

BCC DS
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27/07/20267
APPLICATION REF
A007057614

TOWN PLANNING ASSESSMENT

Re: Proposed Material Change of Use

For: Short term accommodation + food and drink outlet

At: 6 Playfield St Chermside 4032

KEN DREW TOWN PLANNING Pty Ltd

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Date: 17/7/26

NB: This report is supplementary to the Town Planning Summary lodged with the application and contains additional material to the Town Planning Summary

Applicant details

Applicant/owner: Fernycare P/L
c/- Ken Drew Town Planning P/L

Site details

Address: 6 Playfield St Chermside 4032
RPD: L133 RP 79690 & L 134 SP 226959
Area: 971 m2
Zone: Mixed use
Precinct: Centre frame
Neighbourhood Plan: Chermside centre Neighbourhood Plan
Precinct: Chermside centre activity NPP-001
Sub-precinct: Playfield Street NPP-001d
Significant overlays: Flood, Transport noise, Road hierarchy, Street hierarchy

Attachments

Amended DA Form 1
Flood assessment

Proposal

The site, which is on a corner, is occupied by a dwelling house. The site will be developed for a multi-storey hotel with a small dining area/restaurant at ground level. The architectural drawings and the traffic report refer to the dining area as being for hotel guests, but it has been included in the application as a Food and drink outlet to allow its use by persons not associated with the hotel use.

Level of assessment

The application is impact assessable

Referral agencies

N/A - Hamilton Rd is not a State-Controlled Road

Assessment benchmarks now addressed

Neighbourhood Plan Code
Short-term accommodation Code
Centre or mixed-use Code

Issues summary

Building height, setbacks etc: Refer attached Code assessments

Flood immunity: Refer attached flood report

Onsite parking, servicing, waste management – Refer previously submitted Traffic report

SW management, Wastewater management, Earthworks - Refer previously submitted engineering drawings and reports

Conclusion:

The proposal complies with the acceptable or performance outcomes of the planning scheme.

The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

Property Address

6 PLAYFIELD ST CHERMSIDE 4032

Parcel Details

Lot No and Plan: Lot 133 on RP79690

Full Property Holding:

Lot 133 on RP79690

Lot 134 on SP226959

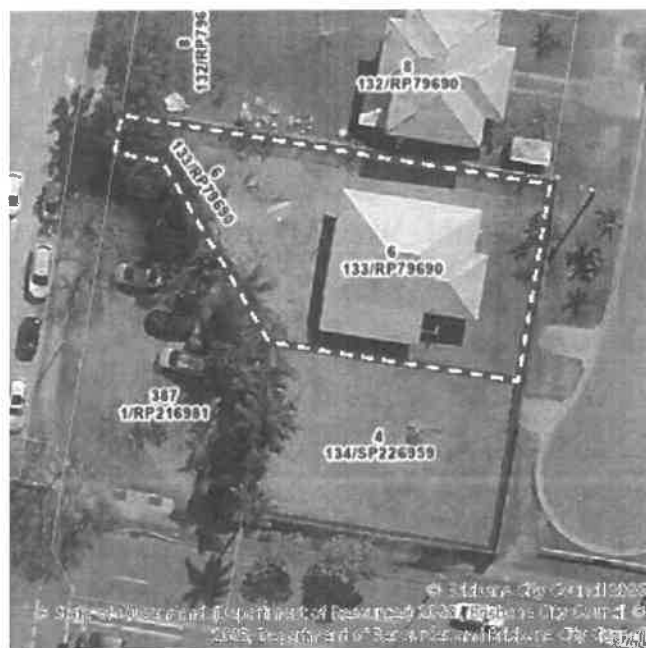
Title Area *: 607 m²

Ward: MARCHANT

PDF Maps GRID Reference: Map 12

* refer NOTES below

Open Cityplan.Brisbane.qld.gov.au



Zones

Name

MU2 Mixed use (Centre frame)

Description

The purpose of the Mixed use zone code is to provide for a mixture of development that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industrial uses. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name

Chermide centre neighbourhood plan

Description

Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Chermide centre neighbourhood plan code.

Chermide centre activity precinct - NPP-001

Chermide centre activity precinct - NPP-001 of the Chermide centre neighbourhood plan.

Playfield Street sub-precinct - NPP-001d

Playfield Street sub-precinct - NPP-001d of the Chermide centre neighbourhood plan.

Overlays

Name

Airport environs overlay

Description

The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.

OLS - Horizontal limitation surface boundary

OLS – Horizontal limitation surface boundary sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

Procedures for air navigation surfaces (PANS)

Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

BBS zone - Distance from airport 3-8km

BBS zone - Distance from airport 3-8km sub-categories of the Airport environs overlay.

Name	Description
Community purposes network overlay	The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets. The Community purposes network overlay includes the following sub-categories: - Existing trunk park sub-category - Existing non-trunk park sub-category - Existing community facilities and land for community facilities sub-category - LGIP planned land for community facilities specific location sub-category - LGIP planned park acquisition specific location sub-category - LGIP planned park upgrade specific location sub-category - LGIP planned park embellishment specific location sub-category - LGIP planned corridor park specific location sub-category - Long term land for community facilities specific location sub-category - Long term park specific location sub-category - Long term corridor park specific location sub-category Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.
Critical infrastructure and movement network overlay	For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service. The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014. The Critical infrastructure and movement network overlay includes: - Critical assets sub-category - Critical infrastructure and movement planning area sub-category
Critical infrastructure and movement planning area sub-category Flood overlay	Refer to the overlay map to see which sub-categories are relevant to specific properties. Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay. The Flood overlay deals with areas of land identified as subject to flooding, and deals with issues of State Interest. It may include the following areas of land identified within the local government area as: - areas of land with flooding and inundation potential; - overland flow paths identified locally. It applies, at a minimum, to development that: - increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or - involves institutional uses where evacuating people may be difficult; or - involves the manufacture or storage of hazardous materials in bulk. Refer to Part 8 in the City Plan 2014. Individual property flood levels are provided on Council's Floodwise Property Report. Information to help understand your flood risk can be found on Council's Flood Awareness webpage.
Overland flow flood planning area sub-category Potential and actual acid sulfate soils overlay	Overland flow flood planning area sub-category of the Flood overlay. The Potential and actual acid sulfate soils overlay deals with issues of State Interest. It may include areas of land identified within Brisbane as having potential or actual acid sulfate soils. Refer to Part 8 in the City Plan 2014.
Potential and actual acid sulfate soils sub-category	Potential and actual acid sulfate soils sub-category of the Potential and actual acid sulphate soils overlay.
Land above 5m AHD and below 20m AHD sub-category	Land above 5m AHD and below 20m AHD sub-category of the Potential and actual acid sulphate soils overlay.

Name	Description
Road hierarchy overlay	The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets. The Road hierarchy overlay includes: • Motorways sub-category • Arterial roads sub-category • Suburban roads sub-category • District roads sub-category • Neighbourhood roads sub-category • Future motorway sub-category • Future arterial road sub-category • Future suburban road sub-category • Future district road sub-category • Primary freight routes sub-category • Primary freight access sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
Streetscape hierarchy overlay	The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes: • Subtropical boulevard - in centre verge width 6m sub-category • Subtropical boulevard - in centre verge width 5m sub-category • Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category • Subtropical boulevard - out of centre verge width 6m sub-category • Subtropical boulevard - out of centre verge width 5m sub-category • Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category • Centre street major sub-category • Centre street minor sub-category • Neighbourhood street major subcategory • Neighbourhood street minor sub-category • Industrial street sub-category • Pathway link sub-category • Corner land dedication sub-category • Locality street subcategory • Laneway sub-category • Wildlife movement solution sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
Transport noise corridor overlay	The Transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the Building Act 1975. It may include areas of land affected by noise from: • State controlled roads (State mapping) • Franchised roads • Local government controlled roads • Railway land (State mapping)
Noise corridor - Brisbane: Queensland Development Code MP4.4 Noise Category 2 sub-category	Queensland Development Code MP4.4 Noise Category 2 sub-category of the Transport noise corridor overlay.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 113 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

Name	Description
Stormwater network	The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets. The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items: • Bioretention swale • Land • Natural channel • Pipe (new) • Pipe (relief drainage) • Culvert • Stormwater quality improvement device • Rehabilitation • Backflow prevention device Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this Report*). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

NOTES

- a) Areas shown in this Report are approximate only.
- b) Contour information shown is from Council's 2002 Contour records.
- c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
- d) A Temporary Local Planning Instrument (TLPI) may affect a particular property. TLPIs are not identified in this report. Visit the Temporary Local Planning Instrument page at www.Brisbane.qld.gov.au to confirm whether this property is included in a TLPI.
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Local Government Authorities



LGA boundary

Property boundaries holding



Property Holding



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