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Development Application Report

38 Gizeh Street, Enoggera QLD 4051

Development Permit for Reconfiguring a Lot:

- 1 Lot into 2 Lots

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Disclaimer

This Development Application Report and all associated contents have been prepared for Anuruddha Mudiyanselage and Madhushika Arachchilage, for the purpose of a development application to the Brisbane City Council and are not to be relied upon for any other purpose.

This documentation has been prepared based on the information that has been available, and relied upon, at the time of writing. The validity of this documentation may be affected if further information becomes available, or if the information relied upon (e.g. a Planning Scheme and associated mapping) is superseded.

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1.0 Executive Summary

This Development Application seeks a Development Permit for Reconfiguring a Lot (1 into 2 lots) at 38 Gizeh Street, Enoggera (the Subject Site). The site is more particularly described as Lot 7 on RP40637. This office has been engaged by the applicant, and registered landowners, Anuruddha Mudiyanselage and Madhushika Arachchilage to prepare and lodge this development application to the Brisbane City Council (the Council).

The Subject Site contains an area of approximately 797m^2, with frontage to Gizeh Street and Brevis Lane. Brisbane City Plan 2014 (the Planning Scheme) includes the site within the Low Density Residential Zone and Enoggera District Neighbourhood Plan. The surrounding locality contains a varied pattern of residential allotment sizes, shapes and frontage widths, supported by established infrastructure, public transport, neighbourhood centres and community facilities. Ferguson Park immediately adjoins the Gizeh Street frontage, providing a high level of residential amenity and convenient recreational opportunities.

The proposal involves demolition of the existing Dwelling House and ancillary structures to create two vacant freehold allotments. Each proposed lot will contain an area of 398.12m^2 and a frontage of approximately 9.49m to Gizeh Street. Both lots accommodate the minimum 9m $\times$ 15m rectangle prescribed by the Subdivision Code. Assessment against PO1 is sought for the minor departures from the respective minimum lot area and frontage requirements of 400m^2 and 10m.

The 1.88m^2 lot area shortfall does not materially affect either allotment's ability to accommodate a detached Dwelling House, landscaping, vehicle access and functional private open space. The proposed frontage widths also reflect the diversity of allotment configurations established within the locality. The proposed side-by-side arrangement provides an appropriate response to the site. It affords both allotments an outlook towards Ferguson Park, enables direct access and servicing from Gizeh Street, avoids alterations to retaining structures along Brevis Lane and allows drainage to follow the natural topography.

The assessment demonstrates that the proposal provides a modest and appropriate infill opportunity consistent with the Strategic Framework's intent for limited residential growth and predominantly detached housing within Suburban Living Areas. The proposed allotments respond to local character, site constraints and available infrastructure, with the departures from the prescribed lot dimensions appropriately addressed through the performance assessment.

A development application is required as the proposal involves Reconfiguring a Lot in the Low Density Residential Zone. The applicable categorising instrument under Chapter 3, Part 1, s43 of the Planning Act 2016 in the Brisbane City Plan 2014, which is the local categorising instrument. The local categorising instrument nominates the development as Impact Assessable. Public notification is required.

This office has undertaken a thorough assessment against all relevant provisions of the Planning Scheme and recommends that this development application be approved subject to reasonable and relevant conditions. The development application does not require referral to the State Assessment and Referral Agency (SARA).

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Appendices

Appendix	Title	Author
A	Subdivision Plan	Axis Surveys
B	Code Compliance	Murray Bell Planning Co.

2.0 Site and Application Details

Subject Site	
Address:	38 Gizeh Street, Enoggera QLD 4051
Lot Description:	Lot 7 on RP40637
Area:	797m^2
Ward:	Enoggera
Easement(s):	Nil
Land Classification:	Low Density Residential Zone
Neighbourhood Plan:	Enoggera District Neighbourhood Plan
Overlay(s):	Airport Environs Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Dwelling House Character Overlay Flood Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay Transport Noise Corridor Overlay
SEQRP:	Urban Footprint
Applicant	
Applicant:	Anuruddha Ratnayake Mudiyanselage and Madhushika Amarasinghe Arachchilage C/- Murray Bell Planning Co.
Contact Details:	Name: Sam Underwood Address: Level 10, 167 Eagle Street, Brisbane Phone: 0428 731 863 Email: sam@mbplanning.com.au
Registered Landowner(s):	Anuruddha Ratnayake Mudiyanselage Madhushika Amarasinghe Arachchilage
Application	
Development Application:	Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots)
Level of Assessment:	Impact Assessable
Public Notification Period:	15 Business Days
Referral Agencies:	Nil

3.0 Subject Site and Locality Description

3.1 Site Description

The Subject Site is located at 38 Gizeh Street, Enoggera, and is formally referred to as Lot 7 on RP40637.

The rectangular shaped allotment contains an area of 797m^2 with a dual frontage of ~19m to both Gizeh Street and Brevis Lane. The Planning Scheme includes the property within the Low Density Residential Zone, and Enoggera District Neighbourhood Plan. The site is burdened by mapped flood hazard to the north and transport noise constraints from the state-controlled road (Samford Road) to the south. The Subject Site does not contain any easements or environmental covenants.

The property contains an existing single-storey post-war Dwelling House with vehicular access currently obtained via a ~4.5m wide concrete driveway crossover to Gizeh Street. Service connections are provided to the Subject Site via the existing underground water and sewer pipe infrastructure located along the site frontage, with access to electricity and telecommunications provided from Gizeh Street via overhead connections. The Subject Site's verge contains two existing Street Trees and an overhead powerline pole.

The Subject Site is located within an established suburb of Brisbane characterised by a mix of Dwelling Houses, Dual Occupancies, and Multiple Dwellings on a range of lot sizes. The locality is further supported by a diverse mix of community uses, parks, recreation facilities, and education hubs including Ferguson Park, Enoggera Memorial Park, Hillbrook Anglican School, Our Lady of the Assumption Catholic School, and Mayfield Early Education, which are all located within a walking distance of 1km or less from the Subject Site. Furthermore, the site has a strategic spatial relationship with nearby public transport infrastructure including several bus stations located along Samford Road, Wardell Street, and Pickering Street, and the Gaythorne Railway Station and Enoggera Railway Station, which are both located within 600m walking distance from the site and provide frequent transport connections to the Brisbane CBD and a range of surrounding employment hubs, activity centres, and lifestyle destinations.

Figure 1 – May 2025 Aerial Photograph



Figure 2 – Planning Scheme Zoning



3.2 Heritage

The site is not included on, nor does it adjoin a property on, the Local Heritage Register or State Heritage Register. The site is not located within the Traditional Building Character Overlay or Pre-1911 Building Overlay. Accordingly, the demolition of all existing structures on the site is not assessable against the Planning Scheme.

3.3 Bushfire

A review of Council's Bushfire Overlay mapping and the State Planning Policy reveals that the property is not subject to bushfire risk from any source.

3.4 Biodiversity Constraints

A review of the Biodiversity Areas Overlay mapping and State Planning Policy confirms that the property does not contain any identified natural assets or ecological significance. On-site vegetation is limited to domestic landscaping. A review of the State Regulated Vegetation Map confirms that the site is within the Category X area. Accordingly, the removal of vegetation on-site is not assessable.

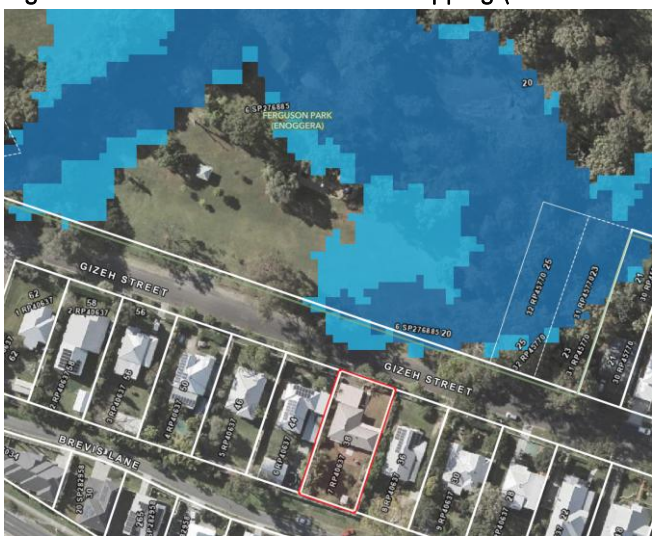
3.5 Flooding

Council's Flood Overlay Mapping identifies the site as being subject to creek/ waterway flooding (FPA 4 & 5) originating from the creek traversing Ferguson Park. This is limited to a small portion of the site within the northwestern corner along the Gizeh Street frontage. Council's flood awareness mapping identifies that all 1% AEP flooding is contained within Ferguson Park and the Gizeh Street. However, the FloodWise property report nominates the 1% AEP for the site at 32.8mAHD. This level of inundation generally aligns with the existing driveway within the subject site, which is generally consistent with the overlay mapping. The eastern frontage of the subject site contains an elevation of 33.7m AHD and is flood-immune from the 1% AEP.

Figure 3a – Planning Scheme Flood Overlay



Figure 3b – BCC Flood Awareness Mapping (1% AEP Extent)



3.6 Infrastructure and Services

Connections to all essential infrastructure are available to the Subject Site. An existing 150mm sewer main and 125mm potable water main are located within the verge along the site frontage. Two stormwater gully pits are located either side of the existing driveway crossover. The existing driveway crossover will be retained for re-use by the future Dwelling House, ensuring this existing service arrangement can be maintained unaltered.

Figure 4a – Infrastructure Map

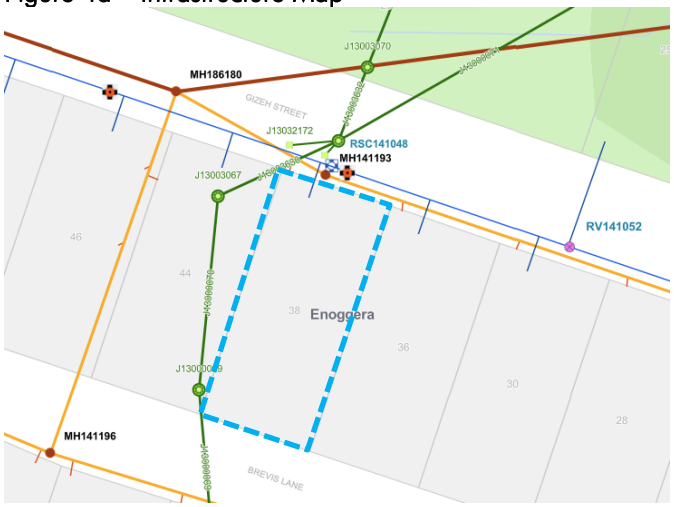


Figure 4b – Urban Utilities Mapping



3.7 Development Application History

A review of Council's Development.i service confirms that there have been no development applications lodged over the subject site since 2004.

4.0 Proposal

This Development Application seeks a Development Permit for Reconfiguring a Lot (1 into 2 Lots). The applicant, and registered landowner, Anuruddha Ratnayake Mudiyanselage and Madhushika Amarasinghe Arachchilage seeks to subdivide the existing property into two vacant allotments. The existing Dwelling House and ancillary structures will be demolished to facilitate the creation of vacant allotments.

The proposed lots will both contain a frontage of 9.494m to Gizeh Street and an area of 398.12m^2. A summary of the proposed lots is provided in **Table 1** below.

Table 1 – Proposed Lot Summary

Proposed Lot	Area	Frontage
Lot 1	398.12m^2	9.494m
Lot 2	398.12m^2	9.494m

The proposed subdivision seeks assessment against PO1 of the Subdivision Code in relation to minimum lot area and frontage width. Both proposed lots contain an area of 398.12m^2 and a frontage of approximately 9.49m to Gizeh Street, falling below the respective minimum requirements of 400m^2 and 10m prescribed in Table 9.4.10.3.B. Both lots accommodate a rectangular dimension exceeding the minimum of 9m x 15m. Table 2 below summarises the proposed lot dimensions against the applicable criteria.

Table 2 – Small Lot Criteria (LDR)

Criteria	Small Lots (Standard Provisions)	Small Lots (Within 300m of Centre Zone)	Proposal
Minimum Lot Size (m^2)	400m^2	300m^2	Performance Outcome Both lots: 398.12m^2, representing a shortfall of 1.88m^2 per lot.
Minimum Rectangle Dimension (m)	9m x 15m	6m x 15m	Complies Both lots accommodate a 9.494m × 41.934m rectangle.
Minimum Frontage (m)	10m	7.5m	Performance Outcome Both lots: approximately 9.49m to Gizeh Street, representing a shortfall of approximately 0.51m per lot.

The Subject Site's dual frontage provides sufficient flexibility to create two allotments, each accessing a separate street frontage and achieving the minimum frontage width and rectangular dimensions prescribed in Table 9.4.10.3.B. This arrangement would require only a minor departure from the minimum lot area, with each lot's 1.88m^2 shortfall having no discernible effect on its ability to accommodate a Dwelling House compared with a compliant 400m^2 lot. However, the applicant has elected to adopt a side-by-side configuration with both lots accessing Gizeh Street, as this arrangement better responds to the site's constraints and opportunities and achieves the outcomes sought by PO1 in:

- Providing both allotments with a high-amenity outlook over the adjoining parkland.
- Enabling direct access from Gizeh Street without requiring modification of the existing retaining structures along Brevis Lane.
- Allowing both allotments to establish a lawful point of stormwater discharge to Gizeh Street and work with the natural topography, minimising cutting and filling.

- Creating rectangular allotments that readily accommodate conventional dwelling layouts typical of Brisbane, providing greater flexibility than the more square-shaped lots resulting from an alternative configuration.
- Providing sufficient lot depth to accommodate generous front setbacks, allowing future dwellings to be positioned beyond the mapped creek/waterway flood-affected area near the Gizeh Street frontage without substantial earthworks.

On balance, the proposed configuration is considered to deliver a superior development outcome by providing functional allotments, a high level of residential amenity and an appropriate response to site constraints. The applicant has therefore adopted this arrangement in preference to an alternative configuration that achieves compliant frontage widths but responds less effectively to the site's characteristics.

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.

<u>Lot Size</u>

The minor 1.88m^2 shortfall in the area of each proposed lot does not diminish its ability to accommodate a Dwelling House, respond to site constraints or achieve the relevant outcomes of the Low Density Residential Zone Code and other applicable planning scheme provisions. Nor would the shortfall result in a discernible difference in the character or appearance of the allotments when viewed from the street or surrounding locality. As illustrated in Figure 5 and the examples listed below, the locality contains an established pattern of lots smaller than 400m^2, including lots smaller than those proposed. These lots accommodate dwelling houses that maintain the residential character of their respective streets without a discernible difference attributable to lot area when compared with dwellings on compliant 400m^2 lots. Accordingly, the proposed lot areas of 398.12m^2 are considered to readily achieve compliance with PO1 of the Subdivision Code.

Figure 5 – Surrounding Lot Area and Frontage Analysis



Area <400m²	Frontage <10m
▪ 268 Samford Road, Enoggera (394m²) ▪ 12 Malcolm Street, Enoggera (397m²) ▪ 10 Malcolm Street, Enoggera (397m²) ▪ 8 Malcolm Street, Enoggera (399m²) ▪ 46 Audrey Street, Enoggera (302m²) ▪ 17 Malcolm Street, Enoggera (383m²) ▪ 19 Ardentallen Road, Enoggera (389m²)	▪ 10 Ardentallen Road, Enoggera ▪ 44 Ardentallen Road, Enoggera ▪ 14 Douglas Street, Enoggera ▪ 12 Douglas Street, Enoggera ▪ 10A Douglas Street, Enoggera ▪ 8 Douglas Street, Enoggera

<u>Frontage width</u>

The locality surrounding the Subject Site contains a diverse range of allotment sizes, shapes and frontage widths. The nearby allotments along Brevis Lane exhibit varied configurations influenced by previous upgrades to Samford Road which do not align with a traditional subdivision pattern. As illustrated in Figure 5, the area south of Samford Road also contains a number of established allotments with frontages of less than 10m. These form part of the historical subdivision pattern of the locality.

A notable example is 12 Douglas Street, which contains a title frontage of approximately 6m and an apparent frontage of approximately 7m as defined by the existing fencing. As illustrated in Figure 6 below, this narrower frontage accommodates a typical detached dwelling house, landscaping and vehicle access within a balanced streetscape presentation, without any one component appearing overly dominant.

Within this context, the proposed frontage widths of approximately 9.49m are consistent with the diversity of allotment configurations established in the locality. Both proposed lots provide sufficient frontage to accommodate detached dwelling houses, landscaping and vehicle access that contribute positively to the streetscape and maintain the residential character intended for the Low Density Residential Zone in compliance with PO1.

Figure 6 – Traditional dwelling within a 7m constructed frontage (left), 9.5m frontage (right)



Although the site's accessibility and level of servicing does not directly determine the applicable minimum lot dimensions, it provides relevant context for assessing the proposed departures. The Subject Site is approximately 318m walking distance from the recently developed Neighbourhood Centre at 223 Samford Road and within 400m of the Norman Northside development at 185–197 Samford Road, which will provide a substantial dining destination incorporating a restaurant, butchery and associated hospitality facilities. Enoggera Village, on the southern side of Samford Road, is approximately 420m walking distance from the site and provides a range of local shops and services. Future residents will also benefit from nearby rail services, bus services along Samford Road operating at approximately 15-minute intervals during parts of the weekday peak periods, and immediate access to Ferguson Park.

Collectively, these facilities provide a level of accessibility and amenity comparable to, and often exceeding, that available to a lot located within 300m walking distance of a single neighbourhood centre. This supports the suitability of the modest departures sought, particularly where the Subdivision Code otherwise anticipates lots of 300m^2 with 7.5m frontages near qualifying centres. While the Subject Site falls outside that prescribed walking distance, its proposed lot areas of 398.12m^2 and frontages of approximately 9.49m retain substantially greater dimensions while benefiting from access to multiple centres, public transport and adjoining parkland. These locational attributes lend further support to the proposed lot configuration and its suitability for the intended residential use.

Servicing

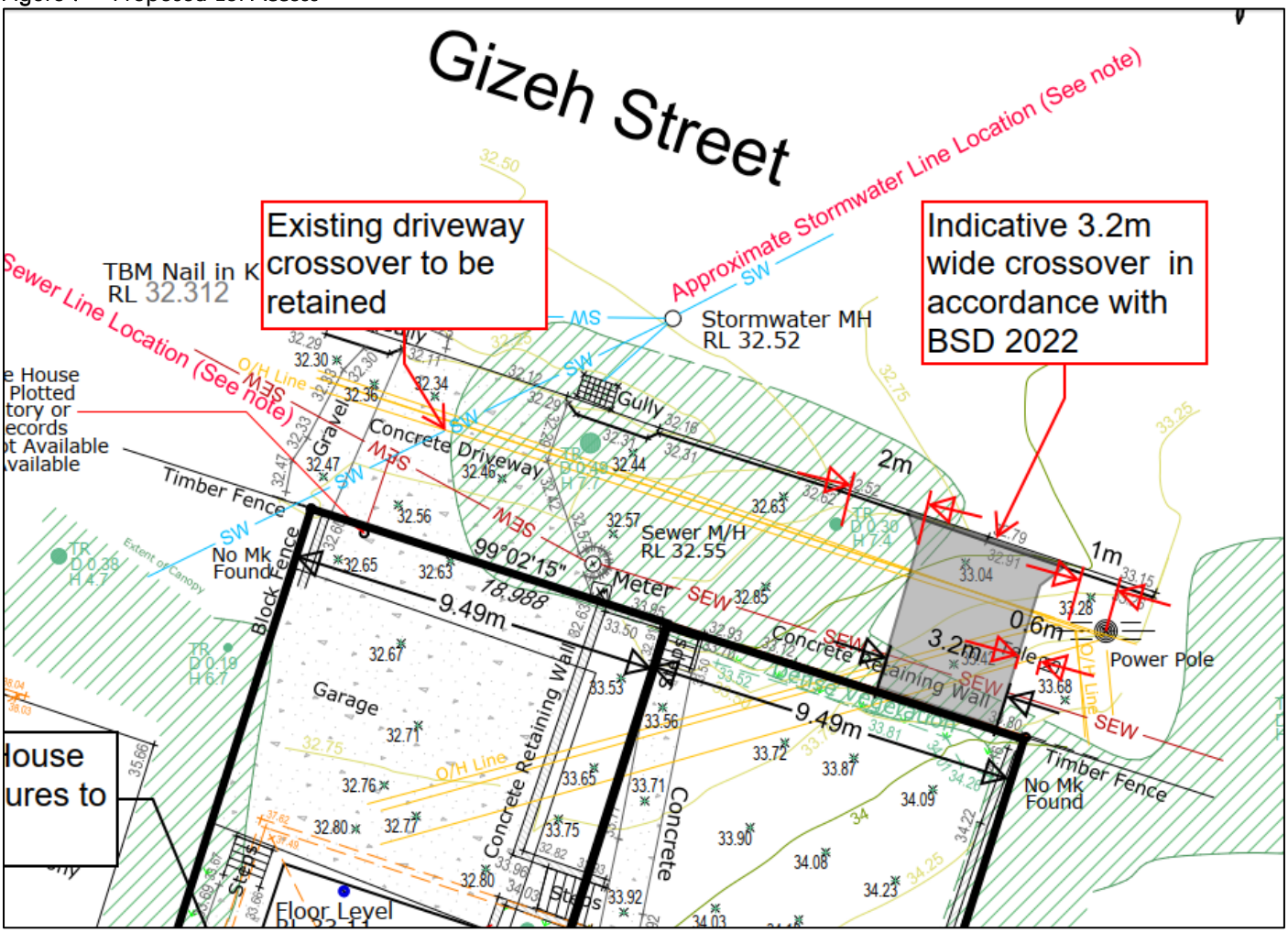
The existing driveway crossover serving Proposed Lot 1 will be retained unaltered for use by the future dwelling house. Figure 7 demonstrates that a new crossover with a maximum width of 3.2m can be accommodated within the Gizeh Street frontage of Proposed Lot 2 in accordance with BSD-2022. As such, it is requested that construction of this crossover be deferred until the Dwelling House stage to avoid damage and unnecessary reinstatement associated with construction traffic.

Both proposed allotments can be readily connected to existing utilities along the Gizeh Street frontage, including the sewer and water mains, overhead power and underground telecommunications infrastructure. A separate kerb outlet will be established for each allotment, providing a lawful point of stormwater discharge to the Gizeh Street kerb and channel via a pit and pipe network. The proposed configuration allows both lots to drain in accordance with the site's natural topography.

Minor earthworks of less than 1m in height are proposed to address the existing crossfall. Minor filling outside the mapped flood-affected area will establish building pads set back at least 6m from the front boundary, with a

minimum pad level of 33.1m AHD to achieve the applicable requirements of Table 8.2.11.3.J of the Flood Overlay Code.

Figure 7 – Proposed Lot Access



5.0 Legislative Requirements

The Planning Act 2016 (the Act) and supporting legislation replaced the Sustainable Planning Act 2009 on 3 July 2017. The legislation establishes the framework of planning instruments that supports the operation of the planning system, including:

5.1 South-East Queensland Regional Plan

The subject site is located within the "Urban Footprint" of ShapingSEQ 2023. Consideration has been given to the SEQRP as a whole, and it is considered that the proposal development achieves the purpose and overall outcomes that are intended for the Urban Footprint.

5.2 State Planning Policy

A single State Planning Policy was introduced by the Department of State Development, Infrastructure and Planning on the 2 December 2013, with the most recent amendment dated July 2017. Section 2.1 of the Planning Scheme confirms that the State Planning Policy has been integrated into the Planning Scheme, with the exception of:

- State interest – Natural hazards, risk and resilience – The bushfire prone area in the planning scheme does not reflect the State mapping layer.
- State interest – Strategic airports and aviation facilities – The building restricted area is not identified in the planning scheme.

A review of the State Planning Policy mapping confirms that the site is not located within a bushfire prone area or building restricted area. It is therefore not necessary to address any provisions of the State Planning Policy.

5.3 Temporary Local Planning Instruments

There are two Temporary Local Planning Instrument (TLPI) that currently in effect for the Brisbane Local Government Area. These do not apply to the subject site or the proposed development.

5.4 Planning Regulation 2017

Schedule 9 and 10 of the Planning Regulation 2017 ("the Regulation") sets out the triggers for assessable development, the category of assessment required and the relevant Assessment Benchmark.

5.4.1 Schedule 10 of the Planning Regulation 2017

Schedule 10 of the Planning Regulation 2017 (the Regulation) prescribes certain assessable development. An analysis of these provision is provided within Table 3.

Table 3 – Schedule 10 of the Regulation

Part	Response
Part 1 – Airport Land	Not Applicable The subject site is not located on airport land.
Part 2 – Brothels	Not Applicable The proposal is not for a brothel.
Part 3 – Clearing Native Vegetation	Not Applicable The proposal does not involve clearing any native vegetation.
Part 4 – Contaminated Land	Not Applicable

	The subject site is not on the environmental management register or contaminated land register
Part 5 – Environmentally Relevant Activity	Not Applicable The proposed use is not an environmentally relevant activity.
Part 6 – Fisheries	Not Applicable The proposal is not for aquaculture. The subject site is not located within a Declared Fish Habitat Area. The site does not contain marine plants.
Part 7 – Hazardous Chemical Facilities	Not Applicable The proposal does not involve a hazardous chemical facility
Part 8 – Heritage Places	Not Applicable The site is not a local or state heritage place.
Part 9 – Infrastructure-related Referrals	Not Applicable The subject site is not designated premises, subject to an electrical easement or substation, within a pipeline easement or State transport infrastructure.
Part 10 – Koala Habitat in SEQ Region	Not Applicable The Subject Site is not located within the core koala habitat area nor is it located within the Koala Priority Area. Accordingly, no referral applies.
Part 11 – Noise Sensitive Place on Noise Attenuation Land	Not Applicable The subject site is not on noise attenuation land.
Part 12 – Operational Work for Reconfiguring a Lot	Not Applicable The proposal does not involve Operational Work, however it is acknowledged that any such future associated application(s) will be Code Assessable.
Part 13 – Ports	Not Applicable The subject site is not on Brisbane port land, Brisbane port limits, another port or strategic port land.
Part 14 – Reconfiguring a Lot under Land Title Act	Complies The proposal is for reconfiguring a lot that is assessable development, however it is not 'particular reconfiguring a lot' as defined within Schedule 12 as overlays applies to the site.
Part 15 – SEQ development area	Not Applicable The subject site is not within an SEQ major development area.
Part 16 – SEQ Regional Landscape and Rural Production Area and Rural Living Area	Not Applicable The subject site is within the Urban Footprint.
Part 16 – Southport Spit	Not Applicable The subject site is not located within the Southport Spit.
Part 17 – Tidal Works in a Coastal Management District	Not Applicable The subject site is not identified within a Coastal Management District.
Part 18 – Urban Design	Not Applicable The proposal does not exceed the development thresholds for this trigger.
Part 19 – Water-related Development	Not Applicable The proposal does not involve taking or interfering with water.
Part 20 – Wetland Protection Area	Not Applicable The subject site is not mapped within a Wetland Protection Area.
Part 21 – Wind Farms	Not Applicable The proposal is not for a wind farm.

5.4.2 State Development Assessment Provisions

As there are no referral triggers for the development application, there are no State Development Assessment Provisions that apply to the development application.

5.4.3 Category of Development

The Category of Development for this development application is determined by assessing the proposal against the Category of Assessment for the zone and applicable overlays as outlined in Table 4 below.

As the subject site is located within the Low Density Residential Zone, the proposed development is Assessable Development (Impact Assessment) in accordance with Table 5.6.1 – Reconfiguring a lot of the Planning Scheme. As demonstrated below, the applicable overlays do not alter the level of assessment.

Table 4 – Applicable Level of Assessment

Zone	Category of Development
Low Density Residential Zone	Impact Assessment
Neighbourhood Plan	
Enoggera District Neighbourhood Plan	No Change
Overlays	
Airport Environs Overlay	Not Applicable
Community Purposes Network Overlay	Code Assessment
Critical Infrastructure and Movement Network Overlay	Not Applicable
Dwelling House Character Overlay	Not Applicable
Flood Overlay	Code Assessment
Road Hierarchy Overlay	Code Assessment
Streetscape Hierarchy Overlay	Code Assessment
Transport Noise Corridor Overlay	Not Applicable

5.4.4 Assessment Benchmarks

Whilst the Park Planning and Design Code is nominated as a prescribed secondary code for Reconfiguring a Lot, section 9.3.17.1 of the Planning Scheme clarifies that this use code only applies where a proposal involves the creation of a 'park'. As the proposal does not involve the creation of a park, an assessment against this code is not required. The development application has been assessed against the following Codes:

Table 5 – Assessment Benchmarks

Zone	
Low Density Residential Zone Code	Appendix B – Code Compliance
Neighbourhood Plan	
Enoggera District Neighbourhood Plan Code	Appendix B – Code Compliance
Development Code	
Subdivision Code	Appendix B – Code Compliance
Overlay Code	
Community Purposes Network Overlay Code	Appendix B – Code Compliance
Flood Overlay Code	Appendix B – Code Compliance
Road Hierarchy Overlay Code	Appendix B – Code Compliance
Streetscape Hierarchy Overlay Code	Appendix B – Code Compliance
Prescribed Secondary Codes	
Filling and Excavation Code	Appendix B – Code Compliance
Infrastructure Design Code	Appendix B – Code Compliance

Landscape Work Code	Not Applicable
Outdoor Lighting Code	Not Applicable
Park Planning and Design and Design Code	Not Applicable
Stormwater Code	Appendix B – Code Compliance
Transport, Access, Parking and Servicing Code	Appendix B – Code Compliance
Wastewater Code	Appendix B – Code Compliance

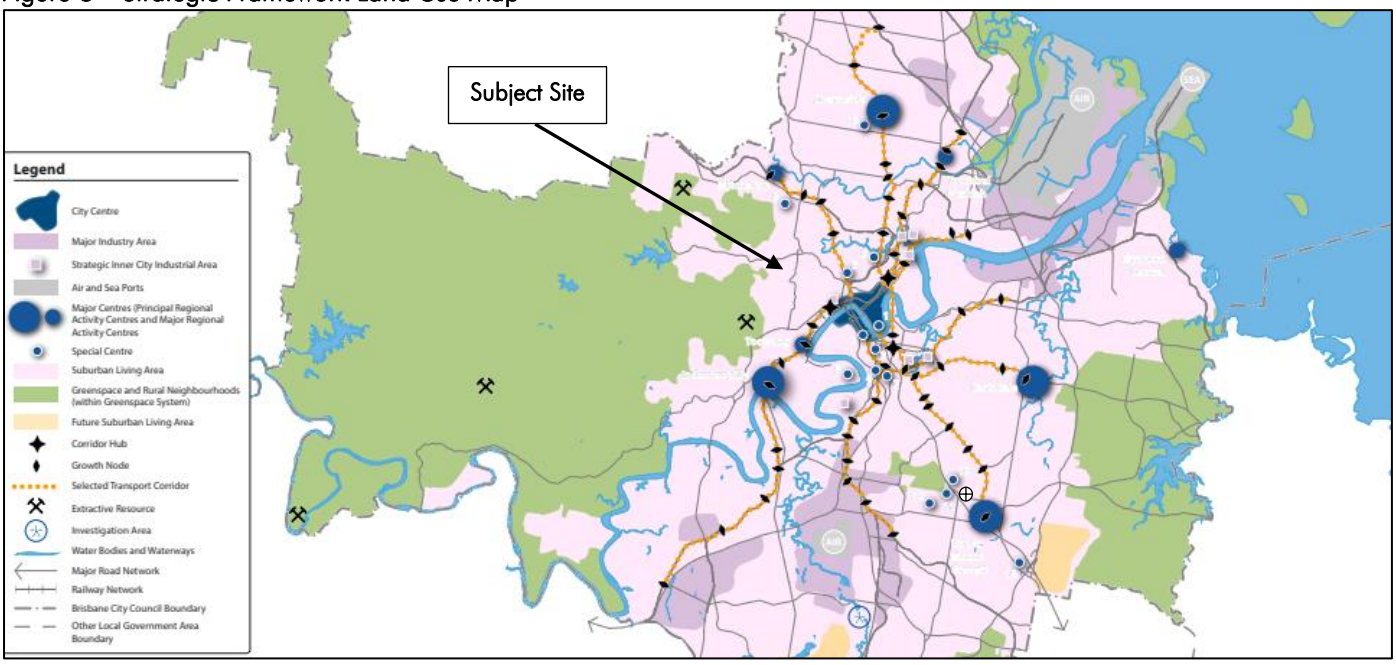
5.4.5 Assessment Manager

In accordance with s21 of the Planning Regulation 2017, as the proposed development is assessable development under the Planning Scheme, the Assessment Manager for this application is Brisbane City Council.

5.4.6 Strategic Framework

As per Section 5.6.1 of the Planning Scheme, this Impact Assessable development application is to be assessed against, inter alia, the Strategic Framework. The Strategic Framework is comprised of five key themes, each containing elements, specific outcomes and land use strategies.

Figure 8 – Strategic Framework Land Use Map



The Strategic Framework sets the policy direction for the life of the Planning Scheme and broadly applies to the entirety of the local government area. A review of the strategic framework as a whole has been completed and the proposal is consistent with, and does not compromise, the Strategic Framework or the relevant Elements of the Themes. As per Figure 8, the Strategic Framework includes the site within the Suburban Living Area. The proposal supports the implementation of the policy direction that has been set out within the Strategic Framework for the Low Density Residential Zone, in particular:

- Theme 2: Brisbane Outstanding Lifestyle, Element 2.1 – Brisbane's identity and Element 2.2 – Housing and Accommodation Choices;
- Theme 5: Brisbane's CityShape, Element 5.5 – Brisbane's Suburban Living Areas.

An assessment against the specific outcomes and land use strategies within these applicable sections of the Strategic Framework has been completed within Table 6 below.

Table 6 – Assessment of the Strategic Framework

Specific Outcomes	Response
Theme 2: Brisbane's Outstanding Lifestyle	
Element 2.1 – Brisbane's Identity	
SO1 Brisbane has a strong urban legibility.	SO1 - Complies The proposal retains the existing street network and creates two clearly identifiable allotments with direct frontage and access to Gizeh Street. The side-by-side configuration maintains the relationship between residential development, the street and Ferguson Park.
SO2 Brisbane has a clear identity as a subtropical river city.	SO2 - Complies Both allotments provide sufficient dimensions to accommodate future detached dwellings, landscaping and private outdoor spaces that respond to Brisbane's subtropical climate.
SO3 Brisbane is experienced as a series of varied, distinctly separate neighbourhoods.	SO3 – Complies The proposal maintains the site's residential function and reflects the varied lot configurations within the established neighbourhood. It does not disrupt neighbourhood boundaries or introduce an incompatible development pattern.
SO4 Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.	SO4 – Complies Both lots address Gizeh Street and Ferguson Park, enabling future dwellings to reinforce the residential street edge and overlook the public realm. The access arrangement allows the existing street trees to be retained.
SO5 Brisbane's development and infrastructure strengthens local identity.	SO5 – Complies The subdivision retains the existing street pattern and enables both lots to connect to infrastructure along Gizeh Street. The proposed configuration supports the locality's established residential identity without requiring a new road or substantial infrastructure alterations.
SO6 Brisbane's scenic assets, important cultural landscapes and urban views which contribute to the city's distinctive character are protected and made more accessible.	SO6 – Complies The subdivision does not encroach into Ferguson Park or alter public access to the park. Both lots benefit from a parkland outlook, while future dwellings can be accommodated within the site without requiring works within the adjoining parkland.
SO7 Brisbane's subtropical design of development and spaces creates a point of difference and distinguishes the city from other capital cities.	SO7 – Complies The proposed lot dimensions enable future dwellings to incorporate subtropical design features, including shaded outdoor living areas, landscaping and opportunities for natural light and ventilation. Detailed dwelling design will be addressed at the dwelling house stage.
SO8 Brisbane's backyards contribute strongly to local character by providing green landscapes in urban areas.	SO8 – Complies The depth and rectangular configuration of both lots provide sufficient space for detached dwelling houses, functional rear yards and landscaping, maintaining

	opportunities for green backyards to contribute to suburban character.
SO9 Brisbane's subtropical character is accentuated by urban design where development supports outdoor living and subtropical planting that reduce urban heat island effects.	SO9 – Complies Both lots can accommodate private outdoor living areas and subtropical landscaping. The subdivision retains opportunities for planting and permeable areas to support residential amenity and moderate local heat impacts.
SO10 Brisbane's transport routes are highly shaded to promote active travel between local destinations and provide major roads with clearly identifiable markers for travel throughout the city.	SO10 – Not Applicable The proposal does not create or redesign a transport route. However, the access arrangement allows the existing street trees along Gizeh Street to be retained, maintaining their contribution to shade and streetscape amenity.
SO11 Brisbane's public infrastructure and parks reinforce a subtropical landscape.	SO11 – Not Applicable The proposal does not create a public park or substantial public infrastructure. It retains the existing interface with Ferguson Park and allows the street trees to be retained.
SO12 The urban design of Brisbane's development is cognisant of the role and function of the individual area in which it is located and reinforces or reinterprets the character of that area.	SO12 – Complies The proposal responds to the locality's varied allotment sizes, shapes and frontage widths, including established lots below 400m^2 and frontages below 10m. Both lots can accommodate detached dwellings, landscaping and vehicle access consistent with the intended and established residential character.
SO13 Brisbane's development forms a positive part of the city's legacy and enhances a site's value, the public domain and the city.	SO13 – Complies The proposal provides an additional residential allotment in an established and accessible location. Its configuration supports future detached housing that can maintain the residential streetscape and benefit from adjoining parkland and nearby services.
SO14 Brisbane's urban environments, public domains and movement systems are well located, well connected, permeable and legible.	SO14 – Complies Both lots have direct access to the established street network and convenient access to nearby shops, public transport and Ferguson Park. The subdivision does not interrupt existing pedestrian connections or require changes to the surrounding movement network.
SO15 Brisbane has a high level of land use and movement network connectivity within centres and Growth Nodes on Selected Transport Corridors.	SO15 – Not Applicable The proposal does not involve development within a centre or an identified Growth Node on a Selected Transport Corridor. Its access to nearby centres and public transport nevertheless supports the suitability of the location for modest residential infill.
SO16 Brisbane's smaller civic spaces on development sites and local streets merge to optimise local public domain needs.	SO16 – Not Applicable The proposal does not involve the creation or integration of civic spaces. Existing access to local streets and Ferguson Park will be maintained.
SO17 Brisbane's urban environment contributes to an outstanding lifestyle for the city.	SO17 – Complies The proposal enables an additional household to access an established residential location with nearby shops, public transport, community facilities and

	adjoining parkland. Both lots can accommodate detached dwellings with functional private outdoor space.
SO18 Brisbane's urban design ensures that public safety and perceptions of public safety are maximised.	SO18 – Complies The configuration enables future dwellings to address Gizeh Street and overlook Ferguson Park, providing opportunities for casual surveillance. Suitable vehicle access can be accommodated for both lots within the existing street frontage.
SO19 Brisbane's important buildings and places that are important to the city's history are protected.	SO19 – Complies The proposal does not involve a heritage-listed building or place. As identified in the report's heritage review, the site does not adjoin a heritage-listed property and is outside the Traditional Building Character and Pre-1911 Building overlays..
SO20 Brisbane's distinctive suburban identity is reinforced by its character housing precincts.	SO20 – Not Applicable The Subject Site is within the Low Density Residential Zone and is not within a character housing precinct. Its proposed residential function remains consistent with the surrounding suburban setting.
SO21 Brisbane residents' appreciation of character areas, heritage buildings and the city's history is increased.	SO21 – Not Applicable The proposal does not involve a character area, heritage building or historical interpretation opportunity. It does not impede access to or appreciation of nearby places of historical significance.
SO22 The cultural connections that Aboriginal people have to Brisbane are recognised, maintained and protected in accordance with the Aboriginal Cultural Heritage Act 2003.	SO22 – Complies No known Aboriginal cultural heritage sites are present, and the proposal complies with the Aboriginal Cultural Heritage Act 2003.
Element 2.2 – Brisbane's housing and accommodation choices	
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	SO1 – Complies The proposal creates one additional residential allotment within an established urban area serviced by existing roads, sewer, water, electricity and telecommunications infrastructure. Nearby shops, public transport and parkland support a modest increase in housing supply in a well-serviced location.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.	SO2 - Complies The proposal creates two separately titled allotments capable of accommodating one future detached dwelling house each. This contributes incrementally to housing and lot-size choice while maintaining the detached housing form intended for the Low Density Residential Zone.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	SO3 – Not Applicable The proposal creates residential allotments intended to accommodate dwelling houses and does not propose accommodation specifically for business visitors, tourists or students.
SO4	SO4 – Not Applicable The site is not located within the Rural Zone.

Brisbane's existing Rural Neighbourhoods are maintained without expansion.	
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	SO5 - Not Applicable The subject site is not located within the Future Suburban Area.
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres	SO6 - Not Applicable The subject site is not within a Special Centre.
Theme 5: Brisbane's CityShape	
Element 5.5 – Brisbane's Suburban Living Areas	
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	SO1 - Complies The proposal provides a increase of one residential allotment in a location supported by nearby neighbourhood centres, public transport, community facilities and adjoining parkland.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	SO2 – Complies The subdivision represents limited residential growth, increasing the number of allotments from one to two and enabling one detached dwelling house on each lot. Each lot's minor 1.88m^2 shortfall below 400m^2 does not materially alter its ability to accommodate the intended housing form, setbacks, landscaping and private open space.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	SO3 - Not Applicable The proposal is intended to facilitate detached dwelling houses and does not involve multiple dwellings, retirement facilities or residential care facilities.
SO4 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 typography is maintained.	SO4 - Complies The proposed lots reflect the varied allotment configurations established in the locality. Their rectangular shape and depth accommodate detached dwellings, front landscaping and rear yards. Access from Gizeh Street retains the existing road pattern, avoids alterations to retaining structures along Brevis Lane and allows drainage to respond to the natural topography.
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	SO5 – Not Applicable The proposal is not located within a District Centre and does not involve its development or expansion. Access to nearby centres is addressed as a supporting locational attribute under SO1.
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	SO6 - Not Applicable The proposal does not involve development of a Neighbourhood Centre. However, the additional residential allotment will provide a small increase in the population able to access and support nearby shops and local services.
SO7	SO7 – Not Applicable

Non-residential uses support local character and amenity.	The proposal creates residential allotments intended for dwelling houses and does not introduce a non-residential use.
SO8 Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.	SO8 - Not Applicable The Subject Site is within the Low Density Residential Zone and does not involve Emerging Community zoned land.

5.5 Adopted Charges

The State Planning Regulatory Provision (Adopted Charges) and Brisbane Infrastructure Charges Resolution (No. 15) 2026 levy infrastructure charges for the development. The applicable demand and credit are calculated in **Table 7** below.

Table 7 – Adopted Charges

Demand	Demand Unit	Charge per unit	Charge
Proposed residential allotments	2	$18,793.33	$37,586.66
Credit			
Existing residential allotments	1	$18,793.33	-$18,793.33
Total			$18,793.33

It is noted that Queensland Urban Utilities will also levy additional infrastructure charges for the development.

6.0 Conclusion

This report has identified and analysed the relevant town planning issues that are associated with the proposed development and determined that this development application for Reconfiguring a Lot (1 Lot into 2 Lots) at 38 Gizeh Street to be acceptable given the following:

- The development application has been structured in accordance with the requirements of the Planning Act 2016, Planning Regulation 2017 and associated Development Assessment Rules;
- The proposed subdivision is consistent with Brisbane's Strategic Framework, enhancing local character, supporting diverse housing, protecting environmental and cultural values, and integrating with nearby centres and transport networks to positively contribute to the city's identity and liveability;
- The proposal accords with the intent and complies with the relevant provisions of the Planning Scheme, achieving the relevant performance outcomes notwithstanding the identified departures from the acceptable outcomes;
- The proposed lots are sufficient in size and dimension to accommodate future dwellings;
- The future dwellings can achieve safe vehicular access to Gizeh Street via individual crossovers;
- The necessary infrastructure, including water, sewerage, electricity and telecommunications are available to the proposed lots;
- The proposed lot dimensions are consistent with existing and emerging small lot configurations in the surrounding locality.

This office trusts that the information supplied comprehensively addresses all the issues that are to be considered by the Brisbane City Council. Our office recommends that this development application be approved subject to reasonable and relevant conditions.