

Our Ref: 10008

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Proposed subdivision (2 into 5 lots) in the Low-medium density residential zone

4-8 Augstein Street, Coopers Plains



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Annexures

- A Subdivision Proposal Plan**
- B Code Compliance**

Report Summary

Site Details

Applicant name	Rakeshkumar & Mital Patel
Report by	Gateway Survey and Planning (Jacob Rutherford)
Site address	4-8 Augstein Street, Coopers Plains
Real Property Description (RPD)	Lots 7 & 8 on RP94378
Site area	1,237m ²
Zone	Low-medium density residential zone (2 or 3 storey mix)
Neighbourhood plan	Acacia Ridge–Archerfield neighbourhood plan - Coopers Plains residential precinct
Overlays	Airport environs overlay Bicycle network overlay Community purposes network overlay Critical infrastructure and movement network overlay Dwelling house character overlay Road hierarchy overlay Streetscape hierarchy overlay

Aspects of Development

Type of development	Reconfiguring a lot
Approval type	Development permit
Brief description of proposal	Subdivision (2 into 5 lots)
Category of assessment	Impact assessment
Public notification	15 business days
Referral agencies	—
Specialists' reports provided	—
Pre-lodgement advice	—

1 Site Location & Background Review

This report has been prepared by Gateway Survey & Planning in support of a proposed subdivision at 4-8 Augstein Street, Coopers Plains.

The development proposes the reconfiguration of two lots into five lots. The proposed Lots 10-14 will be vacant with areas of 236, 233, 264, 245 and 263m², respectively. Lots 13 and 14 fronting Augstein Street will have individual access provided by new crossovers. Lots 10, 11 and 12 fronting Boundary Road will have a single shared access provided by a new crossover and associated access easements from Augstein Street.

All Lots have access to all services and the slope on the site allows for stormwater to discharge to the existing infrastructure within the street.

The proposal seeks to create lots measuring less than 260m² in the Low-medium density residential zone (2 or 3 storey mix). As such, the application requires impact assessment as designated in Table 5.6.1 in Part 5 of *City Plan 2014*.

Whilst triggering impact assessment, we note that the draft planning scheme amendment "More Homes, Sooner - Low-medium density residential design" proposes minimum lot sizes of 120m² for the 3 or 4 storey mix precinct. As 3 or 4 storey mix zoning will supersede the current 2 or 3 storey mix zoning, there is provision for future lot sizes to be substantially smaller than this development proposes.

1.1 Site Characteristics

Topography	The site slopes towards the north-western intersection of Augstein Street and Boundary Road.
Access	New crossovers are proposed and existing crossovers to be removed and the kerb/channel/verge reinstated where necessary. Lots 13 and 14 fronting Augstein Street will have their own individual access whilst Lots 10, 11, and 12 will share a crossover, facilitated by access easements, to Augstein Street.
Shape of Site	4 Augstein Street is rectangular in shape, with a 3-chord corner truncation, and 8 Augstein Street is trapezoidal in shape.
Road Frontages	The site has a total frontage of 38.1m to Augstein Street and 29.8m to Boundary Road.
Footpath Improvements	The Boundary Road frontage contains an existing concrete footpath. The footpath on Augstein Street is located on the opposite verge.
Existing Services	The site has connections to all reticulated urban services.
Existing Vegetation	The site contains landscape vegetation. None is affected by the biodiversity areas overlay and is also not subject to the Natural Assets Local Law. There are no street trees in the frontage.

1.2 Site History

The site is currently used for residential purposes and contains an existing dwelling house on each lot which are to be removed or demolished (Figures 1 and 2).

A development application for material change of use (multiple dwelling) on the site was approved by Council in 2019 (Council reference A005235626). The currency period for the approval was later extended until 2029 (Council reference A007002656). However, the subject lots were subsequently sold, and the approved development is no longer expected to proceed.

1.3 Easements

The site does not contain any easements.

1.4 Flooding

The site is not affected by the Flood overlay or Coastal hazard overlay.

1.5 Surrounding Development in the Locality

The site is located within an established residential neighbourhood, with surrounding properties being of a variety of lot sizes and density, and are occupied by a mix of dwelling houses and townhouses (Figure 3).

1.6 Site Photos

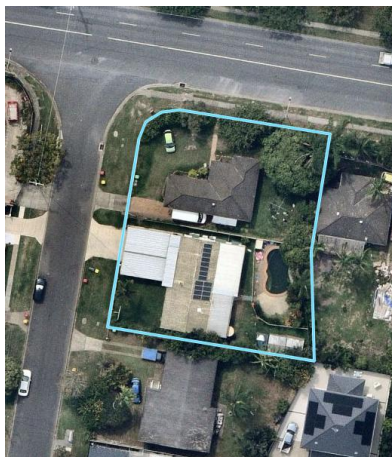


Figure 1. Nearmap Aerial Imagery, March 2026



Figure 2. Google Street View, October 2024



Figure 3. Nearby Houses and Townhouses of Varying Size and Density (Nearmap, March 2026)

2 Proposal

The application seeks a development permit for reconfiguring a lot (2 into 5 lots) at 4-8 Augstein Street, Coopers Plains, described as Lots 7 and 8 on RP94378. The site is located within the Low-medium density residential zone (2 or 3 storey mix precinct) and has a total area of 1,237m². The proposal results in five residential lots with direct frontage to Augstein Street and Boundary Road. Proposed lots 10-14 will be of 236, 233, 264, 245 and 263m², respectively.

→ Refer to Annexure A—Subdivision Proposal Plan

The proposal seeks to create lots measuring less than 260m² in the Low-medium density residential zone (2 or 3 storey mix precinct). As such, the application requires impact assessment as designated in Table 5.6.1 in Part 5 of *City Plan 2014*.

We consider the proposal includes the following component:

- Reconfiguring a Lot – Development Permit.

Whilst triggering impact assessment, we note that the draft planning scheme amendment “More Homes, Sooner - Low-medium density residential design” proposes minimum lot sizes of 120m² for the 3 or 4 storey mix precinct. As 3 or 4 storey mix zoning will supersede the current 2 or 3 storey mix zoning, there is provision for future lot sizes to be substantially smaller than this development proposes.

2.1 Lot Size and Dimensions

The proposed area and dimensions of the proposed lots are as follows:

Table 1. Summary of proposed lots and minimum requirements in the Subdivision code.

Proposed lot	Area		Average width		Rectangle dimensions	
	Minimum	Proposed	Minimum	Proposed	Minimum	
Lot 10	260m ²	236m ² *	7.5m *	9.5m ✓	6 × 15m	✓
Lot 11	260m ²	233m ² *	7.0m ^	9.5m ✓	6 × 15m	✓
Lot 12	260m ²	264m ² ✓	7.0m ^	11.2m ✓	6 × 15m	✓
Lot 13	260m ²	245m ² *	7.0m ^	7.5m ✓	6 × 15m	✓
Lot 14	260m ²	263m ² ✓	7.5m *	7.5m ✓	6 × 15m	✓

* For small lots in Low-medium density residential zone (2 or 3 storey mix) where adjoining the side boundary of a lot 400m² or greater, where that adjoining lot contains an existing dwelling house. Table 9.4.10.3.B Part 2.

^ For any other small lot in Low-medium density residential zone (2 or 3 storey mix). Table 9.4.10.3.B Part 2.

Table 2. Summary of proposed lots and minimum requirements in the draft amendment to the Subdivision code under the “More Homes, Sooner - Low-medium density residential design” amendment package.

Proposed lot	Area		Average width		Rectangle dimensions	
	Minimum	Proposed	Minimum	Proposed	Minimum	
Lot 10	120m ²	236m ² ✓	6.5m [^]	9.5m ✓	6 × 15; or 8 × 7m	✓
Lot 11	120m ²	233m ² ✓	6.5m [^]	9.5m ✓	6 × 15; or 8 × 7m	✓
Lot 12	120m ²	264m ² ✓	6.5m [^]	11.2m ✓	6 × 15; or 8 × 7m	✓
Lot 13	120m ²	245m ² ✓	6m *	7.5m ✓	6 × 15; or 8 × 7m	✓
Lot 14	120m ²	263m ² ✓	6m *	7.5m ✓	6 × 15; or 8 × 7m	✓

* For small lots in Low-medium density residential zone (3 or 4 storey mix) where development of a residential lot where not on a narrow street. Table 9.4.10.3.B Part 1.

[^] For small lots in Low-medium density residential zone (3 or 4 storey mix) where development of a residential lot where not on a narrow street and vehicle access is from a shared driveway and crossover. Table 9.4.10.3.B Part 1.

The property is located within the Low-medium density residential zone (2 or 3 storey mix). Although the lots measure less than 260m² which, in this zone, triggers impact assessment (Table 1), the lots are otherwise compliant with the minimum average widths and rectangle dimensions. Relatedly, this proposal is compliant with all dimensions criteria set out the draft Subdivision Code amendments in the “More Homes, Sooner - Low-medium density residential design” amendment package (Table 2). Further, surrounding properties are of varying lot sizes and density, and are occupied by a mix of dwelling houses and townhouses. As such, this development will not impact on local amenity, character or aesthetic.

2.2 Access

The current crossover locations are to be removed and the verge, kerb and channel reinstated. Three new crossover locations are proposed. Proposed Lots 13 and 14 will have their own individual access to Augstein Street, whilst proposed Lots 10, 11 and 12 will have a shared crossover location to Augstein Street, facilitated by access easements. This is intended to mitigate impact on the road hierarchy with Boundary Road being a Suburban road whilst Augstein Street is a Neighbourhood road.

→ Refer to Annexure A—Subdivision Proposal Plan

2.3 Servicing

The development facilitates kerbside refuse collection—accommodating at least two mobile bins for each lot within the Augstein Street frontage. For proposed Lots 10 and 11, bins may be presented within the frontage of Easement B. Bins for all other lots can be presented within the respective lot frontage. The development does not involve any refuse collection in Boundary Road (major road).

No other service vehicle requirements are applicable for vacant residential lots.

2.4 Existing Dwellings

The existing dwellings will be removed or demolished as a result of the development.

2.5 Stormwater

Stormwater is proposed to discharge to the existing kerb and channel on Augstein Street and Boundary Road. Filling is not required to accommodate this.

2.6 Other Details

Street trees	There are no street trees within either verge.
Earthworks	No earthworks required.
Fire Hydrants	Each proposed lot is serviceable from existing fire hydrants. No new hydrants or private fire mains are required.
Existing Footpath	The Boundary Road frontage contains an existing concrete footpath, which is expected to be upgraded as part of the planned road corridor project COP-RC-001. The footpath on Augstein Street is located on the opposite verge.
Minimum Flood Levels	The site is unaffected by flooding.

3 Assessment Benchmarks and Compliance

The proposal reflects the relevant planning outcomes set out in all applicable State and local government planning instruments, as follows.

3.1 South East Queensland Regional Plan

The development involves lots for residential use within the Urban Footprint and, as such, is consistent with the intent of the *South East Queensland Regional Plan 2023* (ShapingSEQ).

3.2 State Planning Policy

The site is located in the following *State Planning Policy* mapped areas:

- Natural Hazards Risk And Resilience
 - Flood hazard area - local government flood mapping area
- Strategic Airports And Aviation Facilities
 - Obstacle limitation surface area
 - Lighting area buffer 6km
 - Wildlife hazard buffer zone.

The relevant state interests are incorporated in *City Plan 2014* through the Flood overlay (not applicable to the site) and the Airport environs overlay.

In complying with the planning scheme, the proposal is taken to comply with the *State Planning Policy*.

3.3 Temporary Local Planning Instruments

Table 3. Current TLPIs in effect (Brisbane City Council).

TLPI	Description	Comments
02/25 (Qld)	Kurilpa Sustainable Growth Precinct	No effect on the site.
01/25 (Qld)	Colmslie Road Industry Precinct	No effect on the site.

3.4 Public Notification

The application requires impact assessment and, as such, is subject to public notification requirements pursuant to section 53 of the *Planning Act 2016*.

For this application type, the minimum public notification period is 15 business days.

3.5 Referral Agencies

No applicable referral requirements are identified in Schedule 10 of the *Planning Regulation 2017*.

3.6 Planning Scheme and Planning Scheme Policies

The categories of development and assessment for the proposal are determined in accordance with Part 5 of *City Plan 2014*, as follows:

Table 4. City Plan 2014 categories of development and assessment—subdivision.

Subdivision	ROL
Zone	
Low-medium density residential zone	Impact assessment
Neighbourhood Plan	
Acacia Ridge–Archerfield neighbourhood plan	No change
Overlays	
Airport environs overlay	Not applicable
Bicycle network overlay	No change
Community purposes network overlay	No change
Critical infrastructure and movement network overlay	Not applicable
Dwelling house character overlay	Not applicable
Road hierarchy overlay	No change
Streetscape hierarchy overlay	No change

For impact assessment, all *City Plan 2014* codes are applicable to the extent relevant. The following codes are considered relevant to the proposal:

Table 5. Relevant City Plan 2014 codes.

Primary Code	Subdivision code
Zone Code	Low-medium density residential zone code
Neighbourhood plan	Acacia Ridge–Archerfield neighbourhood plan code
Development Codes	Infrastructure design code
	Landscape works code
	Stormwater code
	Transport, access, parking and servicing code
Overlay Codes	Bicycle network overlay
	Community purposes network overlay code
	Road hierarchy overlay code
	Streetscape hierarchy overlay code

→ Refer to Annexure B—Code Compliance.

3.7 Other Relevant Matters

According to section 45(5)(b) of the *Planning Act 2016*, impact assessment may involve consideration of any other ‘relevant matter’ (subject to limitations described therein). In this instance, we propose that the drafted “More Homes, Sooner - Low-medium density residential design” amendment proposal package be taken into consideration for assessment and should be used in conjunction with the applicable categorising instrument—*City Plan 2014*.

4 Recommendation & Conclusion

Although the proposal provides lots that are not of sufficient area to be compliant with Table 9.4.10.3.B of the Subdivision Code, they are compliant with minimum average widths and rectangle dimensions. Additionally, they exceed all dimensions and size in the draft “More Homes, Sooner - Low-medium density residential design” amendment package.

This proposal is low risk and there does not appear to be any reason to refuse the proposed subdivision. The proposal supports the City’s vision of densifying residential uses to minimise future urban sprawl.

The site has ready access to all public utility services and complies with Council’s *City Plan 2014*. The proposed lots will not have any adverse impact on the amenity of the area.

The subdivision proposal is suitable for approval by Council and we therefore recommend the proposal to the delegate for support by Council subject to relevant standard conditions.