- Identify the lawful point of discharge for the development; and
- Confirm the stormwater quality management requirements for the development.

Refer to **Appendix D & E**.

4.1.5 Landscape Design Report

AS Design have prepared a Landscape Concept Plan that includes:

- Landscape Concept Plan
- Plant Palette
- Landscape Code response

The landscape package should be viewed in conjunction with the architectural package prepared by MAS Architecture. Refer to **Appendix F**.

4.1.6 Irrigation Strategy Report

Irrigation Design Australia have prepared an Irrigation Strategy Report addressing irrigation water usage, catchment and irrigation strategy for the Proposal. Refer to **Appendix G**.

5. STATUTORY FRAMEWORK

This section addresses components of the statutory planning framework relevant to the assessment of the proposed development.

5.1 Planning Act (PA) 2016

The PA2016 is the statutory instrument for the State of Queensland under which development applications are assessed by local and state governments.

5.1.1 Level of Assessment

The level of assessment for this application is **Impact**. Under Section 45(5) of the Planning Act:

- (5) *An impact assessment is an assessment that:*
 - (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.*

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017:

- (1) *For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) *Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks:*
 - (a) *the assessment benchmarks stated in:*
 - (i) *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) *the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) *a temporary State planning policy applying to the premises;*
 - (b) *if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
 - (c) *if the local government is an infrastructure provider—the local government's LGIP*
- (3) *However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.*

An assessment of the application has been undertaken against relevant assessment benchmarks described in Section 30 of the Planning Regulations outlined above.

5.1.2 Public Notification

Section 53(1) of the PA2016 states:

An applicant must give notice of a development application if:

- (a) any part of the application requires impact assessment;*
- or*
- (b) the application includes a variation request*

The application requires Impact assessment and therefore notice of the application will be undertaken in accordance with the PA2016.

5.1.3 Referral

Under Section 54(2) of the PA2016:

(2) A referral agency, for a development application, is:

- (a) the person prescribed by regulation as a referral agency for applications of that type;*
- or*
- (b) if that person's functions have been devolved or delegated to another person—the other person; or*
- (c) if the Minister has decided that a person is a referral agency under section 48(6)—that person.*

Part 4, Section 22(1) of the Planning Regulation states that:

Schedules 9 and 10 prescribe:

- (a) for section 54(2)(a) of the Act, the referral agency for the development applications stated in the schedules.*

The Proposal does not trigger referral to State Government.

5.2 State Planning Requirements

5.2.1 State Planning Policy (SPP) 2017

The SPP was released on 3 July 2017. It is a state planning instrument made under Chapter 2 Part 2, Section 10 of the Planning Act.

The SPP outlines 17 state interests that must be considered in every planning scheme across Queensland. These state interests are arranged under five broad themes:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the SPP represents an assessment benchmark and the assessment manager must have regard to SPP's, if it is not identified and addressed in the planning scheme.

When a local planning scheme has not yet been updated to incorporate the SPP state interests, the council will assess a development application using the assessment benchmarks in the SPP.

Part 2 Section 2.1 of City Plan indicates that the SPP was integrated into the planning scheme and therefore assessment against the SPP is not required.

5.2.2 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) define the state's interest in development assessment. It contains the matters the state assessment and referral agency (SARA) considers when assessing a development application on behalf of the chief executive.

When submitting a development application to the SARA, the applicant is required to demonstrate how the application complies with the applicable state code(s) in SDAP.

However, as the Proposal does not require referral to SARA (refer to Section 4.1.3) the SDAP's do not apply.

5.2.3 SEQ Regional Plan 2023

The Site is within the area of the South-East Queensland Regional Plan (Regional Plan) 2023.

Under Section 26(2)(a)(i) of the Planning Regulation, the Regional Plan represents an assessment benchmark. The assessment manager must have regard to regional plan, if it is not identified as being appropriately reflected in the planning scheme.

The Regional Plan is reflected within the Strategic Framework of the Brisbane City Plan 2014.

The Site is included in the Urban Footprint Land Use Area of the Regional Plan that is intended to accommodate urban development.

6. LOCAL PLANNING REQUIREMENTS & ASSESSMENT

The BCP2014 is the applicable planning scheme. The relevant provisions are identified and addressed below.

6.1 Assessable Development and Level of Assessment

The Proposal is for a Multiple Dwelling and is assessable development under the Brisbane City Plan 2014 (BCP2014) requiring a development permit for:

- Material Change of Use (MCU) - Multiple Dwelling (30 Units)

A MCU for Multiple Dwelling within the MDR Medium density residential zone is Code assessable:

If no greater than:

- c. the building height specified in a relevant neighbourhood plan;
- d. where a neighbourhood plan does not specify building height, 5 storeys.

The Proposal is comprised of a **six (6) storey** Multiple Dwelling, where the specified building height under the Mt Gravatt Corridor neighbourhood plan (NP-002c) is **5-storeys**, and is therefore the level of assessment for the development application is **Impact**.

The demolition of existing dwellings and removal of vegetation over the Site is not assessable development under the BCP2014.

6.2 Strategic Framework

The Proposal requires assessment against the Strategic Framework. The level of assessment would otherwise be Code requiring assessment against relevant assessment benchmarks (Codes) only. Accordingly, assessment of the proposal against the Strategic Framework is focussed on the proposed building height and associated increase in development density proposed over the Site.

The BCP2014 includes a Strategic Framework which sets the policy direction for the planning scheme. Under the Strategic Framework the Site is included in the Suburban Living Area Land Use and is located on or adjacent to a Strategic Transport Corridor and Growth Node hub.

Under Brisbane CityShape the Site is located within or adjacent to the:

- Griffith University Nathan Campus (2)
- Upper Mt Gravatt Garden City Regional Activity Centre (4)

Refer to **Figures 6-1 & 6-2**.

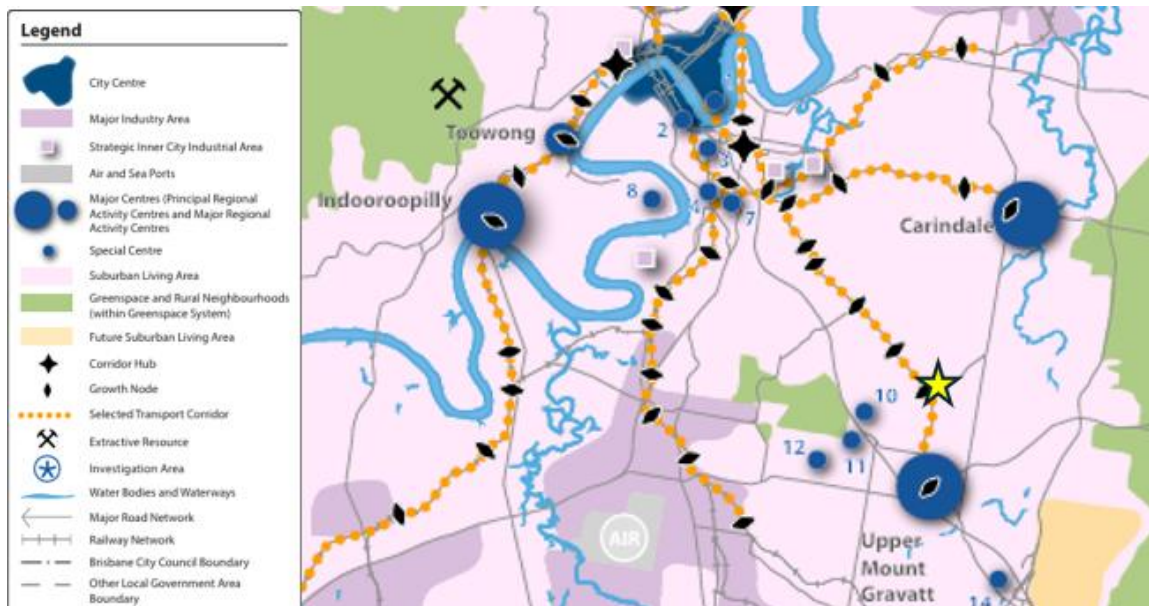


Figure 6-1 SFM-002 Brisbane CityShape 2031 Land Use Strategic Framework Map
Source: BCC Eplan

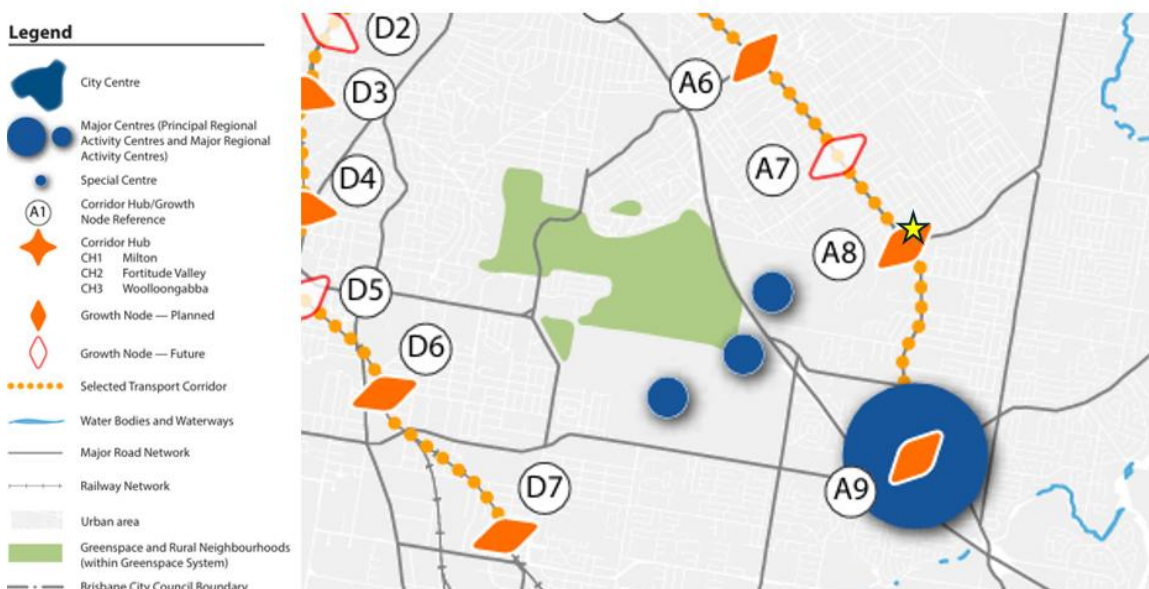


Figure 6-2 SFM-003 Brisbane Selected Transport Corridors and Growth Nodes Strategic Framework Map
Source: BCC Eplan

In responding to the Strategic Framework, the following comments are provided:

- **Brisbane's 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. Brisbane's Suburban Living Areas include centres, community facilities, medium and high density residential and industrial uses, as indicated in neighbourhood plans and the zoning pattern.

The Site is included in the Medium Density Residential (MDR) zone. The proposed development form and density is consistent with the intended strategic outcomes and is in response to the Sites proximity to nearby centres, parkland and key transport corridors and stations (bus).

The additional residential density sought is consistent with the intended growth outcomes for the locality and represents an efficient use of well-located urban land. Given the site's accessibility to services, employment opportunities, recreation facilities, and public transport, the proposal supports consolidation within a planned growth area. Furthermore, the proposed density is not expected to result in any significant adverse impacts on the amenity of adjoining properties or surrounding land uses and is therefore considered to appropriately contribute to the area's planned urban growth.

A response to the Specific Outcomes and Land use strategies for Brisbane's Suburban Living Areas is provided below.

Theme 5.5: Brisbane's Suburban Living Areas

Specific Outcomes	Land Use Strategies	Nature of Proposal
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	L1 The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.	Complies. The Proposal is for a multiple dwelling consistent within intended uses within the MDR zone.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	L2.1 Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas. L2.2 Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.	Not Applicable. As above. Not Applicable. As above.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings to provide for some intergenerational housing options catering to young people, families and supporting ageing in place.	L3 Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances.	Not Applicable. The Proposal is for a medium scale multiple dwelling.
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	L4.1 Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood. L4.2 The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards. L4.3 Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through: (a) the retention of mature and significant vegetation;	Not Applicable. The Proposal does not involve a subdivision component. Complies. The proposed multiple dwelling is of a scale consistent with the surrounding pattern of development. Complies. Refer to Sections 3 & 8 for more detail.

	(b) the retention of private open space capable of supporting trees and gardens; (c) increasing local shade cover along streets; (d) local sustainability initiatives such as water-sensitive urban design.	
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	L5.1 District centres are located at nodal points within residential neighbourhoods and function as community destinations, providing localised access to goods and services, including retail, community facilities and low impact industry and localised employment. L5.2 District centres are the focus for the public transport network within the local catchment of the district centres.	The Proposal is not for a district centre. As above.
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	L6.1 Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers. L6.2 Neighbourhood centres are of a scale which is consistent with surrounding detached housing. L6.3 A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to: (a) have a gross floor area of 2,500m² or less and a maximum tenancy size of 2,000m² or less; (b) have a frontage predominantly to a major road; (c) have vehicle site access from a suburban road, a district road or a neighbourhood road; (d) be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 3 or more services per hour in peak periods; (e) be more than 400m from an existing retail based centre; (f) manage the impact on the amenity and character of adjacent uses and the locality consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.	The Proposal is not for a Neighbourhood centre. As above. As above.

- **Brisbane's Growth Nodes on Selected Transport Corridors** provide for:
 - *Growth in dwellings and jobs to be concentrated in identified nodes along Selected Transport Corridors to ensure access to employment, services and infrastructure.*

- *A range of higher density housing forms and clusters of activity around hospitals, universities and other Special Centres that have easy access to public transport along Brisbane's transport corridors.*

The Site's proximity to key infrastructure and services, including hospitals, a district centre, a regional activity centre, public parkland, and high-frequency public transport networks, supports a level of residential density that exceeds that currently anticipated by the Neighbourhood Plan. Given its strategic location and accessibility, the site is well suited to accommodating additional residential development in a manner that promotes efficient land use and supports broader urban consolidation objectives.

A response to the Specific Outcomes and Land use strategies for Brisbane's Growth Nodes on Selected Transport Corridors is provided below.

Theme 5.8: Brisbane's Growth Nodes on Selected Transport Corridors

Specific Outcomes & Land Use Strategies	Response
SO1 Growth Nodes on Selected Transport Corridors provide opportunities for a range of more intense urban form, mix of land uses and activities that are tailored to the locality and catchment's community needs in accordance with the applicable land use strategies.	The Site is located nearby major road networks (i.e. Pacific Motorway, Kessels Road nominated within SFM-002 Brisbane CityShape 2031 Land Use Strategic Framework Map (Figure 6-2)).
L1.1 Growth Nodes on Selected Transport Corridors, identified on the Brisbane selected Transport Corridors and Growth Nodes Strategic Framework Map , are focused on land within the centre zone on the following transport corridors that are described in more detail below: a. Logan Road transport corridor—Kangaroo Point to Macgregor; b. Gympie Road and Northern Busway transport corridor—Royal Brisbane Hospital to Carseldine; c. Old Cleveland Road and Eastern Busway transport corridor—Stones Corner to Carindale; d. Brisbane South Rail transport corridor—Princess Alexandra Hospital to Coopers Plains; e. Kingsford Smith Drive transport corridor—Newstead to Hamilton; f. Brisbane South-west Rail transport corridor—Milton to Wacol; g. Enoggera Road and North-west Rail transport corridor—Kelvin Grove to Mitchelton; h. Brisbane North-east Rail transport corridor—Bowen Hills to Northgate; i. Brisbane East Rail transport corridor—Buranda to Cannon Hill.	The Site is located within the MDR Zone and is located in close proximity to Garden City (south-east of site) and within the Mt Gravatt Central growth node. As well as being situated in proximity to Kessels Road & Logan Road transport corridor.

L1.2 Planned Growth Nodes on Selected Transport Corridors provide for future growth in accordance with a neighbourhood plan.	The proposed development complies with the intent of the Mt Gravatt Corridor neighbourhood plan Code.
SO2 Growth Nodes on Selected Transport Corridors provide an integrated urban form and exhibit leading practice in urban and public domain design and social and environmental outcomes.	Not Applicable. Proposal is for private residential use.
L2.1 Development provides for a mix of uses, densities and urban form which support walkable, self-contained communities that: a. reduce vehicle-based trips; b. provide choice of housing types; c. provide access to employment, retail and commercial services, recreational opportunities and community facilities; d. protect residential amenity commensurate with its location.	The proposal provides for higher density residential development that maximises its proximity to transport infrastructure and nearby centres. Future residents will have convenient access to services, jobs, public transport, community facilities and recreational facilities.
L2.2 Development for some limited commercial uses in a Growth Node may be provided for within the applicable neighbourhood plan, to act as a separating buffer for residential development from adverse air and noise impacts created by the transport corridors.	Not applicable. Proposal is for private residential use.
L2.3 Development in a Growth Node is to face lower order streets as identified in any existing neighbourhood plan and not just address the road or railway line within the transport corridor.	The proposed development is in a growth node and is located adjacent to a lower order road.
L2.4 Development is of a scale and density that is commensurate with the capacity of the transport network and reflects capital, recurrent and planned expenditure on infrastructure networks.	The Site is well serviced by existing infrastructure. The proposal will provide housing for additional persons with access to this infrastructure.
L2.5 Development provides an enhanced standard of urban and public domain and environmental and social outcomes.	The proposal involves landscaped upgrades including deep planting, landscaping around the site perimeter and a landscaped roof top garden area for recreational purposes for new residents.
L2.6 Mixed use development offers a choice of housing types and appropriate community infrastructure.	The proposal provides for multiple dwellings contributing to a choice of housing.

SO3 Growth Nodes on Selected Transport Corridors are based on railway stations and land within the centre zone which are focus points of activity, accessibility and employment.	Not applicable.
L3 Centres within Growth Nodes: a. reflect their distinctive identity, built form, intensity and land use mix; b. are intensive mixed use nodes of commercial, retail and residential activities and local services and facilities; c. are developed in accordance with agreed transit oriented development principles in the applicable neighbourhood plan; d. are developed using design principles aimed at protecting health and amenity for residents and workers and protecting environmental values; e. have high-quality access to high- frequency public transport services within a walkable catchment; f. have a high-quality public domain which provides high levels of pedestrian and cycle accessibility and permeability with safe and direct connections between public transport stops, the centre and surrounding neighbourhoods; g. provide a variety of housing types that accommodate the community's different life stages including aged-care accommodation and dwellings of various configurations and sizes; h. provide a network of high-quality public spaces such as urban commons and local recreation parks to satisfy local community needs.	The proposal is within the Mt Gravatt central growth node. The additional development densities proposed will complement the future development of this growth node by accommodating additional residents who will frequent the centre and high frequency public transport including the nearby busway high frequency transport system.
SO4 Growth Nodes on Selected Transport Corridors protect the character and amenity of the surrounding Suburban Living Areas within which they are located.	The proposal offers a multiple dwelling contributing to a mix of housing choice and mitigates amenity concerns through design features.
L4 Development is of a scale and mass that provides an appropriate transition in building height and bulk to the Suburban Living Areas in particular those adjoining neighbourhoods that are sensitive to the physical and visual character and amenity of adjoining neighbourhoods with lower development intensities and building heights.	The design incorporates landscaping, building setbacks, building articulation & screening to mitigate visual impact to the adjoining dwelling houses towards the north, east and south. Site provides an opportunity to deliver higher density residential development with minimal impact on the character or amenity of surrounding sites. Refer to Section 8.

The Site is located within the MDR Medium density residential zone.



The purpose of the medium density residential zone is to provide for:

- a. medium density multiple dwellings; and
- b. community uses, and small-scale services, facilities and infrastructure, to support local residents.

The proposed development of a multiple dwelling is consistent with the purpose of the MDR Medium density residential zone by providing for a medium density multiple dwelling involving 30 new units.

Development location and uses overall outcomes	Nature of proposal
Development provides for a mix of well-designed, location-responsive medium rise and medium density residential development of up to 5 storeys and located on suitable sites, in well-located parts of the city, including the inner city and in close proximity to significant centres or along growth corridors or on the periphery of centres.	Complies. The proposed multiple dwelling is well-designed, location-responsive medium rise and medium density development. .
Development allows for urban consolidation and better use of physical and social infrastructure, capitalising on the zone's strategic location and amenity and proximity to key destinations.	Complies. The proposed development will allow for urban consolidation and better use of physical and social infrastructure, capitalising on the zone's strategic location and amenity and proximity to key destinations.
Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.	Complies. The proposed development will support the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.
Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.	Complies. The proposal is for a multiple dwelling.

Development retains an existing dwelling house that is located on land within the Heritage overlay or Pre-1911 building overlay.	Not Applicable. The Site is not located within the Heritage overlay.
Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: i. meets amenity expectations of residents; ii. meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan if rooming accommodation; iii. meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.	Complies. The proposed multiple dwelling will provide housing diversity and enable people to find suitable accommodation throughout their life cycle.
Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations, such as hospitals, to provide housing diversity.	Complies. The proposed multiple dwelling will support and meet the needs of immediate community by providing housing diversity.
Development for a dwelling unit may occur as part of a non-residential use.	Not Applicable. The proposed development is for multiple dwelling.
Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a medium density, but predominantly permanent residential environment.	Performance Solution. Proposed maximum building height is 6 storeys. Refer to Section 8 .
Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	Not Applicable.
Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	Not Applicable. The proposed development is for a multiple dwelling.
Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to: i. have a gross floor area of less than 250m²; ii. serve local residents' day-to-day needs; iii. not undermine the viability of a nearby centre.	Not Applicable. The proposed development is for a multiple dwelling.
Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	Not Applicable. The proposed development is for a multiple dwelling.
Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	Not Applicable. The proposed development is for a multiple dwelling.
Development for any other non-residential use serves a local community need only, such as a childcare centre or a substation.	Not Applicable. The proposed development is for a multiple dwelling.

6.4.2 Development form overall outcomes

Overall Outcomes	Nature of proposal
Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Medium density residential zone and reinforces a distinctive subtropical character of medium rise buildings with a landscaped streetscape and recreation areas.	Performance Solution. Proposed maximum building height of 6 storeys. Refer to Section 8 .
Development comprises medium rise, medium-high density residential buildings of predominantly apartment style multiple dwellings, 3 to 5 storeys in height.	Performance Solution. Proposed maximum building height of 6 storeys. Refer to Section 8 .
Development provides for a building to have a building height and bulk that responds to: i. the nature of adjoining dwellings; ii. site characteristics, including the shape, frontage, size, orientation and slope.	Performance Solution. Proposed maximum building height of 6 storeys. Refer to Section 8 .
Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a lower height and/or smaller bulk than in the High density residential zone, acknowledging this zone's role as a transition area between higher and lower rise/lower density zones.	Complies. Proposed development will respond to local characteristics.
Development for a housing type other than a dwelling house is of a scale and bulk that enables the buildings to co-exist comfortably with dwelling house and dual occupancy uses in adjoining lower density zones.	Complies. The proposed multiple dwelling is of a scale and bulk that enables the buildings to co-exist comfortably with dwelling house and dual occupancy uses in adjoining sites.
Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	To be conditioned.
Development supports a subtropical character by ensuring that: i. building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; ii. residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.	Complies. The proposed development will support the subtropical character.
Development provides quality private and public open spaces and landscaping, including deep planting, which softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.	Complies. The proposed development will provide quality private open spaces and landscaping. The proposed building's design & height responds to the local context including its orientation, views, and establishes a high-density development within walking distance of public transport stations, etc.
Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.	Complies.

Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be:

- i. suitably located and orientated on the site;
- ii. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.

Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.

Not Applicable. All streets are not heavily trafficked roads.

Complies. The proposed development will respond to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics.

6.5 Neighbourhood Plan

6.5.1 Mt Gravatt Corridor Neighbourhood Plan

The purpose of the Mt Gravatt corridor neighbourhood plan code is to provide finer grained planning at a local level for the Mt Gravatt corridor neighbourhood plan area. The purpose of the Mt Gravatt corridor neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area. The overall outcomes for the neighbourhood plan area are:

Overall Outcomes	Nature of Proposal
The Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) is the main focus of the plan given its function as a Major Centre. The Major Centre is highly accessible by most modes of transport and serves as a focal point for employment, administration, cultural, entertainment, retail and service activities on the south side of Brisbane.	Not applicable. The proposed development is within a medium density precinct and is a use, bulk and scale consistent with intended precinct
The Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) and Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) are more local service and retail focused, while the Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004) serves both local and city-wide retail catchments.	Complies. The proposed is within a medium density precinct and is a use, bulk and scale consistent with intended precinct
The Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001) and Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) 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.	Not applicable. The site is within the medium density zone.
Multiple dwellings are not accommodated in the Low density residential zone, including where in a precinct.	Not applicable. The site is within the medium density zone.
Development exhibits high-quality built form and landscaping, including unique landmark sites at major intersections and deep-planted subtropical shade tree species, which enhance the image of the Mt Gravatt corridor, achieving a strong subtropical character.	Not applicable. The site is not in or adjacent to the riverside parkland or key natural areas.

Streets are designed as pedestrian places with development maintaining a human scale to the street. Development contributes to the creation of wider footways in locations of high pedestrian traffic. Activation of the street is ensured through building design and a mix of uses at ground level. Vehicle entrances, servicing and parking are designed and located to facilitate an enjoyable, safe pedestrian environment.	Complies. The development does not impede on sport or recreation land.
Development is co-located with transit to encourage public transport use, walking and cycling to reach employment, retail, community, entertainment, recreation and education facilities.	Complies. The proposed multiple dwelling is nearby to major transit systems that encourages public transport use, walking and cycling to reach employment, retail, community, entertainment, recreation and education facilities.
A safe and efficient road network, including motorways, inter-regional freight corridors, arterial, and suburban and local roads, is preserved and enhanced to support increased business and residential vehicular trips.	Not Applicable. The proposal is for a multiple dwelling.
An integrated network of high-quality accessible open space is protected, including the Mt Gravatt Outlook Reserve and Mt Gravatt Showgrounds, which are major recreational assets locally and city-wide. A system of green space areas, plazas, community facilities and boulevard streets support the needs of existing and future residents.	Not Applicable. The proposal is for a multiple dwelling.
Maintaining existing community facilities, improvements to existing parks and new public domains through the area supports the intensification of urban nodes and meets the needs of existing and future residents.	Complies. The proposed development will maintain existing community facilities, improvements to existing parks and new public domains through the area supports the intensification of urban nodes and meets the needs of existing and future residents.
Development does not compromise the provision, function and operation of the Queensland Government's existing road and future transport upgrades.	Complies. The proposed development will not compromise the provision, function and operation of the Queensland Government's existing road and future transport upgrades.
Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.	Complies. The proposed development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.

Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002) overall outcomes are:

Overall Outcomes	Nature of Proposal
This precinct is revitalised as a traditional high street to create a distinctive urban village, with an emphasis on services and facilities for local residents.	Complies. The development proposes a multiple dwelling consistent with intended uses.
The precinct achieves a mix of uses and provides activity and opportunities for local shopping, commercial activity, urban living, community facilities, food and drink outlets and supporting services. Mt Gravatt Outlook Reserve provides green space to the precinct.	Not applicable. The site is not within the centre core.
Arcades improve pedestrian permeability and improve east-west movements.	Complies. The development proposes multiple dwellings with well design internal and external living areas in close proximity to the Mt Gravatt East centre
Landmark sites create a legible and vibrant public realm.	Not applicable: The site is not identified as a landmark site.
To facilitate a mix of uses in individual developments and provide sufficient frontage to separate commercial and	Not applicable: The site is not identified as a mixed use centre.

residential vehicular access, amalgamation of sites is encouraged.	
Residential development in close proximity to the Mt Gravatt Showgrounds is adequately buffered from noise and lighting impacts to ensure the ongoing provision of social and community services.	Not applicable: The site is not in close proximity to the Mt Gravatt Showgrounds
Uses considered consistent with the outcomes sought include centre activities in core and mixed use frame sub-precincts and medium density residential uses in the medium density residential sub-precinct.	Not applicable: The site is not within a centre or mixed use precinct.
Development in the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a): i. creates a mixed use centre to service the local area. This includes the development of a landmark site at the intersection of Logan Road and Creek Road to help inform way-finding and define the core; ii. ensures that active frontages enhance the high street experience of this sub-precinct and encourage pedestrian activity. Located at ground storey, active frontages include a mix of shops, food and drink outlets, offices and extended-hour services, including health care service and indoor sport and recreation (gymnasium); iii. provides a mix of office and residential uses above podium level.	Not applicable: The site is not within the core precinct.
Development in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002b): i. helps to further define the centre; ii. for mixed use development, including shops, food and drink outlets and offices on podium and lower tower levels front Logan Road and Creek Road; iii. provides active and continuous street frontages that further support the Mt Gravatt central core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002a) and provides an attractive, activated public realm; iv. provides arcades to improve permeability, particularly to Logan Road from shared car parking areas at the rear of sites.	Not applicable: The site is not within the mixed use sub-precinct
Development in the Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c): i. takes advantage of its accessibility to high-frequency public transport and centre activities and has a high level of urban amenity; ii. for medium density residential purposes is consistent with the outcomes sought; iii. ensures that buildings address the street and provide a distinct urban village character; iv. provides an appropriate transition to existing detached housing areas outside the sub-precinct through the provision of reduced building heights.	Complies: The development proposes a medium density residential development that addresses the street and is of a form and scale consistent with the intended use and character.

6.6 Applicable Overlays

The following overlays apply to the Site:

Overlays

Airport environs overlay
Community purposes network overlay
Critical infrastructure and movement network overlay
Dwelling house character overlay
Road hierarchy overlay
Streetscape hierarchy overlay

Where assessment against an overlay code is triggered, it has been addressed within the **Code Report** or submitted technical reports that accompany the development application.

6.7 Applicable Codes

The Proposal has been assessed against the entirety of BCP2014, including the following assessment benchmarks:

Zone Code	Responding Consultant
MDR Medium Density Residential	Urbicus
Development Codes	
Multiple Dwelling Code	Urbicus
Neighbourhood Plan Code	
Mt Gravatt Corridor Neighbourhood Plan Code	Urbicus
Overlay Codes	
Airport Environs Overlay Code	Urbicus
Community Purposes Network Overlay Code	Urbicus
Critical Infrastructure and Movement Network Overlay Code	Urbicus
Road Hierarchy Overlay Code	Urbicus
Streetscape Hierarchy Overlay Code	Urbicus
Prescribed Secondary Code	
Filling and Excavation Code	CDS
Infrastructure Design Code	CDS
Landscape Work Code	AS Design
Outdoor Lighting Code	Urbicus
Park Planning and Design Code	Urbicus
Stormwater Code	CDS
Transport, Access, Parking and Servicing Code	BMC Traffic

7. DEVELOPMENT CODES

7.1 Multiple Dwelling Code

Overall Outcomes	Nature of Proposal
Development has a site area and frontage width that is sufficient for the scale and form of a multiple dwelling development, to deliver a comfortable living environment with minimal impacts on neighbours.	Complies. The site area and frontage width are sufficient for the scale and form of a multiple dwelling development.
Development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.	Complies. Proposed development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.
Development that is in proximity of a railway or bus station, is public transit supportive and designed to facilitate high levels of activity and surveillance of the station and the interface to the street.	Complies. The proposed design supports casual surveillance to the Lauder Street frontage.
Development does not isolate or negatively impact on the development potential or future residential amenity of adjoining sites.	Complies. Proposed development will not isolate or negatively impact the development potential or future residential amenity of adjoining sites. Adjoining sites can be developed into the future.
Development has a bulk, scale, form and intensity that is consistent with the existing and intended neighbourhood structure for the area as expressed by zone, zone precinct and neighbourhood plan outcomes, having regard to: i. the location and street context of the site; ii. its proximity to an activity centre, higher capacity public transport services, or other community facilities; iii. the capacity of infrastructure.	Complies. Proposed development is of bulk, scale, form and intensity that integrates with the existing and intended neighbourhood structure for the area and is consistent with the location and street context of the site, proximity to an activity centre, and the capacity of infrastructure.
Development is designed to facilitate future intensification of uses at ground level, where in proximity to high-frequency public transport.	Not applicable. The Site is not located adjacent to the high-frequency public transport.
Development in the Infill housing zone precinct of the Character residential zone includes a range of detached and attached building forms and is of an intensity that reflects the lower density form and character of these zones.	Not applicable. The Site is not located within the specified zone.
Development is of a height that is appropriate to the strategic and local context and meets community expectations consistent with the following: i. 15 storeys in the Up to 15 storeys zone precinct of the High density residential zone; ii. 8 storeys in the Up to 8 storeys zone precinct of the High density residential zone; iii. 5 storeys in the Medium density residential zone; iv. 3 storeys in the Up to 3 storeys zone precinct of the Low-medium density residential zone; v. 2 or 3 storeys in the 2 or 3 storey mix zone precinct of the Low-medium density residential zone; vi. 2 storeys in the 2 storey zone precinct of the Low-medium density residential zone; vii. 2 storeys in the Infill housing zone precinct of the Character residential zone.	Refer to Section 8 – Performance Solutions.
Development provides setbacks and separation of buildings that contribute to the amenity of residents within and adjoining the site and to Brisbane's high-quality subtropical streetscapes and public spaces.	Complies. Proposed development is generally compliant with the relevant setback provisions.

Development in or adjoining lower density residential areas uses side boundary setbacks and built form height transitions to manage the interface with those areas and reflect the amenity, form and character and subtropical landscape of those areas.

Development positively contributes to the amenity of the immediate streetscape and pedestrian environment with highly articulated building facades, varied roof form elements, high quality landscaping at the front of the site and direct pedestrian access from the development to the street.

Development ensures that the proportion of built and natural features, including buildings, design features, services and infrastructure, on-site open spaces and landscaping, provide:

- i. an attractive streetscape interface and reduction in the dominance of built form at a street level that contributes to Brisbane's character and identity, high-quality subtropical streetscapes and public space network;
- ii. a high level of amenity for occupants and adjoining residents including access to open and landscaped spaces, natural light, sunlight and breeze to support outdoor subtropical living.

Development of adaptable housing meets the needs of the community now and into the future.

Development provides open space consistent with the following:

- i. communal open space and covered outdoor private open spaces provided for each multiple dwelling capitalise on Brisbane's subtropical climate, maximise outdoor living opportunities and enhance amenity for residents;
- ii. large-scale multiple dwelling development provides useable high-quality communal open space for residents that is accessible and attractive;
- iii. small-scale multiple dwellings provide increased areas for private open space for each dwelling as a substitute for communal open space.

Development provides on-site landscaping that supports and contributes to Brisbane's subtropical landscape character and contributes to the microclimate of the neighbourhood and site, supports outdoor living and subtropical planting, and assists in reducing urban heat island effects, with deep-planting areas for the protection and establishment of large, subtropical shade trees.

Development provides vehicle parking and manoeuvring areas which are located and designed to integrate into the site and building and do not negatively impact on:

- i. the amenity and safety of residents or visitors to the site and adjoining premises;
- ii. the quality and amenity of the streetscape;
- iii. the provision of quality onsite landscaping and deep planting areas;
- iv. the safety and efficiency of both the internal layout and the external road network.

Not Applicable. Both adjoining sites to the side boundary are located within the Medium Density Residential Zone, and will be developed into the future.

Complies. Proposed development will contribute to the immediate streetscape and pedestrian environment with highly articulated building facades and varied roof form elements. Refer to the architectural plans.

Complies. Proposed development will ensure that the proportion of built and natural features will meet the criteria specified. Refer to the architectural plans.

Not applicable. Proposal is not for adaptable housing.

Complies. Communal area is provided on the ground and rooftop levels

Complies. The proposed development provides for substantial landscaping, private & communal open space areas.

Landscaping is provided to all boundaries. A deep planting area is adjacent to Lauder Street.

Refer to the Landscape Concept Plan

Complies. Proposed development provides sufficient parking spaces that are integrated within the building's core at the ground and basement levels. The design of the carparking areas are considerate of amenity, safety of residents & visitors, while also providing a quality & amenity to towards the Lauder Street frontage.

Refer to the Traffic Report prepared by BMC Traffic for additional details.

Development manages its interface with adjoining residential uses to mitigate amenity impacts including protecting visual privacy through appropriate separation of buildings and screening.

Development ensures that building location and design minimises residents' exposure to air and noise pollution.

Development is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.

Development provides design elements that retain and support local character identity and strengthens site features, such as views, heritage, significant vegetation or significant corner sites, particularly where a landmark site.

Development is designed, orientated, located and constructed to incorporate subtropical design and built form principles that make a positive contribution to Brisbane's built form and public realm, whilst facilitating and encouraging sustainable energy and waste reduction practices.

Complies. Proposed development will interface with adjoining residential uses and is managed to mitigate amenity impacts including protecting visual privacy through appropriate separation of buildings and screening. Refer to the architectural plans.

Complies. Proposed development will ensure that building location and design will minimise residents' exposure to air and noise pollution.

Complies. The proposed development is for a multiple dwelling within an anticipated higher density living area. No adverse impacts are proposed.

Not applicable. The subject site does not hold any significant character values, landmark site, view corridor & does not have any existing significant vegetation.

Complies. The proposed development incorporates subtropical design which includes substantial articulation & generous deep planting areas. Refer to the architectural plans.

8 PERFORMANCE OUTCOMES

8.1 Mt Gravatt Corridor neighbourhood plan code

The Proposal seeks the following performance outcomes:

- A building height that extends to six storeys in part;
- A plot ratio of 260%;
- Side boundary setbacks of between 2.6m and 3.0m; and
- Rear boundary setbacks of between 4.5 and 7.5m.

The responses to **PO1** and **PO2** of the **Mt Gravatt Corridor neighbourhood plan code** have been provided below.

Nominated Performance Solution – Building Height and Plot Ratio

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 to 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 to avoid affecting the potential development of adjoining sites.*

Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.

Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.

The development proposes 6 storeys with the ground level being for the lobby, some parking and utilities, and levels 1-6 being for residential units and a recreational level. A top level is proposed for services (lift room) and recreation purposes. The Proposal also proposes a plot ratio of 260%. The proposed height and plot ratio are performance solutions under PO1 of the **Mt Gravatt Corridor neighbourhood plan**, however, is considered to satisfy the relevant performance outcomes based on the following reasons:

- It is noted that the Site is significant in size (1,199m²) and has a frontage of over 30m. We also note that under the Table 9.3.13.3.B of the Multiple Dwelling Code, a site area of 800m² is considered suitable for supporting building heights of up to 15 storeys, where a maximum of 6-storeys is proposed over a site that is 1,199m² and has a frontage of approximately 31m. As such the proposed building height is proportionate to the Site frontage and area.
- Lauder Street has undergone significant transition to medium-density residential development in recent years, with 6-7 storey multiple dwelling developments in the immediate area being approved (refer Figures 8-1 & 8-2 below in addition to **Figure 2-2**). Accordingly, the proposed building height is consistent with the prevailing and emerging built form character of the street.



Figure 8-1 29-33 Lauder Street (Council approval A005574763)

Source: BCC Development i



Figure 8-2 29-33 Lauder Street Council approval A004075870

Source: BCC Development i

- The proposed 6-storey Multiple Dwelling is located across two existing land parcels within Precinct NP-002 of the Mt Gravatt Corridor Neighbourhood Plan. The precinct anticipates that larger sites in the precinct may accommodate development of up to 8-storeys. Accordingly, the proposed building height and residential density are consistent with the planned scale and intensity of development envisaged for the precinct.

It is noted that the precinct is in close proximity to the **Upper Mt Gravatt Centre renewal plan area** that recognises changes to building heights are required to the neighbourhood plan to facilitate housing growth and demand for medium to higher density residential development. The development accords with the neighbourhood plan intent for increased density.

- The top level or level 6 comprises a recreational deck only that is generously recessed, with a 9.2 metre setback from the street frontage. As a result, views of the uppermost level from Lauder Street are substantially limited. The extensive podium landscaping creates the appearance of a green rooftop, further softening the visual presence of the sixth storey.

Collectively, the recessed upper level and landscaped podium reduce the perceived building height and visual bulk of the development while delivering a high level of residential amenity. The design also minimises amenity impacts, including overlooking and overshadowing, on adjoining habitable rooms and private open space (refer Figure 9-1 below for the visual presentation of the development from Lauder Street).



Figure 8-3 Proposed Street View

Source: MAS Architecture

- The existing multiple dwellings to the south and south-east are well separated from the proposed building, with separation distances of approximately 9–11 metres. To the north-west, the adjoining land is anticipated to be redeveloped in the future, with the proposed development providing a 3-metre setback to the common boundary to facilitate appropriate future building separation.

Furthermore, the natural fall of the Site and the height of the existing multiple dwellings to the north and north-east (rear of the Site) mean that these buildings will generate the majority of overshadowing within the locality, limiting any additional shadow impacts attributable to the proposed development. The architectural plans include a series of shadow diagrams demonstrating that the recessed upper level does not result in any material or adverse increase in overshadowing of neighbouring dwellings in comparison to a 5-storey building. Refer to **Figure 8-4**.

- District Centre zoned land is located immediately to the south of the Site, with Logan Road providing access to high-frequency public transport services. Accordingly, the Site is well located to accommodate additional residential density consistent with its strategic location.
- Significant deep planting and landscaped areas are provided around the perimeter of the building to enhance privacy, improve visual amenity, and soften the overall built form. In

addition, extensive landscaping is incorporated across the podium level, creating the appearance of a green rooftop that further reduces the visual prominence of the upper levels and contributes to the development's landscaped character.

BLUE - PROPOSED HEIGHT
RED - CODE HEIGHT



Figure 8-4 Shadow Analysis

Source: MAS

- With regard to plot ratio, the proposed building footprint is generally consistent with intended site cover outcomes of the Medium Density Residential Zone. The overall siting, scale, and intensity of the development are consistent with the established and emerging built form character of the locality, including recently approved Multiple Dwelling developments within the surrounding precinct.
- Notwithstanding this, the Proposal provides substantial areas of private and communal open space within the building footprint and throughout the site. These areas include generous deep planting and tiered soft landscaping, appropriately sized private open space and balcony areas for residents, and a significant communal open space area that collectively contributes to a high level of residential amenity and a landscaped setting. We further note that a 'Green Factor' of 0.45 has been achieved.
- We also believe that the Proposal has achieved outstanding architectural merit. As noted in **Section 3**, the design concept for the building sought inspiration from Mount Gravatt.
- There is a current lack of new housing. All levels of government have adopted initiatives to incentivize the delivery of new housing. However, these initiatives do not address the underlying problem, being the disconnect between population growth, the rate of household formation and the undersupply of new affordable housing. The Proposal, involving additional units over 6-storeys aims to address the financial constraints prohibiting the commencement of the projects in a well-located area that is supported by public infrastructure and local amenities. However, the provision of communal spaces and the architectural merit of the building have not been compromised. For the above reasons, the Proposal's intended use and

design addresses the communities current need for new housing within localities well serviced by existing infrastructure including public transport.

Given the above-made representations, it is determined that the proposal satisfies **PO1** with regard to building height of the Mt Gravatt Corridor neighbour plan.

Nominated Performance Solution – Side and Rear boundary setbacks

PO2

Development ensures building setbacks and design:

- a. *create a uniform building line consistent with the intended character of the streetscape;*
- b. *ensure existing and future buildings are well separated from each other;*
- c. *allow reasonable access to sunlight for neighbouring dwellings and their open spaces;*
- d. *allow air circulation and access to breezes for neighbouring dwellings;*
- e. *maintain the privacy of adjoining residents.*

The Proposal provides side boundary setbacks ranging from 2.6 to 3.0 metres, and a rear boundary setback ranging from 4.5m to 7.5 metres. While these setbacks do not strictly comply with the Acceptable Outcomes associated with **PO2** that prescribes side boundaries setbacks at 4m and a rear setback a minimum of 10m, the Proposal satisfies the intent of the relevant Performance Outcomes. The reduced setbacks are considered appropriate and are justified for the following reasons:

- The recent transition in the precinct to medium density development has occurred through numerous development approvals that have provided for side boundary setbacks between 3.0m to 4.5 metres. Accordingly, reduced side boundary setbacks have already been established and accordingly the proposed development setback is consistent with the approved and intended neighbourhood character.
- The existing development on the southern side boundary at 36 Lauder Street is a setback of 4.0 metres, where the development proposes 3.5 – 4.0 metres. As such, sufficient separation is provided so as not to adversely affect natural light, sunlight and breezes. The development also has high windowsill heights, and other screening to maintain an acceptable level of privacy between the neighbouring buildings.
- The adjoining land to the northern side boundary does not have an approved setback associated with an existing or approved Multiple Dwelling development. Notwithstanding this, potential amenity impacts are limited given the adjoining site is located to the north of the Proposal and is therefore unlikely to experience significant impacts on access to natural light, sunlight, or prevailing breezes. Furthermore, all side-facing windows are provided with appropriate screening measures, which can be secured through conditions of approval to ensure ongoing privacy outcomes.
- The existing developments adjoining the north eastern rear boundary at 7 Raffles Street and 11 Raffles Street provide setbacks of 9.2 metres and 6.38 metres respectively (refer to Council references A004616000 and A004362042). This results in a minimum building separation of 10.88 metres from the Proposal, which is considered sufficient to maintain access to natural light, sunlight and breezes, while avoiding adverse amenity impacts. The separation distance also provides an appropriate level of privacy between the adjoining buildings. In addition, landscaping along the rear boundary will help soften the appearance of the building and provide further privacy to adjoining development. As such sufficient access is provided to natural light and breezes without any adverse measurable impact. Refer to **Figure 8-5** below.

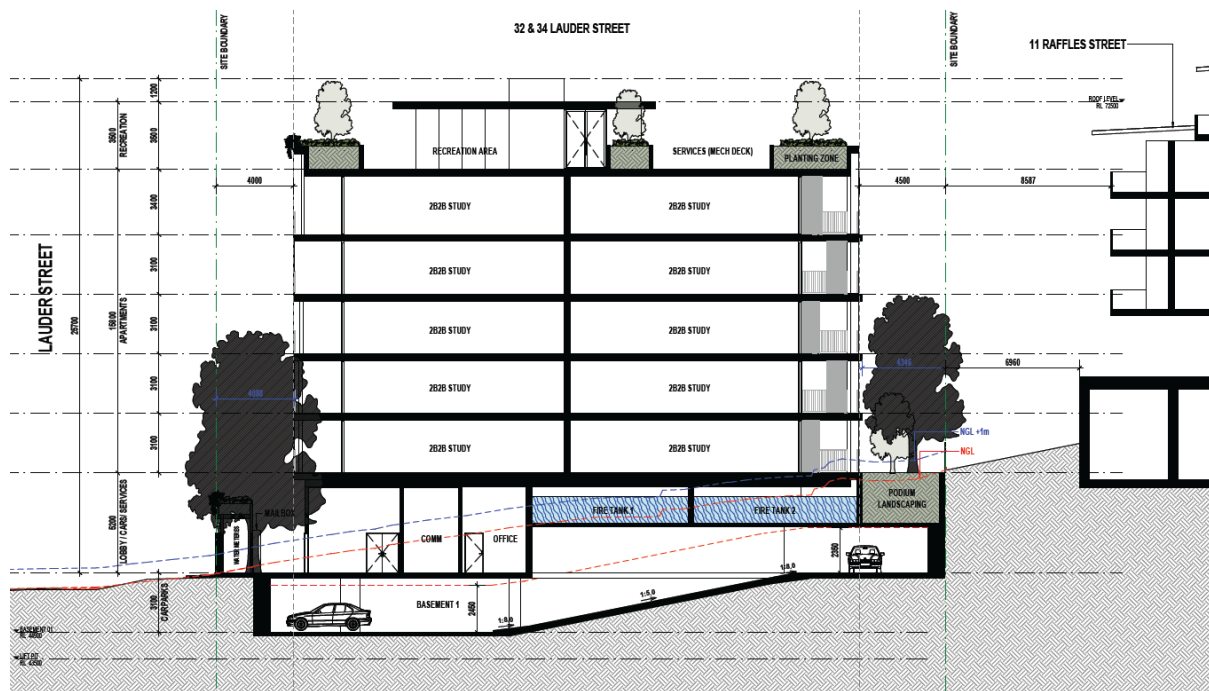


Figure 8-5 Section Analysis showing building separation to adjoining sites to the rear
Source: MAS

Given the above-made representations, it is determined that the proposal satisfies **PO2** with regard to building height of the Mt Gravatt Corridor neighbour plan.

8.2 Multiple Dwelling code

The Proposal seeks the following performance outcomes:

- Front boundary setback to Lauder Street between 2.915 and 6.5 metres;
- A site cover of 60.3%; and
- A reduced deep planting area.

The responses to **PO3, PO6, PO8 & PO29** of the **Multiple Dwelling Code** have been provided below.

Nominated Performance Solution – Front Setback

PO3

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

- 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;*
- 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;*
- 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.*

PO6

Development provides a front boundary setback that:

- (a) *defines the street edge;*
- (b) *creates a clear threshold and transition from public to private space;*
- (c) *assists in achieving visual privacy to ground-floor dwellings from the street;*
- (d) *supports the location of balconies for casual surveillance of the street and modulation of the facade;*
- (e) *allows for built form and facade articulation that contributes to the streetscape character and landscape;*
- (f) *is consistent with the intended streetscape and setback pattern;*
- (g) *facilitates landscaping appropriate to soften and screen the built form of the development from the street.*

The Proposal incorporates a varied front setback, with a minor portion of the balconies setback approximately 2.915 metres from the front boundary, while the building walls are setback between 4.0 and 6.5 metres. Although these setbacks do not achieve the corresponding Acceptable Outcomes, which require minimum setbacks of 4 metres for balconies and 6 metres for walls under **PO3** and **PO6**, the proposal is considered to satisfy the relevant Performance Outcomes. The proposed front setbacks are appropriate having regard to the following considerations:

- As noted above, the proposed front elevation incorporates a highly articulated built form, with setbacks varying between 2.915 metres and 6.5 metres (refer **Figure 8-3**). Only limited sections of the façade extend beyond the prescribed Acceptable Outcomes, with the majority of the building alignment achieving or exceeding the preferred setback provisions.
- A review of recent development approvals within the Lauder Street precinct indicates that the proposed front setback is consistent with the prevailing and emerging built form character of the area. In particular, the approved Multiple Dwelling development at 29 Lauder Street (Council Reference A005574763) incorporates front setbacks ranging between 4 metres and 6 metres. Accordingly, the proposed setbacks are considered compatible with the established streetscape character of Lauder Street, which has already been influenced by approved higher-density development outcomes.
- Those balconies located at 2.9 metres from the front boundary are appropriately designed and screened to maintain privacy for adjoining properties, while their orientation towards Lauder Street provides opportunities for passive surveillance and activation of the public realm. Furthermore, substantial deep planting areas and soft landscaping are provided at ground level, creating a high-quality landscaped interface with the street and reinforcing the established green character of the locality.

Given the above-made representations, it is determined that the proposal satisfies **PO3 & PO6** of the Multiple dwelling code.

Nominated Performance Solution – Site Cover

PO8

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

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

The Proposal achieves a site cover of 67.2%, exceeding the maximum site cover of 45% prescribed under AO8 of the Multiple Dwelling Code. It is also noted that plot ratio, as a building form and design outcome, is prescribed under the relevant Neighbourhood Plan Code. Notwithstanding that the Proposal represents an alternative outcome to the prescribed site cover and plot ratio provisions; it is considered to satisfy the relevant Performance Outcomes for the following reasons:

- The proposed building footprint has been demonstrated to achieve the intended outcomes of the Medium Density Residential Zone. The overall siting, scale and intensity of the development are consistent with the established and emerging built form character of the locality, including recently approved multiple dwelling developments within the surrounding precinct. In particular, the proposed habitable rooms and private open space areas are appropriately located and well separated from the corresponding private areas of neighbouring developments, thereby maintaining a suitable level of residential amenity.
- The proposed building footprint comprises substantial areas of private and communal open space are provided throughout the Site. These areas include generous deep planting zones and tiered soft landscaping, appropriately sized private open space and balcony areas for residents, and a significant communal open space area. Collectively, these elements contribute to a high level of residential amenity and provide a well-landscaped setting for the Proposal.
- The Proposal, including the front façade, incorporates a highly articulated and well-modulated built form. A substantial front setback is maintained, incorporating deep planting areas and generous garden spaces capable of supporting subtropical tree planting and other vegetation. This landscaping treatment reinforces the established green character of the locality and provides an attractive and landscaped interface with the streetscape.

Given the above-made representations, it is determined that the Proposal satisfies **PO8** of the Multiple dwelling code.

Nominated Performance Solution – Deep Planting

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.

The Proposal proposes a deep planting area to the northwest corner at approximately 40.5m² and at which equates to 3.4% of the Site being less than a minimum 10% of the Site area as prescribed under AO29 of the Multiple Dwelling Code.

While the reduced deep planting site area is acknowledged, additional landscaping is provided around the perimeter of the building, and the rooftop perimeter that is open to the sky provides for extensive plantings that which allows for rooftop trees and shade coverage. As such the Proposal provides for substantial landscape areas to the side and rooftop and which softens the building form, provides for extensive informal recreational areas and mitigates heat island effects. In addition, a green factor of 0.45 is achieved. Refer to **Section 3** and **Figure 8-6** for more detail.



Figure 8-7 Deep Planting and Landscape Opportunities

Source: AS Design

Accordingly, it is determined that the Proposal satisfies **PO29** of the Multiple dwelling code.

8.3 Performance Outcome Summary

In summary, while several performance solutions are sought for the Proposal, it is considered that the Proposal:

- Is consistent with the 'character development along Lauder Street, and therefore aligned with community expectations of development over the Site (we also note that community consultation will be available to the public through the public notification process);
- Is consistent with the anticipated density and assumed infrastructure demand, noting the Site is within a growth node and within walking distance to Mt Gravatt East busway corridor and the district centre;
- Is proportionate to and commensurate with the Site area and frontage width;
- Considers the existing street conditions and Site topography;
- Provides adequate stepping of the building, transitional building heights and plentiful landscaping that avoids overbearing development, and protect the amenity of adjoining properties;
- Will not adversely impede adequate sunlight and limited overshadowing to adjoining properties; and
- Exhibits a high-quality architectural design that incorporates generous communal and private open space, together with a well-articulated built form. The use of varied materials, finishes, recesses, and architectural detailing provides visual interest on all elevations, resulting in an attractive and well-resolved building that positively contributes to the streetscape and surrounding locality.

9. RECOMMENDATIONS

This urban planning report demonstrates that the proposed development and associated development application complies with relevant provisions of the City Plan 2014 and relevant state government legislation and planning instruments. Any potential conflict with the planning scheme is limited and minor in nature and there are sufficient grounds to justify the development, despite such conflict.

On that basis the application has planning merit and should be approved subject to reasonable and relevant conditions.

10. APPENDICES

- 10.1 APPENDIX A – Site Survey as prepared by Site Surveys**
- 10.2 APPENDIX B – Architectural Plans prepared by MAS Architecture**
- 10.3 APPENDIX C – Traffic Engineering Assessment prepared by BMC Traffic**
- 10.4 APPENDIX D – Civil Engineering Reports prepared by CDS**
- 10.5 APPENDIX E – Stormwater Management Plan prepared by CDS**
- 10.6 APPENDIX F – Landscape Concept Plan prepared by AS Design**
- 10.7 APPENDIX G – Irrigation Strategy Report prepared by IDA**