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29 September 2025

The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Dear Sir / Madam,

Town Planning Report: Operational Works for Streetscape Works – Road Reserve at Quarry Street and Kingsford Smith Drive, Hamilton

Urbis Ltd has prepared this Town Planning Report in support of a Development Application lodged on behalf of *Hamilton Developments Pty Ltd*. The application seeks approval for a Development Permit for Operational Work – Streetscape Works.

The development area for this application is the road reserve adjoining the property at 336 Kingsford Smith Drive, Hamilton, formally described as Lot 19 on SP277346 (referred to as 'the site' herein).

This report addresses the merits of the proposal with regard to the relevant assessment benchmarks identified within the Brisbane City Plan 2014 and the relevant sections of the Planning Act 2016. For the purpose of this report, the Brisbane City Plan will be referred to as the 'City Plan' and the Planning Act 2016 will be referred to as 'the Planning Act' herein.

This report is accompanied by and should be read in conjunction with the following documentation:

- **Appendix A** – Development Application Form 1
- **Appendix B** – Verge Landscape Concept Plan prepared by *Moir Landscape Architecture*
- **Appendix C** – Brisbane City Plan 2014 Code Assessment

The assessment of the application is to be undertaken in accordance with Section 45(3) of the Planning Act and Sections 26, 27 and 28 of the Planning Regulation 2017.

This report provides the Applicant's assessment against these provisions and concludes that the development is appropriate, consistent with State legislative framework, the existing local planning scheme controls and intent for the area and will provide improved landscape amenity for the locality.

Council's approval of the application is therefore recommended, subject to any relevant and reasonable conditions.

1 The Site

The development application relates to works within a verge (road reserve) adjoining 336 Kingsford Smith Drive, Hamilton, formally described as Lot 19 on SP277346. An extract of a recent site aerial is shown in **Figure 1** below. Given the shape of the lots and road reserve at this location, along with the topography of the area, the verge provides the opportunity provide large trees which providing shading and screening to any development on the site.

Figure 1 - Site Aerial



Source: Nearmap 2025

2 The Proposal

2.1 Context of Proposal

On 12 April 2023, Brisbane City Council granted approval (Council reference: A006047163) for a Development Permit for Material Change of Use – Multiple Dwelling (16 Units), and a Development Permit for Building Work on the site. However, on 17 May 2023 a submitter appeal was commenced in the Planning and Environment Court. This appeal process is currently ongoing.

While the appeal continues, the applicant seeks to secure approval for separate streetscape works within the verge through a standalone Operational Works (OPW) development application. This component of works is separate from the proposed Material Change of Use and Building Works currently the subject of the appeal.

The Operational Works Application is:

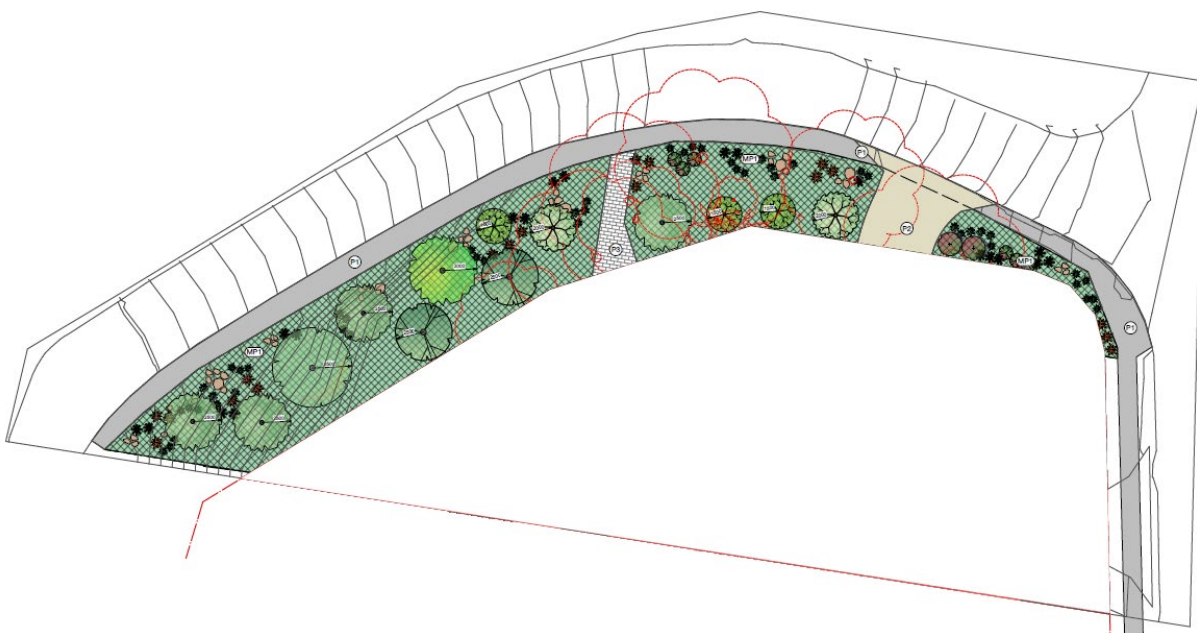
- (a) being made to allow the Applicant to maintain the verge in an orderly manner as the owner of the adjoining land parcel.
- (b) not being made for earthworks (or any other operational works) pursuant to a development application;
- (c) able to be made, and approved, whilst the recent development application is still under appeal as the Operational Works Application is a standalone application and is not dependent upon the development application;
- (d) not being lodged pursuant to a condition of that development application under appeal;
- (e) able to be assessed and approved concurrently with the development application under appeal, as multiple development approvals can be approved for the same land; and
- (f) merely putting in place what the verge land is already designated to be used for, considering the streetscape hierarchy overlay code and the current status of the verge

2.2 Proposed Streetscape Works

The proposed Operational Works involve enhanced landscaping along the eastern verge fronting Quarry Street and part of Kingsford Smith Drive. Landscaping elements within the verge include a larger number of shade and feature trees, together with other soft landscape planting, new paving, sandstone boulders and grassed spaces.

An extract of the landscape concept plan is shown in **Figure 2** below. For further details of the proposed works, refer to the Landscape Concept Plan in **Appendix B**.

Figure 2 - Proposed Streetscape Works



Source: Moir Landscape Architecture

3 State Planning Matters

Section 2.1 of City Plan confirms that the SPP is not a relevant assessment benchmark for this development application.

Section 2.2 of the City Plan confirms that the planning scheme appropriately advances the SEQ Regional Plan. Accordingly, the SEQ Regional Plan is not a relevant assessment benchmark for this development application.

A review of Schedule 10 of the Planning Regulation 2017 has also confirmed the development proposal is also not identified as triggering referral to any referral agencies.

4 Local Planning Framework

City Plan (v33.00/2025) is the local planning instrument relevant to the assessment of this development application.

5 Category of Development and Assessment

In accordance with Table 5.8.1-Operational Work of the City Plan, the proposed OPW for streetscape work is identified as *other operational work preceding a ROL or MCU which is assessable development* and is subject to **Code Assessment**.

6 Assessment Benchmarks

The following assessment benchmarks under City Plan are identified as applicable to the Operational Works development.

- Operational Work code
- Streetscape hierarchy overlay code

A detailed assessment of these assessment benchmarks is provided in **Appendix C**. This assessment demonstrates that the proposed development complies with, or can be conditioned to comply with, the relevant assessment benchmarks.

7 Conclusion

In summary, the assessment provided as part of this development application demonstrates that the proposed development complies with, or can be conditioned to comply with, all relevant assessment benchmarks and should therefore be approved. According to the Planning Act 2016, section 60(2), a code assessable development application must be approved if it complies with all the relevant assessment benchmarks, or can be conditioned to comply.

If you have any questions regarding this development application, please do not hesitate to contact the undersigned, Matthew Brown (Associate Director) or Andrew Aldridge (Senior Consultant) on 07 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Ben Lyons". The signature is stylized with several overlapping strokes.

Ben Lyons
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