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TOWN PLANNING REPORT

Development Permit for Material Change of Use for Multiple Dwellings (116 units) (2 Stages)

23 Griffith Place, Seven Hills, QLD 4170

Lot 9 on SP267627

November 2026

Urban Planning | Urban Design
Project Management | Development Advice



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Reference	26200

Document Control

Rev	Date	File	Author	Reviewer	Status
01	06/11/2026	DA Report	TS	CL	Draft
02	10/11/2026	DA Report	TS	CL	FINAL

Application Overview

Site and Application Details	
Address	23 Griffith Place, Seven Hills, QLD 4170
Site Area	12,640m^2
Local Authority	Brisbane City Council
Local Authority Zoning	Community facilities (Education purposes)
Local Plan	River gateway neighbourhood plan
Existing Use/s	Development Permit for Material Change of Use for Multiple Dwellings (Townhouse development) to be located at the rear of the site
Application Details	Development Permit for Material Change of Use for Multiple Dwellings (116 units) (2 Stages)
Level of Assessment	Impact assessment
Referral Agencies	Not applicable
Applicant Details	Heran Building Group C/- HPC Planning Level 12, 126 Margaret Street, Brisbane QLD 4000 Contact: Thomas Stubbs Phone: 0413 909 802 Email: thomas.s@hpcplanning.com.au Web: www.hpcplanning.com.au
Land Owner	Property Developments No.1 Pty Ltd

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1 Introduction

1.1 Overview

HPC Planning (HPC) have been engaged by Heran Building Group ("the Applicant") to prepare and lodge a development application seeking a Development Permit for Material Change of Use for Multiple dwellings (116 dwellings) (2 Stages) over 23 Griffith Place, Seven Hills, QLD 4170, described as Lot 9 on SP267627 ("the subject site").

On 6 June 2024, Council resolved to approve a change application to a Preliminary Approval to affect the Brisbane City Plan 2000 for Development Permits for Material Change of Use and Reconfiguring a Lot and Preliminary Approval to carry out Building Work (council Ref. A006485314).

As per the approval, Condition 7 states that for a Multi-unit Dwelling the level of assessment is Code Assessment where compliant with the conditions of the Preliminary Approval.

As per Condition 8, building heights are limited to that prescribed via the precinct allocations, in which the subject site is identified as having a height limitation of 4 storeys. Given the proposed development exceeds the designated building height, the application is therefore subject to assessment against the relevant planning instrument being the *Brisbane City Plan 2014 Version 37*.

The proposed development seeks to establish Multi-unit dwelling, considered to best fit the current land use definition of Multiple dwelling. A comparison of the two uses is provided below:

Multi-unit dwelling

a use of premises as the principal place of longer-term residence by several discrete households, domestic groups, or individuals, irrespective of the physical building form

Multiple dwellings

A residential use of premises involving 3 or more dwellings, whether attached or detached.

Under the Brisbane City Plan 2014 version 37, (the '**City Plan**') the subject site is included within the Community facilities (Educational purposes) zone. In accordance with Table 5.5.19 – Community facilities zone, the proposed land use is not listed and is therefore subject to **Impact assessment.**

The proposed development seeks to establish within future Lot 1 and 2 of the recently approved Reconfiguring of lot application (1 into 3) (Council reference: A006835074) and as such has been considered as the site area within the reporting of this application. It is noted the southern portion of the site (proposed Lot 3), is subject to a development approval for a Material change of use for Multiple dwellings (28 units) (Council Ref. A006831264).

Our assessment, set out within this report, also finds that the proposed development is consistent with the statutory requirements of the Planning Act 2016 and the associated Planning Regulation 2017. Applicable State Development Assessment Provisions are also satisfactorily addressed herein.



Figure 1: Proposed perspective

1.2 Supporting Information

Independent specialist studies have been prepared to ensure that all applicable matters are evaluated and addressed as part of this application. This town planning report should be read in conjunction and considered with the following supporting documentation outlined in Table 2.

Consultant	Discipline
HPC Planning	Town Planners
Chalmers Partners Architects	Architects
Van Der Meer	Civil Engineers
Benzie Traffic Management	Traffic Engineers
AJEM Sustainable Waste & Resource Consulting	Waste Management
Dune St. Landscape Architect	Landscape Architects

Table 1: Supporting Information

1.3 Appendix List

Appendix	Report
A	**Architectural Plans** by Chalmers Partners Architects
B	**Code Compliance Statements** by HPC Planning
C	**Engineering Services Report** by Van Der Meer
D	**Stormwater Management Report** by Van Der Meer
E	**Traffic Impact Assessment** by Benzie Traffic Engineering
F	**Waste Management Plan** by AJEM Sustainable Waste & Resource Consulting
G	**Landscape Plans** by Dune St
H	**Land owner's Consent**
I	**Title Search**
J	**DA Form 1**

Table 2: Appendix List

1.1 Legislative Framework

A summary of the site and development parameters are outlined in Table 1 below.

Site and Application Details	
RP DESCRIPTION	Lot 9 on SP267627
ADDRESS	23 Griffith Place, Seven Hills
SITE AREA	12,640m^2
LOCAL AUTHORITY	Brisbane City Council
LOCAL AUTHORITY ZONING	Community facilities (Education purposes)
LOCAL PLAN	• River gateway neighbourhood plan • Seven Hills TAFE precinct – NPP-002
APPLICATION DETAILS	Development Application for Material change of use for Multiple dwellings (116 units)
LEVEL OF ASSESSMENT	Impact assessment

APPLICABLE OVERLAY CODES	• Airport environs overlay; • Community purposes network overlay; • Critical infrastructure and movement network overlay; • Industrial amenity overlay; • Road hierarchy overlay; and • Streetscape hierarchy overlay.
REFERRAL AGENCIES	Not applicable

Table 3: Site and Application Details

1.4 Recommendation

This independent town planning report, coupled with the supporting specialist reports, demonstrates that the proposed development is an appropriate outcome for the site, generally accords with the relevant provisions of the *Brisbane City Plan 2014* (v37) and will not prejudice the development potential of adjoining lots. As such, the application is recommended for approval, subject to reasonable and relevant conditions.

2 Site and Surrounding Development

2.1 Property Description

The site is comprised of a single allotment as described below:

Street Address	RP Description	Zoning	Site Area
23 Griffith Place, Seven Hills	Lot 9 on SP267627	Community facilities (Education purposes)	12,640m^2

Table 4: Site details

The site is located in the residential section of Seven Hills (the other half being the Seven Hills Bushland Reserve), approximately 4km east of Brisbane's CBD. The site is primarily vacant (as seen in recent aerial imagery), with the exception of a Sales Office and temporary carpark in the north-western corner, along with temporary outdoor storage of construction materials elsewhere. The subject site is currently within preparation stages to construct the approved townhouse development (28 dwellings) located within the southern portion of the site, being future Lot 3 of recently approved Development Permit for Reconfiguring a Lot (1 into 3 lots) (Council ref. A006835074) with the balance of the site the subject of this application, demonstrated below:



Figure 2: Aerial view of the subject site

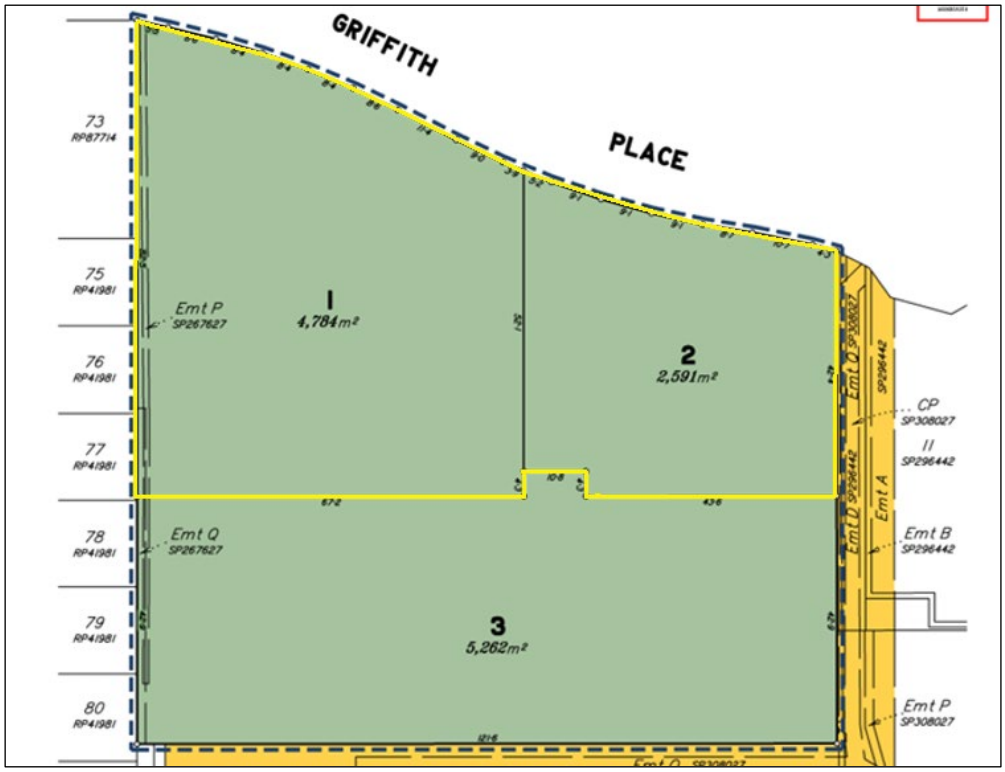


Figure 3: Proposed development area

2.2 Surrounding Development

The below (Table 2) outlines the immediate context of the surrounding area, which is particularly comprised of the Clearview Urban Village which the subject site is located within. Figure 2 below identifies the key land uses and areas (zones) in the immediate surrounds.

North	To the north of the site are numerous 3 storey townhouses as well as a 5 storey apartment building are situated on the northern side of Griffith Place. Together with the detached 2 storey Dwelling Houses fronting Clearview Terrace, these developments form part of the Clearview Urban Village. Extending north of Foxton Street contains primarily detached Dwelling Houses within the Low density residential zone.
East	Immediately adjoining the site to the east is Arcare Aged Care and townhouses, also located in the Community facilities zone. We note that under the Clearview Structure Plan (A006485314), the site was designated under Precinct I for Multi-unit dwelling with a height limitation of 5 storeys. We note that this development site has not maximised these height allowances by constructing 2 storey townhouses and aged-care facilities. The Seven Hills Hub (2 storeys) and Griffith Place Park to the north-east of the cul-de-sac. Seven Hills State School is also located to the east of Arcare. Beyond these localities are detached Dwelling Houses and townhouse complexes in the Low density residential area. The strip of Park land area covers Maiwela Street Park.
South	Adjoining the pre-subdivided site to the south are 2 storey townhouses that form part of Clearview Urban Village. HPC note that under the Preliminary Approval for the Clearview Structure Plan (A006485314), this site (Precinct J) was allowed to establish 3 storeys. All apart from one of the Dwelling House (which is also part of the Clearview Structure Plan) on D'Arcy Road are located in the Low density residential area which continues to the south.
West	Detached dwellings within the Low density residential area adjoin the site to the west, other than the Clearview Centre on the corner of Kensington Avenue and Clearview Terrace. This area continues over most properties with the exception of Bennett's Bushland Park (Community facilities zone) and pockets of land in the Park zone. The Convenience centre zone to the south-west of the D'Arcy Road / Kensington Avenue / Oateson Skyline Drive / The Corso roundabout contains a range of retail and commercial activities.

Table 5: Surrounding context

In addition to the above, it is important to note surrounding development within the precinct has not utilised maximum building thresholds as stated within the Clearview precinct and instead has resulted in development of a lower-scale and intensity. The proposed development utilises a large landholding to deliver an appropriate residential development utilising the ultimate high density residential intent of the Clearview precinct.



Figure 4: Surrounding area and zoning



Figure 5: Strategic Context – Clearview Urban Village

2.3 Easements

The subject site is burdened by, and benefits from, various easements. Refer to the table below and the Registered Title located within **Appendix I** for details.

Easement	Beneficiary	Purpose
Easement in Gross No 718338062 (Easement Q on SP267627)	Brisbane City Council	Protect stormwater infrastructure
Easement in Gross No 718338072 (Easement P on SP267627)	Central SEQ Distributor-Retailer Authority	Protect sewer infrastructure
Easement No 719250472 (Easement E on SP296442)	Subject site	Access
Easement No 719250473 (Easement A on SP296442)	Subject site	Access
Easement No 719250477 (Easement D on SP296442)	Subject site	Access

Table 6: Easements

In addition to the above existing easements, easements are required to be granted prior to the commencement of use under condition 21 of the Material Change of Use approval for Multiple Dwellings with Council reference A006831264. These will be easements in favour of Brisbane City Council for underground drainage purposes.

2.4 Urban Infrastructure

The subject site can be adequately serviced by all necessary infrastructure, including sewerage, water, gas, electricity and telecommunications. An overview of the servicing requirements as outlined within the Engineering Services Report, prepared by Van Der Meer is provided below:

Service	Requirement
Water	All proposed lots will be serviced via the existing DN180 PE water main located within the site frontage along Griffith Place. The service connection for proposed Building 2 will require a 2m easement along the northern boundary of the site and the service connection for proposed Building 1 will require a 2m easement along the eastern boundary of the site.
Sewer	Proposed Building 1 (eastern portion of the current development area) will be serviced via a property connection to the existing DN160 Polyethylene (PE) sewer main located along the eastern site boundary. Proposed Building 2 (western portion of the current development area) will be serviced via a property connection to an existing sewer manhole located in Lot 3. The existing sewer manhole connects to the existing DN160 Polyethylene (PE) sewer main located along the eastern site boundary. A 1m wide access easement will be provided to all sewer manholes located within proposed lot 3.
Stormwater	Proposed Building 1 (eastern portion of the development area) will be serviced via an existing field inlet pit, discharging into the existing stormwater main located along the eastern site boundary. Proposed Building 2 (western portion of the development area) will be serviced via the exiting field inlet pit connecting to the Lot 3 stormwater line, which discharges into the DN600 RCP stormwater main.

Table 7: Urban infrastructure requirements

A copy of the report, including the proposed servicing arrangement is provided within Attachment C.



Figure 6: Existing Infrastructure

2.5 Significant Vegetation

The site features mature vegetation scattered throughout the northern portion of the allotment however is noted as being free from overlays and is therefore not regulated. Despite this, it is noted existing established trees fronting Griffith Place are proposed to be retained, noting their contribution in providing visual offset and softening of the proposed built form.

2.6 Site History

The subject site forms part of the Clearview Structure Plan precinct development, a multi-allotment master planned area for the creation of high density residential development, previously the site of Seven Hills TAFE. The precinct is well established, with various mid-rise developments completed and residents moved in. Of note, the site is adjacent the completed Arcare aged-care development (2 storeys) and the 5-storey Multiple dwelling development at 15 Tallowwood Place (north). The subject site takes advantage of the largest land-holding within the precinct for the development of critical housing infrastructure via an architecturally designed, multi-building development.

Relevant approvals over the subject site are provided within the table below, noting the recent development permit for Reconfiguring a lot (as previously mentioned within Section 1 of this report) and approved Multiple dwelling development for 28 units (townhouse) to be located on the southern end of the premises.

Reference	Application Description	Status
A005343882	Development Permit for Multiple Dwelling (118 units) and Centre activities (Food and drink outlet, Office and Shop)	Approved on 1 September 2022
A006485314	Preliminary Approval for the Clearview Structure Plan (involving Building Works, Operational Works, Material Change of Use and Reconfiguration of a Lot)	Approved on 6 June 2024

A006835074	Development Permit for Reconfiguring a Lot (1 into 3 lots)	Approved on 19 September 2025
A006831264	Development Permit for Material Change of Use for Multiple Dwellings (28 units)	Approved on 26 November 2025

Table 8: Previous relevant applications

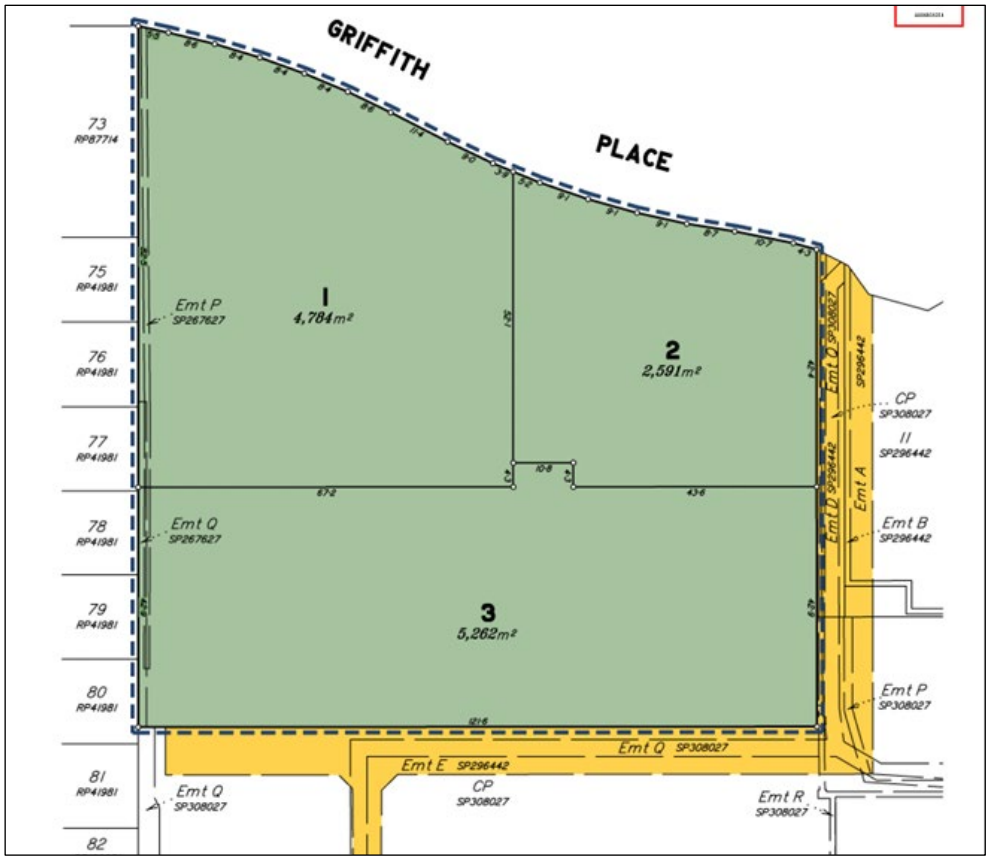


Figure 7: Excerpt from Approved Plan – A006835074

It is noted a subsequent Minor Change to the Reconfiguring a Lot approval (Council Reference: A006835074), is anticipated to be lodged to address the placement of the proposed shared lot boundary between Lot 1 and 2.

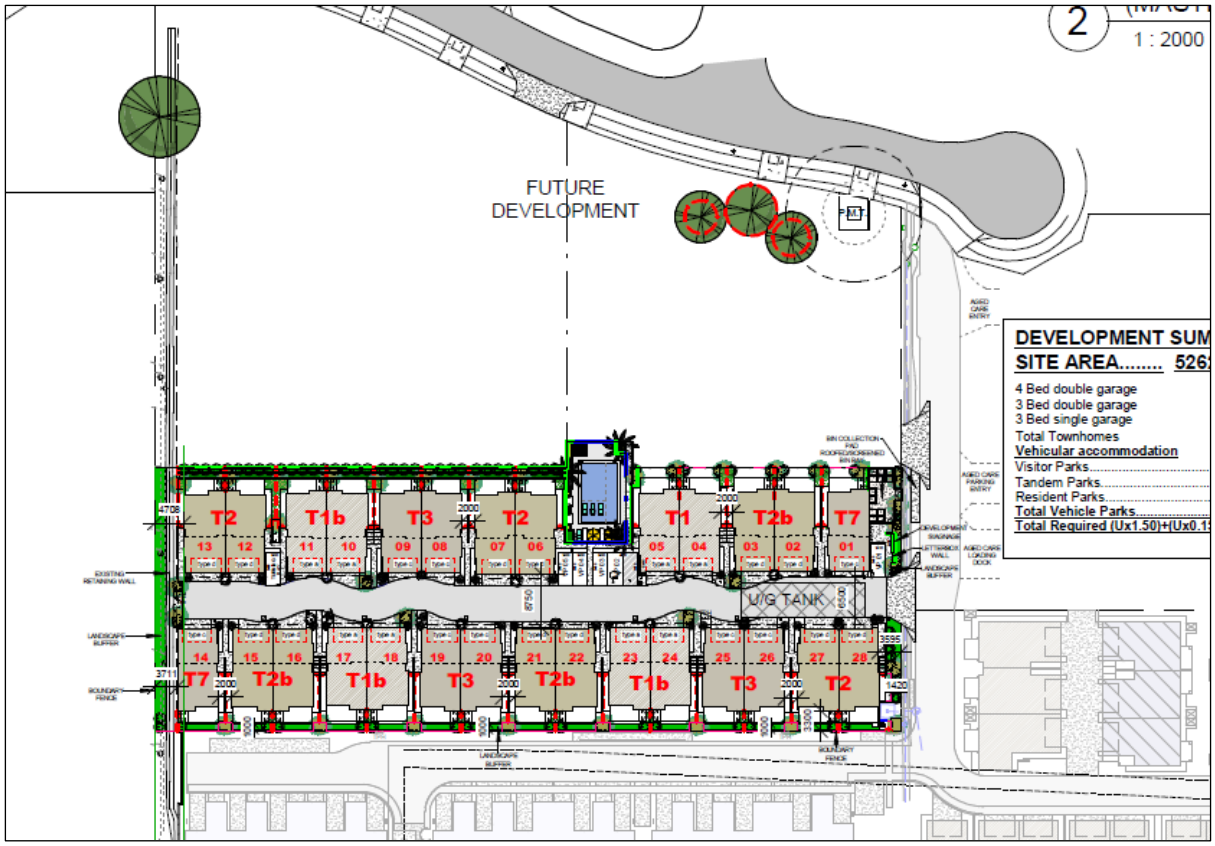


Figure 8: Excerpt from Approved Plan – A006831264

3 Proposed Development

3.1 Application Details

As discussed within Section 1 of this report, the subject site is located within Precinct H of the Clearview Structure Plan and the anticipated land use is for Multi-Unit Dwellings, with an allocated building height of 4 storeys. It is proposed to construct the development in two stages (ie. one building per stage). At the time of writing, the sequence of these stages is unknown. However, a flexible staging approval is sought and is considered appropriate as each building is designed to operate entirely independent of one another.

Multi-unit dwellings is defined as:

a use of premises as the principal place of longer-term residence by several discrete households, domestic groups, or individuals, irrespective of the physical building form

As the proposed development exceeds the designated building height, the development is subject to assessment against the current Planning Scheme, being the *Brisbane City Plan 2014 (Version 37)*. Upon review of the current land use definitions contained within the City Plan, the proposed development is considered to best fit 'Multiple dwellings' defined as:

A residential use of premises involving 3 or more dwellings, whether attached or detached.

Assessment of the application has considered both the underlying zoning, neighbourhood plan and typical benchmarks associated with the establishment of Multiple dwelling development.

3.2 Proposal Overview

The proposed development seeks to establish 2 apartment buildings of 8 storeys and 21.7m, facilitating 116 units and 300 bedrooms, resulting in a residential density of 1 dwelling per 111.85m^2 and 1 bedroom

per 44m^2. The site provides a total of 273 carparks over 2 levels of basement and at-grade parking within the under croft of Building 2.

The development is proposed to be delivered across two stages, comprising one building per stage. While the exact construction order has not yet been determined, approval is sought for a flexible staging arrangement. This approach is appropriate as both buildings are designed to function completely independently of one another.

The built form is described as modern, utilising a mix of arches, wood-look finishes, stone features and a neutral colour scheme. The built form as described above is balanced with cascading landscaping, deep planting within the frontages of the site and internally around entrance points and recreational areas. The building is articulated via batten screening elements, balcony recesses and various landscaping to provide depth, visual interest and contribute to the high quality built form.

The development is appropriately sited within the allotment and sympathetic to the surrounding existing built form via generous setbacks to the western and southern interfaces. Internally, the separation distance between each building exceeds the minimum requirements outlined within the Multiple Dwelling code.

Entrances to the development are legible in design and clearly distinguished between pedestrian and vehicle points to ensure an appropriate level of safety and manoeuvrability. The site proposes 1 vehicle entrance along Access Lane (Building 1) and Griffith Place (Building 2) and 2 pedestrian entrances fronting Griffith Place.

Public open spaces are located within the front portion of the site (fronting Griffith Place) and to the southwestern boundary (within Building 2) and consist of a lap pool, indoor common area, sauna and gym space.

An overview of each building is provided as follows:

BUILDING 1	
BUILDING HEIGHT	21.7m – 8 storeys
UNITS	• 37 x 2-bedroom units • 32 x 3-bedroom units • 4 x 4-bedroom units
BEDROOMS	186 bedrooms
PARKING	**Lower ground** • 63 residential spaces • 18 visitor spaces **Basement** • 79 residential spaces **TOTAL 160 spaces**
VEHICLE ACCESS	Vehicle crossover fronting Access Lane
PEDESTRIAN ACCESS	Pedestrian entrance fronting Griffith Place

Table 9: Building 1 overview

BUILDING 2	
BUILDING HEIGHT	21.7m – 7 storeys
UNITS	• 18 x 2 bedroom units • 22 x 3-bedroom units • 3 x 4-bedroom units
BEDROOMS	114 bedrooms
PARKING	**Ground**

	• 46 residential spaces • 11 visitor spaces **Lower ground** 55 residential spaces **TOTAL 113 spaces**
VEHICLE ACCESS	Vehicle crossover fronting Griffith Place
PEDESTRIAN ACCESS	Pedestrian entrance fronting Griffith Place

Table 10: Building 2 overview

3.3 Key Development Data

A summary of key development attributes is detailed in the table below:

BUILDING HEIGHT	21.7m – 7 storeys
DENSITY	1 dwelling per 63.6m^2 and 1 bedroom per 24.6m^2
OCCUPANCY TYPES	• 55 x 2-bedroom units • 54 x 3-bedroom units • 7 x 4-bedroom units
SETBACKS	Refer to Section 5.8
PLOT RATIO	2.42
ACCESS	**Building 1** • Vehicle access via Access Road • Pedestrian access via Griffith Place **Building 2** • Vehicle access via Griffith Place • Pedestrian access via Griffith Place
CAR PARKING	**Building 1** Basement spaces: 79 spaces; Lower ground spaces: 63; Visitor spaces: 18 spaces **Building 2** Lower ground spaces: 55 spaces; Ground spaces: 47 spaces; Visitor spaces: 11 spaces **TOTAL: 244 resident spaces / 29 visitor spaces**
BICYCLE PARKING	Building 1 – 18 bicycle spaces Building 2 – 11 bicycle spaces
PRIVATE OPEN SPACE	Building 1 – 1,637m² Building 2 – 1,152m^2
COMMUNAL OPEN SPACE	Building 1 – 347m^2 Building 2 – 425m^2
SERVICING	Building 1 – MRV Building 2 – MRV
STORMWATER MANAGEMENT	• 75.393m^3 detention tank located within the basement of Building 1 • 6x Atlan double stack filters

Table 11: Development data

4 State Assessment Framework

This section of the report explains the applicable components of the statutory town planning framework and its relevance to the proposed development.

4.1 Planning Act 2016

The *Planning Act 2016* ("the Act") is the governing piece of legislation that regulates development within Queensland. The Act seeks to provide for an efficient, effective, transparent, integrated, coordinated and accountable system of land use planning and development assessment to facilitate the achievement of ecological sustainability. Chapter 3 of the Act and the *Development Assessment Rules 2017* set the framework and processes for integrating State and Local Government development assessment. Relevant parts of the Act are addressed below, including referral agency assessment and public notification, are addressed below.

4.2 Categories of Development

Section 44(3) of the Act prescribes that a development approval is required to carry out assessable development, as declared under the categorising instrument. In this instance, an Impact Assessment development application is required to be made to the assessment manager to acquire the necessary development approvals.

4.3 Public Notification

According to Section 53 of the Act, public notification is required for a development application which is subject to Impact Assessment or includes a variation request. As the development application requires Impact Assessment, public notification is required to be conducted in accordance with Part 4 of the Development Assessment Rules 2017, for fifteen (15) business days

4.4 Referral Agencies

Under the Act and *Planning Regulation 2017* (the Regulation) various components of development applications trigger referral of the application to external Referral Agencies. Section 56 of the Act prescribes the powers granted to referral agencies, which include the ability to request additional information and to direct the assessment manager to approve development, impose conditions, or refuse the application. The Regulation identifies where a referral agencies assessment powers are limited to the provision of advice only.

The Department of State Development, Infrastructure and Planning is the single lodgement and assessment point for all applications where the state has jurisdiction under the Act and the Regulation.

Potential referral triggers have been mapped using the Development Assessment Mapping System (DAMS), which includes SARA mapping, as depicted in the figure below. As per the SARA mapping system, the site is subject to the following matters of interest:

- **SEQ Regional Plan Triggers** – Urban Footprint; and
- **Water Resources** – Water resource planning area boundaries.

Schedule 10 of the Regulation identifies where development requires referral agency assessment under the Act. Assessment against Schedule 10 confirms that the following referral triggers apply to this development application. The proposal is of an urban use within the Urban Footprint designation and does not involve groundwater interference.

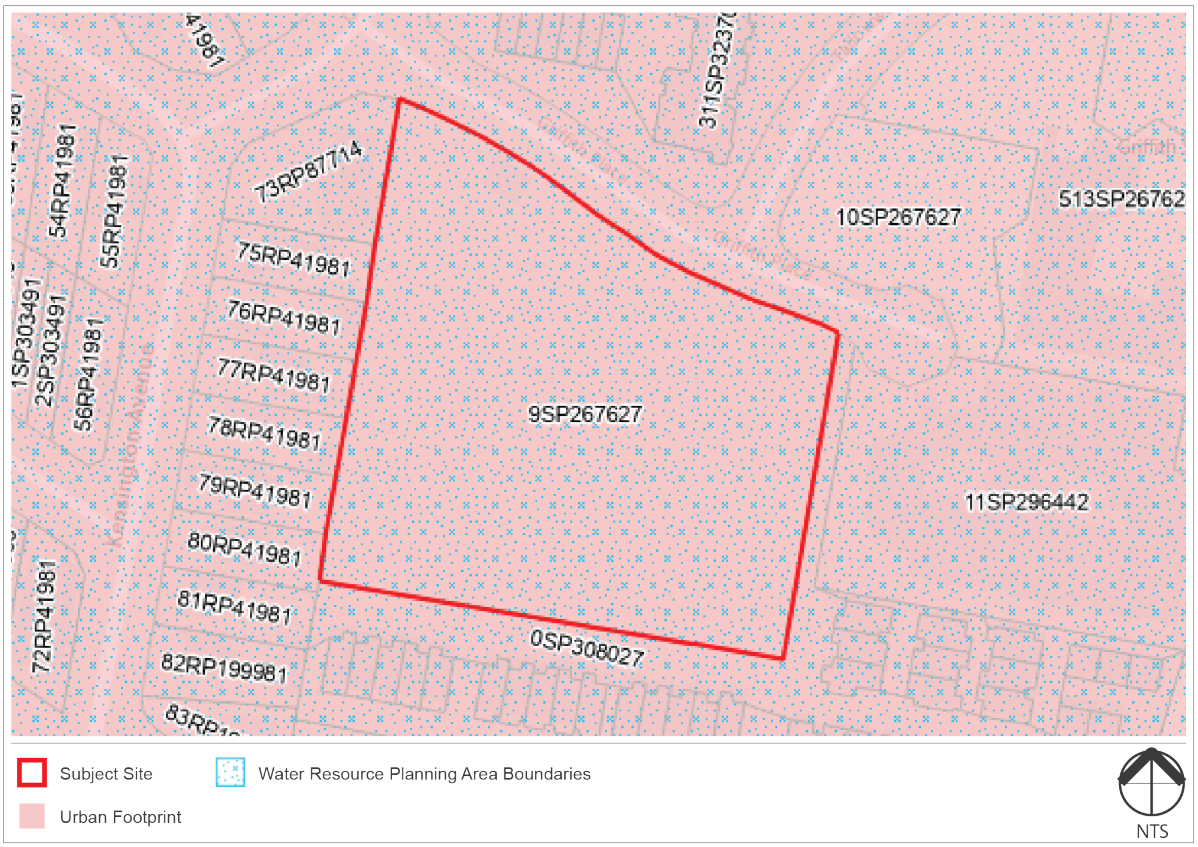


Figure 9: SARA mapping

4.5 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for development applications requiring referral to the chief executive (SARA). This development application does not require referral to the chief executive (SARA), therefore the SDAP does not apply to this development application.

4.6 State Planning Policy

The State Planning Policy (SPP), adopted on 3 July 2017, is a State planning instrument made by the Minister under section 10 of the Act. The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development. The State Planning Policy (SPP) is a key component of Queensland's land use planning system, which enables development, protects the natural environment and allows communities to grow and prosper.

Pursuant to section 26 of the Regulation, an assessment manager must have regard to the SPP to the extent that part E of the SPP is not adequately reflected in the planning scheme. The SPP is identified as being not fully integrated within the *Brisbane City Council City Plan 2014 (v37)* with the exception of the State interest for Natural hazards, risk and resilience and the State interest for Strategic airports and aviation facilities. Accordingly, the SPP is not identified in the *Brisbane City Council City Plan 2014 (v37)* as being appropriately integrated. As such, the assessment benchmarks in Part E of the SPP are addressed below:

State Interest	Assessment
Natural hazards, risk and resilience	The subject site is only affected by the Flood Hazard Area – Local Government Flood Mapping Area on SPP mapping. Therefore, reference is made to Council's most recent flood mapping: the site is not affected by overland flow, river flooding or creek/waterway flooding.

State Interest	Assessment
Strategic airports and aviation facilities	The proposed buildings will not penetrate or emit into the operational airspace. Waste will be managed to avoid attracting wildlife.

Table 12: Assessment against the SPP

4.7 ShapingSEQ (South East Queensland Regional Plan 2023)

The South-East Queensland (SEQ) Regional Plan 2023, also known as *ShapingSEQ*, is the pre-eminent strategic land use plan for the region and provides a framework to manage growth, change, land use and development in SEQ. As demonstrated in Table 7 below, the proposed development is consistent with the goals, elements and strategies of the SEQ Regional Plan.

SEQRP relevant part	Compliance
Chapter 3, Part A: Goals, elements and strategies	Chapter 3, Part A contains five goals for the region, of which Goal 1: Grow is applicable to the proposed development. The proposal will contribute to Brisbane's consolidation targets and general housing supply. The subject site anticipates higher density development and the provision of Multiple Dwellings further contributes to the mix of dwelling types to accommodate changing populations and households by 2046.
Chapter 3, Part B: Regional Growth Pattern	The subject site is located within the Urban Footprint of the regional plan. The proposed use is of an urban nature and subsequently is appropriate within the Urban Footprint.
Chapter 3, Part C: Sub-regional directions	The development is located in the Metro sub-region and will support the sub-regional outcomes for Growth by consolidation. Through unlocking underutilised land within the Urban Footprint designation.

Table 13: ShapingSEQ assessment

5 Local Assessment Framework

5.1 Brisbane City Council City Plan (v37)

The *Brisbane City Council City Plan (v37)* ("Planning Scheme") is the relevant local planning instrument for assessing this development application. The following sections of the town planning report evaluate the proposed development against the relevant provisions of the Planning Scheme.

5.2 Development Definition

The proposed development seeks to establish a Multiple Dwellings over the subject premises. In accordance with Schedule 1.1 of the Planning Scheme, a Multiple Dwelling is defined as follows:

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

In accordance with the above land use definition, the proposal seeks to establish 113 dwellings in form of apartments / units located across two detached buildings (Building 1 and Building 2) over the subject premises.

5.3 Categories of Assessment

As per Table 5.5.19 of the *Brisbane City Council City Plan 2014 (v37)*, Multiple Dwellings is not a listed land use within the Categories of development and assessment for a Material Change of Use within the Community facilities zone. Therefore, a development application for Material Change of Use for Multiple Dwellings within the Community facilities zone is subject to Impact assessment. The applicable overlays do not alter the category of assessment.

5.4 Strategic Framework

The strategic framework sets the policy direction for the City Plan and has a planning horizon of 2031. Conceptual mapping, showing land designations, supports the Strategic framework and is utilised to guide development outcomes in keeping with the applicable themes.

In accordance with the Land Use Strategic Framework Map, the subject site is located within the Suburban Living Area designation identified below.

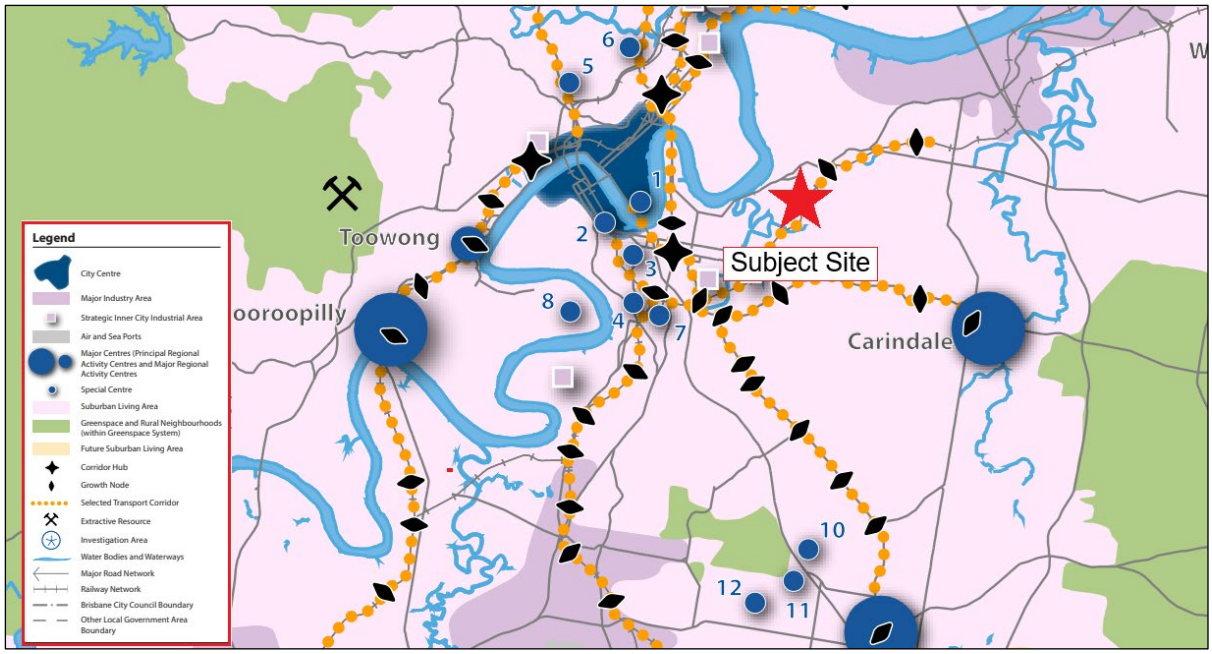


Figure 10: Land use strategic framework map

With consideration to the abovementioned mapping designation, the applicable themes and elements of the Strategic framework relevant to the proposed development are identified as follows:

Theme	Related Element
Theme 2: Brisbane's outstanding lifestyle	• Element 2.1 – Brisbane's identity • Element 2.2 – Brisbane's housing and accommodation choices • Element 2.4 – Brisbane's community facilities, services, open space and recreation infrastructure
Theme 5: Brisbane's CityShape	• Element 5.5 – Brisbane's suburban living areas

Table 14: Relevant strategic framework

The proposed development seeks to establish a residential land use within the Community facilities zone. Given the site forms part of a variation to the City Plan zoning (for residential purposes), assessment against the Strategic framework has been undertaken with regard to both the zoning of the land and underlying Clearview planning scheme.

In identifying the above, assessment against the related themes have been categorised in relation to the associated Land use strategies and Specific outcomes as follows:

Sense of Place
The Land use strategies and Specific outcomes as stated within the Sense of place benchmark seek to ensure development remains in keeping with the existing and planned character of the area in which it is located. Development is anticipated to integrate into the natural and urban surroundings, reinforcing locally distinctive design, landscape, heritage, social values, patterns of development and culture. The proposed development is located within the Clearview precinct area and further defined within Precinct H, which envisions Multi-unit dwellings (Multiple dwellings) up to 4 storeys in building height. The surrounding precinct allows for various building heights including 5 storeys, 3 storeys and 2 storey development. When subject to the City Plan, Version 37, the Seven Hills TAFE precinct (River gateway neighbourhood plan/NPP-002) allows for building heights up to 5 storeys with an undefined

height in meters. Surrounding precincts within the River gateway can achieve building heights up to 5 storeys where on lots over 800m^2.

With consideration of the above, there is a clear development intent for the River Gateway Plan area to facilitate higher residential density development (where meeting lot size thresholds) that support the mixed-use nature of the precinct. Further, it is recognised that larger lots are suitable for supporting increases in building heights, where impacts to surrounding amenity can be appropriately managed.

The proposed development and associated building height is considered to remain in keeping with the development intent of the area and maintain a suitable built form outcome that is sympathetic to the surrounding amenity and sensitive land uses as:

- The subject site is a particularly large land holding of 12,640m^2 (7,375m^2 being future Lot 1 and 2), allowing any increase to building heights to be appropriately managed within the allotment via setbacks, building form and orientation to continue to maintain the reasonable amenity expectations of surrounding allotments that would otherwise be subject to a 5 storey building height as identified within the River Gateway Plan area. Specifically, the development proposes a 9.9m setback (for heights up to 21.7m – 6 storeys) and 18.3m setback (for heights up to 22.5m – 7 storeys) to the western boundary, whilst to the south, the development proposes typical setbacks of 4.6m to OMP.
- Due to the topography of the site and building design, the development is positioned on the lower side of the existing western allotments and results in a perceived building height of 6 storeys with level 7 being considerably setback as mentioned above. The resulting development is therefore perceived as being one additional storey than that allowable under the Seven Hills TAFE precinct.
- The building design includes cascading landscaping along the outer edge of the balcony spaces that provide a visual buffer to aid in mitigating overlooking opportunities into private open space areas.

In addition to the above, it is important to note surrounding development within the precinct has not utilised maximum building thresholds as stated within the Clearview precinct and instead has resulted in development of a lower-scale and intensity. The proposed development utilises a large landholding to deliver an appropriate residential development utilising the ultimate high density residential intent of the Clearview precinct

As such, the development is considered to result in a land use anticipated within the locale and in keeping within the expectations of surrounding residential development.

Urban Design and Architecture

The Land use strategies and Specific outcomes as stated within the Sense of place benchmark seek to ensure development exhibits design excellence in form (including maintaining traditional building character), function and detailing, and enhance the city through the creation of high-quality, contemporary and well-articulated subtropical urban streetscapes. Development is anticipated to create functional pedestrian connectivity along with open space commensurate with scale.

As previously mentioned within this report, the proposed development seeks to establish a modern built form with a Moroccan vernacular; utilising a mix of arches, wood-look finishes, stone features and neutral colour scheme.

The built form as described above is balanced with cascading landscaping within balcony spaces, deep planting within the frontages of the site and internally around entrance points and recreational areas. The building is articulated via the aforementioned batten screening elements and balcony recesses along with landscaping at each level to provide depth, visual interest to contribute to a high quality built form.

Entrances to the development are legible in design and clearly distinguished between pedestrian and vehicle points to ensure an appropriate level of safety and manoeuvrability. The site proposes 1 vehicle entrance along Access Lane (Building 1) and Griffith Place (Building 2) and 2 pedestrian entrances fronting Griffith Place.

Lastly, public open spaces are located within the front portion of the site (fronting Griffith Place) and to the southwestern boundary (within Building 2) and consist of a lap pool, indoor common area, sauna and gym space.

With consideration of the above, the development achieves the relevant benchmarks outlined within the Urban design and architecture element.

Brisbane's Housing and Accommodation Choices

The land use strategies and Specific outcomes as stated within the Sense of place benchmark seek to ensure development contributes to housing diversity, particularly supporting ageing in place and assisted living and housing suited to households on different incomes.

The proposed development results in an additional 116 apartment dwellings consisting of a range of 2, 3 and 4 bedroom units of varying size and scale. The development is therefore considered to positively contribute to the diversity in housing product within the area and further enhances housing opportunities both within the Clearview precinct and wider Seven Hills suburb. It is further noted the site is located adjacent the 'Arcare Aged Care Seven Hills' and as such provides opportunity for transitional living opportunities to support 'ageing in place'.

Brisbane's Community Facilities, Services, Open Space and Recreation Infrastructure

The subject site is located within the Community facilities zone and is therefore required to provide assessment against 'Brisbane's community facilities, services, open space and recreation infrastructure' with particular regard to L2.3 and L9.1 where it is stated:

'The redevelopment of government and institutional sites for a use not fulfilling a community facilities purpose is to ensure that the use integrates with the surrounding area and provides greater and direct compensatory community benefits that meet identified needs.'

'Development for larger sized multiple dwellings provides communal open space which is designed to suit the likely resident profile.'

Despite the above, it is noted that in accordance with the Clearview precinct plan, the site is designated for residential development and therefore the proposed development remains in keeping with the City's expectations in providing new residential living opportunities in the form of Multiple dwellings. Further, the site provides ample communal open space areas including pools, gyms, saunas and function rooms to meet the anticipated needs of future residents.

Table 15: Strategic framework assessment

In consideration of the Strategic framework assessment above, the proposed development is considered suitable in meeting the associated benchmarks relevant to the application as:

- The proposed development is in keeping with the general requirements of supporting increases in building heights relevant to allotment size as per the River Gateway Neighbourhood Plan and thus meets the sense of place provisions.
- The proposed development is architecturally designed and exhibits excellence in form and function, integrates with the streetscape character and has been sited to ensure surrounding sensitive land uses are protected and reasonable amenity outcomes maintained.
- The development provides variance in the housing and dwelling types within the area and is coupled with various communal amenities and associated landscaping

5.5 Assessment Benchmarks

The following codes are applicable (or not applicable as discussed) to this application:

Zone code	Overlay codes	Development codes
• Community facilities zone code • River gateway neighbourhood plan code	• Airport environs overlay code • Critical infrastructure and movement network overlay code • Road hierarchy overlay code • Streetscape hierarchy overlay code	• Multiple dwelling code • Filing and excavation code • Infrastructure design code • Landscape work code • Outdoor lighting code • Stormwater code • Transport, access, parking and servicing code • Wastewater code

Table 16: Relevant Brisbane City Plan 2014 codes

5.6 Community facilities zone code

Under the provisions the *Brisbane City Council City Plan 2014 (v37)*, the subject site is located within the Community facilities zone (Education purposes precinct). The purpose of the code is to:

The purpose of the Community facilities code is to assess the suitability of development on land in the Community facilities zone and of development for community facilities in other zones.

Assessment against the relevant provisions of the Community facilities code has been provided as follows:

Performance Outcomes	Acceptable Outcomes
PO14 Development design must be consistent with the reasonable expectations for built form, site layout and landscape design of development on surrounding land.	**AO14** Development is of a scale, height and bulk that is not greater than that of surrounding development.
PO15 Development has a building form that is varied and building bulk that is reduced by design elements such as awnings, recesses and projections, and a range of materials, colours and textures.	**AO15** No acceptable outcome is prescribed.

Table 17: AO14/PO14 & AO15/PO15 of the Community facilities zone code

As discussed within the strategic framework the proposed development exceeds the designated building height as outlined within Precinct H of the Clearview development area. Despite this, the proposed development is considered to remain in keeping with the reasonable expectation for built form and site layout as follows:

- The subject site is a particularly large land holding of 12,640m^2; allowing any increase to building heights to be appropriately managed within the allotment via setbacks, building form and orientation that continue to maintain the reasonable amenity expectations of surrounding allotments that would otherwise be subject to a 5 storey building height as identified within the River Gateway Plan area.
- Due to the topography of the site and building design, the development is positioned on the lower side of the existing western allotments and results in a perceived building height of 6 storeys with level 7 being considerably setback as mentioned above. The resulting development is therefore

perceived as being one additional storey than that allowable under the Seven Hills TAFE precinct.

- The building design includes cascading landscaping along the outer edge of balcony spaces that provide a visual buffer to aid in mitigating overlooking opportunities into private open space areas.

In consideration of the above, the development maintains compliance with the corresponding Performance outcomes PO14, PO15.

Performance Outcomes	Acceptable Outcomes
PO16 Development does not impose adverse visual amenity impacts on surrounding sensitive uses.	**AO16.1** Development has a 2m wide landscaped buffer provided between boundaries with residential uses and vehicle movement and parking areas.
	AO16.2 Development has a building setback from a site boundary with a residential premises of a minimum of 3m, or **half the height of the building at that point, whichever is greater.**
	AO16.3 Development has a 2m high acoustic fence and screen landscaping provided along a site boundary adjoining a sensitive use.

Table 18: AO16/ PO16 of the Community facilities zone code

The proposed development is subject to both the Community facilities code and Multiple dwelling code where setback requirements are varied. In response to the Acceptable outcome listed above, it is noted the proposed development provides setbacks to sensitive land uses (to the west) of 10m (for heights up to 21.7m – 6 storeys) and 18.3m setback (for heights up to 22.5m – 7 storeys), whilst to the south – the development proposes typical setbacks of 4.6m to OMP.

The development therefore results in a minor non-compliance with the setback requirements outlined within Acceptable outcome AO16.2 where a 10m setback is proposed in lieu of the 10.85m requirement (to western boundary). In response to the proposed setbacks, please refer to Section 5.8 of this report.

5.7 River gateway neighbourhood plan code

The purpose of the River gateway neighbourhood plan code is to provide finer grained planning at a local level for the River gateway neighbourhood plan area.

The subject site is located within the Seven Hills TAFE precinct (River gateway neighbourhood plan/NPP-002). Assessment against the relevant provisions as stated within the code are provided below:

Performance Outcomes	Acceptable Outcomes
PO8 Development achieves an integrated long-term vision for the site and demonstrates the following: a. residential development with a range of housing types, including dwelling houses; b. a mix of building heights to create interesting internal streetscapes; c. building heights above 3 storeys and up to 5 storeys concealed in the landscape and maintenance of the vegetated character of the site;	**AO8** No acceptable outcome is prescribed.

d.	preservation of amenity, outlook and levels of sunlight enjoyed by adjoining residents;	
e.	building layout, heights and form that are sympathetic to views and vistas from public areas within and to/from the precinct;	
f.	retention and protection of a minimum 1.1ha of existing bushland as a single area to the east of the site;	
g.	new public open space of 2,500m^2 minimum to meet the needs of the residents;	
h.	dedication of 5,000m^2 of land to Council for an integrated community hub;	
i.	provision and dedication of land for a minimum of 50 car parking spaces to serve the integrated community hub;	
j.	provision of performing arts space and community services space, including and retaining the existing theatre complex as part of the integrated community hub;	
k.	a new local road network that provides access through the site, serving residential development, theatre complex and parkland;	
l.	pedestrian and bicycle networks that provide connectivity to schools, shops, parks and public transport;	
m.	infrastructure, including water, sewer and stormwater meets the needs of the development.	

Table 19: AO8/PO8 of the River gateway neighbourhood plan code

Assessment against the benchmarks as listed above have been limited to that relevant to the proposed development associated with the Clearview precinct plan. That is to say, benchmarks relating to the protection of bushland, car parking requirements, community facilities and new local road networks have not been assessed.

a. residential development with a range of housing types, including dwelling houses;

The proposed development results in an additional 116 apartment dwellings consisting of a range of 2, 3 and 4 bedroom units of varying size and scale and contributes to the mix of dwelling types within the surrounding locale.

b. a mix of building heights to create interesting internal streetscapes;

The development contributes to the mix of building heights within the locale where currently consisting of 1– 5 storey developments of a similar nature. The development has been appropriately sited within the large lot to mitigate amenity impacts and is coupled with feature landscaping to soften the built form.

c. building heights above 3 storeys and up to 5 storeys concealed in the landscape and maintenance of the vegetated character of the site;

The proposed development exceeds the designated building height (up to 5 storeys) and therefore cannot comply with PO8 (c). As such, assessment against the corresponding Purpose has been identified as follows:

7.2.18.3.2, 5, (a):

a. Future redevelopment delivers residential and community uses that sensitively integrate with the character and scale of the neighbouring Low density residential zone, focusing on high-quality, ecologically sustainable design outcomes.

As discussed within the Strategic framework section of this report, the development is considered to be appropriately integrated within the character and scale of the adjoining and surrounding built form via setbacks, built form and natural topography of the site. the development results in a 10m setback from

the western boundary for heights up to 21.7m – 6 storeys and 18.3m setback for heights up to 22.5m – 7 storeys.

d. preservation of amenity, outlook and levels of sunlight enjoyed by adjoining residents;

e. building layout, heights and form that are sympathetic to views and vistas from public areas within and to/from the precinct;

In response to the benchmarks listed above, a shadow analysis has been undertaken, demonstrating impacts during the summer and winter periods in which show that negligible impacts occur to the western allotments and fast-moving shadows maintained. To the south, greater impacts occur, however as these allotment forms part of the existing Clearview precinct, residents are already aware of the development potential of the site and therefore reasonable amenity is maintained. The shadow impacts as described above are demonstrated in the following figures.

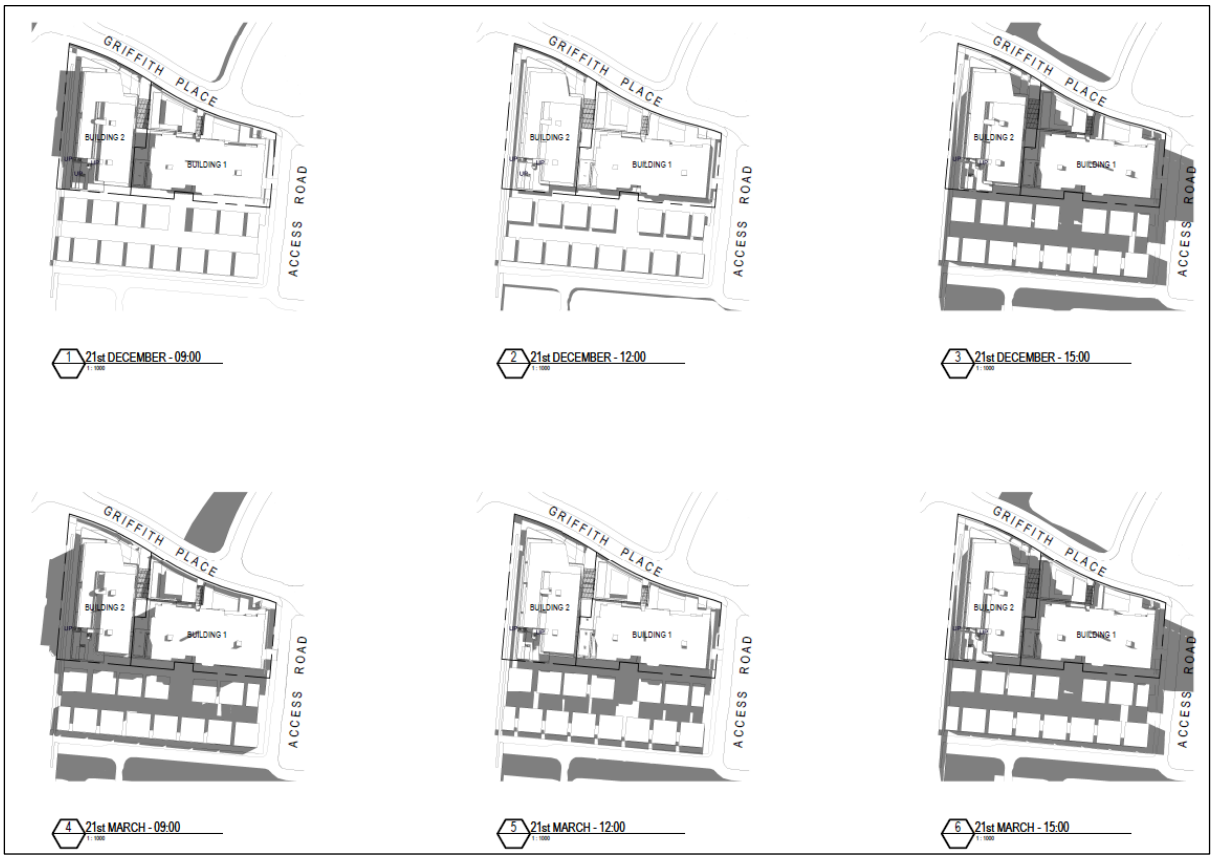


Figure 11: Summer solstice

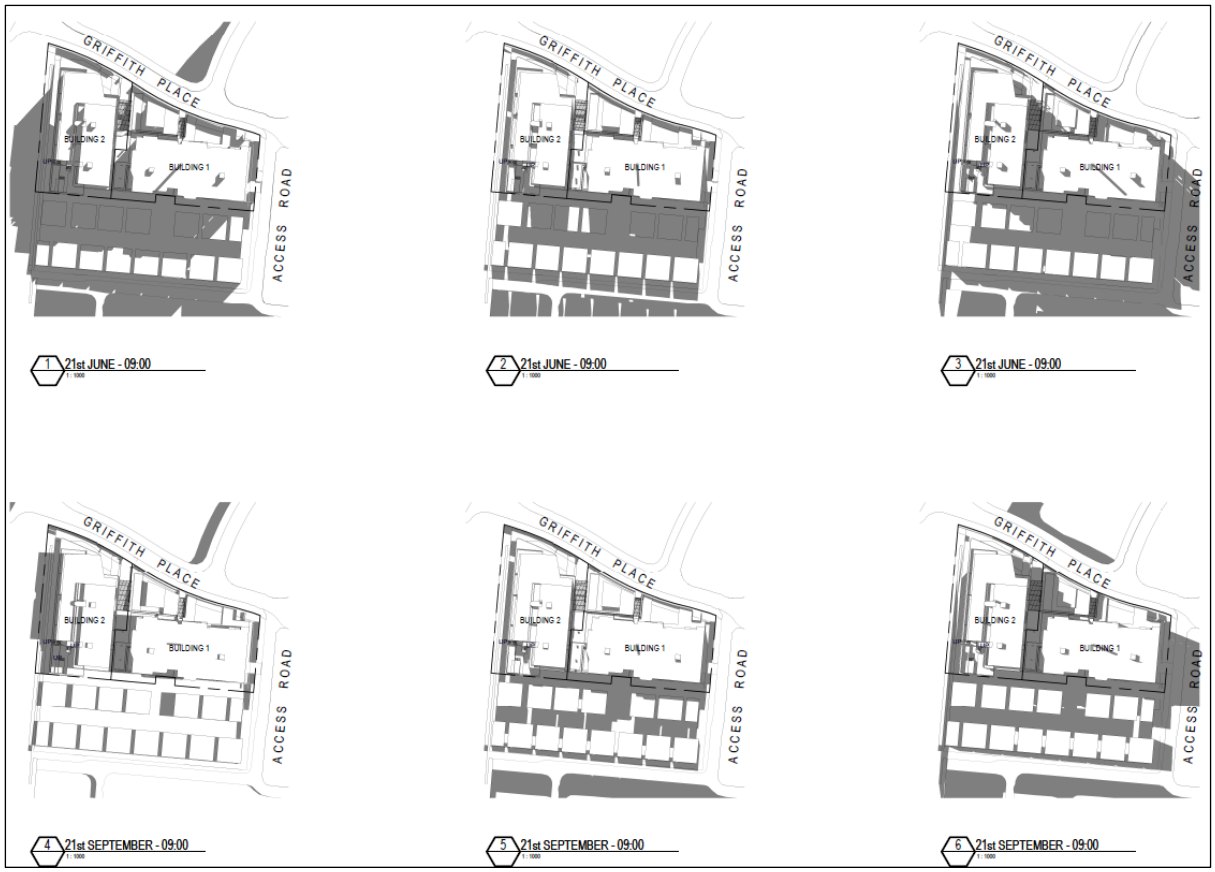


Figure 12: Winter solstice

5.8 Multiple dwelling code

The purpose of the Multiple dwelling code is to assess the suitability of development to which this code applies.

Assessment against the applicable benchmarks of the Multiple dwelling code has been undertaken as follows:

Performance outcomes	Acceptable outcomes
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 façade; e. Allows for built form and façade 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	**AO6** Development provides setbacks to the primary and secondary frontages that complies with: a. A neighbourhood plan; or b. If no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C.

Table 20: AO6/ PO6 of the Multiple dwelling code

In accordance with Table 9.3.14.3.C, the development has been assessed against the setback provisions for building heights up to 8 storeys, with non-compliances shown in **bold**.

Required	Front (primary)		Front (secondary)		Side	
	To balcony	To wall	To balcony	To wall	6m	
	6m	8m	4m	5m		
Building 1 *(Side denotes southern boundary)*						
Ground	**4.0m (gym)** 10.0m (wall) 13.0m (balcony)		5.6m (wall)		**2.7m (balcony pinch point)** **4.5m (balcony)** **5.1m (wall)**	
Level 1	9.3m (wall) 13.3m (balcony)		5.6m (wall/ balcony)		**2.0m (balcony pinch point)** **4.5m (balcony)** **5.1m (wall)**	
Level 2-5	9.3m (wall) 13.3m (balcony)		5.6m (wall/ balcony)		**2.0m (balcony pinch point)** **4.5m (balcony)** **5.1m (wall)**	
Level 6	9.3m (wall) 13.3m (balcony)		5.6m (wall/ balcony)		**2.0m (balcony pinch point)** **4.5m (balcony)** **5.1m (wall)**	
Building 2						
					Western side	**Southern side**
Ground	14.9m (foyer)		-		7.6m (parking)	**4.9m (carpark)**
Level 1	**5m (planter)** 8.6m (wall)		-		7.5m (Balcony) 9.9m (wall)	**0.9m (pool)**
Level 2-5	9.4 (wall)		-		7.5m (balcony) 9.9 (wall)	**4.5m (wall)**
Level 6	21m (wall)		-		18.4m (balcony) 24.4m (wall)	**4.5m (OMP)** 6.4m (wall)

Table 21: Development setbacks

As demonstrated in the table above, the development proposes near-compliant setbacks to all boundaries except interfacing the southern boundary.

Particular regard has been given to the adjoining allotments to the west where the development achieves sizable setback distances to balconies and building walls. Importantly, the development achieves a consistent streetscape interface seen throughout the Clearview precinct with particular reference to the Griffith Place frontage, where built form is setback from the street, accompanied by feature landscaping and legible entrance points.

Further to the above, the development allows for casual surveillance opportunities via balcony spaces, appropriately setback to maintain the anticipated level of amenity for sensitive land uses adjacent the development.

Where setbacks encroach the southern interface, it is important to note these allotments form part of the precinct and as such there is a tampered amenity expectation. Despite this, garden beds provided at the front of each balcony is considered to provide an appropriate offset, increasing the setback to residents on the balcony and mitigating typical over-looking opportunities.

Performance Outcomes	Acceptable Outcomes
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: a. be consistent with the form and character intent for the local area;	**AO14.1** Development provides building placement and design that: a. complies with Table 9.3.14.3.F; or

b. protect residential amenity including access to natural light, sunlight and breeze; c. provide visual privacy to reduce the need for fixed screening.	b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; c. offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces.

Table 22: PO14/AO15.1 of the Multiple dwelling code

The development proposes a 10 metres separation between buildings in lieu of the 12 metres requirement where habitable rooms do not interface other habitable rooms / balconies.

In response to the minor non-compliance, the development is considered to meet the corresponding performance outcome as:

- The built form, character and intent for the area is maintained, noting the site's location within a designated Multiple dwelling precinct.
- Amenity is maintained by virtue of the building design, avoiding habitable spaces interfacing each other.
- Visual privacy is maintained.

Performance Outcomes	Acceptable Outcomes
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.	**AO17.1** Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: a. an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or b. sill heights a minimum of 1.5m above floor level; or c. fixed obscure glazing in any part of the window below 1.5m above floor level; or d. fixed external screens; or e. in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level.
	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.
	AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable.

Table 23: AO17/ PO17 of the Multiple dwelling code

Building 2 of the proposed development results in windows and balconies interfacing the existing Dwelling located to the west of the subject site. Whilst it is noted overlooking opportunities will occur as a result of the establishment of the building, the subject site is anticipated to facilitate more intense residential development with overlooking opportunities inevitable to adjoining allotments and therefore

there must be a tampered amenity expectation than that of a standard Low density residential area. despite this, compliance with the corresponding Performance outcome is considered achieved as:

- The development complies with the setback requirements from the western boundary in accordance with the Acceptable outcome AO6 of the Multiple dwelling code.
- Landscaping treatments, batten screening elements and unit orientations mitigate overlooking opportunities to a reasonable level within the context of a site anticipated to support Multiple dwelling development.
- Units to the western interface are limited to only 4 per level, reducing the intensity of overlooking opportunities
- Units to the western interface are limited to only 4 per level, reducing the intensity of overlooking opportunities.

Performance Outcomes	Acceptable Outcomes
PO30 Development provides communal space that must be designed to provide: a. residents with passive and active recreation opportunities; b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; c. opportunity for a range of uses and flexible use.	**AO30.1** Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: a. is a minimum of 5% or 40m^2 of the site area, whichever is greater; b. is one consolidated useable space, or where exceeding 100m^2, two separate useable areas within the site; c. is a minimum 50% open to the sky; d. is a minimum of 25% landscaping; e. is a minimum of 25% shaded by trees within 5 years; f. is a maximum 25% as internal dedicated created space; g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction.
	AO30.2 Development ensures that communal outdoor space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as rainwater tanks, transformers and water boosters.

Table 24: AO30/ PO30 of the Multiple dwelling code

The subject site has an area of 7,375m^2, resulting in the need to provide a total of 368m^2 of communal open space. As per the attached plans, the development provides a total of 772m^2 of communal open space (being 347m^2 for Building 1 and 425m^2 for Building 2). Compliance with the Acceptable outcome is achieved.

Performance Outcomes	Acceptable Outcomes
PO31 Development must provide attractive and functional private open space for residents that:	**AO31.1** Development provides private open space which comprises:

a. is appropriately sized and located to enhance amenity and liveability for residents; b. is designed to be functional for the use of the possible number of residents in each dwelling; c. is designed to contribute to the form and detail of the building.	a. for ground storey dwellings, a minimum area of 35m^2 with a minimum dimension of 3m; b. for dwellings above ground storey, a balcony with a minimum area of 12m^2 and a minimum dimension of 3m.

Table 25: AO31.1/ PO31 of the Multiple dwelling code

The development is generally compliant with the requirements for private open space via the balcony spaces provided for each unit, however it is noted some balconies do not meet the minimum requirements outlined within Acceptable outcome, requiring assessment against the corresponding Performance outcome as follows:

Except for apartment type "2-bed Type 2", all proposed balconies exceed 12m². The "2-bed Type 2" apartments fall short of the 12m^2 requirement by 3m^2 and is limited to 5 of the 116 apartments. This is considered a minor non-compliance where still achieving a useable and functional balcony space for future residents; allowing for comfortable outdoor seating and dining opportunities. The balconies are accessed via the main living areas and contribute to the built form of the building. In addition to the above, it is noted there is ample common open space areas including pools, function rooms and saunas to further enhance the liveability of the development.

Performance Outcomes	Acceptable Outcomes
PO32 Development provides refuse and recycling collection and storage facilities that: a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design that allows low-frequency service collection; e. minimise ongoing building management cost for occupants.	**AO32** Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.

Table 26: AO32/ PO32 of the Multiple dwelling code

The development proposes bin storage and collection areas located at the front of each building's vehicle entrance points with the servicing arrangement demonstrated below:

Building	Bin quantity	Servicing arrangement
Building 1	5 x 1100L general waste bins (+2 remaining under chute) 5 x 1100L recycling waste bins (+2 remaining under chute)	Waste collection via Access Road
Building 2	4 x 1100L general waste bins (+1 remaining under chute) 4 x 1100L recycling waste bins (+1 remaining under chute)	Waste collection via Griffith Place

Table 27: Waste provisions

Further details regarding the proposed waste management regime, including swept path analysis are included within the Waste Management Report, prepared by AJEM, located within Appendix F.

5.9 Filing and excavation code

The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.

The development proposes cut and fill as specified within the table below:

Total cut volume	Total fill volume	Total export volume
14,411m^3	898m^3	13,513m^3

Table 28: Filling and excavation volumes

In response to the Filling and excavation code, please refer to the Engineering Servicing Report, prepared by Van Der Meer, within **Appendix C.**

5.10 Infrastructure design code

The purpose of the Infrastructure design code is to assess the suitability of infrastructure for development.

In response to the Infrastructure code, compliance with the relevant benchmarks has been assessed as per the Engineering Servicing Report, located within **Appendix C.**

5.11 Landscape work code

The purpose of the Landscape work code is to assess the suitability of the landscape work aspect of development.

A Statement of Landscape Intent, has been prepared by Dune Street and includes extensive privacy and screening vegetation to all boundaries of the site with particular regard to the western and southern interface where adjoining sensitive land uses. Internal to the site, the plan demonstrates various ground covers, shrubs and deep planting, including the retention of large, well established trees fronting Griffith Place.

In addition to the above, it is further noted that balcony spaces will include podium planters which significantly soften the proposed built form and building height. The outcome of the plan results in a well embellished, highly vegetated development in keeping with the greenscape character of the surrounding area.

5.12 Stormwater code

The purpose of the Stormwater code is to assess the suitability of the stormwater aspects of development.

In response to the Stormwater code, a Stormwater Management Report, has been prepared by Van Der Meer. The stormwater regime proposes individual quantity and quality measures for each building (and associated hardstand areas) as described below:

- Proposed Building 2 (western portion of the development area) will provide connection to the stormwater infrastructure located within Lot 3 (townhouse development) and will be treated via proprietary system before discharging to the DN600 RCP stormwater main within Access Lane.
- Proposes Building 1 will capture stormwater within 103m^3 tank located within the southern portion of the allotment. Treatment is to occur via proprietary device before discharging to the DN600 RCP stormwater main within Access Lane.

As per the report, the regime results in no worsening of the peak discharge rate when compared to pre-development site conditions and quality measures are met. A copy of the report is located within Appendix D.

5.13 Transport, access, parking and servicing code

The purpose of the Transport, access, parking and servicing code is to assess the suitability of the transport, access, parking and servicing aspects of development.

Resident and visitor parking

The development proposes at-grade and basement parking for both buildings, comprising of 142 resident spaces and 18 visitor spaces for proposed Building 1 and 101 resident spaces and 11 visitor spaces for proposed Building 2. Parking as mentioned above is accessed via vehicle crossovers fronting both Griffith Place (Building 2 access) and Access Lane (Building 1 access).

Bicycle Parking Supply

The development is to provide a total of 66 spaces, located within the lower ground and basement parking areas. The design of the bicycle parking areas is as per the requirements of AS2890.3.

Servicing

The development proposes servicing at the vehicle entrance point of proposed Building 1, where catering for MRV and RCV vehicles. Waste collection is to occur within the front portion of the visitor parking spaces. Servicing for proposed Building 2 is to occur within the site's entrance point fronting Griffith Place, allowing for MRV and RCV class vehicles. Bin collection is to occur within the front portion of the site, away from vehicle parking spaces.

In response to the Transport, access parking and servicing code, a Traffic Impact Assessment, prepared by Benzie Traffic Engineering is located within **Attachment E.**

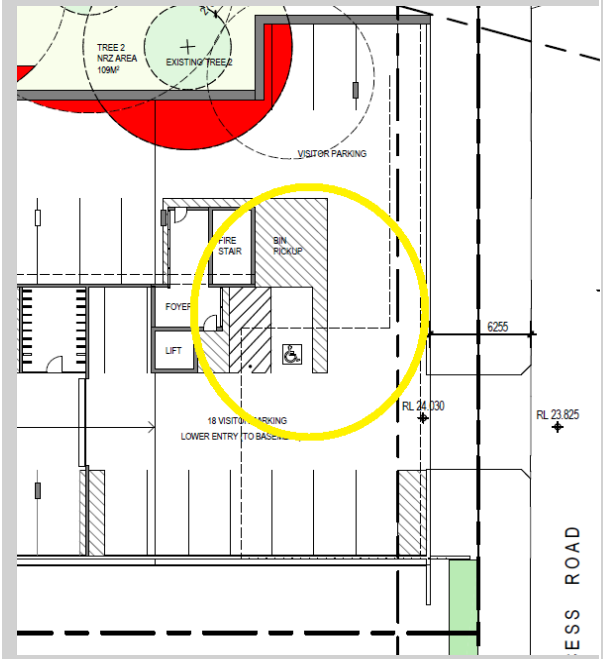
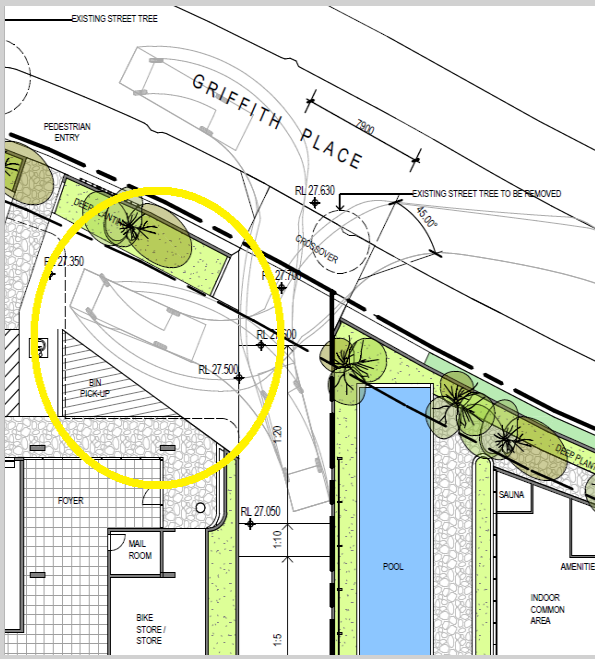
Building 1 – Bin and Servicing Area	Building 2 – Bin and Servicing Area
	

Table 29: Bin and Servicing area

6 Conclusion

This town planning report has been prepared on behalf of Heran Building Group, in support of a development application seeking a Development Permit for Material Change of Use for Multiple Dwellings (116 units) (2 Stages) over 23 Griffith place, Seven Hills, QLD 4170, described as Lot 9 on SP267627.

The application has been assessed against the relevant requirements of the *Brisbane City Council City Plan 2014 (v37)* and is demonstrably appropriate for the subject site. The proposal is generally consistent with the relevant codes and outcomes of the *Brisbane City Council City Plan 2014 (v37)* and has sufficient merit to warrant approval. Consequently, the application is recommended for approval subject to reasonable and relevant conditions.

This town planning report has demonstrated the following key town planning grounds as the basis for the above recommendation:

- The proposed development is considered to maintain a built form outcome keeping within the general requirements for supporting increases in building heights relevant to allotment size, as per the River Gateway Neighbourhood Plan.
- The development presents an architecturally designed built form and exhibits excellence in form and function, integrates with the streetscape character and has been sited to ensure surrounding sensitive land uses are protected and reasonable amenity outcomes maintained.
- The development provides variance in the housing and dwelling types within the area and is coupled with various communal amenities and landscaping.
- The development provides critical housing within a well-located site that forms part of an existing variation to the Planning Scheme for residential purposes.

In conclusion, it is recommended that a Development Permit for a Material change of use for Multiple dwellings (116 units (2 stages) be granted in accordance with the plans and documentation submitted.

Yours sincerely,

HPC Planning
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