

Development Application Report

7-11 Baradine Street, Newmarket

Development Permit for Reconfiguring a Lot

- Boundary Realignment (3 into 3 Lots)

Development Permit for Material Change of Use & Building
Work:

- Dwelling House on a Small Lot in the Traditional Building
Character Overlay

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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information becomes available, or if the information relied upon (e.g. a Planning Scheme and associated mapping) is superseded.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 is for Reconfiguring a Lot for the purpose of a Boundary Realignment, and Material Change of Use for a Dwelling House over the premises at 7, 9 & 11 Baradine Street, Newmarket more formally described as Lot 2 on RP55801, Lot 42 on RP18687 and Lot 41 on RP18687 (the **Subject Site**). This office has been engaged by the Applicant and registered landowner, BCB Solutions No. 20 Pty Ltd, to prepare and lodge this development application over the Subject Site.

The Subject Site contains three allotments with a rectangular shape, considerable depth and orientation toward Baradine Street. The land is currently improved by a pre-1947 Flats building at 9-11 Baradine Street and an existing driveway crossover to be retained. The Brisbane City Plan 2014 (the **Planning Scheme**) identifies the Subject Site within the Character Residential Zone, Infill Housing Precinct and the Ashgrove-Grange District Neighbourhood Plan. There are no easements or environmental covenants over the property.

The locality features a mix of detached houses, and higher density dwellings within walking distance of Newmarket Village containing a full line supermarket, Newmarket Hotel, health care services and high-frequency bus services along the Enoggera Road corridor. In this regard, the proposed development is consistent with the intent of the Planning Scheme to encourage a more intense urban form adjoining a Growth Node with a range of business and population serving activities.

The proposed boundary realignment seeks to realign the three existing lots at 7-11 Baradine Street, Newmarket, resulting in a functional layout which is consistent with the character of the locality. The plan retains the site's existing Flats building on a 460m² lot (Lot 1), with a corner allotment of 249m² (Lot 2), and a 366m² vacant land parcel referred to as 'Lot 3'. Although proposed Lot 2 has an area of below 300m², the allotment has a minimum rectangular dimension of 9.2 x 26.9m which is appropriate for future residential development. The land parcel is consistent with the site's existing minimum lot size of 255m², and the surrounding development pattern consisting of smaller corner allotments.

The development application includes a Dwelling House over proposed Lot 2 which is designed with appropriate setbacks, private open space and vehicular access to Badger Street as a minor road. The new dwelling features a traditional roof form, lightweight balcony addressing Baradine Street, and fine-grain materials and eaves in line with the provisions of the Traditional Building Character (Design) Overlay Code. This design is consistent with the intent of the Character Residential Zone, Infill Housing Zone Precinct to accommodate one or two storey dwelling houses which are consistent with the amenity expectations of residents.

In support of the proposed layout, preliminary civil servicing plans have been prepared showing a lawful point of discharge to the road reserve, water metres and new sewer property connections for each lot via the existing main with Badger Street.

The applicable categorising instrument under Chapter 3, Part 1, s43 of the Planning Act 2016 is the Brisbane City Plan 2014, which is the local categorising instrument. The local categorising instrument nominates the development as Impact Assessable.

The development application does not require referral to the State Assessment Referral Agency.

This office has undertaken a thorough assessment against all the relevant provisions of the Planning Scheme and recommends that this development application be approved subject to appropriate conditions.

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Appendices

| Appendix | Title | Author |
|----------|--------------------------|--------------------------|
| A | Proposed Plans | Derek Treacy |
| B | Code Compliance | Murray Bell Planning Co. |
| C | Civil Engineering Report | Civil Works Engineers |

2.0 Site and Application Details

| Subject Site | |
|-----------------------------|--|
| Address: | 7-11 Baradine Street, Newmarket QLD 4051 |
| Lot Description: | Lot 2 on RP55801 Lot 42 on RP18687 Lot 41 on RP18687 |
| Area: | 1,075m ² |
| Ward: | Enoggera |
| Easement(s): | Nil |
| Land Classification: | Character Residential Zone, Infill Housing Precinct |
| Neighbourhood Plan: | Ashgrove-Grange District Neighbourhood Plan (No Precinct) |
| Overlay(s): | Airport Environs Overlay Bicycle Network Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Dwelling House Character Overlay Potential and Actual Acid Sulfate Soils Overlay <ul style="list-style-type: none"> • Land above 5m AHD and below 20m AHD sub-category Road Hierarchy Overlay Streetscape Hierarchy Overlay Traditional Building Character Overlay <ul style="list-style-type: none"> ▪ Neighbourhood Character sub-category |
| SEQRP: | Urban Footprint |
| Applicant | |
| Applicant: | BCB Solutions No. 20 Pty Ltd C/- Murray Bell Planning Co. |
| Contact Details: | Name: Grier Daniels-Gillen Address: Level 10, 167 Eagle Street, Brisbane QLD 4000 Phone: 0448 869 225 Email: grier@mbplanning.com.au |
| Registered Landowner(s): | BCB Solutions No. 20/21 Pty Ltd & BCB Solutions No. 120/121 Pty Ltd |
| Application | |
| Development Application: | Development Permit for: <ul style="list-style-type: none"> ▪ Reconfiguring a Lot (3 into 3 Lot Boundary Realignment) ▪ Material Change of Use- Dwelling House ▪ Building Work- New Dwelling House in the Traditional Building Character Overlay |
| Level of Assessment: | Impact |
| 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 7, 9 & 11 Baradine Street, Newmarket, which is formally described as Lot 2 on RP55801, Lot 42 on RP18687 and Lot 41 on RP18687.

The three allotments feature a rectangular shape with an area of 255m²-410m², considerable depth and orientation toward Baradine Street. The Subject Site is described as a corner lot with a frontage of approximately 26m to Baradine Street, 41m to Badger Street and a 1m wide footpath along each road reserve. The land is currently improved by a pre-1947 Flats building at 9-11 Baradine Street, a Dwelling House at 7 Baradine Street and three individual driveway crossovers. The topography of the property falls in a south-eastern direction from a level of 14.5m to approximately 13m AHD.

The Planning Scheme includes the property within the Character Residential Zone, Infill Housing Precinct and the Ashgrove-Grange District Neighbourhood Plan area. The local area features a mix of detached houses, semi-detached dwellings and apartments situated 5km north of the Brisbane Central Business District. In terms of urban services, the Subject Site sits within walking distance (240m) of Newmarket Village containing a full line supermarket, Newmarket Hotel, health care services and convenience outlets. The locality also features high frequency bus routes such as the 345 along Enoggera Road, and multiple north-south rail services at Newmarket Train Station.

Figure 1 – March 2026 Aerial Photograph (Source: NearMap, 2026)



Figure 2 – Planning Scheme Zone Mapping (Source: Brisbane City Council, 2026)



3.2 Vegetation

The Subject Site is not located within the Biodiversity Overlay or Significant Landscape Tree Overlay. The property is not mapped as containing protected vegetation under the Natural Assets Local Law. Similarly, the State Government Regulated Vegetation mapping does not identify the removal of vegetation over the Subject Site as assessable under the Vegetation Management Act.

3.3 Flooding

The Brisbane City Council Flood Awareness mapping and Flood Overlay mapping show that the Subject Site is not impacted by flooding from any nominated source.

3.4 Bushfire

A review of the Brisbane City Council Bushfire Overlay mapping and the SPP Assessment Benchmark Mapping confirms that the site is not subject to bushfire risk.

3.5 Heritage

The Brisbane City Council Heritage overlay mapping does not identify the site as a Local Heritage Place, or as adjoining a Heritage Place. Further, a review of the State Heritage mapping confirms the site does not contain a State Heritage Place listing.

3.6 Services and Infrastructure

The Subject Site has access to potable water within Baradine Street and Badger Street, and an existing 150mm sewer main within the Badger Street road reserve (refer to **Figure 3** below). The land parcel also adjoins an overhead electricity connection, and telecommunications supply within Badger Street. There is no Council owned infrastructure such as stormwater infrastructure, or easements located within the Subject Site.

Figure 3 – Reticulated Services Mapping (Source: Brisbane City Council, 2026)



3.7 Development Application History

The Subject Site is improved by a pre-1947 timber-framed dwelling which was converted into a Tenement building in 1957 (refer to **Figure 4** overleaf). The Tenement building was granted registration for 12 persons later in 1957 (File No. 7336), issued to two separate Applicants. A further permission was granted by the Council in 1961 (Minute No. 2787) for the addition of 3 Flats, allowing for the accommodation of 18 persons overall.

Council’s Development.i system shows there are no further development applications or approvals evident over the Subject Site since 1 January 2004.

Figure 4 – Master Card Record of Site Applications (Source: Brisbane City Council, 2025)

| SURVEY AND RECORD OF LAND – MASTER CARD | | | | | | | | | | LICENSE FILE No. 7336 | | M.A. & R.L. DUCLOS | | | | | | | | |
|--|----------|------------|------------------|-------------|-----------------------|------------------|---|------|----------|-----------------------|------------------|-----------------------------|------|---------|-----|-------|--|--|----|--|
| NUMBER | STREET | | | | SUBURB | | APPLICANTS | | PARISH | | RATE ASSESS. NO. | | | | | | | | | |
| 9. | BARADINE | | | | NEWMARKET | | M.A. & R.L. DUCLOS G. BECCARIS - E.M. MAWSON | | ENOGGERN | | WINDSOR 3883 | | | | | | | | | |
| RESUB. | SUB. | RESUB. | SUB. | RESUB. | SUB. | ALLOT. | SECT. | POR. | PARISH | | RATE ASSESS. NO. | | | | | | | | | |
| | | 2 | | 41/42 43 | 5/24 | 25 | | | ENOGGERN | | WINDSOR 3883 | | | | | | | | | |
| AREA R. | | PCHS. | SUBDIVISION FILE | | C. OF A. ISSUED. / / | | EXISTING | AREA | ZONE | USE AT 1932 | | DRAINAGE CERTIFICATE ISSUED | | | | | | | | |
| | | | | | | | | | | | | / / | | | | | | | | |
| REMARKS | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="margin: auto;"> <tr> <td>UPRN</td> <td>9 - 749</td> <td>RPD</td> <td>CARDS</td> </tr> <tr> <td></td> <td></td> <td>41</td> <td></td> </tr> </table> | | | | | | | | | | | | | UPRN | 9 - 749 | RPD | CARDS | | | 41 | |
| UPRN | 9 - 749 | RPD | CARDS | | | | | | | | | | | | | | | | | |
| | | 41 | | | | | | | | | | | | | | | | | | |
| RECORD OF SITE APPLICATIONS | | | | | | | | | | | | | | | | | | | | |
| DATE | FILE NO. | MINUTE NO. | DATE | A OR D | DETAIL | APPLICANT | REMARKS | | | | | | | | | | | | | |
| 6.2.57 | P2298 | 51797 | 5.3.57 | A | COMT DUE TO FLATS | M & R. DUCLOS | A FLAT BUILDING. | | | | | | | | | | | | | |
| 22.3.57 | P5830 | 52275 | 11.4.57 | A | COMT DUE TO TENEMENTS | M. & R. DUCLOS | A TENEMENT BUILDING | | | | | | | | | | | | | |
| | | 53399 | 6.8.57 | A | REG. TENEM. | - do - | To 31.12.57 12 pers. | | | | | | | | | | | | | |
| | | 55452 | 11.2.58 | A | - do - | M. & R. DUCLOS | To 31.12.58 12 pers. | | | | | | | | | | | | | |
| 25.2.59 | P4730 | | | | ADDT. TO M.D. "M" | G. BECCARIS | Site approval not required. 5.3.59 | | | | | | | | | | | | | |
| | | 63703 | 17.11.59 | A | REGIST. TENEM. | A. & G. THORNTON | To 31.12.59 12 pers. | | | | | | | | | | | | | |
| | | 4626 | 20.12.60 | A | REGIST. TENEM | THOMAS & MAWSON | To 31.12.60 12 " | | | | | | | | | | | | | |
| | | 2787 | 19.9.61 | A | - do - | E. MAWSON | To 31.12.61 18 " | | | | | | | | | | | | | |
| SITE APPROVED FOR SEPTIC TANK : DATE | | | MINUTE NO. | | | REMARKS: | | | | | | | | | | | | | | |
| 15M - 1/55 | | | | | | | | | | | | | | | | | | | | |

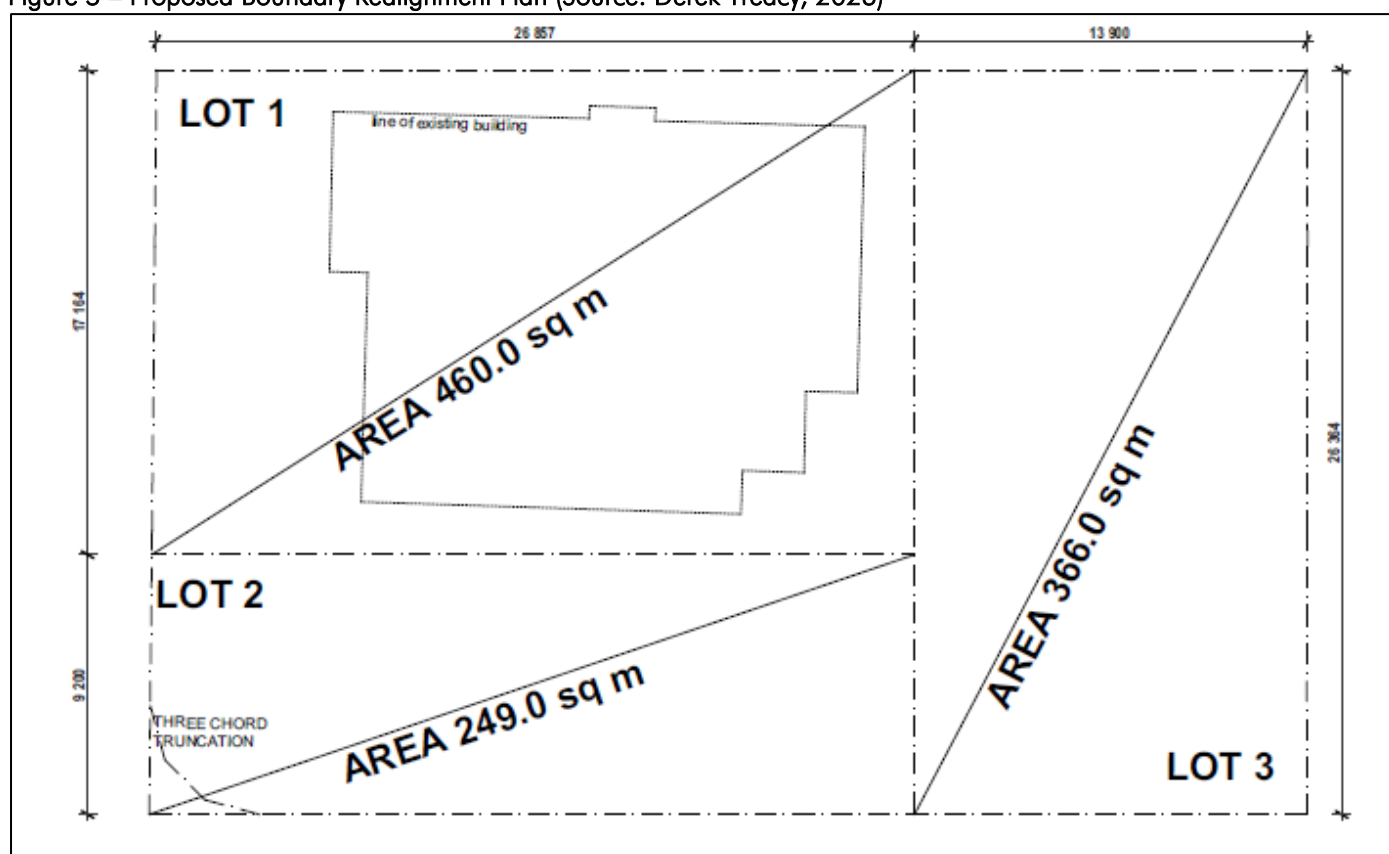
4.0 Proposal

This Development Application seeks a Development Permit for Reconfiguring a Lot for the purpose of a 3 into 3 lot Boundary Realignment. The application also includes a Development Permit for Material Change of Use, and Building Work for a Dwelling House over proposed 'Lot 2' which is described in Section 4.2 overleaf.

4.1 Boundary Realignment

The proposed boundary realignment seeks to realign the three existing lots at 7-11 Baradine Street, Newmarket, resulting in a functional layout which is consistent with the character of the locality. As shown in **Figure 5** below, the proposal seeks to retain the site's existing Tenement building on a 460m² lot (Lot 1), with a corner allotment of 249m² (Lot 2), and a 366m² vacant land parcel referred to as 'Lot 3' fronting Badger Street.

Figure 5 – Proposed Boundary Realignment Plan (Source: Derek Treacy, 2026)



The configuration is consistent with the intent of the Character Residential Zone, Infill Housing Zone Precinct to accommodate one or two storey dwelling houses and alternative housing types which are consistent with the amenity expectations of residents. The area, frontage and key dimensions of each proposed lot are described in **Table 1** for reference below:

Table 1 – Proposed Allotments

| Proposed Lot | Area | Frontage | Rectangle Dimensions |
|--------------|-------------------|--|--|
| Lot 1 | 460m ² | 17.2m to Baradine St | 17.2 x 26.9m |
| Lot 2 | 249m ² | 9.2m to Baradine St, 26.9m to Badger St | 9.2 x 26.9m (inclusive of truncation area) |
| Lot 3 | 366m ² | 13.9m to Badger St | 13.9 x 26.4m |

Proposed Lot 2 has an area of 249m² at the corner of Baradine Street and Badger Street which is slightly below the minimum lot size of 300m² identified for the Infill Housing Zone Precinct. In this case, the proposed allotment reflects the site’s existing minimum lot size of 255m² (Lot 2 on RP55801). The lot dimensions reflect the character of the streetscape, and local Newmarket context which features smaller corner allotments, and various examples of gradual infill development.

The proposed Boundary Realignment Plan shows Lot 2 has a minimum rectangular dimension of 9.2 x 26.9m, which exceeds the prescribed requirement of 6 x 15m and provides a useable building envelope for residential development. The land parcel has a dual frontage of 9.2m to Baradine Street, and 26.9m to Badger Street with a three-chord truncation provided for vehicular access and pedestrian safety in this location. This application also includes a Dwelling House use over Lot 2 which enables the relevant outcomes and standards required by the Planning Scheme to be complied with as prescribed under PO1 of the Subdivision Code. In this regard, the proposed lot size is a considered outcome for the Subject Site, and is supported by a demonstrated residential design which achieves the purpose of the Character Residential Zone and Planning Scheme overlays.

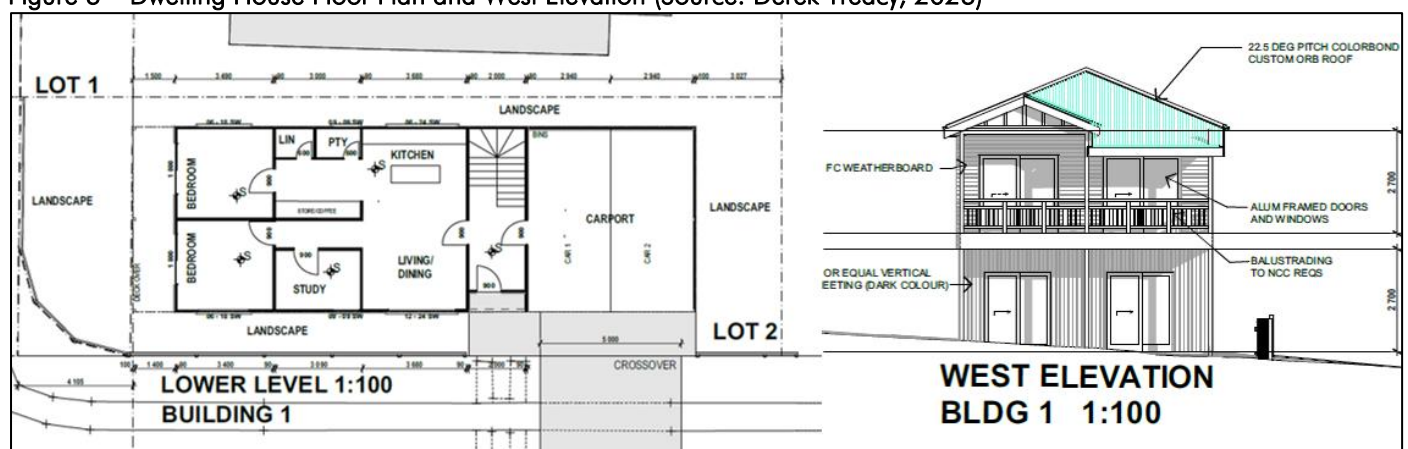
The proposed lots are supported by a Concept Services Sketch in **Appendix C** which shows a lawful point of discharge to the road reserve, water metres and new sewer property connections via the existing main with Badger Street.

4.2 Dwelling House

The proposed plans include a Dwelling House over proposed Lot 2, featuring a building height of two storeys and 7.15m. The new dwelling features five bedrooms, an open plan living and kitchen area, and two car parking spaces at ground level. Although the proposed building has a front setback of 4m to Baradine Street, this outcome is considered appropriate given the Dwelling House is embellished with an upper-level balcony and reflects the siting of the pre-1947 dwelling at 5 Baradine Street on a similar corner lot. The proposal features a setback of 1.5m to Badger Street, which presents an appropriate entry to the ‘secondary frontage’, adjoining a vacant lot and a carport which is built to the front boundary at 10 Badger Street, Newmarket. In line with the provisions of the Dwelling House (Small Lot) Code, the Dwelling House also shows a side setback exceeding 1m to habitable space at each side property boundary.

As illustrated in **Figure 6** below, the new dwelling features a gable/hip roof form with a traditional pitch, horizontal lightweight cladding and eaves which demonstrate compliance with the provisions of the Traditional Building Character (Design) Overlay Code.

Figure 6 – Dwelling House Floor Plan and West Elevation (Source: Derek Treacy, 2026)



Refer to the Proposal Plans within **Appendix A** for further details.

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 the *Shaping SEQ South East Queensland Regional Plan 2023* (SEQRP Regional Plan). Section 2.2 of the Planning Scheme confirms that the Planning Scheme, specifically the Strategic Framework, has incorporated the previous South East Queensland Regional Plan 2009-2031 as it applied to the Local Government Area. Although the latest SEQRP Regional Plan is not referenced in the Planning Scheme, it is noted the proposal seeks to create residential lots which remain consistent with the intent of the Urban Footprint area.

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 Instruments (TLPI) currently in effect for the Brisbane City Council area:

- TLPI 01/25- Colmslie Road Industry Precinct
- Queensland Government TLPI 02/25- Kurilpa Sustainable Growth Precinct

The TLPI’s listed above are not relevant to the Subject Site or proposal.

5.4 Planning Regulation 2017

The Planning Regulation 2017 (“the Regulation”) sets out the triggers for assessable development, the category of assessment required and the relevant Assessment Benchmark. Schedule 10 of the Planning Regulation 2017 (the Regulation) prescribes certain assessable development. An analysis of these provision is provided within **Table 2** overleaf.

Table 2 – Schedule 10 of the Regulation

| Part | Response |
|--|--|
| Part 1 – Airport Land | Not Applicable The Subject Site is not located on airport land. |
| Part 2 – Battery Storage Facilities | Not Applicable The proposal is not for a battery storage facility. |
| Part 2A- Caboolture West interim structure plan | Not Applicable The proposal is not located within the Caboolture West investigation area or Caboolture West growth area. |
| Part 3 – Clearing Native Vegetation | Not Applicable The Subject Site contains Category X regulated vegetation. The clearing of Category X native vegetation does not require referral. |
| Part 4 – Contaminated Land | Not Applicable The Subject Site is not on the environmental management register or contaminated land register. |
| Part 5 – Environmentally Relevant Activities | 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 a designated premises, subject to an electrical easement, pipeline easement or substation or located on or within 20m of a State-controlled transport corridor. |
| Part 10 – Koala Habitat in SEQ Region | Not Applicable The Subject Site is not identified as containing Koala habitat area, and is therefore not categorised as Prohibited development, or assessable development requiring referral to the chief executive. |
| 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 | Complies 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 a 'particular reconfiguring a lot' application as defined within Schedule 12. Further, the requirements of Schedule 12a are not applicable as the proposal does not construct or extend a road. |
| Part 15 – SEQ development areas and SEQ major enterprise and industrial areas | 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 16A – Southport Spit | Not Applicable The Subject Site is not located within the Southport Spit. |
| Part 16B – SEQ northern inter-urban break | Not Applicable The Subject Site is not located within the SEQ northern inter-urban break. |
| 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. |

5.4.1 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for the assessment of development applications where the chief executive is the assessment manager or a referral agency. As there are no referral triggers for the development application, there are no State Development Assessment Provisions that apply to the development application.

5.4.2 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 3** below.

The proposed development is Assessable Development (Impact Assessment). As demonstrated below, the neighbourhood plan and overlays do not alter the level of assessment.

Table 3 – Applicable Level of Assessment

| | |
|--|---|
| Zone | |
| Character Residential Zone | Impact Assessment |
| Neighbourhood Plan | |
| Ashgrove-Grange District Neighbourhood Plan | No Change |
| Overlays | |
| Airport Environs Overlay | Not Applicable |
| Bicycle Network Overlay | Code Assessment |
| Community Purposes Network Overlay | Not Applicable (No applicable sub-category) |
| Critical Infrastructure and Movement Network Overlay | Not Applicable |
| Dwelling House Character Overlay | Code Assessment |
| Potential and Actual Acid Sulfate Soils Overlay | Not Applicable (No earthworks below 5m AHD) |
| Road Hierarchy Overlay | Code Assessment |
| Streetscape Hierarchy Overlay | Code Assessment |
| Traditional Building Character Overlay | Code Assessment |

5.4.3 Assessment Benchmarks

The development application has been assessed against the following assessment benchmarks nominated in **Table 4** overleaf. As the proposed development does not involve a Park, and is located within a services area, a full response to the Park Planning and Design Code and Wastewater Code has not been provided, despite being identified in Table 5.3.5.1 of the Planning Scheme.

Table 4 – Assessment Benchmarks

| Zone Code | |
|--|---------------------------------------|
| Character Residential Zone Code | Appendix B – Code Compliance |
| Overlay Code | |
| Bicycle Network Overlay Code | Appendix B – Code Compliance |
| Road Hierarchy Overlay Code | Appendix B – Code Compliance |
| Streetscape Hierarchy Overlay Code | Appendix B – Code Compliance |
| Traditional Building Character Overlay Code | Appendix B – Code Compliance |
| Neighbourhood Plan Code | |
| Ashgrove-Grange District Neighbourhood Plan Code | Appendix B – Code Compliance |
| Development Code | |
| Subdivision Code | Appendix B – Code Compliance |
| Dwelling House (Small Lot) Code | Appendix B – Code Compliance |
| Filling and Excavation Code | Appendix C – Civil Engineering Report |
| Infrastructure Design Code | Appendix C – Civil Engineering Report |
| Landscape Work Code | Appendix B – Code Compliance |
| Outdoor Lighting Code | Appendix B – Code Compliance |
| Stormwater Code | Appendix C – Civil Engineering Report |
| Transport, Access, Parking and Servicing Code | Appendix B – Code Compliance |

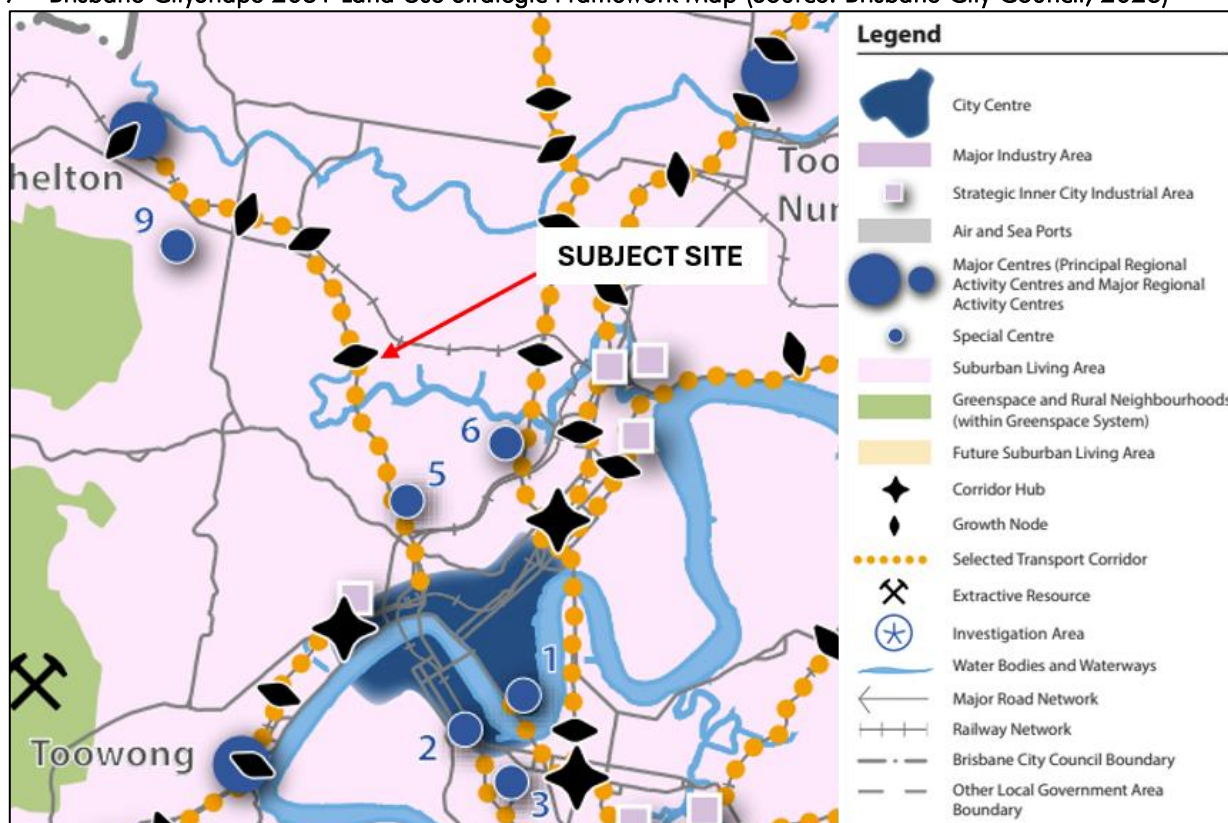
5.4.4 Assessment Manager

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.

5.5 Strategic Framework

The proposal is Impact Assessable and therefore is assessable against the Planning Scheme in its entirety, including the Strategic Framework.

Figure 7 – Brisbane CityShape 2031 Land Use Strategic Framework Map (Source: Brisbane City Council, 2026)



Our office has conducted a thorough review of the Strategic Framework and confirms that the proposed development aligns with the intent of the Planning Scheme as:

- The proposed development adjoins a Growth Node and Selected Transport Corridor (Enoggera Road and North-West Rail Transport Corridor- Kelvin Grove to Mitchelton) with access to a key mixed-use area, including business and population serving activities. The Strategic Framework envisages that corridor centres at Newmarket, Alderley and Enoggera will develop with increased density residential development to support employment destinations;
- Growth Nodes provide opportunities for a range of more intense urban form and future growth in accordance with the applicable land use strategies such as the Dwelling House (Small Lot) Code;
- As the Subject Site is located within a Suburban Living Area, it is important to reference the existing lot sizes which characterise the neighbourhood;
- The proposal is consistent with Brisbane's Outstanding Lifestyle (Theme 2), in particular Overall Outcome 1(g) and and Element 2.2- Land Use Strategy 1.1 which seek an increased residential density in close proximity to centres and places of work;
- The development contributes to Brisbane's Highly Effective Transport and Infrastructure by facilitating access to public transport connecting to the City Centre, Major Centres and other Growth Nodes on Selected Transport Corridors.

5.6 Adopted Charges

The State Planning Regulatory Provision (Adopted Charges) and Brisbane Adopted Infrastructure Charges Resolution (No. 14) 2025 (the Resolution) levy infrastructure charges for the development. The proposal seeks to realign three (3) existing allotments, with one Dwelling House located over proposed 'Lot 2' which does not attract a higher charge rate under the Resolution. Therefore, there are no additional infrastructure charges payable for the proposed 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 is appropriate, as:

- 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 proposal accords with the intent and complies with the relevant assessment benchmarks of the Planning Scheme;
- The proposed boundary realignment is consistent with the purpose of the Character Residential Zone to accommodate one or two storey dwelling houses and alternative housing types which are consistent with the amenity expectations of the community;
- Whilst proposed Lot 2 has an area of below 300m², the land parcel features useable dimensions exceeding 6 x 15m and is consistent with the local Newmarket context;
- The proposed Dwelling House is a demonstrated outcome with appropriate setbacks, private open space and vehicular access within a corner lot setting;
- The new dwelling reflects the traditional building character along Baradine Street, and complies with the provisions of the Traditional Building Character (Design) Overlay Code;
- The proposal aligns with the Strategic Framework, representing a more intense urban form adjoining a Growth Node with access to mixed-use areas, population serving activities and public transport;
- The submitted civil reporting demonstrates that necessary infrastructure, including water, sewerage, electricity and overhead telecommunications are available to the proposed lots.

This office trusts that the information supplied comprehensively addresses all the issues that are to be considered by the Brisbane City Council.