

TOWN PLANNING REPORT

19 Coleridge Street, Stafford Heights QLD 4053

Development Permit for Reconfiguring a Lot (1 into 2 Lots)

Reference : SEDS26050
Date: 28 June 2026
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1. EXECUTIVE SUMMARY

1.1. Overview

This report is in support of an application seeking approval for a Development Permit for Reconfiguring a Lot (1 into 2 lot subdivision) located at 19 Coleridge Street, Stafford Heights, being described as **Lot 89 on RP95268 (hereafter referred to as “the subject site”)**. The reconfiguration will create two new residential allotments of appropriate size and shape, whilst being sympathetic to the site’s physical characteristics and zoning. The development is considered to satisfy the purpose of the Subdivision Code by providing lots that are consistent with the cadastral pattern of development in the surrounding area.

This subdivision application is accompanied by a Subdivision Proposal Plan and associated specialist reports which demonstrate the proposal’s compliance with the Acceptable Outcomes and Performance Outcomes of the relevant codes of the Brisbane City Plan 2014.

The proposed development provides two (2) identical lots with land area of 324m² each lot.

The proposed development provides two lots with similar configurations with a width of **8.05m** and depth of **40.23m** for each lot.

A full assessment of the proposed development against the assessment benchmarks has determined that the proposal complies with the applicable acceptable outcomes.

1.2. Summary- Application Details

Site Address	19 Coleridge Street, Stafford Heights, QLD 4053
Lot Description	Lot 7 on RP79014
Zoning	Low Density Residential Zone
Neighbourhood Plan	Nil
Site Area	648 m ²
Type of proposed development	Reconfiguring a lot (Subdivision: 1 Lot into 2 Lots)
Registered Landowners	Ajith Rathna Kumara Herath Mudiyansele & Gayani Ruchintha Kalyana Pathiraja Mudiyansele
Applicant	Ajith Rathna Kumara Herath Mudiyansele 4 Grosvenor St, Yeerongpilly, QLD 4105
Preliminary Approval	Nil

Table 1 – Category of Assessment & Applicable Assessment Criteria

2. SITE CHARACTERISTICS

2.1. Site Location

The subject site is located at 19 Coleridge Street, Stafford Heights and is described as **Lot 89 on RP95268**. The site comprises a total area of 648m² with a frontage of approximately 16.094m to Coleridge Street along the southern property boundary. The site is currently improved by a dwelling house, which is proposed to be removed to facilitate the proposed new development.

The subject site is identified within the **Low Density Residential Zone** of the Brisbane City Plan 2014. Surrounding properties are predominantly detached dwelling houses, schools, shopping centres, and public parks.

The proposed development site is situated less than 200m walking distance to the Rode Road Shopping centre which is approximately 17,700m² and classified as a major District Centre (DC1).



Figure 1 – Site Locational Context (Source: Queensland Globe)

2.2. City Plan Area Classification

Under the Brisbane City Plan 2014, the subject site (identified in red below) is located within Low Density Residential Zone.

As demonstrated in Figure 2, the surrounding locality is identified as comprising of land predominately Low Density Residential Zone.

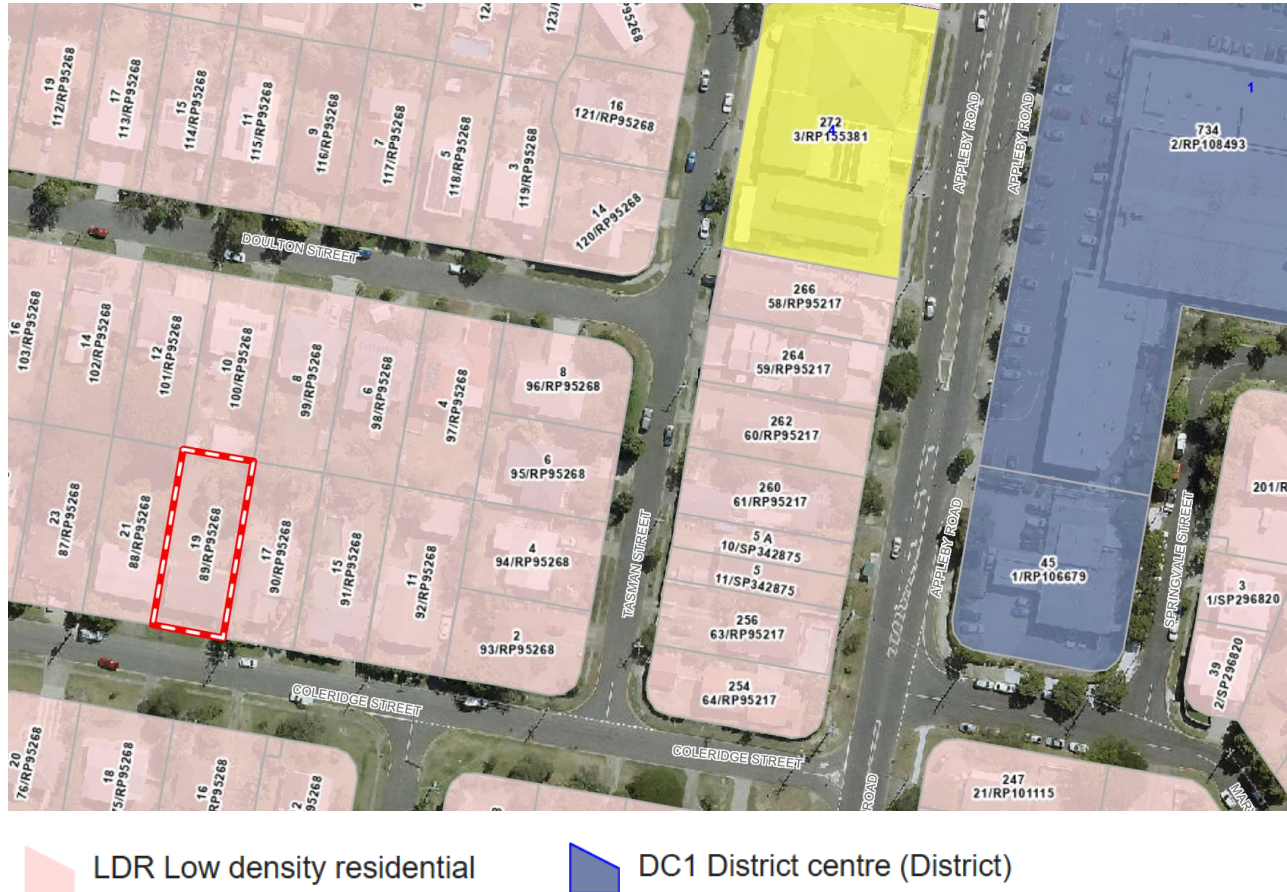


Figure 2 – Site Location- Low Residential Zone (Source: Brisbane City Plan 2014)

2.3 Category of Assessment

The proposed development is for Reconfiguring a Lot on land located in **Low Density Residential Zone**.

In accordance with the assessment category as per table Part 5 of the Brisbane City Plan 2014 and table 5.6.1—Reconfiguring a lot, under Brisbane City Plan 2014, applicable level of assessment for this application is **Code Assessment**.

Table 5.6.1 states that reconfiguring a lot is subject to impact assessment if a reconfigured lot is less than 300m², where any part of the lot frontage is within 200m walking distance of any part of the lot frontage of a site or sites in the centre zones category with a combined site area of more than 2,000m².

As shown on Appendix A, the proposed development provides two (2) identical lots with land area of 324m² each lot. As demonstrated in Figure 3 below, the subject site is located within 200m walking distance to Rode Road Shopping centre (RODE Centre) which is a District Centre (DC1) zone.

The walking distance is measured in accordance with the City Plan 2014 definition in Schedule 1. Therefore, the proposed lots trigger code assessment in accordance with the Brisbane City Plan.

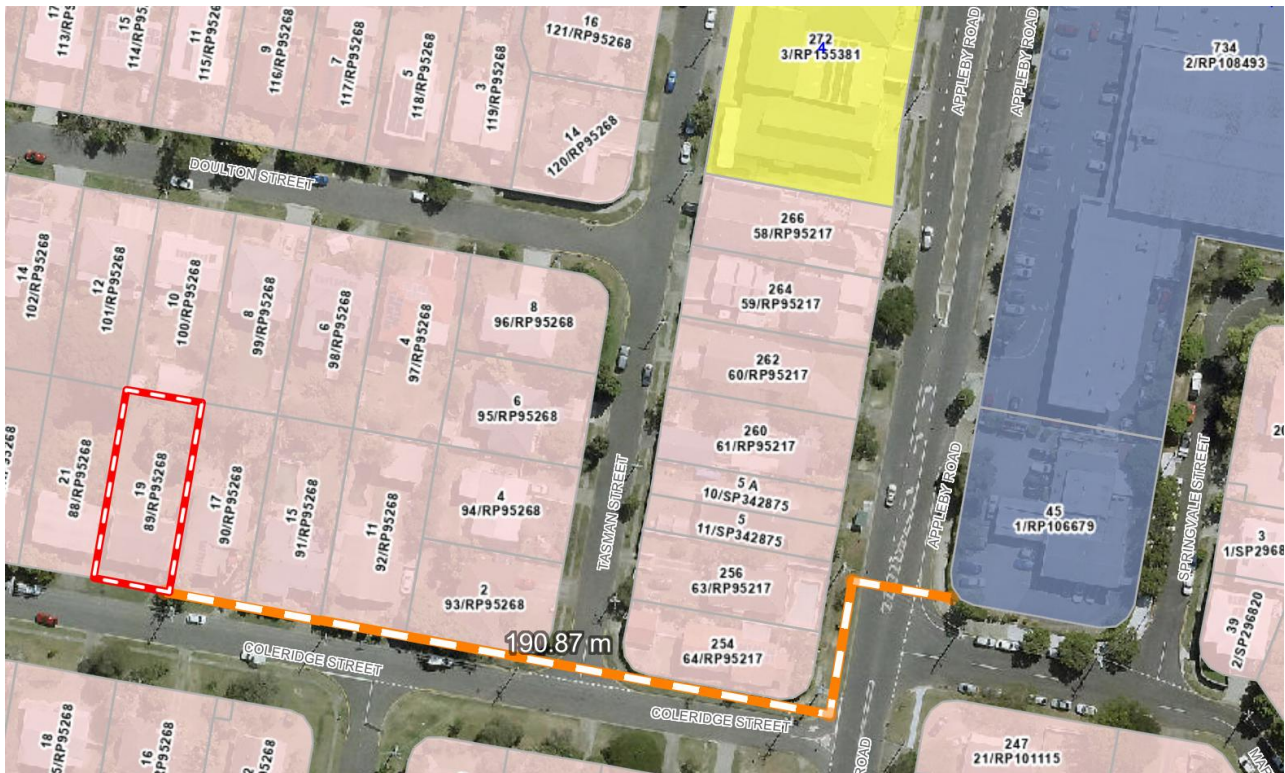


Figure 3 – Site Location - Walking Distance to District Centre (DC1) (Source: Brisbane City Plan2014)

2.3 Frontage and Access

The subject site has a frontage width of 16.09m to Coleridge Street along the northern property boundary. The site currently achieves access via an existing vehicle crossover to Coleridge Street. The existing crossover is proposed to be removed to facilitate the development.

2.4 Urban Services

As demonstrated in Figure 3 below, the subject site is currently connected to all relevant urban utilities. The existing water and sewerage infrastructure will be extended to service the future residential development on each of the three lots (refer to the Engineering Report, attached under Appendix C).

2.5 Easements

The subject allotment does not contain any easements within the site.

3. PROPOSED DEVELOPMENT

3.1. Overview

The proposed development is for a 1 into 2 lot subdivision located within the **Low-Density Residential Zone** at 19 Coleridge Street, Stafford Heights. The proposal has been designed to take into consideration the intent of the Low Density Residential Zone.

A proposed subdivision plan, attached under **Annexure A**, has been provided in support of the development application and outlines the dimensions of the proposed lots (Figure 4). As per the general requirements of the Subdivision Code, the proposed Reconfiguring of the lot has been designed to support future residential development. The proposed subdivision will result in an allotment size and configuration consistent with the surrounding land pattern.

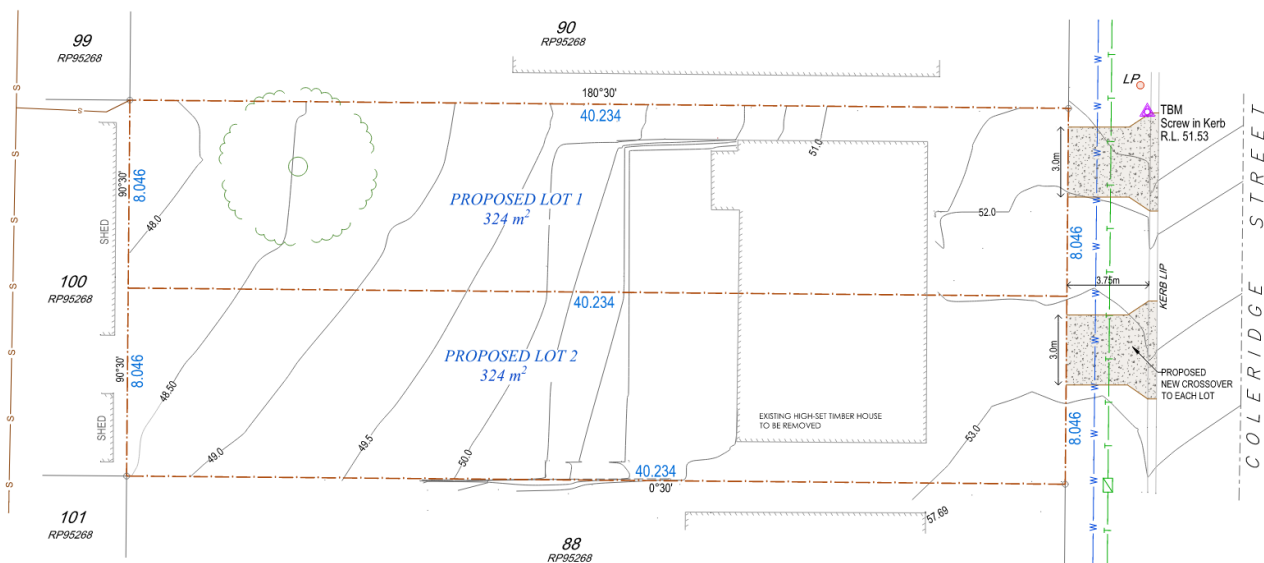


Figure 4 – Subdivision Proposal Plan (Source: Subdivision Proposal Plan attached under **Annexure A**)

3.2 Lot Configuration

As detailed on the Reconfiguration Plan included in **Annexure A**, the proposed development seeks to subdivide (One Lot into Two Lots) at 19 Coleridge Street, Stafford Heights on land described as Lot **89** on **RP95268**.

Table 3 details the proposed dimensions and area of the subdivision.

PROPOSED LOT	AREA		FRONTAGE / AVERAGE WIDTH		RECTANGLE DIMENSIONS	
	MINIMUM	PROPOSED	MINIMUM	PROPOSED	MINIMUM	PROPOSED
Proposed Lot 1	260 m ²	324 m ² ✓	7.0 m	8.05 m ✓	6 × 15 m	8.05 m X 40.24 ✓
Proposed Lot 2	260 m ²	324 m ² ✓	7.0m	8.05 m ✓	6 × 15 m	8.05 m X 40.24 ✓

Table 2 –Details of the proposed lot reconfiguration

The proposed development provides two (2) lots with land area of 324m² for both Lot 1 and Lot 2, which are defined as small lots. The proposed development provides two quality sized lots with a width of 8.05m and a depth of 40.23m each lot (Refer to **Figure 4**).

3.3 Key Details

Ket details of the proposed reconfiguration of the lot is given in table 3 below.

Proposed lot sizes	Proposed Lot 1 : 324 m ² , and Proposed lot 2 : 324 m ²
Proposed lot dimensions	Lot 5: 8.05m x 40.23m, and Lot 6: 8.05m x 40.23m
Servicing requirements	Kerbside refuse collection.
Access arrangements / Crossover	The existing crossover is to be retained to serve Lot 6. A new driveway crossover will be built at a later stage to serve Lot 5.
Existing/proposed built improvements	Existing dwelling to be removed.
Lawful point of discharge	At Northern boundary of the property, there is an existing stormwater open drain. It is proposed that Lots 5 and 6 each be provided with a stormwater pit and connection stub, discharging into the upstream connection pipe as approved under approval A006535550. Minor earthworks have been proposed to facilitate this. Please refer to Annexure C.
Removal of street trees	No street trees are present in front of the site.
Filling and/or cutting	No cut & fill work will be required for the proposed subdivision. Some minor earthworks will be required to create building pads for the future detached dwellings.
Distance from fire hydrant (rear lot subdivision only)	Front lots are proposed as part of this development
Current verge width	3.75 m
Width and quality of existing footpath (where relevant)	Not Applicable
Minimum Flood levels (if applicable)	Not applicable.

Table 3 – Key Details of the Proposed Development

3.4 Water and Sewer

There is existing water infrastructure within the southern road reserve of Coleridge Street, which will provide sufficient connections to service the proposed development. The proposal will connect to the existing sewer infrastructure property connection located at the north-eastern corner of the site. All lots will achieve suitable connections to the existing reticulated water and sewer infrastructure in accordance with Council's requirements.

Refer to the Engineering Servicing Report and Servicing plan, attached under **Annexure F**, for further information.

3.5 Stormwater

Subject property has a slope towards the rear of the property. There is an existing open drain along the rear boundary of the property, which runs towards west before it connects to existing storm water gully pit.

As discussed in the Engineering Report, attached under **Annexure F**, it is proposed to provide an onsite stormwater detention (OSD) tank with 3000L capacity at each proposed lot.

The proposal ensures that the roof water and impervious surface area runoff from future residential development on the site will be collected into the proposed on-site Storm Water Detention tanks, and slowly released without causing any adverse impact to the neighbouring properties and surrounding area.

This strategy will ensure post-development discharge does not exceed the pre-development flow, ensuring no worsening of stormwater impacts on downstream properties.

Refer to the Engineering Servicing Report and Servicing plan, attached under **Annexure F**, for further information and for assessment against the Stormwater Code.

3.6 Electricity

The subject site has an existing electricity connection which will be able to service the proposed development.

3.7 Telecommunication

The subject site has an existing electricity connection which will be able to service the proposed development.

3.8 Street trees

No existing street trees are affected by the proposed development.

3.9 Access

Each lot will be provided with access to Coleridge Street.

4. TOWN PLANNING FRAMEWORK

4.1. State Planning Framework

4.1.1. Matters Established in the Planning Regulation

A review of the current State planning regulatory requirements has been undertaken. It is considered that the proposed development is generally compliant with all requirements. No conflicts have been identified. It is noted that the proposed development does not constitute prohibited development under the regulation.

4.1.2. Planning Act 2016 – Framework

The Planning Act 2016 which replaced the Sustainable Planning Act 2009 (SPA) on the 3 July 2017 provides the statutory planning framework for the State of Queensland. As outlined within the Planning Act 2016 all Local Government Areas must prepare Planning Act 2016 compliant Planning Schemes that advance the purpose of the Act.

The State Planning Policy 2017 relates to 17 separate State interests grouped together under 5 broad themes and provides direction to local governments in the preparation of planning documents and assessment of development applications. Of the 17 separate State interests, none of them are relevant to the subject site or proposed development. There are no referral triggers within the Planning Regulation 2017 that affect the proposed development. Relevancy of the subject site and proposed subdivision to the five main categories are outlined in the table below.

STATE PLANNING POLICY TRIGGER ASSESSMENT		
State Planning Policy Section	Represented in Planning Scheme	Relevant
Livable communities and housing	Yes	No
Economic growth	Yes	No
Environment and heritage	Yes	No
Safety and resilience to hazards	Yes	No
Infrastructure	Yes	No

Table 4 – Subdivision Proposal Pan

4.1.3. Referral Agencies

In accordance with Section 54 and 55 of the Act, Schedule 9 and 10 of the Planning Regulation 2017 prescribe any referral agencies applicable to a development application, as well as the matters a referral agency may, must or must only have regard to in their assessment. A review of Schedule 9 and 10 confirms the proposed development does not trigger referral to a Referral Agency under Schedule 10 of the Planning Regulation 2017.

4.1.4. South East Queensland Regional Plan

The premises are identified within the Urban Footprint of the SEQ Regional Plan 2017 ('Shaping SEQ'). The stated intent for the Urban footprint is to identify 'land in which the region's urban development needs and to accommodate urban development to support the region's ongoing growth.

Therefore, it is considered that the proposal is in keeping with the intent of the regional plan and further assessment is not required against the Regional Plan. It is considered that the proposed development is consistent with the intent of the Regional Plan.

4.2. Local Government Planning Framework

4.2.1. Brisbane City Plan 2014

The Brisbane City Plan 2014 came into force on the 30th June 2014 and is the relevant planning scheme for the City of Brisbane.

Following are the key considerations under the Brisbane City Plan 2014 Planning Scheme), as relevant to this application.

Under the Brisbane City Plan 2014 (Version 32), the site is located in Low Density Residential Zone.

In accordance with the Brisbane City Council City Plan 2014 (v34), the applicable codes for the proposed development are as per the table below (Table 1).

APPLICABLE CODES – CITY PLAN 2014 19 Coleridge Street, Stafford Heights – Lot 89 on RP95268			
RELEVANT CODES		APPLICABLE	ASSESSMENT
Primary Code	9.4.10 Subdivision Code	✓	Annexure B
Zone Code	6.2.1.1 Low Density Residential Code	✓	Annexure C
Overlay Codes	8.2.2 Airport Environs Code	✓	Annexure D
	8.2.3 Bicycle network overlay Code	✗	-
	8.2.8A Community purpose network overlay Code	✓	Annexure D
	8.2.9 Critical infrastructure & movement network overlay Code	✗	-
	8.2.11 Flood Overlay Code	✗	-
	8.2.18 Road Hierarchy overlay Code	✓	Annexure D
	8.2.20 Streetscape Hierarchy Overlay Code	✓	Annexure D
Development Codes	9.3.7 Dwelling house Code	✗	-
	9.4.3 Filling and excavation code	✓	Annexure E
	9.4.4 Infrastructure design code	✓	Annexure E
	9.4.5 Landscape works code	✗	-
	9.4.7 Outdoor lighting code	✗	
	9.4.9 Stormwater code	✓	Annexure E
	9.4.11 Transport, access, parking and servicing code	✓	Annexure E
	9.4.12 Wastewater code	✗	

Table 5 – Applicable Codes for Assessment as per Brisbane City Plan 2014

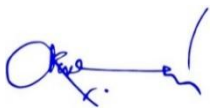
Assessment against the applicable codes and overlays are included in **Annexure B**, **Annexure C**, **Annexure D**, and **Annexure E**.

5. CONCLUSION

The proposal seeks to create two Standard Format Plan lots which are appropriately sized and configured to accommodate future 'small lot' dwelling houses in accordance with the Low density residential zone and Dwelling house (small lot) codes.

The development has been assessed against the desired outcomes, intents and acceptable solutions of the relevant planning scheme codes as well as relevant state and regional provisions.

The proposal is consequently considered an appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant Assessment Benchmarks. Assessment illustrates sufficient urban planning grounds to warrant approval of the proposed development.



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The following **Annexures** are submitted with this report in support of the Development Application:

Annexure A	Proposed Subdivision Plan
Annexure B	Code Assessment - Subdivision Code
Annexure C	Zone Code Assessment - Low Density Residential Code
Annexure D	Overlay Codes Assessment
Annexure E	Other Development Codes Assessment
Annexure F	Engineering Servicing Report and Servicing Plan