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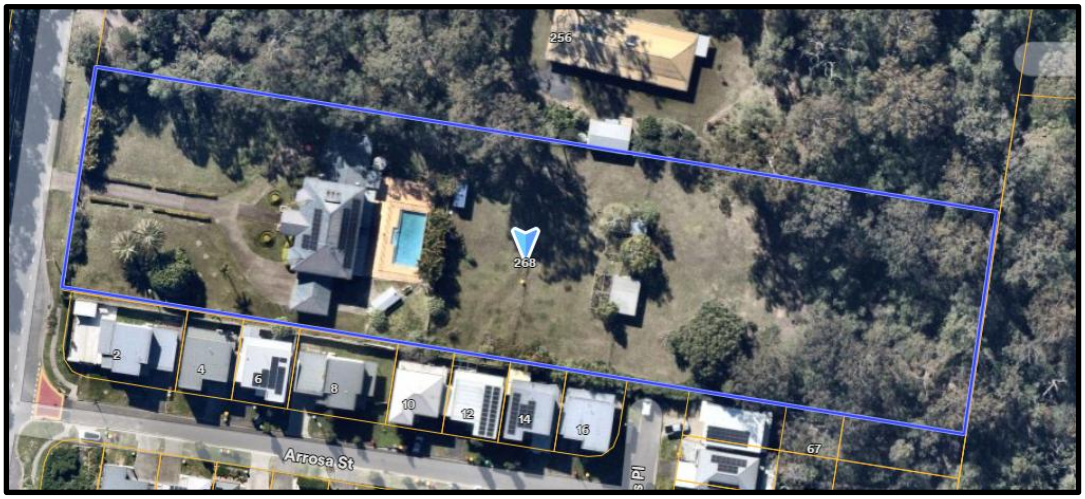
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admin@alignplanning.com.au E
0409 888 498 T
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Part 2 – Supporting Documents
i. Planning Assessment Report

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Material change of use (Impact Assessment) Development application

Dual Occupancy

268 Benhiam Street, Calamvale, Qld, 4116

Real Property Description: Lot 187 on RP92598

Unit 10, 146 Bundall Road, Bundall, Qld, 4215 O/P
admin@alignplanning.com.au E
0409 888 498 T
www.alignplanning.com.au W

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Business Address:	1 The Glen, Southport, Queensland, 4215	Job Number:	2024 – 268
Postal Address:	1 The Glen, Southport, Queensland, 4215	Job Name:	268 Benhiam Street, Calamvale
Phone:	0409888498	Author:	Stephen Northey
Email:	admin@alignplanning.com.au	Clients:	Jihan Aziz
Web:	www.alignplanning.com.au	Owners:	Jihan Aziz

Revision / Document History

Revision Number	Author and Date		Reviewer and Date	
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Entity	Document Type	Date
Jihan Aziz	Material Change of Use Development Application	08/09/2026
Brisbane City Council	Material Change of Use Development Application	08/09/2026

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admin@alignplanning.com.au E
0409 888 498 T
www.alignplanning.com.au W

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1.0 Introduction

Jihan Aziz has engaged Align Planning to complete a Material Change of Use Development Application to establish a Dual Occupancy at 268 Benhiam Street, Calamvale.

The subject site is a 10,226m^2 allotment located within the southern Brisbane suburb of Calamvale. The subject site is currently improved by a Dwelling House and associated structures. The property is currently accessed via a single vehicle crossover to Benhiam Street. The site is improved by a scattering of vegetation at the rear, with the majority of the site cleared. The site has a slight fall from east to west.

The proposed development will establish an additional Dwelling at the premises. The applicant's parents own the existing Dwelling House. The applicant is married and looking to start a family and would like to remain at the property. The applicant is exploring the best way to establish a large family home, while also maintaining some independence from his parents. Stylemaster Homes have provided the plans for the new Dwelling, with the Dwelling located in the south eastern corner of the site. The Dwelling will be two stroey in height and include four bedrooms, four bathrooms, two vehicle garage, media room and office. Access to the Dwelling will be via the existing vehicle crossover to Benhiam Street. The Dwelling has been located to ensure it does not adversely impact on any future development potential at the rear of the property.

A rough structure plan has been provided as part of this development application that provides a possible future subdivision layout. The proposed garage for the new Dwelling has been oriented to the east to ensure simple access can be provided should Dianthus Place be extended. It is noted that the property is family owned and the applicant has no intentions of completing any type of residential subdivision.

A pre lodgement meeting was held with Brisbane City Council officers in May 2024. Council officers provided a positive response to the proposed land use of a Dual Occupancy but noted the importance of the proposal to not jeopardise any future subdivision at the rear of the site considering the Emerging Communities Zoning. The additional Dwelling has been located to avoid prejudicing the future subdivision.

The subject site is located within the Emerging Communities Zone and Calamvale District Neighbourhood Plan of the Brisbane City Plan. The proposed land use of a Dual Occupancy is not identified within the Table of Assessment of the Emerging Communities Zone and therefore is subject to impact assessment.

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admin@alignplanning.com.au E
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The subject site is identified within nine (9) overlays of the Brisbane Plan. Each of these overlays have been addressed as part of this development proposal. The proposal does not appear to trigger referral to the State Assessment Referral Agency (SARA). SARA and State Planning Policy (SPP) overlays are addressed as part of this proposal.

Following a review of the *Brisbane City Plan* it is Align's professional opinion that the proposal warrants support from Brisbane City Council due to its consistency with the character of the surrounding area and general compliance with the relevant codes.

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2.0 Development Application Summary

Site Characteristics Summary:

Site Address:	268 Benhiam Street, Calamvale, Qld, 4116
Real Property Description:	Lot 187 on RP92598
Site Area:	10,226m^2
Existing Structures:	Dwelling house
Easements:	No
Local Government Area:	Brisbane City Council
Name of Owners:	Jihan Aziz

Application Characteristics Summary:

Approval Being Sought:	Material Change of Use
Level of Assessment:	Impact Assessment
Public Notification Period:	Yes – 15 Business Days
Applicant:	C/- Align Planning 1 The Glen, Southport Qld, 4215
Prelodgement Meeting:	Yes – March 2024

Planning Assessment Characteristics Summary:

Regional Plan and Land Use Designation:	South East Queensland Regional Plan 2024
Referral Agency Triggers:	No
Applicable Planning Scheme:	Brisbane City Plan (v36)
Zoning / Precinct:	Emerging Communities zone
Neighbourhood Plan:	Calamvale District Neighbourhood Plan
Development Application Type:	Material Change of Use
Overlays:	Airport Environs Overlay Bicycle Network Overlay Biodiversity Areas Overlay Bushfire Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Flood Overlay Road Hierarchy Overlay

	Significant Landscape Tree Overlay Streetscaoe Hierarchy Overlay

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Supporting Documentation

The following specialist reports / plans have been prepared and are included as part of this application:

Title of Document	Consultant
Architectural Plans	Stylemaster
Survey Plan	Sonto

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3.0 Development Site Analysis

Site History

A review of Developmenti has not identified any building or development applications at the subject site. A request was made to Brisbane City Council for the building plans associated with the property. These plans were not provided to Align until after the pre lodgement meeting with Brisbane City Council (Refer to Part 2 – x – Existing Building Plans).

The plans show a single Dwelling House is approved (no Secondary Dwelling), with the Dwelling having two kitchens. The large family home appears consistent with what is established on the site currently. The current owner completed the construction of the Dwelling in the late 1990s / early 2000s.

Site Analysis

The subject site is a 10,226m^2 allotment located within the southern Brisbane suburb of Calamvale. The subject site is currently improved by a Dwelling House and associated structures. The property is currently accessed via a single vehicle crossover to Benhiam Street. The site is improved by a scattering of vegetation at the rear, with the majority of the site cleared. The site has a slight fall from east to west.

The following Figure illustrates the subject site and key features:



Figure 2.0.1 – Key Features of Subject Site. Source: Nearmap

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Surrounding Area

The subject site is located within Calamvale, a southern suburb of Brisbane. The site is located within a growing area of Brisbane, with a number of land uses surrounding the property. A mix of residential land uses including Dwelling Houses, Dual Occupancies and Multiple Dwellings are in close proximity of the site. Open space areas also surround the site, with community facilities also available.

The following Figure illustrates the surrounding area and key features:

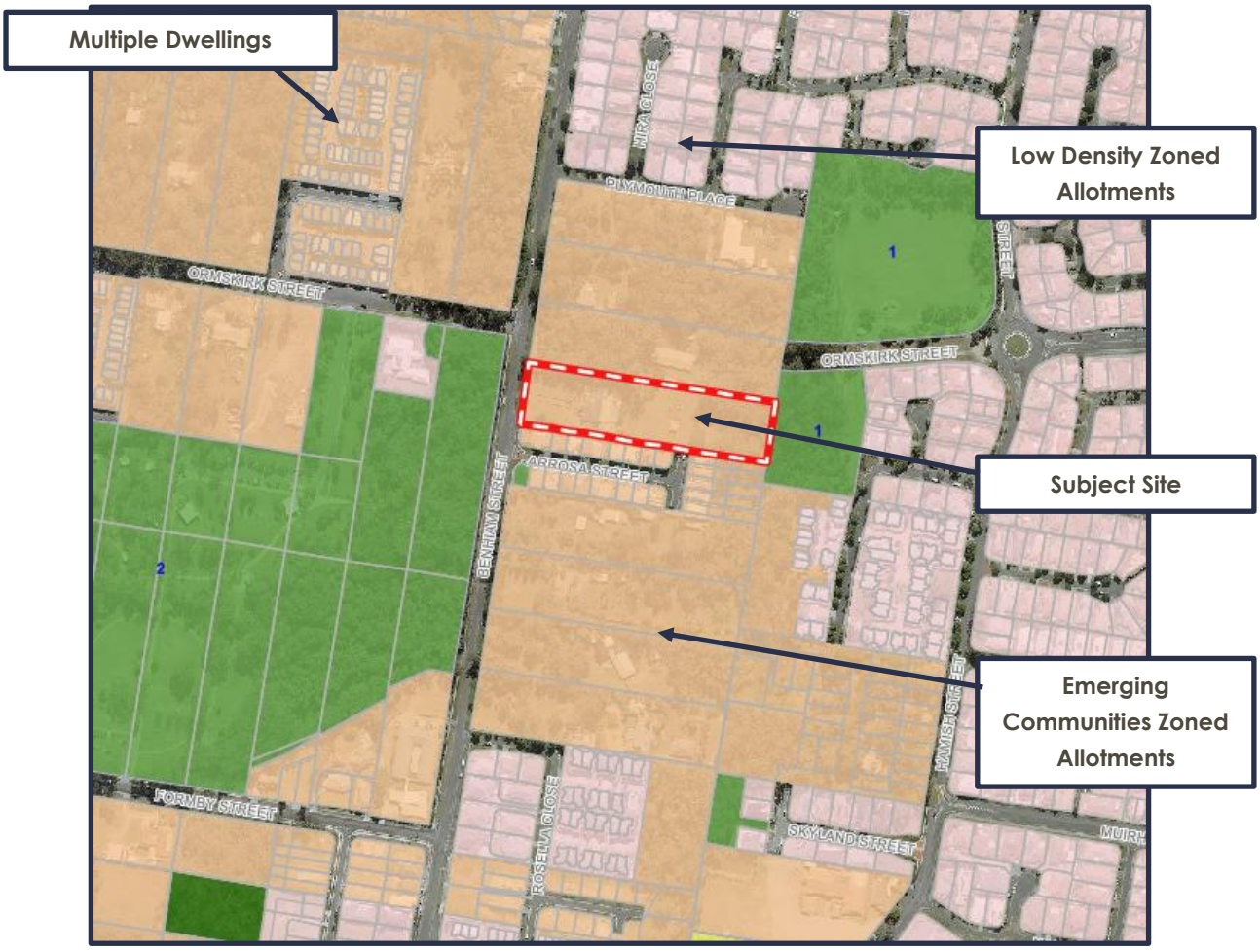


Figure 2.0.2 – Surrounding Area. Source: Brisbane City Clan

Existing Infrastructure

The subject site is provided with all applicable infrastructure to service a Dual Occupancy development. A sewer and water main are located within both Benhiam Street and Danthus Place. The existing sewer and water connections are to Benhiam Street. NBN and electircty is available to the site via Benhiam Street also.

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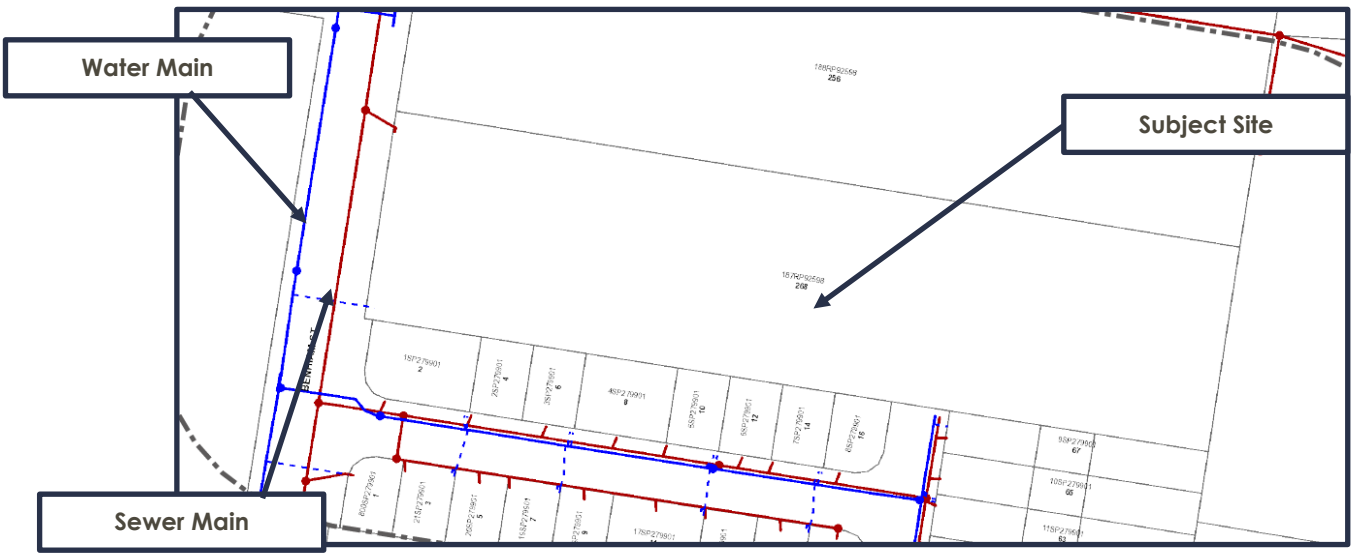


Figure 2.0.2 – Surrounding Area. Source: Brisbane City Clan

The following images illustrate the subject site:



Image 1 – The rear of the site as viewed from north to south. Existing Dwellings along Arrosa Street in foreground

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Image 2 – The general location of the proposed Dwelling as viewed from north west to north east



Image 3 – The general location of the proposed Dwelling as viewed from north to south



Image 4 – The rear of the subject site as viewed from west to east

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Image 5 – The existing Dwelling House and Secondary Dwelling



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4.0 Proposed Development Characteristics

Development Description

The proposed development will establish an additional Dwelling at the premises. The applicant's parents own the existing Dwelling House. The applicant is married and looking to start a family and would like to remain at the property. The applicant is exploring the best way to establish a large family home, while also maintaining some independence from his parents. Stylemaster Homes have provided the plans for the new Dwelling, with the Dwelling located in the south eastern corner of the site. The Dwelling will be two stroey in height and include four bedrooms, four bathrooms, two vehicle garage, media room and office. Access to the Dwelling will be via the existing vehicle crossover to Benhiam Street. The Dwelling has been located to ensure it does not adversely impact on any future development potential at the rear of the property.

The following figure is a 3D image of the proposed additional Dwelling:



Figure 4.0.1 – 3D image of the proposed additional Dwelling

The following Figures illustrates the proposed ground floor plan of the additional Dwelling:

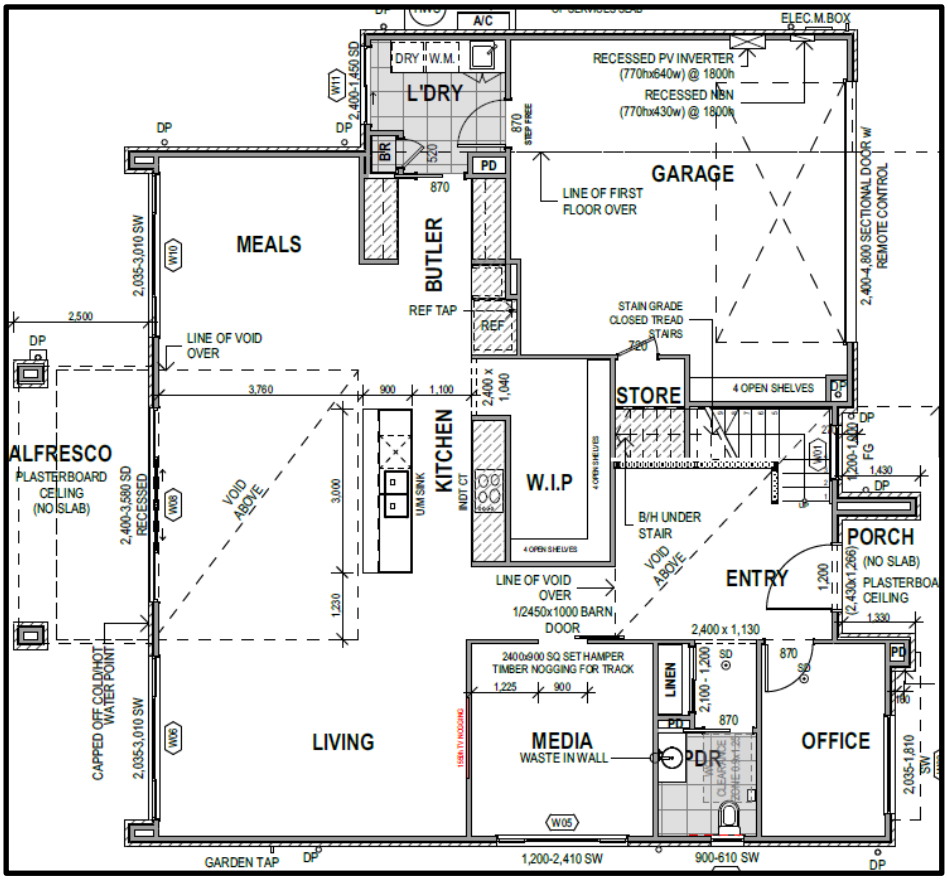


Figure 4.0.2 – The ground floor plan of the proposed additional Dwelling

The following Figures illustrates the proposed first floor plan of the additional Dwelling:

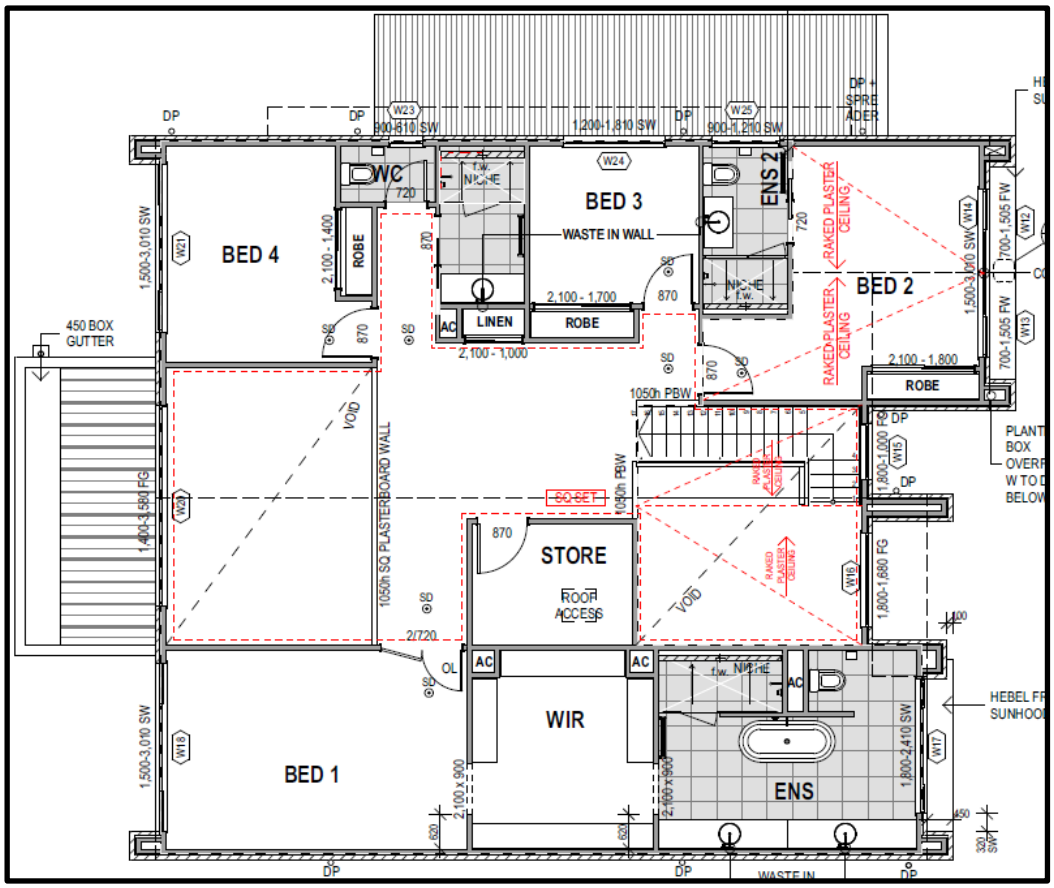


Figure 4.0.3 – The first floor plan of the proposed additional Dwelling

Transport, Car Parking and Access

Access to the Dual Occupancy will continue to be via the single vehicle crossover to Benhiam Street to the west of the Dwellings. An abundance of parking will be available within the site, including a new two vehicle garage associated with the new Dwelling. As per the advice within the pre lodgement meeting no access is currently proposed via Dianthus Place.

Landscaping / Vegetation Removal

No landscaping or vegetation removal is currently proposed as part of the development.

Infrastructure Connections

The new Dwelling will ube provided with all relevant infrastructure connections, with the existing Dwelling connections to be maintained.

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5.0 State Government Planning Assessment

Planning Act 2016

The proposed development is made assessable under the Planning Act 2016 as the proposed development is defined as assessable development and as such, a development application is required. The definition of the development type is as follows:

Material Change of Use, *means any of the following that a regulation made under section 284 (2)(a) does not prescribe to be a minor change of use:*

- *The start of a new use of the premises; or*
- *The re-establishment on the premises of a use that has been abandoned; or*
- A material increase in the intensity of scale of the use of the premises

On this basis, the planning framework and associated provisions that are applicable in this assessment include:

- *The provisions of the Planning Act 2016;*
- *Brisbane City Plan, Version 36*
- *South East Queensland Regional Plan 2024*
- *Planning Regulation 2017*

Public Notification

This proposal is **Impact Assessable** as defined in the *Brisbane City Plan*. As such, public notification will be required as part of the application.

State Assessment Referral Agency (SARA) and State Development Assessment Provisions

SARA mapping identifies that the subject site is within four (4) overlays. The following overlays are identified:

- Category B Vegetation Management
- Water Resource Planning Area Boundaries
- Core Koala Habitat Area
- Urban Footprint

The Vegetation and Koala Habitat Area is located at the rear of the site, with the new Dwelling not located within the environmental overlays.

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Neither the Water Resource Planning Area or Urban Footprint will have any impact on the proposal.

State Planning Policy (SPP) Mapping

SPP mapping identifies the subject site within a six (6) overlays. The overlay is identified below:

- Wildlife Buffer Zone 0 8km
- MSES – Wildlife Habitat (Koala Habitat Areas – Core)
- Flood Hazard Area
- MSES – Regulated Vegetation (category B)
- MSES – Regulated Vegetation (Essential Habitat)
- Bushfire Prone Area (Medium Potential Bushfire Intensity and Potential Impact Buffer)

The environmental overlays are located at the rear of the site and will not be impacted by the new Dwelling. The Bushfire area does not extend into the location of the new Dwelling within the Brisbane City Plan, as such, was not considered further.

The following table confirms that the subject site **does not** trigger referral.

Application Triggers	Applicable	Comments
State-Controlled Roads	**No**	-The subject site is not located within 25m of a State Controlled Road. - Is not within an area designated as a future State Controlled Road - The site does not abut a road that intersects with a state Controlled road within 100m.
Development Impacting on State Infrastructure	**No**	The subject proposal does not exceed the number of Dwellings to enable this trigger.
Coastal Management Districts	**No**	The site is not contained within a coastal management district.
Land Designated for Community Infrastructure	**No**	The site is not designated for community infrastructure.
Electrical Infrastructure	**No**	The site does not contain an electrical easement or within 100m of an electrical substation site.
Clearing Vegetation	**No**	The proposal does not require clearing of vegetation.

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Land Contaminated because of unexploded ordnance	**No**	The site is not identified as potentially containing unexploded ordinances.
Regional Plans	**No**	Division 2 of the SPRP does not apply to this land.
Public passenger Transport	**No**	The proposal is not located within 400m of a public transport corridor
Railways	**No**	The subject site is not located within 25m of a Railway corridor.
State Controlled Transport Tunnels	**No**	The subject site is not located within 25m of a state transport tunnel.
Oil and Gas Infrastructure	**No**	The site is not subject to an oil and gas infrastructure easement
Land in or near a wetland	**No**	The proposed Dual Occupancy is not located on or near a protected wetland area.
Removal, destruction or damage of marine plants	**No**	The proposal does not involve the destruction of marine plants.
Koala Habitat	**No**	The proposal does not involve clearing of Koala Habitat.

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6.0 Local Planning Framework

The subject site is located within the jurisdiction of the Brisbane City Council; thus, the applicable planning document is the Brisbane City Plan. A review of the proposal against the Brisbane City Plan has been provided below.

Land Use Definition and Level of Assessment

The proposed development is defined as a Dual Occupancy, pursuant to the Brisbane City Plan. The land use is defined as follows:

Dual Occupancy *– Premises containing two dwellings, each for a separate household, and consisting of:*

a. *a single lot, where neither dwelling is a secondary dwelling or*

b. *two lots sharing common property where one dwelling is located on each lot.*

The subject site is located within the Emerging Communities Zone and Calamvale District Neighbourhood Plan of the Brisbane City Plan. The proposed land use of a Dual Occupancy is not identified within the Table of Assessment of the Emerging Communities Zone and therefore is subject to impact assessment.

Emerging Communities

The subject site is located within the Emerging Communities Zone of the Brisbane City Plan. The purpose of the Emerging Communities Zone is to:

a. *identify land that is intended for an urban purpose in the future; and*
b. *protect land that is identified for an urban purpose in the future from incompatible uses; and*
c. *provide for the timely conversion of non-urban land to land for urban purposes.*

The subject site is identified for future residential development. The proposed development has been designed to not compromise the future development of the site, with a basic structure plan provided as part of this application to demonstrate a possible subdivision layout. By locating the additional Dwelling along the southern boundary, it will ensure that should the allotment be subdivided in the future the Dwelling could be established on its own allotment and not compromise the construction of additional allotments. The Dwelling is also strategically located to not compromise the extension of Danthus Place. The use of a Dual Occupancy is

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admin@alignplanning.com.au E
0409 888 498 T
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not an incompatible use for the site and will not compromise the timely conversion of the land to low density housing or similar in the future.

It is Aligns opinion that the proposal is not inconsistent with the purpose and overall outcomes of the Emerging Communities Zone.

Calamvale District Neighbourhood Plan

The subject site is located within the Calamvale District Neighbourhood Plan. As per Figure A of the Calamvale District Neighbourhood Plan Code the subject site is identified for future Low Density Residential Development. The desired density is 12 Dwellings per hectare and the code states that the dominant land use is to be Dwelling Houses, but it is not the only residential land use that can be established. The proposed development will not exceed the desired density, and the additional Dwelling can be located to not compromise the ultimate development of the site.

The Figure also illustrates the establishment of a neighbourhood access route through the property, with the route to be running from south to north from Danthus Place. The proposed Dwelling is slightly west of the ultimate design for Danthus Place, so will not compromise the extension of the road. This is further demonstrated within the structure plan provided.

The proposed land use of a Dual Occupancy is not out of character for the surrounding area, with a number of Multiple Dwelling developments within close proximity of the site. Dual Occupancy developments are also present within the surrounding area. This demonstrates Brisbane City Councils appetite for a wide range of residential land uses within the area.

Brisbane City Council Overlays

The subject site is identified within nine (9) overlays of the Brisbane City Plan. Each overlay is discussed below.

Airport Environs Overlay – PANS and BBS Zone (3-8km)

The proposed development is for a Dual Occupancy. No adverse impact to Airport traffic is anticipated.

Bicycle Network Overlay

Due to the scale of the development, no adverse impact on the bicycle network is anticipated.

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www.alignplanning.com.au W

Biodiversity Areas Overlay – High Ecological Significance and Matters of State Environmental Significance

The rear of the subject site is identified within the Biodiversity Areas Overlay. No works are proposed within the mapped area, with the proposed Dwelling located to the west of the mapped matters of environmental significance.

Bushfire Overlay – High Hazard Buffer Area

The frontage of the site is mapped within the High Hazard Buffer Area. The location of the additional Dwelling is not within the Bushfire Overlay. As the proposed Dwelling location is not located within the overlay a bushfire management report is not anticipated to be required.

Critical Infrastructure and Movement Network Overlay

The subject site is to continue to be provided with all applicable infrastructure.

Flood Overlay – Creek / Waterway Flood Planning Area

Benhiam Street is identified as flood prone, with the flood extent slightly encroaching the frontage of the site. The proposed location of the additional Dwelling is not mapped as flood prone.

Road Hierarchy Overlay – Neighbourhood Road

Benhiam Street is identified as a neighbourhood road. The proposed development is not anticipated to have any adverse impact on the safety and operation of Benhiam Street.

Significant Landscape Tree Overlay

The rear of the site is identified within the Landscape Feature sub category. No works are proposed within the mapped area.

Streetscape Hierarchy Overlay

Benhiam Street is identified as a neighbourhood road. Additional landscaping can be proposed within the road reserve at the request of Brisbane City Council.

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0409 888 498 T
www.alignplanning.com.au W

7.0 Analysis of Non Compliances

The proposal has been assessed against all relevant acceptable outcomes of the Brisbane City Plan. For any non-compliances with acceptable outcomes an analysis has been undertaken against the relevant performance outcome or an alternative outcome provided:

Dual Occupancy Code – PO19

A basic Structure Plan has been provided, but not a detailed plan.

Alternative Outcome – Due to the scale of the development a basic Structure Plan has been provided to show how a subdivision could be established, without compromising the long term viability of the low density zoning anticipated.

In Aligns opinion the Structure Plan provided is able to demonstrate to Council that the location of the new Dwelling will not compromise the future development potential of the site and should be acceptable.

Flood Overlay Code – Density – PO3

The subject site is slightly impacted by the creek/waterway flood planning area 4, which is noted as non-combatable with a Dual Occupancy.

Assessment Against the Performance Outcome – The proposed new Dwelling is located well outside the flood prone area. It is noted that no flood free access is available to the property, but residence can shelter in place should a flood event occur.

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0409 888 498 T
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8.0 Conclusion

The proposal is for a Material change of use to establish a Dual Occupancy at 268 Benhiam Street, Calamvale. As outlined in the above report, the proposed development has been assessed against the provisions and relevant codes of the Brisbane City Plan (v36) and been found to be consistent with the vast majority.

The proposed Material change of use represents development where:

- The Dual Occupancy will not detrimentally impact on the character or amenity of the surrounding area;
- The location of the additional Dwelling does not compromise the long term viability of a low density residential subdivision;
- The proposal will not require any additional clearing of vegetation of environmental significance as a result of the proposed Dual Occupancy;
- Complies with the State and Regional Planning Provisions applicable to the subject site;
- Each dwelling can be separately connected to essential services and public utilities;
- Appropriate access and parking areas are provided; and
- Satisfies the majority of the acceptable outcomes of the applicable overlay, zone and development codes, with alternative outcomes / analysis against the performance outcome provided where necessary.

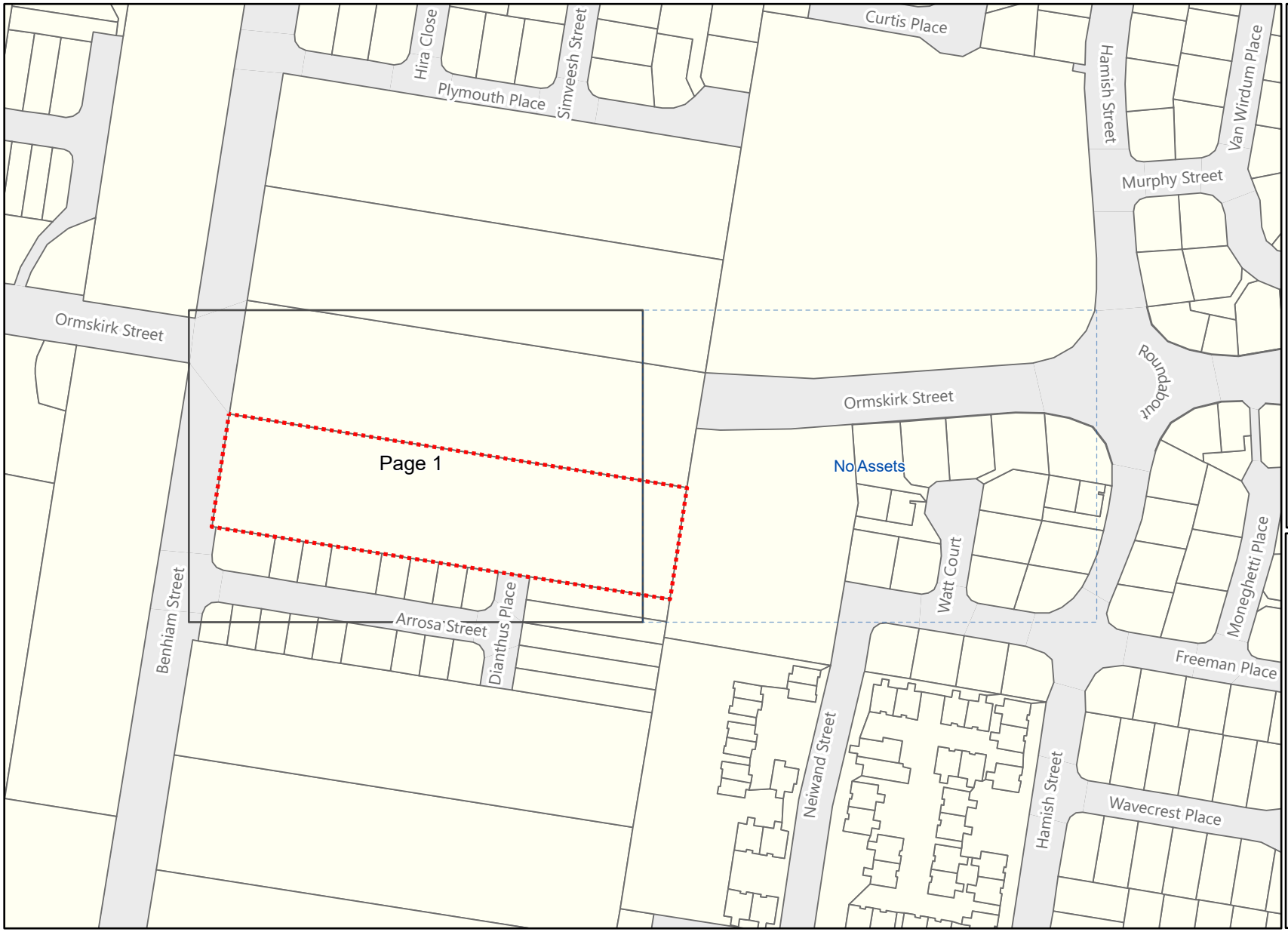
It is Align's view that Brisbane City Council support of the application is warranted, and approval should be granted subject to reasonable and relevant conditions.

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admin@alignplanning.com.au E
0409 888 498 T
www.alignplanning.com.au W

v. Infrastructure Plans

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Seq # 277025936
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Legend

- BYDA Enquiry
- Detailed map page
- No dig site assets

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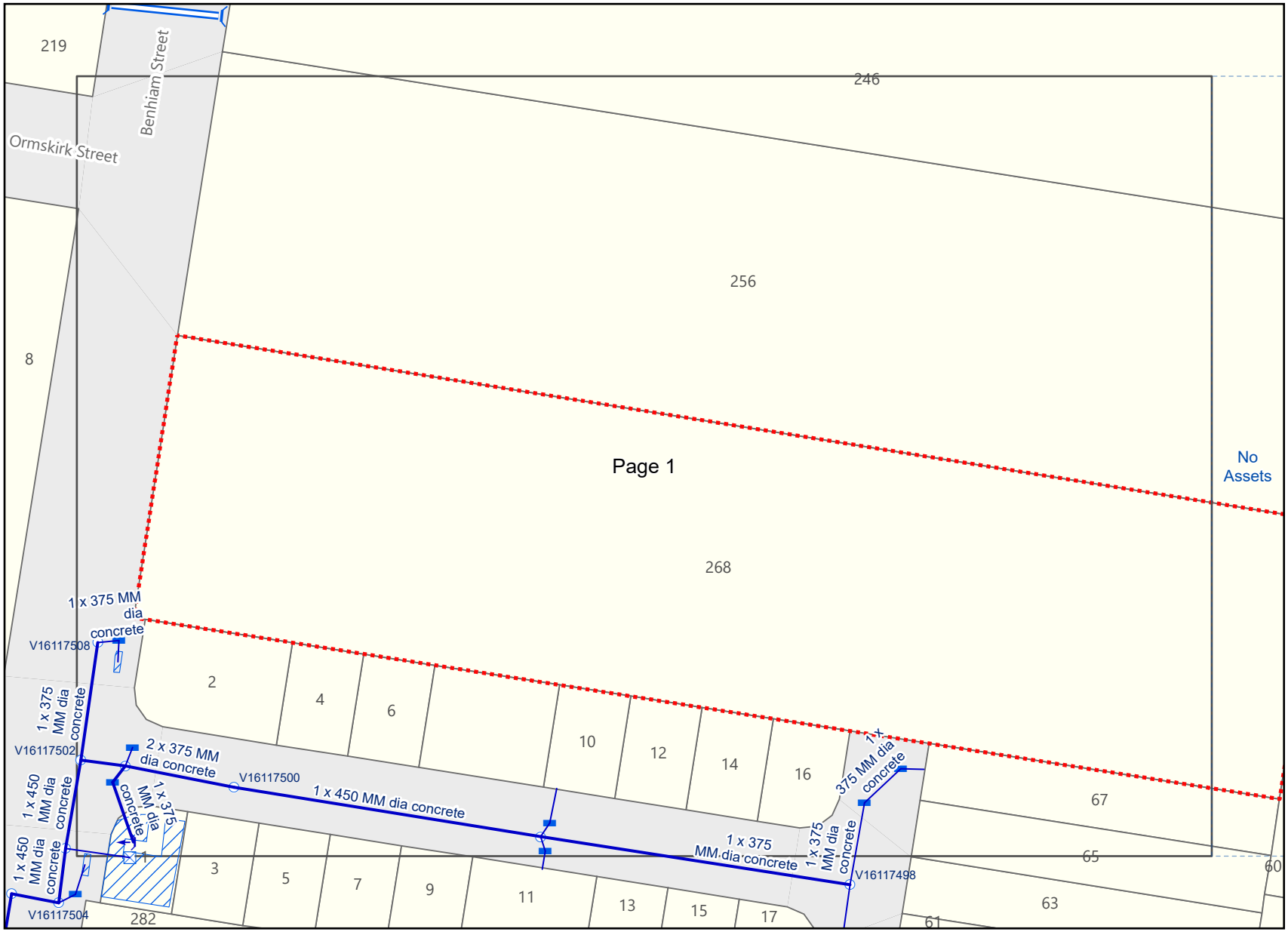
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Seq # 277025936
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

BYDA Enquiry

Stormwater Network

- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Gully Pit
- Stormwater Field Inlet
- Stormwater Culvert
- Pipe End Outlet
- Stormwater Treatment Asset - Area

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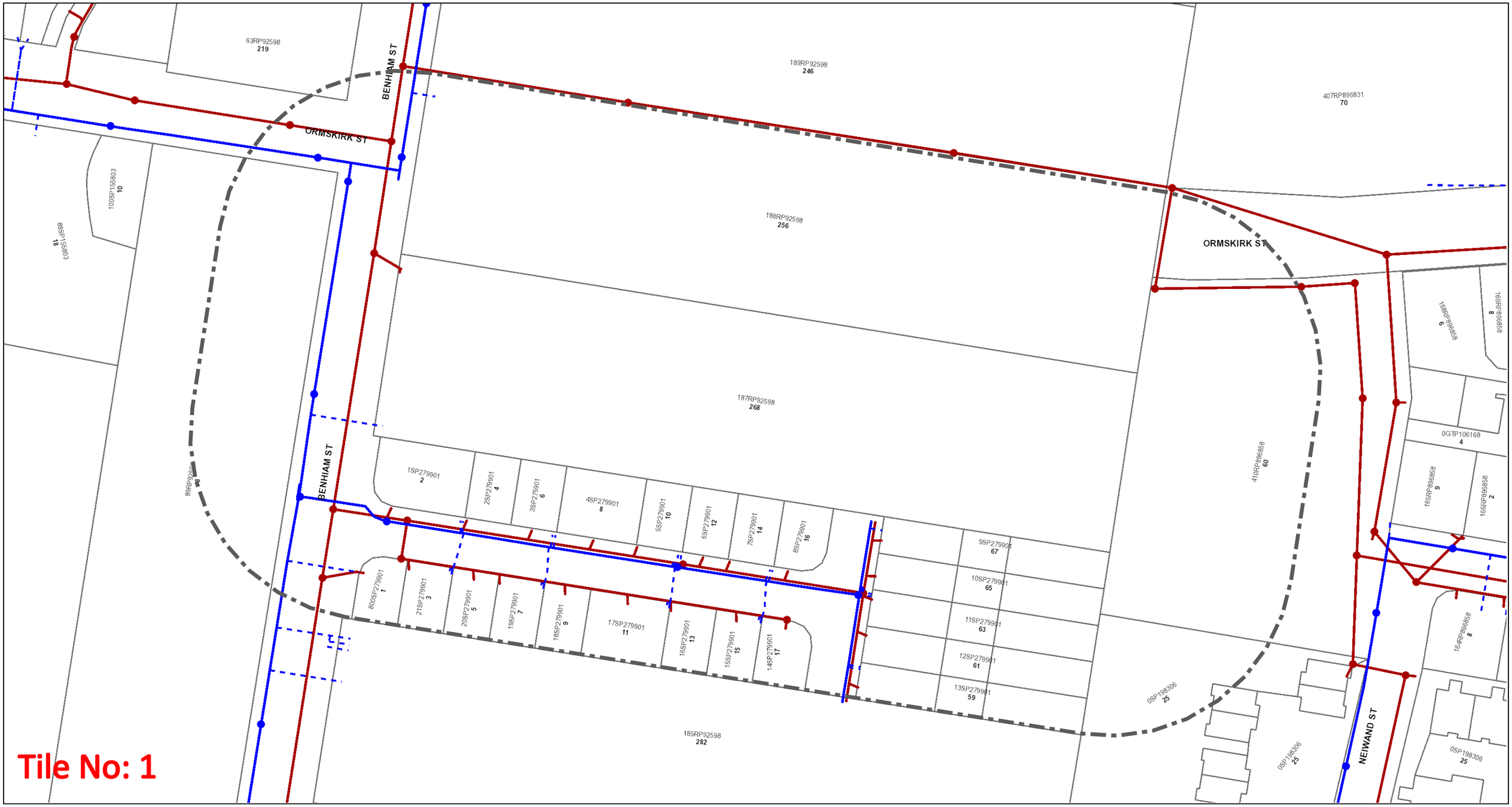
In an emergency contact Brisbane City Council on 07 3403 8888
31/07/26 (valid for 30 days)

0 10 20 40 m

Scale 1:1,000

Plans generated by SmarterWX™ Automate

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

N

Map Scale
1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 253949223

Date BYDA Ref Received: 22/04/2025

Date BYDA Job to Commence: 23/04/2025

Date BYDA Map Produced: 21/04/2025

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer	Water	Recycled Water
Infrastructure	Infrastructure	Infrastructure
Major Infrastructure	Major Infrastructure	Major Infrastructure
Network Pipelines	Network Pipelines	Network Pipelines
Network Structures	Network Structures	Network Structures
	Water Service (Indicative only)	

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For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ABN 86 673 835 011

ALIGN PLANNING

Unit 10, 146 Bundall Road, Bundall, Qld, 4215 O/P
admin@alignplanning.com.au E
0409 888 498 T
www.alignplanning.com.au W

vi. SARA and SPP Mapping



DA Mapping System - Export Map

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N

Scale: 1:9,100

0 160 320 480

Metres

Queensland Government

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Queensland Government

Cadastre (10k)

Regulated vegetation management map (Category A and B extract)

Category B on the regulated vegetation management map

Water resource planning area boundaries

Core koala habitat area

SEQ Regional Plan land use categories

Regional Land Use Category

Urban Footprint

Date: 31/07/2026

DA Mapping System - Export Map

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Queensland Government

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Date: 31/07/2026

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

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N

Scale: 1:9,100

0 160 320 480

Metres

Queensland Government

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Queensland Government


Cadastre (10k)

Wildlife hazard buffer zone

Radius (Metres)


8km


MSES - Wildlife habitat (koala habitat areas - core)


Flood hazard area - local government flood mapping area


MSES - Regulated vegetation (category B)


MSES - Regulated vegetation (essential habitat)

Bushfire prone area

CLASS


High Potential Bushfire Intensity

Medium Potential Bushfire Intensity


Potential Impact Buffer

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

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admin@alignplanning.com.au E
0409 888 498 T
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vii. Survey Plan

LEGEND

- Benchmark
- Electrical Pillar
- Electrical Light Pole
- Electrical Pit
- Electrical Pole
- Fire Hydrant
- Sewer Manhole
- Stormwater Manhole
- Telstra / NBN Pit
- Traffic Sign Post
- Tree
- Water Meter
- Water Valve
- Photo No. & Direction
- U/G Gas Line
- U/G Sewer Line
- U/G Stormwater Line
- U/G Water Line
- U/G Telstra Line
- U/G NBN Line
- U/G Power Line
- O/H Power Line
- Fence Line
- Retaining Wall
- Major Contour Line
- Minor Contour Line
- Top of Bank
- Bottom of Bank
- Awning / Eave / Gutter Line
- Change of Grade

SITE DIAGRAM

Scale 1: 600

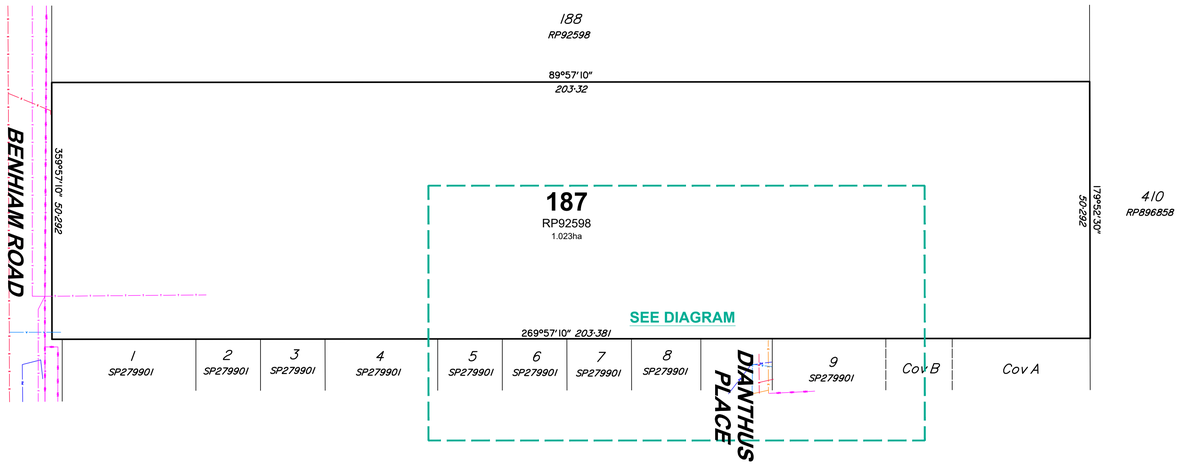



Photo 1


Photo 2


Photo 3

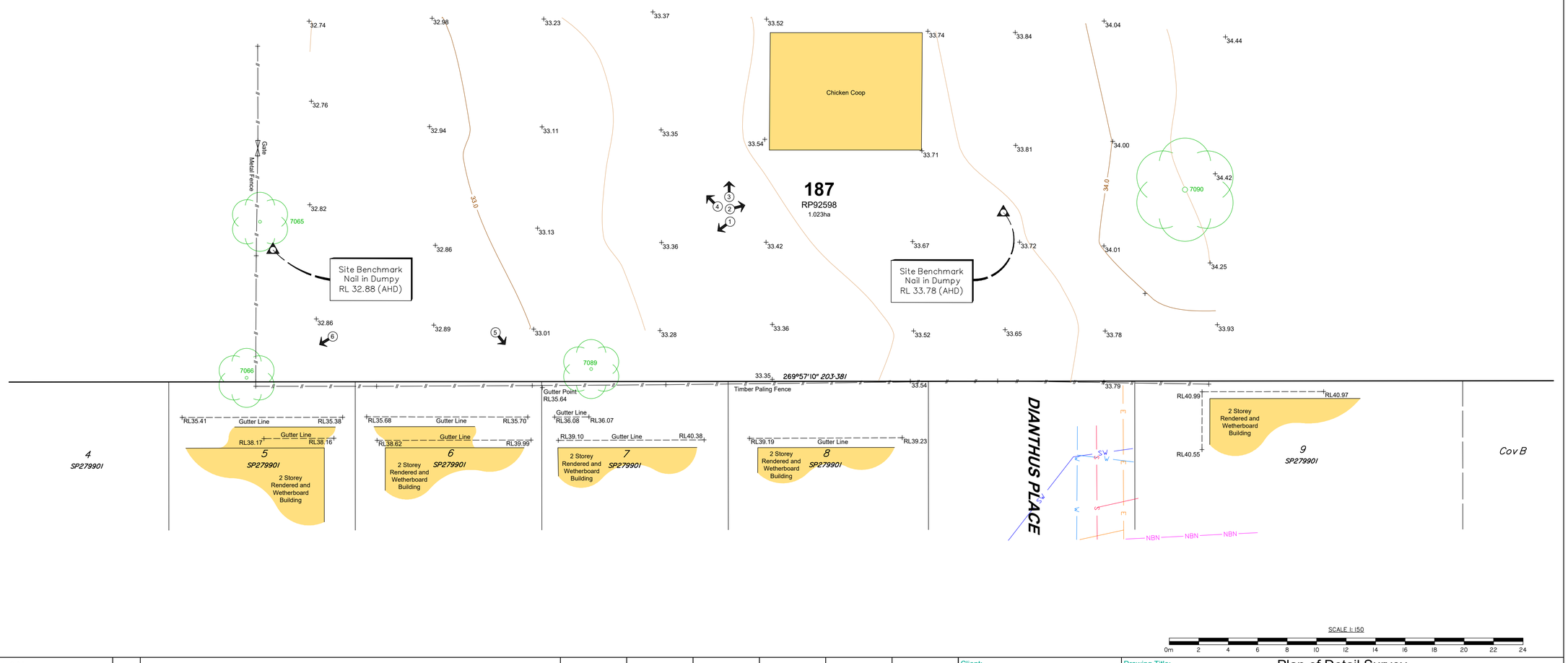

Photo 4


Photo 5


Photo 6

DIAGRAM

Scale 1: 150



Tree Dimension Table

Point No.	Diameter (m)	Spread (m)	Height (m)
7065	0.3	4	4
7066	0.3	4	4
7089	0.3	4	4
7090	0.5	7	12

GENERAL NOTES

1. Drawn to scale on an A1 sheet.
2. Property boundaries and dimensions shown on this plan has been compiled from RP92598 and subject to confirmation by survey.
3. All levels shown are in metres on Australian Height Datum as derived by GNSS using OPM115873 RL25.265 (AHD), situated on Formby Street.
4. Features and services shown on this plan are shown by a combination of survey and supplied records. The exact nature and location of these services must be confirmed by relevant authorities prior to any operational works.
5. This plan has been produced for client information purposes only, for additional site detail and existing surface model, refer to digital documentation of this plan.
6. Sonto accepts no responsibility for any damages or loss in contravention to the above.
7. This plan cannot be copied unless these notes are included.

SONTO™
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mail PO Box 498, Cannon Hill QLD 4170

Contour Interval:	0.25m								
Datum:	AHD derived via GNSS								
Height:	25.265 (Origin PM115873)								
Locality:	Calamvale	A	ISSUE FOR USE	05/07/24	MM	CD	11/07/24	QT	CW
Local Authority:	Brisbane City	Rev.	Description	Surveyed Date	Surveyed	Survey Check	Drawing Date	Drawn	Drawing Check

Client: Align Planning

Drawing Title: Plan of Detail Survey of Lot 187 on RP92598 "268 Benhiam Street, Calamvale"

Sheet Size	Drawing No.	Scale	Sheet No.	Revision
A1	P-15990 - DET1 REV_A	1:150 on A1	1 OF 1	A

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Unit 10, 146 Bundall Road, Bundall, Qld, 4215 O/P
admin@alignplanning.com.au E
0409 888 498 T
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ix. Subdivision Mud Map (Structure Plan)

Concept Subdivision Plan – 268 Benhiam Street, Calamvale



Enlarged Version of Proposed Subdivision Plan – 268 Benhiam Street, Calamvale

