



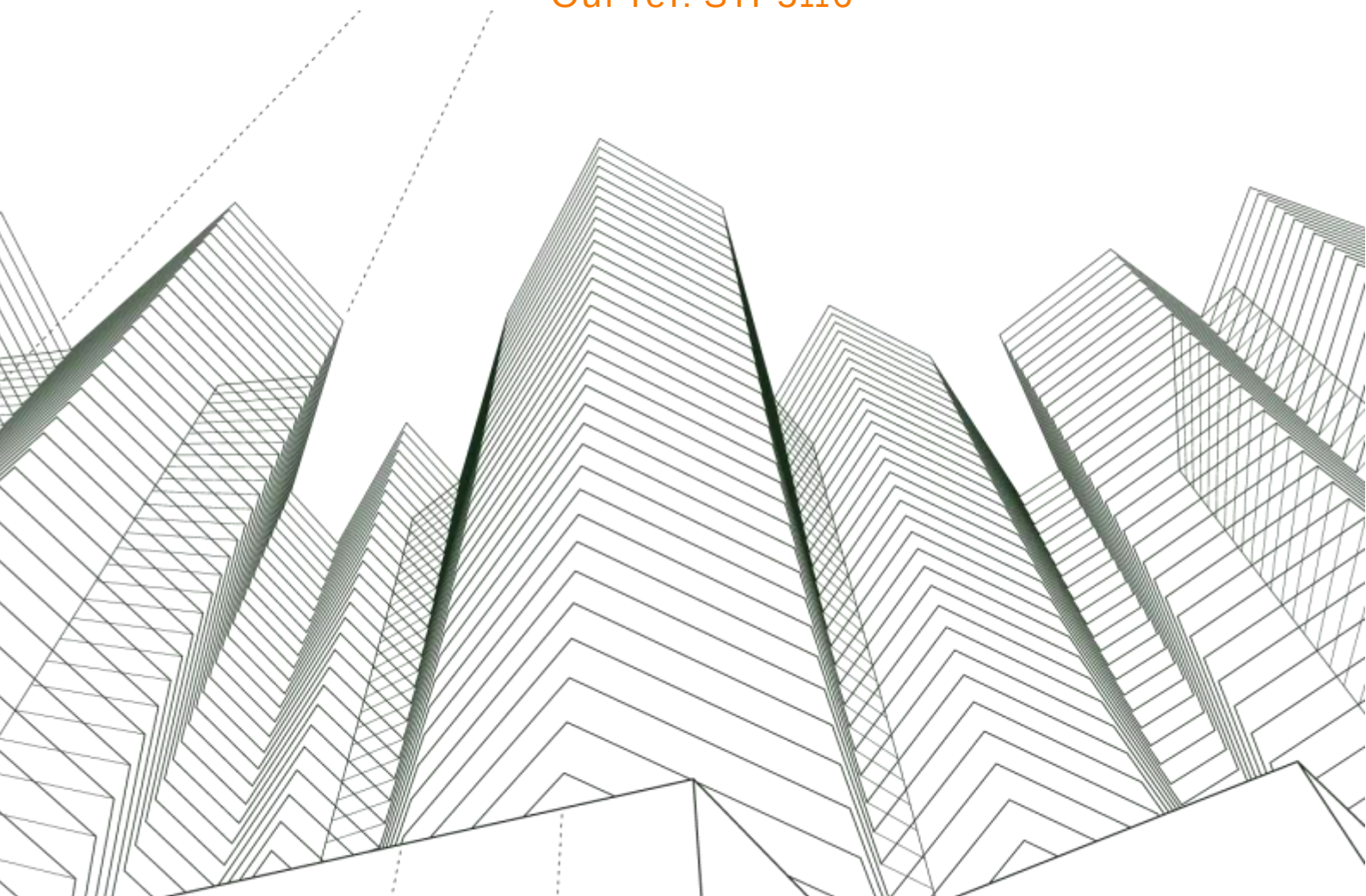
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TOWN PLANNING REPORT

Reconfiguring a Lot (1 into 2 lots)

1 Corfe Court,
Carindale QLD 4152
Lot 212 on RP161940

Our ref: STP5116



DOCUMENT CONTROL

QUALITY ASSURANCE		
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Revision No.	Date	Description	Prepared by	Checked By
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1 EXECUTIVE SUMMARY

The report supports a development application to Brisbane City Council for a Development Permit for Reconfiguring a Lot (1 into 2 lots) at 1 Corfe Court, Carindale QLD 4152, formally described as Lot 212 on RP161940. The proposal seeks to subdivide the existing 733m² Low Density Residential zoned site into two equal street-fronting lots of 366.5m² each, with the existing dwelling to be removed.

The application is Impact Assessable under the *Brisbane City Plan 2014 (v36)* because each proposed lot is less than 400m² and the site is marginally beyond the current 200m walking distance threshold from Centre zoned land. However, the report argues that this non-compliance is minor and results from the unusual local road and block configuration, rather than any substantive planning conflict. The site remains functionally well connected to the Winstanley Street Centre and would align with Council's emerging More Homes, Sooner amendments, which contemplate a 300m walking distance threshold.

The report finds that the proposed subdivision is consistent with the Low Density Residential Zone, maintains the established residential character of Corfe Court, and provides allotments capable of accommodating future detached dwellings, private open space, vehicle access, landscaping and infrastructure servicing. It also concludes that the proposal appropriately responds to relevant planning scheme provisions, including the Strategic Framework, Low Density Residential Zone Code, Subdivision Code, overlay codes and prescribed secondary codes.

No significant planning issues are identified. The development is presented as a modest and appropriate infill outcome that supports housing supply, makes efficient use of existing infrastructure, and provides additional residential opportunity near centre zoned land and active transport connections. On this basis, the report respectfully requests that Brisbane City Council approve the application, subject to reasonable and relevant conditions.

2 APPLICATION SUMMARY

2.1 Site overview

Street Address	1 Corfe Court, Carindale QLD 4152
Real Property Description	Lot 212 on RP161940
Site Area	733m ²
Current Development	Dwelling house
Local Government Authority	Brisbane City Council
Applicable Planning Scheme	<i>Brisbane City Plan 2014 (v36)</i>
Planning Scheme: Area Classification	Low Density Residential Zone
Planning Scheme: Applicable Local Plan	N/A
Planning Scheme: Applicable Overlays	Airport environs 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
Applicable Regional Plan	South East Queensland Regional Plan
Regional Plan Area:	Urban Footprint



Figure 1: Location of the subject site. Source: Google

2.2 Application Details

Description of Proposal	Reconfiguring a Lot (1 into 2 lots)
Type of Application	Reconfiguring a Lot (1 into 2 lots)
Level of Assessment	Impact Assessable
Applicant	Effie Flaskos C/o Steffan Harries PO Box 6258, Fairfield Qld 4103

Contact Person

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2.3 Approvals Sought

Type of Development	Impact Assessable	
	Preliminary Approval	Development Permit
Reconfiguration of a Lot Reconfiguring a Lot (1 into 2 lots)		✓

2.4 Level of Assessment

Under the Table of Assessment for the Low Density Residential Zone (Part 5 of the *Brisbane City Plan 2014 (v36)*), the proposed Reconfiguring a Lot (1 into 2 lots) requires Impact Assessment. Please find an extract below:

Zone / Overlay	Categories of Development and Assessment	Assessment Benchmarks
Low Density Residential Zone	Assessable development— Impact assessment If a reconfigured lot is: a. 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 a zone in the centre zones category with a combined site area of more than 2,000m²; or b. less than 400m², where any part of the lot frontage is greater than 200m walking distance of any part of the lot frontage of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m²; or c. less than 600m², where a rear lot	The Planning Scheme including: • Subdivision Code • Prescribed Secondary Code • The Applicable Zone Code • The Neighbourhood Plan Code (NA)

3 SITE INFORMATION AND ANALYSIS

3.1 Area Classification and Development Site

3.1.1 Property description and zone

The subject site is located at 1 Corfe Court, Carindale QLD 4152, formally described as Lot 212 on RP161940. The site falls within the Low Density Residential Zone.

3.1.2 Development site features

The site features an irregular shaped lot, with a total area of 733m² with an approximate average width of 35m fronting Corfe Court. The property has an average slope of 1m in 23.71m (4.2%) which rises from the north to the south boundary.

The site is currently improved with a Dwelling house and ancillary domestic outbuildings.



Figure 2: Aerial view depicting the subject site. Source: Brisbane City Council

3.2 Existing Development and Site Characteristics

3.2.1 Services and Infrastructure

The subject site is connected to all services required for the intended land use.

3.2.2 Vehicular Access

The subject site currently has one vehicular access via the frontage onto Corfe Court.

3.2.3 Significant Vegetation

The subject site is clear of any significant vegetation and does not have any street trees within the frontage of the property.

3.2.4 Site History

A review of the site history did not discover any applications that will impact or influence this application.

4 PROPOSED DEVELOPMENT

4.1 General Description

This application seeks Council approval for a Development Permit for a Reconfiguring a Lot (1 into 2 lots) located at 1 Corfe Court, Carindale QLD 4152, formally described as Lot 212 on RP161940. Please find a set of proposed plans attached as Appendix A and an extract below.

The proposed development supports the reconfiguration of a lot (1 into 2) consistent with the surrounding low-density residential pattern of development within the Low Density Residential Zone in both layout and size. The resulting allotments comprise functional dimensions and building envelopes capable of accommodating future Dwelling houses and associated ancillary structures while maintaining compliance with applicable planning scheme requirements. The subdivision layout responds appropriately to the site's topography and access constraints, providing practical and safe vehicle access to each allotment and supporting future residential development without adversely affecting the established character of the locality.

A summary of the proposed reconfiguration of a lot development is provided in the table below.

Development Summary		
Proposed Lot Sizes	LOT 1:	366.5m ²
	LOT 2:	366.5m ²
Existing/Proposed built improvements	Existing dwelling to be removed/ demolished.	
Lawful point of discharge	The lawful point of discharge will be via the Corfe kerb.	
Removal of street trees	No	

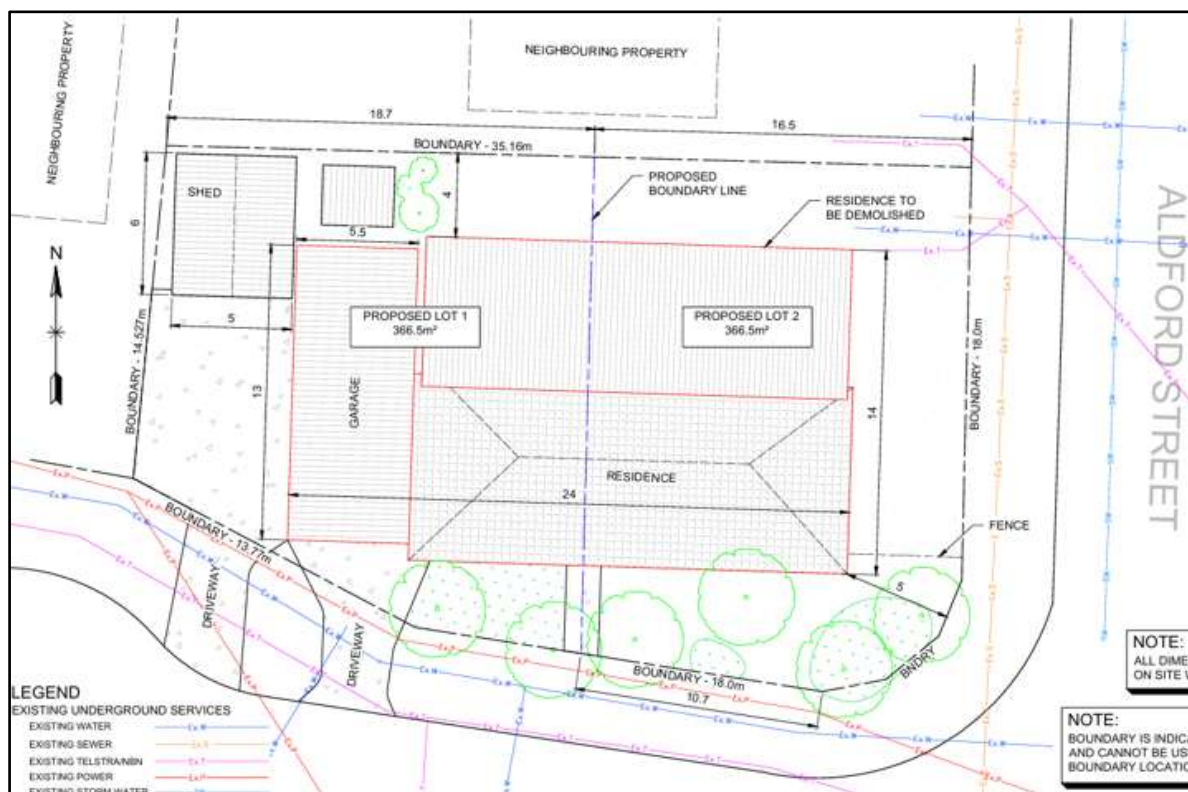


Figure 3: Image of proposed development. Not to scale. Source: Effie Flaskos

5 STATE PLANNING FRAMEWORK

The *Planning Act 2016* (PA) establishes the framework and process for development assessment throughout the State of Queensland. The PA states the following is applicable to an Impact Assessable application.

3, Part 1, 45(5)

An impact assessment is an assessment that—

- a) *must be carried out—*
 - i. *against the assessment benchmarks in a categorising instrument for the development; and*
 - ii. *having regard to any matters prescribed by regulation for this Chapter subparagraph; and*
- b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

Examples of another relevant matter—

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

The subordinate legislation to the PA is the *Planning Regulation 2017* (PR). The PR states the following in relation to assessment benchmarks.

Planning Regulation 2017, Part 4, Division 4, Subdivision 1, 30 – Assessment benchmarks generally

1. *For [section 45\(5\)\(a\)\(i\)](#) of the [Act](#), the impact assessment must be carried out against the assessment benchmarks for the development stated in [schedules 9](#) and [10](#).*
2. *Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—*
 - a. *the assessment benchmarks stated in—*
 - i. *the regional plan for a region; and*
 - ii. *the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - iii. *a temporary State planning policy applying to the premises;*
 - b. *if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
 - c. *if the local government is an infrastructure provider—the local government's LGIP.*
3. *However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.*

The following section of this report provides a response to the identified assessment benchmarks as prescribed by the PA.

5.1 State Planning Policy

The State Planning Policy was adopted on 3 July 2017 and is Queensland's pre-eminent state planning instrument. It expresses the state interests in land-use planning and development. The current version of the Brisbane City Council *Brisbane City Plan 2014* (v36) is considered to be aligned with the State Planning Policy. Subsequently, no further assessment is required.

5.2 South-East Queensland Regional Plan (ShapingSEQ)

The site is included within the Urban Footprint of the South-East Queensland (SEQ) Regional Plan (ShapingSEQ). The proposed development is consistent with the intent for the regional land use category.

5.3 Development Assessment Mapping System (DAMS) Layers

5.3.1 State Assessment and Referral Agency (SARA) DAMS Layers:

Layer	Applicable
-------	------------

SEQ Regional Plan Land Use Categories	Urban Footprint
Queensland heritage place	N/A
Unexploded Ordnance	N/A
Coastal Protection	N/A
Fish Habitat Areas	N/A
Water Resources	Water resource planning area boundary
Wetland Protection Areas	N/A
Native Vegetation Clearing	N/A
Koala Habitat in SEQ Region	N/A
Maritime Safety and Development	N/A
Port of Brisbane	N/A
State Transport	N/A

5.3.2 Non-SARA DAMS Layers:

Layer	Applicable
Electricity Infrastructure	N/A

5.4 Development Assessment Forms

The Development Assessment forms are the approved forms under the PA and must be used for applications lodged under this Act. The following forms are included in this submission to the Local Council:

- DA Form 1 – Development Application Details.

5.5 Referral Agencies

A referral agency is a generic term and covers both ‘advice’ agencies and ‘concurrence’ agencies. If there is a requirement under the PR for an entity other than the assessment manager to have input in the assessment of a specified development application, the application is referred to that agency. No referral agencies have been identified as part of this application.

5.6 State Development Assessment Provisions

As the proposed development does not trigger referral to the State Assessment and Referral Agency, the State Development Assessment Provisions are not applicable to this application.

5.7 Public Notification

As the proposed application is Impact Assessable, public consultation will be required to be undertaken in accordance with Part 4 of the Development Assessment Rules [s68 of the *Planning Act 2016*]. The applicant is required to give public notice by:

- publishing a notice at least once in a newspaper circulating generally in the locality of the premises the subject of the application;
- placing notice on the premises the subject of the application that must remain on the premises for the period of time up to and including the stated day; and
- giving notice to the adjoining owners of all adjoining the premises the subject of the application.

Public consultation will begin as required under the DA Rules at the conclusion of the Information Request Stage.

6 LOCAL PLANNING FRAMEWORK

6.1 Introduction

The site is located within the Brisbane City Council area and is subject to assessment against the *Brisbane City Plan 2014 (v36)*. This application has been made in accordance with Chapter 3 of the *Planning Act 2016 (PA)* and constitutes an application for an Impact Assessable Development Permit for a Reconfiguration of a Lot.

6.2 *Brisbane City Plan 2014 (v36)* Planning Provisions

6.2.1 Zone

The subject site is located within the Low Density Residential Zone as depicted in the below imagery.



Figure 4: Aerial view of subject depicting the zoning of the property. Source: Brisbane City Council

6.2.2 Overlays

Under the *Brisbane City Plan 2014 (v36)*, the site is identified as being affected by a number of overlays as demonstrated below in Table A. Assessment against the relevant overlays has been undertaken. Complete responses to each applicable overlay code have been provided in Appendix B.

Table A – Overlay Assessment		
Overlay	Assessment (assessed under Part 5 of the <i>Brisbane City Plan 2014 (v36)</i>)	Assessment Benchmark
Airport environs overlay	Not Applicable N/A	Airport Environs Overlay Code
Community purposes network overlay	Impact Assessment	Community Purposes Network Overlay Code
Critical infrastructure and movement network overlay	Not Applicable	Critical Infrastructure And Movement Network Overlay
Dwelling house character overlay	Not Applicable	Dwelling House Character Overlay Code
Potential and actual acid sulfate soils overlay	Not Applicable	Potential and actual acid sulfate soils overlay code
Road hierarchy overlay	Impact Assessment	Road hierarchy overlay code
Streetscape hierarchy overlay	Impact Assessment	Streetscape hierarchy overlay code

6.2.3 Neighbourhood Plan / Local Plan

The subject site is located is not within a designated Neighbourhood Plan or Local Plan and will not be evaluated under Assessment Benchmarks Neighbourhood or Local Plans.

6.2.4 Level of Assessment

Zone / Overlay	Categories of Development and Assessment	Assessment Benchmarks
Low Density Residential Zone	Assessable development— Impact assessment If a reconfigured lot is: d. 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 a zone in the centre zones category with a combined site area of more than 2,000m²; or e. less than 400m², where any part of the lot frontage is greater than 200m walking distance of any part of the lot frontage of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m²; or f. less than 600m², where a rear lot	The Planning Scheme including: • Subdivision Code • Prescribed Secondary Code • The Applicable Zone Code

6.2.5 Applicable Codes

The proposed development application will be subject to assessment against the *Brisbane City Plan 2014 (v36)*. The following planning scheme codes have been identified as Assessment Benchmarks:

- Strategic Framework, including:
 - Theme 2: Brisbane's Outstanding Lifestyle:
 - Element 2.1 – Brisbane's identity
 - Element 2.3 – Brisbane's housing and accommodation choices
 - Theme 3: Brisbane's clean and green leading environmental performance:
 - Element 3.1 – Brisbane's environmental values
 - Theme 4: Brisbane's Highly Effective Transport and Infrastructure:
 - Element 4.1 – Brisbane's transport infrastructure networks
 - Element 4.2 – Brisbane's other infrastructure networks
 - Element 4.3 – Brisbane's coordinated infrastructure and planning delivery
 - Theme 5: Brisbane's CityShape:
 - Element 5.5 – Brisbane's suburban living areas
- The Low Density Residential Zone Code
- Subdivision Code
- Overlay Codes
 - Community Purposes Network Overlay Code,
 - Road Hierarchy Overlay Code,
 - Streetscape Hierarchy Overlay Code
- Prescribed secondary codes including:
 - Filling and Excavation Code;
 - Infrastructure Design Code;
 - Landscape Work Code;
 - Outdoor Lighting Code;

- Park Planning and Design Code;
- Stormwater Code;
- Transport Access, Parking and Servicing Code; and
- Wastewater Code.

As noted within Part 5 of this planning report, the assessment of this application is limited to the above noted Assessment Benchmarks.

Please find attached as Appendix B, an assessment against these codes.

6.2.6 Infrastructure charges

Infrastructure charges will be payable as per the relevant Adopted Infrastructure Charges Resolution applicable at the time of lodgement.

7 KEY PLANNING MATTERS

The proposed Reconfiguring a Lot (1 into 2 lots) was found to be generally consistent with the intent of the *Brisbane City Plan 2014 (v36)* and its associated planning provisions and relevant Assessment Benchmarks. Please refer to Appendix B for a full response to the applicable codes as noted in section 6.2.5 of this report. An overview of the key planning matters has been provided below in support of the proposal.

7.1 Other Relevant Matters

7.1.1 More Homes, Sooner - Low-Medium Density Residential Design Amendments

Brisbane City Council has publicly exhibited the *More Homes, Sooner – Low-medium density residential design amendments*, which represent Council's emerging strategic direction to facilitate additional housing diversity and supply within Brisbane. While the proposed amendments have not yet commenced and do not form part of the current assessment benchmarks, they may be afforded weight as an "other relevant matter" under section 45(5)(b) of the *Planning Act 2016* where they demonstrate relevant changes in strategic planning direction.

Relevant to the proposed development, the exhibited amendments seek to increase the walking distance threshold applicable to smaller lots from 200m to 300m from qualifying Centre zoned land.

The proposed subdivision aligns with this emerging strategic direction by creating two appropriately configured residential allotments of 366.5m² that provide for additional housing supply within proximity to an established neighbourhood centre. While the site is marginally beyond the current 200m walking distance threshold due to the surrounding road network configuration, it remains functionally connected to the Winstanley Street Centre and would comfortably satisfy the exhibited 300m threshold. Please see below in Figure 5 analysis showing the whole frontage of the site is within 258m walking distance of the centre zone.

The proposal therefore represents the type of modest infill residential development contemplated by the exhibited amendment, supporting increased housing diversity and efficient use of existing infrastructure while maintaining the established low-density residential character of the locality. Accordingly, the exhibited amendment provides relevant strategic context and should be afforded positive weight in the assessment of the application.

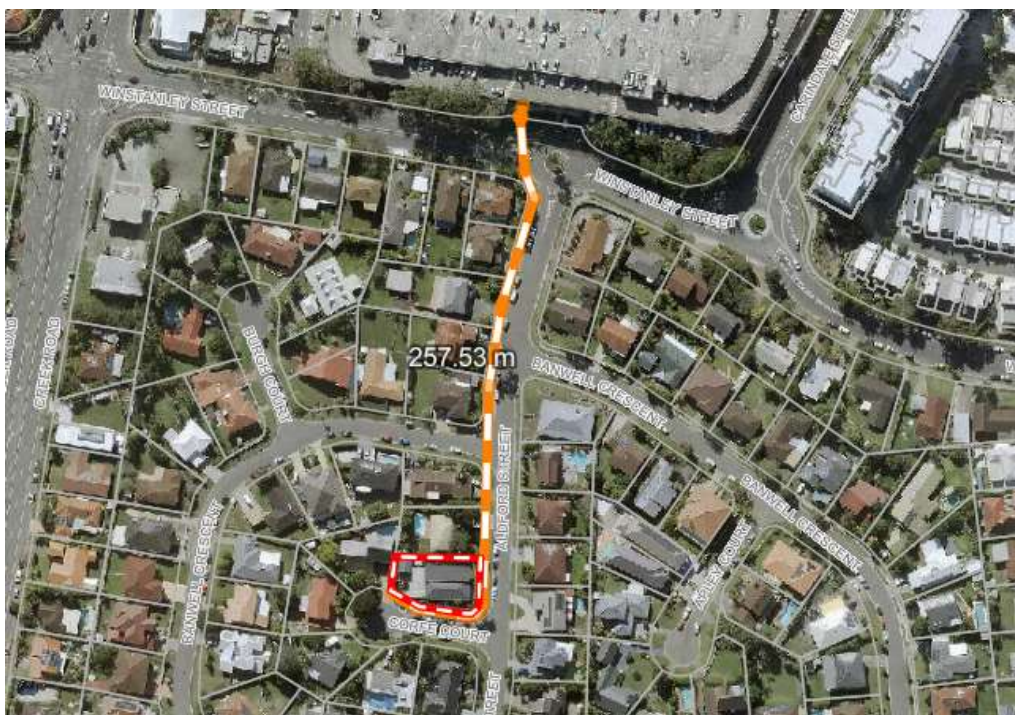


Figure 5: 300m walking distance analysis Source: City Plan 2014 Mapping as edited by Steffan Harries

7.2 Strategic Framework

The proposed development can achieve near-full compliance with the provisions contained within the Strategic Framework of the *Brisbane City Plan 2014 (v36)*. The proposal includes development that is well-connected and situated to nearby Greenspace systems, infrastructure, community services, centres, and parks. Given this, the proposed development is envisaged to be suitable for the local area surrounding the subject site.

The proposed development seeks assessment against Specific outcomes contained within Theme 5, Element 5.5. Assessment against these specific outcomes will demonstrate that the proposed development is consistent with the intent of the Planning Scheme and should be supported by Council.

7.2.1 SO1, T5 E5.5 – Brisbane’s Suburban Living Areas

Specific outcome 1	Response
Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	The subject site sits in the Low density residential zone, lies south of the Winstanley Street centre and forms part of the walkable catchment of the centre; which means small-scale infill on the site increases local housing supply in a way that strengthens the nearby centre, supports existing services and fits the established character. The subdivision provides growth in a location that already benefits from centre functions and community facilities, which aligns with SO2’s intent for context-responsive suburban development.

7.2.2 SO2, T5 E5.5 – Brisbane’s Suburban Living Areas

Specific outcome 2	Response
Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	In the past 9 years, only 5 development applications have been approved within a reasonable distance from the subject site (refer to Figure 6). This trend highlights the very limited recent growth in this locality and confirms that a modest two lot subdivision on the subject site is a measured and appropriate form of infill. The proposed lots can accommodate Dwelling house development that supports the nearby centre and active transport corridor without eroding the established suburban character through overdevelopment.

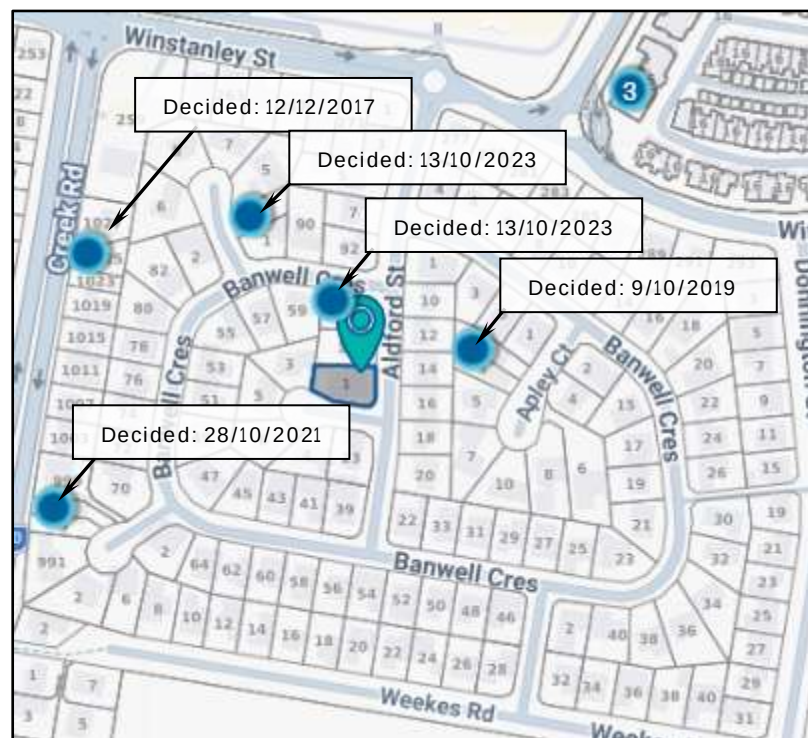


Figure 6: Recent Approved Subdivision Applications. Source: Development.i. 2026.

7.2.3 SO4, T5 E5.5 – Brisbane’s Suburban Living Areas

Specific outcome 4	Response
The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local topography is maintained.	The proposed development provides for equal and well-dimensioned blocks capable of supporting features such as the predominance of detached housing within the established community, the topography, and house spacing.

7.2.4 SO5, T5 E5.5 – Brisbane’s Suburban Living Areas

Specific outcome 5	Response
District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	The proposed subdivision provides a modest increase in residential density near a centre. The subject site is uniquely located immediately behind centre zoned land. The only reason the proposal is impact assessable, rather than code assessable, is the block configuration which results in a marginal exceedance of the prescribed 200m walking distance. In addition, the surrounding Low density residential zoned land has not had an approved development application in the past three years. Those allotments have therefore not contributed to the slightly higher densities envisaged to support the Winstanley Street centre. This proposal directly addresses that gap by providing a modest increase in dwelling yield on a site that is well placed to support the nearby centre and its active transport connections.

7.3 Low Density Residential Zone Code

The proposed development has been assessed against the provisions of the Low Density Residential Zone Code. The assessment demonstrates that the proposed Reconfiguring a Lot (1 into 2 lots) achieves the purpose and intent of the Low Density Residential Zone by providing appropriately configured residential allotments capable of supporting future Dwelling houses and maintaining the intended low-density residential character of the locality.

7.3.1 Overall Outcome 5c:

Development for a [dwelling house](#) occurs on appropriately sized and configured lots, and:

- i. where not on a [rear lot](#), has a minimum lot size of 400m²;*
- ii. where on a [rear lot](#), has a minimum lot size of 600m²;*
- iii. maintains a block pattern that accommodates traditional backyards and large trees*

Response:

The proposed development has been assessed against the relevant requirements of the Low Density Residential Zone Code and provides two appropriately configured, street-fronting residential allotments capable of accommodating future Dwelling houses.

- i. The proposed development has been assessed against the relevant requirements of the Low Density Residential Zone Code and provides two appropriately configured, street-fronting residential allotments capable of accommodating future Dwelling houses.
- ii. Not applicable. The proposed development does not create rear lots. Both proposed allotments are street-fronting lots with direct access to the existing road network.
- iii. The proposed subdivision maintains the established residential block pattern and character of the locality by creating two regular, street-fronting allotments capable of supporting future Dwelling houses. The proposed lot configuration allows for the provision of functional private open space, landscaping areas and opportunities for vegetation planting consistent with the landscaped suburban character anticipated within the Low Density Residential Zone.

The proposal does not result in an inefficient or constrained lot arrangement and maintains the ability for future development to provide appropriate setbacks, private open space and landscaping outcomes.

The proposed subdivision responds therefore appropriately to the site's characteristics and will facilitate future development that is compatible with the intended low-rise, landscaped suburban environment. Accordingly, the proposal is considered to achieve the purpose and intent of the Low Density Residential Zone Code.

7.4 Subdivision Code

Overall, the proposed subdivision is considered to comply with the relevant provisions of Sections C and D of the Subdivision Code. The proposed lot layout will facilitate future residential development that is compatible with the intended character of the Low Density Residential Zone, with each allotment capable of accommodating a compliant building footprint, private open space, vehicle access and parking in accordance with the Dwelling House (Small Lot) Code. The proposal has also been designed to minimise impacts on the public realm, including existing street trees and on-street parking, while supporting future streetscape outcomes.

7.4.1 Performance Outcome 1

PO1: Development results in lots and an arrangement of lots that:

- a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;*
- b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;*

- c. *feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;*
- d. *complement the streetscape, local context and character for the locality;*
- e. *address development constraints.*

Response:

The proposed reconfiguration development provides for two street-fronting lots arranged in a manner that:

- a. Enable the relevant outcomes and standards required by the planning scheme for a Dwelling house on a small lot to be complied with;
- b. Is consistent with the zones, precincts, and overlays that apply to the site. The subject site is not allocated to a Neighbourhood Plan. In this regard, the proposal is suitably located nearby to Centre zoned land with a collective area of larger than 2000m² along Winstanley Street. It should be noted that the subject site, while sitting marginally outside of 200m walking distance to the Winstanley Street Centre zoned land, the site is suitably located within easy walking distance; and only results in a minor non-compliance with Table 9.4.10.3.B when walking distance is measured around the unusual block shape. As such, any subdivision on this site will increase the usability and activation of the nearby Centre zoned land along Winstanley Street;
- c. Allows for the minimum dimension rectangle of 6m by 15m where for a lot within 200m walking distance of the Centre zoned land along Winstanley Street, despite discussed block pattern limitations;
- d. Complements the Corfe Court streetscape and suburb character. This area is characterised by equally dimensionally allotments capable of holding Dwelling houses. Further, the proposal allows for increased density when nearby to Centre zoned land larger than 2000m² in land area, which ultimately will support active transport in the area,
- e. Addresses development constraints in the form of the Flood Planning Area 5, Brisbane river waterway corridor, and Acid sulfate soils, as applicable.

Please refer to the below Figure 7 for a demonstration to the degree of non-compliance in the walking distance from any part of the frontage of the subject site, to any part of the frontage of a site zoned within the Centre zones category.



Figure 7: Walking Distance from Subject Site to Centre zoned land. Source: Brisbane City Plan 2014

As shown above within the orange highlight within Figure 7, the proposed development is located within 200m of Centre zoned land and only results in a marginal non-compliance as the whole frontage of the site is beyond this point. Despite this exceedance, the proposed development is supported through the reasonable expectation that residents of the subject site would not be detracted from using active transport options to arrive at the Centre zoned land as a result of the additional approximate 55m required to enter the precinct on a cadastral basis. Therefore, it is concluded that the subject site is suitable for increased density because of its location to the Centre on Winstanley Street (Westfield Carindale).

Accordingly, the proposed development is considered to achieve the purpose and intent of the applicable Performance Outcomes of the Subdivision Code, providing appropriately configured residential lots that can support future lawful development consistent with the planning scheme.

7.5 Overlay Codes

The proposed subdivision has been assessed against the relevant overlay codes, including the Community Purposes Network Overlay, Road Hierarchy Overlay, and Streetscape Hierarchy Overlay, and is considered to maintain the intent of these provisions. The development does not trigger requirements for additional infrastructure, road upgrades, widening, or changes to the existing road network. The proposal maintains existing streetscape conditions and does not compromise identified infrastructure networks or the intent of the applicable overlay codes.

7.6 Prescribed Secondary Codes

The application has been assessed against the relevant provisions of the Filling and Excavation Code, Landscape Work Code, Outdoor Lighting Code, Park Planning and Design Code, On-site Wastewater Code, Transport, Access, Parking and Servicing Code, and Stormwater Code. The assessment demonstrates that the proposed Reconfiguring a Lot (1 into 2 lots) development is consistent with the intent and applicable requirements of each code.

The proposal appropriately manages potential impacts relating to earthworks, landscaping, lighting, wastewater management, transport access, and stormwater infrastructure. As the application does not involve significant filling or excavation, park dedication, major landscaping works, on-site wastewater disposal, or major transport-generating activities, several code provisions are not triggered. Where future works or infrastructure are required, these will be designed and implemented in accordance with the relevant planning

scheme policies and applicable standards. Overall, the development achieves a compliant outcome and does not compromise the purpose or intent of the applicable codes. A full copy of a response to all codes is provided in Appendix B.

7.6.1 Infrastructure

The proposed subdivision has been assessed against the relevant Infrastructure Design Planning Scheme provisions and aligns with the intent of the applicable requirements. The development does not require new roads, pathways, or major infrastructure works, and any required servicing, utilities, drainage, and streetscape elements will be provided in accordance with the relevant standards. The proposed lots will be appropriately serviced by essential infrastructure prior to plan sealing, ensuring the proposal does not compromise the intent of the Infrastructure Design Code. For the existing available infrastructure, please refer to Figure 8 below.

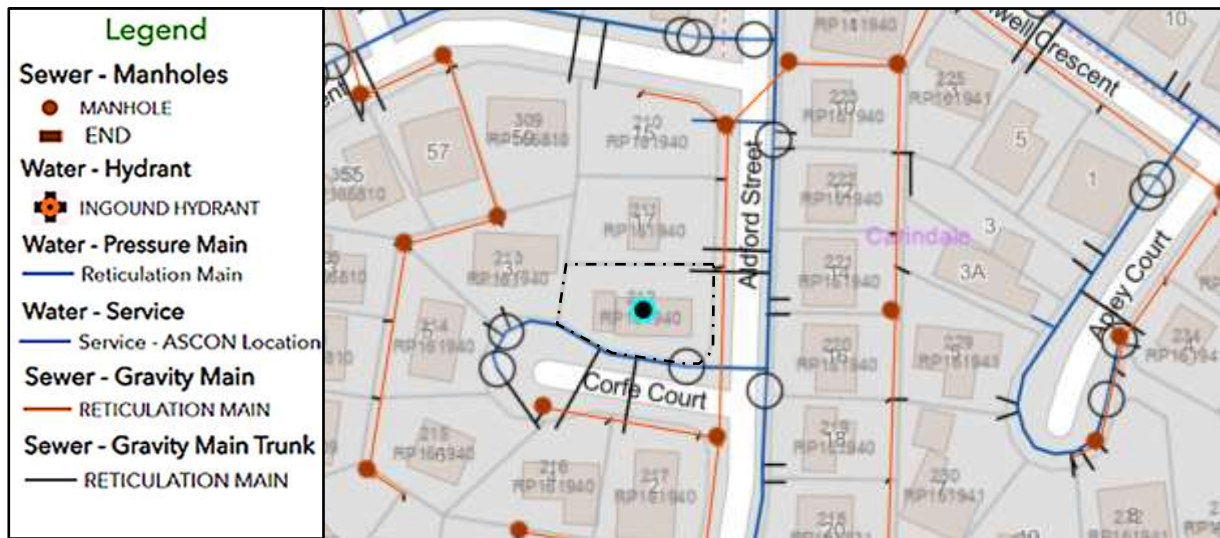


Figure 8: Existing Infrastructure. Source: Urban Utilities. 2026.

8 CONCLUSION

This application seeks approval from Brisbane City Council for a Development Permit for a Reconfiguring a Lot (1 into 2 lots) at 1 Corfe Court, Carindale QLD 4152, formally described as Lot 212 on RP161940.

The proposed development should be supported by Brisbane City Council due to the following reasons:

- The proposed Reconfiguring a Lot is a consistent form of residential development intended in the Low density residential zone.
- The subdivision delivers two street-fronting allotments that can accommodate Dwelling house development consistent with the established character of Corfe Court.
- The site is within an appropriate distance from the centre zoned land along Winstanley Street and lies within easy walking distance of that centre and an active transport corridor, so the modest increase in dwelling yield appropriately supports nearby centre functions and infrastructure, consistent with Theme 5, Element 5.5 of the Strategic framework.
- The only non-compliance with Table 9.4.10.3.B of the Subdivision code arises from a marginal exceedance of the 200-metre walking distance due to the unusual block and road configuration, rather than from any substantive departure from the intended density or lot pattern.
- The proposal achieves, or can be reasonably conditioned to achieve, compliance with the relevant Performance outcomes and Overall outcomes of the Low density residential zone code, Subdivision code, applicable overlay codes and prescribed secondary codes, and no significant planning issues have been identified.
- The reconfiguration responds appropriately to site constraints, including flood, Brisbane River corridor and infrastructure considerations, and does not adversely affect the road, active transport or greenspace networks.

As a result of the findings of this report and assessment, Steffan Harries concludes by respectfully requesting a favourable decision from Brisbane City Council with regards to this development application, subject to reasonable and relevant conditions.