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APPLICATION REF

A007121388

URBANZA

TOWN PLANNING REPORT

Town Planning • Development Advisory

154 Beams Rd, Zillmere QLD 4034

Subject Site	154 Beams Rd, Zillmere QLD 4034
Council	Brisbane City Council
Applicant and Landowner	Vishadi Manisha Fernando Kurukulasooriyage Chamin Paboda Herath Herath Mudiyansele C/- Urbanza Town Planners
Urbanza Reference	UB95
Report Date	28/09/2026
Prepared by	Jwal Balar Principal Town Planner

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Report Summary

Site Details

Applicant	Vishadi Manisha Fernando Kurukulasooriyage Chamin Paboda Herath Herath Mudiyansele C/- Urbanza Town Planners
Applicant representative	Urbanza Town Planners
Report prepared by	Jwal Balar Principal Town Planner
Site address	154 Beams Rd, Zillmere QLD 4034
Real Property Description (RPD)	Lot 2 on RP74608
Site area	612 m ²
Zone	Low density residential zone
Neighbourhood plan	-
Relevant overlays	- Airport environs overlay - Bicycle network overlay - Community purposes network overlay - Critical infrastructure and movement network overlay - Dwelling house character overlay - Potential and actual acid sulfate soils overlay - Road hierarchy overlay - Streetscape hierarchy overlay - Transport noise corridor overlay

Aspects of Development

Type of development	Reconfiguring a lot
Brief description of proposal	Subdivision (1 into 2 lots)
Category of assessment	Impact assessment applies as the proposed lots are less than 400m ² in area and all proposed lot frontages are located more than 300m walking distance from the nearest point of a site, or sites, within the Centre zones category having a combined site area greater than 2,000m ² .
Specialist reports	None due to the simple nature of the development and favourable conditions on the site.

1 Site Location & Background Review

This Town Planning Report has been prepared by Urbanza Town Planners in support of a development application for Reconfiguring a Lot (1 into 2 lots) application at 154 Beams Rd, Zillmere QLD 4034, formally described as Lot 2 on RP74608.

The site is within Brisbane City Council's Low density residential zone. The proposal is intended to create two residential allotments of approximately 306 m² each, based on the total area of 612 m². As the frontage is approximately 370 m walking distance from the closest centre at Taigum Square, the proposed lots require a performance-based planning justification and an impact assessment. However, the proposal is highly consistent with the pattern of development in Beams Road and the overall neighbourhood and can

fit dwelling houses or suitable low-density development in each proposed lot comfortably, in accordance with the performance outcomes of the Subdivision code.

1.1 Locality & Site Context



Figure 1: Locality and walking-distance plan



Figure 2: Beams Road street-view

The subject site at 154 Beams Rd, Zillmere is situated within an established urban residential locality characterised predominantly by detached dwelling houses, infill development and a range of allotment sizes.

The site is approximately 375 m walking distance from Taigum Square, which provides access to shops, services and other everyday facilities. The proximity to the centre supports the practical walkability of the site notwithstanding that it is outside the 300 m threshold.

The locality benefits from direct road connectivity along Beams Road and Muller Road, with access to the broader Zillmere, Taigum and northern Brisbane road network. Public transport and established urban services are available in the surrounding area.

Overall, the site is in a serviced urban area with convenient access to a centre, public transport and community facilities. These characteristics are relevant to whether the proposed small-lot outcome can function appropriately in this case it is.

1.2 Site Characteristics

Site shape / dimensions	Generally rectangular allotment with an area of approximately 612 m ² . The current proposal plan depicts dimensions of about 17 m by 37 m.
Existing use / buildings	Existing low-set dwelling house, shed and concrete driveway, all shown for removal on the proposal plan.
Road frontage	Approximately 17 m frontage to Beams Road.
Existing access	Existing driveway crossover to Beams Road, proposed to be removed and replaced with a centrally located shared crossover with access easements.
Topography	The site is flat with a very gradual slope sideways.
Vegetation / street trees	No street trees exist in front of the site.
Flooding / natural hazards	The subject site is not mapped with any flooding overlays.
Easements / encumbrances	Proposed access easements A and B are proposed around the shared access arrangement. There are no existing easements on site.

Water & sewer	Water and sewer connections are directly available to the site from the frontage.
Stormwater	Stormwater is proposed to discharge directly to the kerb and channel on Beams Road which is the lawful point of discharge.
Other constraints	-

1.3 Site History

The site is currently used for a dwelling house. The subdivision proposal plan shows the existing low-set dwelling, shed and concrete driveway to be removed to facilitate the subdivision. Council development records indicate that there are no previous approvals on site.

1.4 Surrounding Development in the Locality

The subject site is located within an established residential area of Zillmere and is surrounded predominantly by residential properties to the north, east and west. The immediate locality is characterised by a mixture of established detached dwellings, smaller residential allotments and multiple dwelling developments, reflecting the ongoing evolution and gradual intensification of the broader Zillmere and Taigum area.

The site benefits from a highly accessible urban location, with Taigum Square Shopping Centre located within convenient walking distance. The surrounding area also contains a range of schools, public open space, parks, community facilities and other day-to-day services, contributing to a well-established residential environment with good access to essential amenities.

Beams Road is an important east-west transport corridor through Zillmere and Taigum and provides convenient connections to the wider arterial road network. This facilitates access to surrounding activity centres, employment areas and the Brisbane CBD. The site's frontage to Beams Road also provides convenient access to public transport infrastructure. In particular, the Beams Road at Taigum Shopping Centre bus stop is approximately 240 m walking distance from the subject site and is serviced by frequent bus services. The site's proximity to public transport, retail and community facilities reinforces its suitability for a modest increase in residential density.

The broader locality contains several examples of smaller residential allotments and higher-density residential development. These approvals demonstrate that subdivision and residential intensification have previously occurred within the surrounding Zillmere and Taigum area, including within the Low-density residential zone and on properties fronting Beams Road. Relevant nearby examples include:

- 15 Hinchcliffe Street, Zillmere – A006915033 – approved on 8 April 2026 for two residential lots of approximately 323 m² each. This represents a particularly relevant example because the site was located outside the applicable walking-distance catchment at the time, when the relevant threshold was 200 m to a centre. Notwithstanding this, the subdivision was approved in circumstances where the site retained proximity and convenient access to surrounding centres and urban services. This provides useful contextual support for the subject proposal, which similarly achieves the broader accessibility intent associated with the walking-distance provisions.
- 200 Beams Road, Zillmere – an existing development comprising approximately 15 residential units within the Low-density residential zone, demonstrating an established higher-density residential form in the immediate locality.
- 193 Beams Road, Taigum – A006791288- located directly opposite the subject site. Development approval was granted on 21 November 2025 for a staged multiple dwelling development comprising 35 units and a temporary sales office in Stage 1, 28 units in Stage 2 and 26 units in Stage

3, being a total of 89 multiple dwelling units. The land is in the Community facilities (education purposes) zone and Emerging community zone.

- 5 Wavy Street, Zillmere – A006759610- approved on 4 June 2025 for a 1 into 2 lot subdivision within the Low-density residential zone. The approved lots are approximately 300–310 m² and utilise a shared access arrangement and access easements, providing a subdivision configuration closely comparable to the subject proposal.
- 248 Beams Road, Zillmere – A006830677 – approved on 11 February 2026 for a 1 into 2 lot subdivision within the Low-density residential zone, incorporating lots of approximately 300–310 m² with shared access and access easements. This approval is particularly relevant given its location on Beams Road and its broadly similar subdivision arrangement.
- 282 Beams Road, Zillmere – A005811607 – approved by Brisbane City Council on 26 August 2021 for Reconfiguring a Lot – Development Permit for subdivision from 1 lot into 2 lots, comprising Lot 1 – 312 m² and Lot 2 – 312 m².
- 184 Church Road, Taigum – A004685964 – approved on 28 June 2017 for Reconfiguring a Lot – Development Permit for subdivision from 1 lot into 2 lots, comprising Lot 1 – 327 m² and Lot 2 – 326 m².

Collectively, these developments demonstrate that the surrounding locality is not characterised exclusively by traditional standard lot residential allotments. Rather, the area contains an established mix of detached dwellings, smaller lots and multiple dwelling developments, including several recent approvals for lots in the order of approximately 300–325 m². The proposed subdivision is therefore consistent with an observable pattern of residential development and subdivision occurring within the surrounding Zillmere and Taigum locality.

The proposal represents a relatively modest form of residential infill within an established urban area and makes efficient use of land that is already well serviced by existing road infrastructure, public transport, shops, schools, parks and community facilities. In this context, the proposed allotment configuration is considered compatible with the evolving residential character of the locality and the broader intent of facilitating housing opportunities in locations with convenient access to centres and public transport.

2 Proposal

The application seeks a Development Permit for Reconfiguring a Lot (1 into 2 lots) at 154 Beams Rd, Zillmere, on land described as Lot 2 on RP74608. Based on the instructed site area, the proposed subdivision will create two lots of approximately 306 m² each.

The existing low-set dwelling house, shed and concrete driveway are proposed to be removed. A centrally located 6 m wide shared crossover and reciprocal access easements are proposed to provide coordinated access from Beams Road.

REFERENCE: Refer to Annexure A - Subdivision Proposal Plan.

2.2 Proposed Lot Size & Dimensions

Proposed Lot	Required area	Area	Required Frontage	Frontage / Width
1	400 m ²	306.70 m ²	10 m	8.470 m
2	400 m ²	306.70 m ²	10 m	8.470 m

The Low-Density Residential Zone Code generally anticipates a minimum lot size of 300 m² where the frontage of the site is located within 300 m walking distance of a centre zone comprising an area greater than 2,000 m². The subject site is located approximately 370 m walking distance from the nearest qualifying centre and is therefore only approximately 70 m beyond the prescribed catchment.

The purpose of the walking-distance provision is to ensure that smaller residential lots are located close to shops, services and other walkable amenities. Although the subject site falls marginally outside the numerical catchment, the intended functional outcome of the provision is still achieved. The walking route between the site and the centre is direct and accessible and does not involve crossing a major road or navigating any significant physical barriers, such as waterways, extensive vegetation or disconnected pedestrian routes.

Table 9.4.10.3.B of the Subdivision Code identifies the following minimum rectangle dimensions for small residential lots within the Low-density residential zone within the walking catchment:

- Minimum rectangle: 6 m × 15 m.

Each proposed lot has an area of approximately 306 m² and sufficient width and depth to comfortably accommodate the prescribed 6 m × 15 m rectangle. The proposed lots are therefore appropriately shaped and capable of accommodating well-designed future dwelling houses, including functional private open space, vehicle access, parking, landscaping and other normal residential requirements.

From the street, the future development will maintain the established pattern of detached dwelling houses and the low-density suburban character of the locality. The proposed lots will not appear as isolated or uncharacteristically small allotments, particularly given the number of comparable residential lots already established or approved within the surrounding area, including:

- 248 Beams Road, Zillmere — approximately 300–310 m² per lot.
- 5 Wavey Street, Zillmere — approximately 300–310 m² per lot.
- 15 Hinchcliffe Street, Zillmere — approximately 323 m² per lot.
- 282 Beams Road, Zillmere — approximately 312 m² per lot.
- 184 Church Road, Taigum — approximately 326–327 m² per lot.

These examples demonstrate an established fine-grain subdivision pattern within the locality and support the conclusion that the proposed development is compatible with the prevailing streetscape and surrounding residential character.

The proposal achieves the purpose of the Subdivision Code and satisfies Performance Outcome PO1 because the proposed lots:

- Are capable of accommodating future dwelling houses that comply with the relevant planning scheme requirements.
- Are consistent with the purpose and intended character of the Low-Density Residential Zone.
- Provide practical and usable shapes suitable for residential development.
- Reinforce the established streetscape rhythm and surrounding built-form character.
- Respond appropriately to the site's dimensions and constraints without creating unreasonable amenity, access or functional impacts.

For these reasons, the proposed lot area of approximately 306 m² represents a logical, functional and contextually appropriate subdivision outcome. The proposal achieves the planning intent of Brisbane City Plan 2014 despite the site being approximately 70 m beyond the specified walking-distance catchment.

2.3 Access & Refuse collection

Given that Beams Road is a busy major road, a 6 m wide shared crossover is proposed to provide coordinated and safe vehicle access to both lots. This arrangement is consistent with the recently approved subdivision at 248 Beams Road (A006830677), where Council accepted a comparable shared-access design.

The proposed development has been designed to incorporate refuse collection via kerbside collection. The road verge provides sufficient space for two wheelie bins in front of each proposed lot without obstructing vehicle access.

2.4 Stormwater

Stormwater is proposed to discharge directly to the kerb and channel on Beams Road which is the lawful point of discharge. This can be easily facilitated due to the flat nature of the site.

2.5 Water, Sewer & Other Services

The subject property has direct access to existing reticulated water and sewer infrastructure from the Beams Road frontage. Each proposed lot will be provided with separate water and sewer connections, with all services contained within the respective lot boundaries and completed prior to plan sealing.

Electricity, telecommunications and other urban services are available in the locality. Separate compliant connections will be provided to each proposed lot as required prior to plan sealing approval.

2.6 Earthworks

No earthworks are envisioned as part of this development due to the flat nature of the site.

3 Assessment Framework

3.1 Category of Assessment

The category of assessment is determined under Part 5 of Brisbane City Plan 2014. On the current basis, the application is to require impact assessment because both proposed lots are below 400 m² and the frontage is outside the 300 m walking-distance catchment.

Subdivision	Assessment level
Zone	
Low density residential zone	Impact assessment
Neighbourhood plan	
-	Not applicable
Overlays	
Airport environs overlay	-
Bicycle network overlay	Impact assessment
Community purposes network overlay	Impact assessment (not applicable)
Critical infrastructure and movement network overlay	-
Dwelling house character overlay	-
Potential and actual acid sulfate soils overlay	-
Road hierarchy overlay	Impact assessment
Streetscape hierarchy overlay	Impact assessment
Transport noise corridor overlay	-

3.2 Planning Scheme Assessment Benchmarks

The relevant assessment benchmarks are contained within the applicable planning scheme codes. Based on the tables of assessment under *Brisbane City Plan 2014*, the following codes apply to the proposed development:

Primary Code	Subdivision code
Zone Code	Low density residential zone code
Neighbourhood Plan Code	-
Overlay Codes	• Bicycle network overlay • Community purposes network overlay • Road hierarchy overlay • Streetscape hierarchy overlay
Secondary / Other Codes	• Filling and excavation • Infrastructure design • Landscape work • Stormwater • Transport access parking and servicing
Refer to Annexure B - Code Compliance Assessment	

3.3 South East Queensland Regional Plan

The site is located within the Urban Footprint. The proposal represents infill residential development within an established urban area and is generally consistent with the intent of the South East Queensland Regional Plan 2023 (ShapingSEQ).

3.4 State Planning Policy and State Development Assessment Mapping

Mapping layers for Matters of Interest

SEQ REGIONAL PLAN TRIGGERS

- SEQ Regional Plan land use categories

WATER RESOURCES

- Water resource planning area boundaries

Mapping layers for State Interests

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Wildlife hazard buffer zone
- Aviation facility

The relevant state interests are reflected in applicable *City Plan 2014* overlays (Airport environs overlay). The site is not affected by the Flood overlay. In complying with the planning scheme, the proposal is taken to comply with the *State Planning Policy*.

3.5 Referral Agencies

No applicable referral requirements are identified in Schedule 10 of the *Planning Regulation 2023*.

3.6 Public Notification

The application is subject to impact assessment and therefore requires public notification under section 53 of the *Planning Act 2016*. The statutory public notification period is a minimum of 15 business days.

4 Justification for Proposed Lot Sizes

The proposed lots do not achieve the generally anticipated minimum area of 400 m². However, the proposal satisfies the purpose and relevant performance outcomes of the Subdivision Code and Low-Density Residential Zone Code by creating functional, serviceable residential lots that are compatible with the established character of the locality.

The smaller-lot provisions seek to locate higher-density subdivision outcomes within convenient walking distance of centres, public transport and everyday services. The subject site is approximately 370 m walking distance from Taigum Square, being only approximately 70 m beyond the prescribed 300 m walking-distance catchment. This represents a modest departure from the distance threshold, while the intended planning outcome remains achieved. The walking route is direct and accessible, and the site retains convenient access to shops, services, public transport, parks and community facilities.

A comparable planning approach was accepted by Brisbane City Council for the subdivision at 15 Hinchcliffe Street, Zillmere (A006915033), where approval was obtained based on similar justification concerning proximity to a centre and the ability of the proposed lots to function appropriately. While each application must be assessed on its individual merits, this approval demonstrates that a limited departure from the walking-distance requirement can be supported where the underlying planning intent is otherwise achieved.

The site is located within an established urban area and has access to the infrastructure necessary to support the development. Reticulated water and sewer infrastructure is available from the property frontage, and each proposed lot will be provided with separate service connections. The site is also conveniently located near public transport, community facilities, parks and the surrounding road network. Accordingly, the proposed subdivision will not result in an isolated or inadequately serviced residential development.

Despite being less than 400 m², each proposed lot has sufficient width and depth to accommodate the minimum 6 m by 15 m rectangle prescribed for small residential lots within the walking distance catchment. This demonstrates that each lot can accommodate a well-designed dwelling house while maintaining appropriate areas for vehicle parking, landscaping, private open space and normal residential servicing. The proposed shared-access arrangement also provides coordinated vehicle access while preserving the remaining frontage for landscaping, pedestrian access and kerbside refuse collection.

The proposal involves only two detached residential lots and will therefore retain the low-density scale and built-form character intended for the zone. Future dwellings can be designed to comply with the applicable requirements for setbacks, building height, site cover, parking, landscaping and private open space. When viewed from Beams Road, the development will continue to present as detached residential development and will not create a visually distinguishable or incompatible streetscape outcome.

The surrounding locality also contains a range of lot sizes, including several existing and recently approved lots below 400 m². The proposal therefore reflects an established pattern of infill development and will not introduce an unprecedented subdivision form into the area. It will make efficient use of serviced urban land without generating unreasonable impacts on adjoining properties, infrastructure capacity, traffic safety or residential amenity.

On balance, the numerical non-compliance with the 400 m² minimum lot area does not result in an adverse planning outcome. The proposed lots are appropriately configured, fully serviceable and capable of supporting compliant dwelling houses while maintaining the low-density residential character of the locality. The proposal therefore achieves the intent of the relevant planning scheme provisions and warrants approval despite the departure from the prescribed minimum lot area.

5 Recommendation & Conclusion

The application seeks a Development Permit for Reconfiguring a Lot (1 into 2 lots) at 154 Beams Road, Zillmere. The proposal will create two residential allotments of approximately 306.70 m² each within the Low-density residential zone.

Although the proposed lots do not achieve the generally anticipated minimum area of 400 m², they are suitably configured, fully serviceable and capable of accommodating future dwelling houses. Each lot can accommodate the required 6 m by 15 m rectangle while retaining sufficient space for parking, landscaping, private open space and normal residential servicing.

The site is located only approximately 70 m beyond the prescribed walking-distance catchment and remains conveniently accessible to Taigum Square, frequent public transport, parks and community facilities. The proposed 6 m wide shared crossover provides coordinated and safe access from Beams Road, while separate water, sewer, electricity and telecommunications connections can be provided to each lot.

The development represents an appropriate form of infill within an established urban area and is consistent with the surrounding pattern of smaller residential allotments and recent subdivision approvals. Future dwellings will maintain the detached residential appearance, low-density scale and established streetscape character of Beams Road.

Having regard to the assessment contained within this report, the proposal achieves the purpose and relevant performance outcomes of *Brisbane City Plan 2014*, notwithstanding the numerical lot-area departure. The development is therefore considered to represent a logical, functional and contextually appropriate subdivision outcome. On this basis, it is recommended that Brisbane City Council approve the application, subject to reasonable and relevant conditions.

Prepared by

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Annexures

Ref.	Annexure
A	Subdivision Proposal Plan
B	Code Compliance Assessment