

BCC DS

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APPLICATION REF

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ANNEXURE C

Strategic Framework

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1 Strategic Framework

The applicable themes under Part 3 of City Plan 2014 are:

- Theme 2: Brisbane's outstanding lifestyle,
 - i. Element 2.1 – Brisbane's identity
 - ii. Element 2.2 – Brisbane's housing and accommodation choices
- Theme 5: Brisbane's CityShape
 - i. Element 5.5 – Brisbane's Suburban Living Areas.

1.1 Theme 2: Brisbane's Outstanding Lifestyle

1.1.1 Element 2.1—Brisbane's identity

Table 3.4.2.1—Specific outcomes and land use strategies

Specific outcomes	Land use strategies	Comments
Sense of place		
SO1 Brisbane has a strong urban legibility.	L1.1 World-leading design standards guide new iconic developments on selected City Centre sites.	<i>Not applicable — the proposal involves a small-scale residential material change of use in Kangaroo Point, not a City Centre site. The development does not conflict with this strategic intent.</i>
	L1.2 Larger buildings are planned for and deliberately located to enable the design and function of such buildings to contribute positively to Brisbane's natural and built form legibility.	<i>Not applicable — the proposal involves a small-scale residential material change of use. The development does not conflict with this strategic intent.</i>
	L1.3 Public realm design, building setbacks, vegetation and landscaping contribute positively to Brisbane's natural and built form and legibility.	<i>Not applicable — the proposal involves a small-scale residential material change of use. The development does not conflict with this strategic intent. The proposal aligns with building setbacks, vegetation, and landscaping, and positively contributes to Brisbane's natural and built-form legibility.</i>
SO2 Brisbane has a clear identity as a subtropical river city.	L2.1 Development protects and enhances the recreational and cultural values of the Brisbane River.	<i>Not applicable—the proposed development is not on a riverbank or near a river/waterway.</i>
	L2.2 Development design includes and protects visual and physical connections to the river and waterways, integrating internal and external spaces.	<i>Not applicable—the proposed development is not on a riverbank or near a river/waterway.</i>
	L2.3 In the City Centre, priority is given to access to the river for pedestrians through building design, attractive streetscapes,	<i>Not applicable—the proposed development is not on a riverbank or near a river/waterway.</i>

	public spaces and arcades as well as pedestrian and cycle river crossings.	
SO3 Brisbane is experienced as a series of varied, distinctly separate neighbourhoods.	L3.1 Distinct urban neighbourhoods are identified and described, and land use and built form tailored accordingly.	<i>Compliant — The proposed development reinforces the established character of the surrounding neighbourhood by retaining the existing heritage dwelling at the front of the site and locating two detached rooming accommodation dwellings to the rear. The development maintains the low-density built form, established streetscape presentation and residential land use pattern, while providing a scale and form consistent with the surrounding Character (Infill Housing) area.</i>
	L3.2 Development in activity centres and Growth Nodes on Selected Transport Corridors is carefully designed to create identifiable urban precincts.	<i>Not applicable – The site is not located within an Activity Centre, Growth Node or Selected Transport Corridor. Accordingly, this performance outcome does not apply to the proposed development.</i>
	L3.3 Features currently contributing to a community's sense of place are identified, protected and reinforced.	<i>Compliant — The proposal reinforces the established sense of place by retaining and repurposing the existing traditional character dwelling, preserving its contribution to the streetscape and local identity. The new building is located to the rear of the site, ensuring the established character and residential appearance of the street are maintained.</i>
SO4 Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.	L4.1 The public domain in centres and Growth Nodes on Selected Transport Corridors is attractive being well planned, well designed and well landscaped.	<i>Not applicable—the subject site is not located in the centre or a growth node.</i>
	L4.2 Development in centres and Growth Nodes on Selected Transport Corridors contributes to well integrated and contextually appropriate public art and community expression in local public domain, streetscapes and buildings.	<i>Not applicable—the subject site is not located in the centre or a growth node.</i>
	L4.3	<i>Not applicable—the subject site is not located in a future suburban living area.</i>

	Development of Future Suburban Living Areas supports the emergence of an identifiable local character.	
	L4.4 Key civic spaces are identified and protected, maintained and enhanced via overlays.	<i>Not applicable—the proposed development is not related to a key civic space.</i>
SO5 Brisbane's development and infrastructure strengthens local identity.	L5.1 Development responds to and reinforces locally distinctive design, landscape, heritage, social values, patterns of development and culture.	<i>Compliant — The proposal responds to and reinforces the local character by retaining and repurposing the existing traditional character dwelling, preserving its contribution to the streetscape. The new building is located to the rear of the site and is designed to complement the established residential character through its scale, form, landscaping and presentation, ensuring the development integrates with the surrounding neighbourhood.</i>
	L5.2 Infrastructure is carefully designed to contribute to sense of place and protect local attributes, values and features.	<i>Compliant — The proposal protects local attributes and reinforces the area's sense of place by retaining the existing traditional character dwelling and providing a well-landscaped residential development. Access, parking, servicing, and waste storage are integrated into the site design to support the development's operation while maintaining an attractive streetscape and residential amenity.</i>
SO6 Brisbane's scenic assets, important cultural landscapes and urban views which contribute to the city's distinctive character are protected and made more accessible.	L6.1 Views of Brisbane's important landscapes as seen from key public vantage points are identified and protected.	<i>Compliant – The proposal does not affect any identified important landscapes or views from key public vantage points. The scale and location of the development ensure that Brisbane's important landscape values are maintained.</i>
	L6.2 Universal access is provided to public vantage points, including key sites on the Brisbane River, the foreshores and high points.	<i>Not applicable – The proposal does not involve public vantage points or works associated with providing universal access to public viewing locations.</i>
	L6.3 Iconic vistas are identified and protected, maintained and enhanced via overlays.	<i>Compliant – The proposal does not impact any identified iconic vistas or protected view corridors and is consistent with maintaining Brisbane's valued landscape setting.</i>

Subtropical urban design		
SO7 Brisbane's subtropical design of development and spaces creates a point of difference and distinguishes the city from other capital cities.	L7 The siting, orientation and design of development and public spaces promotes subtropical urban design.	Compliant — The proposal promotes Brisbane's subtropical urban design by incorporating generous landscaping, balconies, communal open space and well-oriented buildings that support natural light, ventilation and outdoor living. The retention of the existing traditional character dwelling and the complementary new building create a cohesive residential development that responds to the site's established character.
SO8 Brisbane's backyards contribute strongly to local character by providing green landscapes in urban areas.	L8 Development in low density areas of Suburban Living Areas predominantly maintains a block pattern that accommodates backyards and large trees.	Compliant — The proposal incorporates generous landscaped areas, deep planting and communal open space that contribute to the site's green character and residential setting. The retention of the existing traditional character dwelling, together with landscaping surrounding both buildings, ensures the development maintains a verdant appearance that complements the established character of the locality.
SO9 Brisbane's subtropical character is accentuated by urban design where development supports outdoor living and subtropical planting that reduce urban heat island effects.	L9.1 Deep planting is incorporated as a feature into higher-density development.	Compliant — The proposal incorporates deep planting throughout the site, including landscaped setbacks and communal open space, contributing to the site's subtropical character and supporting a high-quality residential environment.
	L9.2 Development provides landscaping and maintains vegetation to provide natural shade to mitigate heat island impacts and create comfortable pedestrian environments.	Compliant — The proposal provides extensive landscaping and vegetation throughout the site to soften the built form, provide shade and improve residential amenity. Deep planting and landscaped areas contribute to a comfortable pedestrian environment while reinforcing the established green character of the locality.
	L9.3 Development is encouraged to incorporate best-practice landscaping solutions.	Compliant — The proposal incorporates best-practice landscaping through the provision of deep planting, landscaped setbacks, communal open space and street frontage planting. These measures enhance the presentation of the development, contribute to urban cooling and reinforce Brisbane's subtropical character.
SO10 Brisbane's transport routes are highly shaded to promote active travel between local destinations and provide major roads with clearly identifiable markers for travel throughout the city.	L10.1 Neighbourhood plans and the city-wide streetscape hierarchy identify subtropical boulevards and a network hierarchy of street types, where development provides	Compliant — The proposal incorporates landscaping, including street frontage planting and deep planting, which contributes to the established green streetscape and complements Brisbane's subtropical character. The development maintains an attractive frontage while supporting the pedestrian environment.

	greater numbers of street trees along identified transport and activity routes.	
	L10.2 Development and transport infrastructure creates continuous, well-shaded, green routes along identified major roads.	Compliant — The proposal enhances the pedestrian environment through the provision of street frontage landscaping and deep planting, contributing to the established green character of the locality and supporting Brisbane's subtropical streetscape.
SO11 Brisbane's public infrastructure and parks reinforce a subtropical landscape.	L11.1 Public infrastructure is designed to respond to a subtropical climate and incorporates landscaping, shade and water management features.	Consistent with the strategic intent — While the proposal does not include public infrastructure works, it incorporates deep planting, landscaped setbacks and communal open space that respond to Brisbane's subtropical climate. These features enhance residential amenity, provide shade and contribute to the established landscape character of the locality.
	L11.2 Parks, including urban commons, are provided in centres and Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas and are appropriately designed and detailed to function as an 'outdoor living room' for surrounding residents and workers.	Consistent with the strategic intent — The proposal does not trigger the provision of new public parks or open space. However, it provides generous communal open space and landscaping for residents and is located within an established urban area with convenient access to existing parks, recreation facilities and public transport.
Urban design and architecture		
SO12 The urban design of Brisbane's development is cognisant of the role and function of the individual area in which it is located and reinforces or reinterprets the character of that area.	L12 The design of development in centres and Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas contributes positively to the desired or emerging character, sustainability, health and wellbeing, legibility and local context of the neighbourhood.	Compliant — The proposal reinforces the established character of the locality by retaining and repurposing the existing traditional character dwelling while locating the new building to the rear of the site. The development provides a high-quality residential environment through appropriate building scale, landscaping, communal open space and a built form that integrates with the surrounding neighbourhood.
SO13 Brisbane's development forms a positive part of the city's legacy and enhances a site's value, the public domain and the city.	L13 Buildings and public spaces exhibit design excellence in form, function and detailing, and enhance the city through the creation of high-quality, contemporary and well-articulated subtropical urban streetscapes.	Compliant — The proposal exhibits a high standard of residential design by retaining the existing traditional character dwelling and incorporating a complementary new building that is sympathetic to the established streetscape. Quality landscaping, articulated building forms and an attractive street presentation enhance the site's contribution to the public realm and local character.
SO14	L14.1	Compliant — The proposal integrates with the existing movement network by retaining the established street

Brisbane's urban environments, public domains and movement systems are well located, well connected, permeable and legible.	The road hierarchy, streetscape hierarchy and bicycle network determines the distribution and type of public spaces and pedestrian and cycle connections between destinations and public transport stops.	<i>frontage and providing safe and convenient pedestrian access from the public footpath. The development does not alter the existing road hierarchy and maintains the established streetscape and connectivity of the locality.</i>
	L14.2 Provision of open space is appropriate to the scale and function of the area and is integrated with the urban structure.	<i>Consistent with the strategic intent — The proposal provides communal open space and landscaped areas appropriate to the scale of the development, supporting resident amenity. The site is also well located with convenient access to existing public parks, open space and public transport within the surrounding neighbourhood.</i>
SO15 Brisbane has a high level of land use and movement network connectivity within centres and Growth Nodes on Selected Transport Corridors.	L15 Precinct, street and building design: a. provides a high level of connectivity and accessibility for pedestrians, public transport, business and services; b. provides direct, convenient, comfortable, safe and equitable pedestrian and cycle routes between public transport stops, centres, key destinations and adjoining neighbourhoods; c. provides fine-grain pedestrian, cycle and mobility aid permeability, including privately owned and publicly accessible arcades d. integrates with Brisbane's traditional grid street layout and includes signage and clear sightlines.	<i>Consistent with the strategic intent — The proposal provides safe and convenient pedestrian access to the site and is located within an established urban area with access to public transport, employment, services and community facilities. The development integrates with the existing street network and contributes to a connected and accessible residential environment.</i>
SO16 Brisbane's smaller civic spaces on development sites and local streets merge to optimise local public domain needs.	L16 Streetscape hierarchies identify circumstances where arcades, building and corner setbacks and widened footpath areas can contribute to the creation of small, fine-grain open spaces.	<i>Consistent with the strategic intent — The proposal does not involve changes to the existing streetscape or public domain. The development retains the established street frontage, incorporates quality landscaping and maintains an attractive residential interface with the public realm, consistent with the existing character of the locality.</i>
SO17 Brisbane's urban environment contributes to an outstanding lifestyle for the city.	L17 The public domain, public places and development offer people a range of opportunities and experiences to live, work	<i>Compliant – The proposal contributes to a high-quality residential environment by retaining the existing traditional character dwelling and providing a well-designed rooming accommodation development with generous communal open</i>

	and play in their local neighbourhood and provide an urban environment which: a. creates high-quality, legible, useable and durable spaces; b. incorporates opportunities for relaxing or socialising; c. is inclusive and celebrates local culture and identity; d. is safe, familiar, comfortable and connected; e. exhibits best-practice subtropical building design; f. integrates landscape and building form to improve amenity; g. encourages activity and wellbeing of residents, workers and visitors; h. is stimulating, enjoyable and useable through balancing variety and consistency in building form, scale and densities.	<i>space, landscaping and quality building design. The development supports opportunities for social interaction, promotes resident wellbeing through comfortable and functional living spaces, and integrates landscaping with the built form to reinforce the established character and amenity of the locality.</i>
SO18 Brisbane's urban design ensures that public safety and perceptions of public safety are maximised.	L18.1 Crime prevention through environmental design principles are used in the siting, design and functioning of buildings, pedestrian and cycle paths, transport facilities, public domain and other pedestrian-focused spaces.	<i>Compliant – The proposal incorporates crime prevention through environmental design principles by providing clear pedestrian access, defined building entrances, opportunities for passive surveillance of communal areas, and a well-landscaped residential environment. The site layout promotes a safe and secure environment for residents and visitors.</i>
	L18.2 Specific crime prevention through environmental design requirements are tailored to different land uses and specific vulnerable elements and settings.	<i>Compliant – The proposal has been designed to respond to the operational requirements of rooming accommodation by providing safe access, clearly defined communal spaces, appropriate lighting opportunities, passive surveillance and functional site planning. These measures contribute to a safe, comfortable and secure living environment for residents and visitors.</i>
Heritage, character and cultural values		
SO19	L19.1	<i>Compliant – The subject site is not identified as a State or Local Heritage Place and is not known to contain Aboriginal cultural heritage significance. The proposal does not impact any</i>

Brisbane's important buildings and places that are important to the city's history are protected.	Heritage places of important local (city-wide) or State cultural heritage significance or special significance to Aboriginal people are identified and protected in accordance with the principles of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.	<i>recognised heritage values and retains the existing traditional character dwelling, preserving its contribution to the established streetscape.</i>
	L19.2 The adaptation or re-use of a heritage place that conserves the cultural heritage significance of the place is supported.	<i>Not applicable – The subject site is not identified as a State or Local Heritage Place. Notwithstanding, the proposal retains and repurposes the existing traditional character dwelling, maintaining its contribution to the character of the locality.</i>
	L19.3 Development on or adjoining a heritage place protects the cultural heritage significance of the place.	<i>Compliant – The proposal does not adjoin a State or Local Heritage Place and will not adversely affect any recognised cultural heritage significance. The retention of the existing traditional character dwelling further reinforces the established character of the surrounding streetscape.</i>
SO20 Brisbane's distinctive suburban identity is reinforced by its character housing precincts.	L20.1 Character buildings built in 1946 or before are protected via overlays.	<i>Compliant – The existing traditional character dwelling is retained, consistent with the intent of the Traditional Building Character Overlay. The proposal preserves the building's contribution to the established character and identity of the streetscape.</i>
	L20.2 Development proposals maintain the traditional building character housing that individually and collectively contributes to the distinctive character of the area and streetscape.	<i>Compliant – The proposal maintains the traditional character dwelling and its contribution to the streetscape while locating the new building to the rear of the site. This approach reinforces the distinctive character of the locality and ensures new development remains sympathetic to the established residential setting.</i>
	L20.3 Traditional housing styles and materials, such as timber and tin and masonry construction, are recognised as being important to character areas and are retained. Surrounding development respects traditional design elements while allowing for compatible innovative design responses.	<i>Compliant – The proposal retains the existing traditional character dwelling and incorporates a complementary new building that respects the established scale, form and character of the surrounding area. The development balances the retention of traditional character with a contemporary architectural response that is compatible with the locality.</i>
	L20.4 Development accords with neighbourhood plans which: a. refine character aspects and overlays to better balance the demand for growth with character protection;	<i>Compliant – The proposal supports the intent of the Traditional Building Character Overlay by retaining and repurposing the existing traditional character dwelling while locating complementary new development to the rear of the site. This approach maintains the established streetscape and neighbourhood character while providing additional housing</i>

	b. identify locally responsive strategies to better integrate character buildings and precincts with anticipated growth and development.	<i>in a manner that is sympathetic to the surrounding residential environment.</i>
	L20.5 Other small shop and office buildings known as commercial character buildings: a. are protected from being demolished, removed or significantly altered and are afforded qualified commercial use for low-impact activities to ensure their continued contribution to the local character and lifestyle of the city; b. fulfil a complementary role to other non-residential and centre uses in the growth areas of the city.	<i>Not applicable – The proposal does not involve a commercial character building. The subject site contains a traditional character dwelling, which is retained as part of the development, and the proposal does not affect any buildings or uses contemplated by this land use strategy.</i>
SO21 Brisbane residents' appreciation of character areas, heritage buildings and the city's history is increased.	L21.1 Development and public domain design protects and directs attention towards local views of landmark heritage or character elements or iconic vistas identified in neighbourhood plans and overlays.	<i>Not applicable – The proposal does not affect any identified landmark heritage elements, local views or iconic vistas.</i>
	L21.2 Development provides noteworthy information regarding the cultural or historic significance of a site through works such as local heritage trails and interpretive signage.	<i>Not applicable – The proposal does not involve the provision of interpretive signage, heritage trails or other works associated with the interpretation of cultural or historic significance.</i>
	L21.3 Public domain design and public art complements or interprets local history and character elements.	<i>Not applicable – The proposal does not include public domain works or public art and does not affect any heritage or character elements that would require interpretation through public domain design.</i>
SO22 The cultural connections that Aboriginal people have to Brisbane are recognised, maintained and protected in accordance with the <i>Aboriginal Cultural Heritage Act 2003</i> .	L22.1 Public domain design promotes Aboriginal and Torres Strait Islander art and culture and acknowledges the history of Traditional Owners in locations of high cultural significance.	<i>Not applicable – The proposal does not involve public domain design or public art and is not located within an area identified for Aboriginal or Torres Strait Islander cultural interpretation.</i>
	L22.2 Culturally significant sites and cultural landscapes are identified, protected and maintained.	<i>Not applicable – There are no identified Aboriginal or Torres Strait Islander cultural landscapes or culturally significant sites on the subject site that would be affected by the proposal.</i>
	L22.3 Meeting Places of contemporary importance to the Aboriginal and Torres Strait Islander communities are protected and maintained.	<i>Not applicable – The proposal does not affect any identified Meeting Places or places of contemporary cultural significance to Aboriginal or Torres Strait Islander communities.</i>

1.1.1 Element 2.2 — Brisbane's housing and accommodation choices

Table 3.4.3.1—Specific outcomes and land use strategies

Specific outcomes	Land use strategies	Comments
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	L1 Increased densities within Growth Nodes on Selected Transport Corridors are identified through a neighborhood planning process and are in accordance with the Brisbane City Shape theme to accommodate anticipated future population.	Compliant – The proposal contributes to Brisbane's future housing needs by providing additional rooming accommodation within an established residential area that is well serviced by existing infrastructure, public transport and community facilities. The development makes efficient use of urban land while supporting the strategic consolidation of housing within the existing urban footprint.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.	L2 Residential development contributes to housing diversity, particularly by supporting ageing in place and assisted living, and by providing housing suited to households on different incomes, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan. Small-scale complementary uses (care co-located uses defined activity group) that are suited to integration and co-location with retirement facilities and residential care facilities are facilitated to support the provision of specialised services and retail for residents and visitors.	Compliant – The proposal contributes to housing diversity by providing affordable and flexible accommodation suited to a range of household types, including individuals seeking well-located accommodation. The development broadens housing choice within the locality while supporting the efficient use of existing infrastructure and services.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	L3.1 A range of accessible accommodation opportunities catering to a growing number of visiting professionals, temporary business visitors, tourists and students are conveniently located at or in proximity to major business and tourism destinations.	Compliant – The proposal provides additional accommodation that supports a range of residents seeking well-located housing with convenient access to employment, education, public transport and services. The development contributes to Brisbane's supply of diverse accommodation options within an established urban area.
	L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres.	Compliant – The proposal provides additional accommodation within an established residential area in proximity to employment opportunities, centres, public transport and community facilities. The development supports housing choice for workers seeking affordable and conveniently located accommodation.

	L3.3 New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.	<i>Not applicable – The proposal does not involve the development or expansion of a hotel.</i>
S04 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	L4 Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.	<i>Not applicable – The proposal is located within Brisbane's established urban area and does not involve development within a Rural Neighbourhood.</i>
S05 Brisbane's last remaining greenfield development areas are well planned and well delivered.	L5 Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability.	<i>Not applicable – The proposal does not involve development within a greenfield area or Future Suburban Living Area.</i>
S06 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	L6.1 Land is identified for a range of housing types including rooming accommodation, suitable to tertiary and international students, staff and visitors to major special-purpose centres or community institutions, such as hospitals, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.	<i>Compliant – The proposal provides rooming accommodation within an established residential area with convenient access to public transport, employment, education, community facilities and other urban services. The development contributes to a diverse range of accommodation options in a well-serviced location.</i>
	L6.2 Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where the surrounding amenity is maintained and there is good access to higher education campuses by way of public or active transport.	<i>Compliant – The proposal provides well-located rooming accommodation within an established residential area with convenient access to public transport and nearby services. The development expands accommodation choice while maintaining the amenity and character of the surrounding neighbourhood.</i>
	L6.3 Other special purpose institutions, for example defence bases, establish accommodation consistent with the applicable zone or neighbourhood plan, either on site or nearby where well served by transport and other urban facilities, as required to meet the particular housing choice needs for staff and visitors.	<i>Not applicable – The proposal is not associated with a special purpose institution and does not provide accommodation ancillary to such a use.</i>

1.2 Theme 5: Brisbane's CityShape

1.1.1 Element 5.1—Brisbane's Suburban Living Areas

Table 3.7.6.1—Specific outcomes and land use strategies

Specific outcomes	Land use strategies	Comments
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.	Compliant – The proposal is consistent with the development intent for the Suburban Living Area by providing well-designed rooming accommodation that responds to the established residential character while increasing housing diversity. The development makes efficient use of an existing urban site and is compatible with the surrounding neighbourhood.
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.	Compliant – The proposal maintains the detached built form that characterises the Suburban Living Area through the retention of the existing dwelling and the construction of a detached building to the rear of the site. The development remains consistent with the established low-density residential character while providing additional housing choice through rooming accommodation.
	L2.2 Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.	Compliant – The proposal provides a well-designed infill development that is compatible with the established residential character of the locality. Appropriate setbacks, landscaping, deep planting and communal open space ensure the development integrates with the surrounding neighbourhood.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	L3.1 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. Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and	Compliant – The proposal provides well-located rooming accommodation within the Suburban Living Area, contributing to housing diversity while remaining compatible with the surrounding residential character. The scale, built form and site layout are appropriate to the locality and provide high-quality accommodation with convenient access to public transport, employment, services and community facilities.

	sensitive to the surrounding character and amenity of Suburban Living Areas.	
	L3.2 Development for multiple dwellings in the Emerging community zone: a. is restricted to locations provided for in a neighbourhood plan; or b. is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm and the edge: i. of a centre zone other than the Neighbourhood centre zone; or of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.	<i>Not applicable – This land use strategy applies to development within the Emerging community zone. The subject site is located within the CR2 Character (Infill Housing) Zone.</i>
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.	<i>Compliant – The proposal maintains the established character of the locality by retaining the existing traditional character dwelling and providing a detached building to the rear of the site. The development reflects the established pattern of infill development within the CR2 Character (Infill Housing) Zone while remaining compatible with the surrounding neighbourhood.</i>
	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.	<i>Compliant – The siting, scale and site coverage of the proposed development are compatible with the established residential character of the locality. The retention of the existing dwelling, together with appropriate setbacks, landscaping, deep planting and communal open space, maintains the spacious, landscaped character of the neighbourhood.</i>
	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;	<i>Compliant – The proposal supports local amenity and environmental sustainability through the retention of the existing traditional character dwelling, the provision of deep planting, landscaped setbacks and generous communal open space capable of supporting trees and gardens. Street</i>

	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.	<i>frontage landscaping contributes to local shade cover and reinforces the area's established leafy character, while landscaping and water-sensitive urban design measures enhance residential amenity and support Brisbane's subtropical environment.</i>
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.	<i>Compliant – The proposal is located within the catchment of an established District Centre, providing future residents with convenient access to retail, commercial, community and employment opportunities. The development supports the role of the District Centre by providing additional housing within its surrounding residential catchment.</i>
	L5.2 District centres are the focus for the public transport network within the local catchment of the district centres.	<i>Compliant – The proposal is located within an established residential area with convenient access to public transport and nearby District Centres. Future residents will have access to the existing public transport network, supporting the strategic role of District Centres as focal points for transport and services.</i>
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.	<i>Compliant – The proposal is located within an established residential neighbourhood with convenient access to nearby neighbourhood centres, allowing future residents to access day-to-day retail, community and convenience services.</i>
	L6.2 Neighbourhood centres are of a scale which is consistent with surrounding detached housing.	<i>Not applicable – This land use strategy relates to the scale and design of neighbourhood centres. The proposal is for rooming accommodation within the CR2 Character (Infill Housing) Zone</i>
	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;	<i>Not applicable – This land use strategy applies to the establishment of new neighbourhood centres. The proposal is for rooming accommodation within the CR2 Character (Infill Housing) Zone.</i>

	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.	
S07 Non-residential uses support local character and amenity.	L7 A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following: a. local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment; b. schools and other community facilities; c. a range of parks, from district sports parks to local recreation parks; d. vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect; e. pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.	<i>Compliant – The proposal is located within an established residential neighbourhood that has convenient access to local and district centres, community facilities, schools, parks and public transport. The development benefits from the existing network of services and open space while maintaining the character and amenity of the surrounding residential area.</i>
S08	L8	<i>Not applicable – This specific outcome and land use strategy apply to development within the Emerging community zone.</i>

Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.	Development: a. considers and responds to known development constraints and those identified through the assessment process; b. preserves valued character and environmental attributes and mitigates unavoidable impacts; c. provides corridors and linkages required to physically integrate development within the locality; d. concentrates the most intense land uses on well-located sites serviced by appropriate supporting infrastructure; e. is consistent with the scale and pattern of development intended in the zone, zone precinct, or neighbourhood plan.	<i>The subject site is located within the CR2 Character (Infill Housing) Zone.</i>
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