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28/09/2026

APPLICATION REF

A007120531

TOWN PLANNING ASSESSMENT REPORT

SEPTEMBER 2026

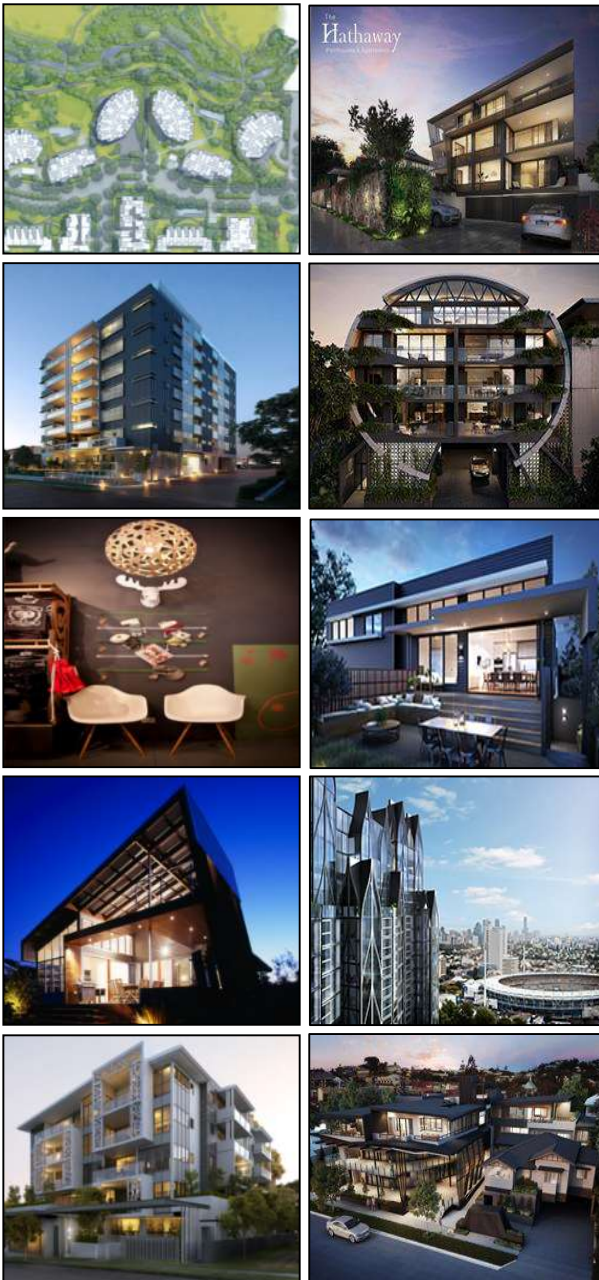
RECONFIGURATION OF A LOT - 1 INTO 19 LOT SUBDIVISION - IMPACT ASSESSMENT

CAPABILITY

HAL Architects Pty Ltd is a design focused Architectural, Town Planning & Interior Design practice recognised for continued success in achieving desirable development approvals and quality building outcomes. We believe that the main challenge facing designers today is to provide workable performance driven solutions that can incorporate economic, legislative, environmental, cultural and community demands and expectations as necessary.

Our practice is dedicated to providing private and government sector clients with a high standard of professional architectural, urban design and statutory town planning advice, through our depth of experience, design excellence and innovation. We offer a fully integrated and multi-disciplinary design service, which provides convenience and a holistic approach to development. HAL Architects is proactive, client focused and committed to attaining best practice development outcomes that deliver projects on time and within budget.

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- Sketch Design
- Schematic Design
- Developed Design
- Master Planning
- Project Management
- Visual Impact Assessment
- Heritage Impact Assessment
- Architectural Review Committee Services
- Covenant & Guideline Drafting/Management

Town Planning

- Preliminary Site Investigations
- Due Diligence
- Preparation & Lodgement of Development Applications
- Urban Design
- Negotiation with Local and State Government Authorities
- Preparation of Infrastructure Agreements
- Project Management
- Establishment of Planning & Environment Court Appeals
- Planning & Environment Court Mediation/Expert Witness

Interior Design

- Internal Room/Spatial Planning
- Finishes & Material Selection
- Custom Cabinetry & Joinery Details
- Colour Consultation & Selections
- Furniture Selection/Interior Styling

Landscape Design

- Preparation of Landscape Concept Plans
- Plant Palette/Selection
- Integration of Landscape Design with Architectural Intent
- Building Integrated Vegetation and Vertical Landscaping Alternatives

Marketing Imagery

- Sales Plans
- Finished Boards
- Architectural Visualisations/3D Renders
- Photography

Urban Design

- Master Planning
- Streetscape Analysis & Design
- Visual Assessment
- Neighbourhood Structure Planning Design

TOWN PLANNING ASSESSMENT REPORT

56 DAKAR ROAD ALGESTER QLD 4115

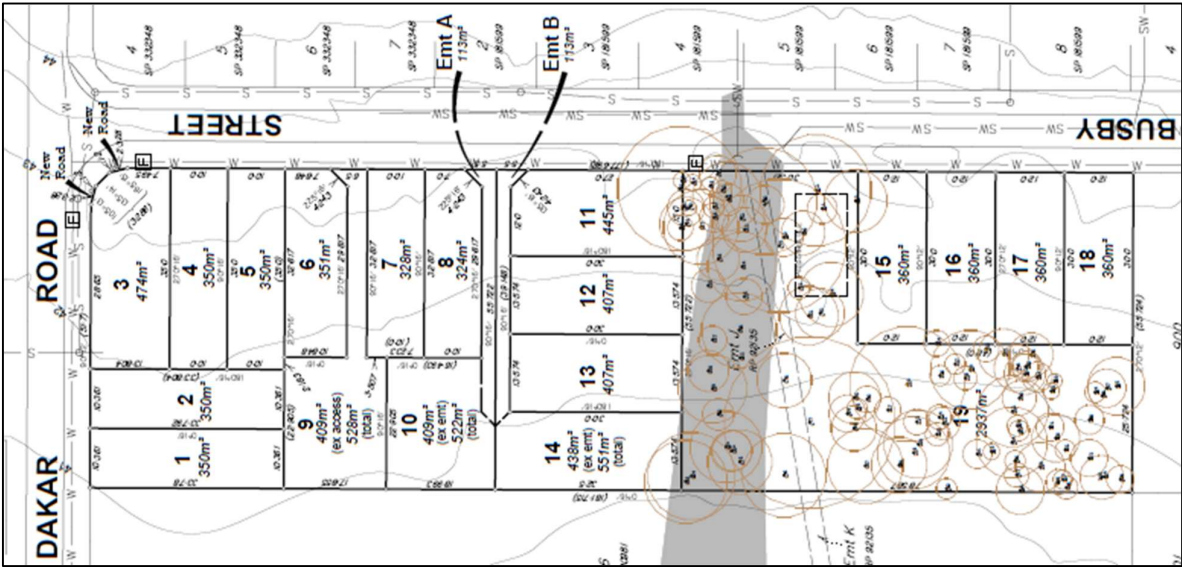


Figure 1: Proposed Residential Subdivision at 56 Dakar Road, Algester QLD 4115.
Subdivision Plan prepared by AJS Surveys.

APPLICANT:	BLACKWOOD SALISBURY PTY LTD C/- HAL ARCHITECTS PTY LTD
PROPOSED DEVELOPMENT:	RECONFIGURATION OF A LOT (1 INTO 19 LOT SUBDIVISION OF LAND, & EASEMENTS) DEVELOPMENT PERMIT
LEVEL OF ASSESSMENT:	IMPACT ASSESSMENT

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1.0 INTRODUCTION

The purpose of this Town Planning Assessment Report has been prepared to demonstrate compliance (or otherwise) with the relevant sections and provisions of the *Brisbane City Plan 2014 – Version 37.0 – September 2026*, as they relate to the proposed subdivision of land at 56 Dakar Road, Algester QLD 4115. The land, hereinafter referred to as the ‘Subject Site’ is more accurately described as Lot 17 on Registered Plan RP90981.

The proposal seeks to undertake a one (1) into nineteen (19) lot residential subdivision. Accordingly, this application seeks development approval for:

- Reconfiguration of a Lot (1 into 19 Lot Subdivision of Land & Easements) Development Permit.

Please refer to the Subdivision Proposal Plan prepared by AJS Surveys which illustrates the intended lot layout of the proposed development. This plan is enclosed with this application as **Attachment D**.

The Subject Site is located within the Emerging Community (EC) Zone. The overall intent of the Emerging Community Zone is to facilitate the orderly transition of largely unimproved land to urban uses while protecting land identified for future urban development from premature or incompatible development that could compromise its long-term planning outcomes.

This application is submitted in accordance with the *Planning Act 2016* and is considered properly made. This report provides a planning assessment of the proposed development against the applicable sections of the *Brisbane City Plan 2014 – Version 37.0 – September 2026*, including the following:

Applicable Zone:

- EC Emerging Community Zone Code;

Applicable Use Code:

- Calamvale District Neighbourhood Plan Code;
- Subdivision Code;

Applicable Overlay Codes:

- Airport Environs Overlay Code;
- Biodiversity Areas Overlay Code;
- Bushfire Overlay Code;
- Flood Overlay Code;
- Road Hierarchy Overlay Code;
- Streetscape Hierarchy Overlay Code;

Prescribed Secondary Codes:

- Filling and Excavation Code;
- Infrastructure Design Code;
- Landscape Work Code;
- Outdoor Lighting Code;
- Stormwater Code;
- Transport, Access, Parking and Servicing Code: &
- Wastewater Code.



A detailed assessment of compliance with the above codes is provided in the Code Compliance Assessment Report, enclosed as **Attachment B**.

The development application demonstrates compliance with the relevant planning framework and is capable of approval, subject only to reasonable and relevant conditions. The site comprises a large, currently underutilised parcel of land containing a single dwelling house and represents an appropriate opportunity for residential infill and increased housing supply.

While it is acknowledged that the site contains areas of established vegetation subject to applicable clearing controls, the broader context of the site is an important consideration. The site is now almost exclusively surrounded by established residential development and has become increasingly isolated from any broader network of vegetated land. In this regard, the vegetation on the site does not form part of a meaningful green spine, ecological corridor or connected area of open space extending through the surrounding suburb.

Having regard to the site's urban context, its isolation from any broader vegetated network and the significant underutilisation of the existing landholding, the proposed development intensity represents an appropriate and orderly infill outcome. The proposal makes more efficient use of an established urban area and provides additional housing supply and choice for Algeester.

2.0 SUPPORTING DOCUMENTATION AND CONTACT DETAILS

2.1 ATTACHMENTS

The following are enclosed as attachments to this Town Planning Assessment Report for the purposes of providing additional information in support of the proposed Development Application:

- **Attachment A:** Landowner Consent Form;
- **Attachment B:** *Brisbane City Plan 2014* Code Compliance Assessment;
- **Attachment C:** Current Land Title;
- **Attachment D:** Subdivision Proposal Plan prepared by AJS Surveys;
- **Attachment E:** Engineering Civil Design Drawings prepared by Urban Engineering Solutions Pty Ltd;
- **Attachment F:** Ecological Assessment prepared by s5 Consulting; &
- **Attachment G:** SDAP Code Assessment (State Code 25) – Development in South East Queensland Koala Habitat Areas.

2.2 CONTACT DETAILS



Adam Lockhart

Director - Town Planning

HAL Architects Pty Ltd

Architects, Town Planners & Interior Designers

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2.3 REVISION & QUALITY CONTROL

Revision	Date	Author/Contact	Reviewed By	Signature
H51999DAK_TP_001	September 2026	JH/AL	Adam Lockhart (Director)	

3.0 SITE DETAILS & CHARACTERISTICS

3.1 SITE DETAILS

SITE ADDRESS:	56 Dakar Road, Algester QLD 4115
SITE DESCRIPTION:	Lot 17 on Registered Plan (RP) 90981
TOTAL SITE AREA:	10,117 m ²
SEQ PLAN DESIGNATION:	Urban Footprint
LOCAL AUTHORITY:	Brisbane City Council
STRATEGIC PLAN DESIGNATION:	Suburban Living Area
ZONE CLASSIFICATION:	EC Emerging Community Zone
NEIGHBOURHOOD PLAN:	Calamvale District Neighbourhood Plan
APPLICABLE OVERLAY/S:	Airport Environs Overlay Biodiversity Areas Overlay Bushfire Overlay Flood Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay
PROPERTY OWNER/S:	John Conomos
APPLICANT:	Blackwood Salisbury Pty Ltd C/- HAL Architects Pty Ltd
PROPOSAL SUMMARY:	One (1) into Nineteen (19) Lot Land Subdivision
DEFINED USE:	Reconfiguration of a Lot (1 into 19 Lot Subdivision of Land & Easements) Development Permit
LEVEL OF ASSESSMENT:	Impact Assessment - ROL within the Emerging Community zone where less than 10ha with no associated assessable MCU.
REFERRAL AGENCY:	Yes. Development of Premises in the Koala Habitat Area Outside the Koala Priority Area.

3.2 SITE CHARACTERISTICS

Specific characteristics of the Subject Site are outlined in detail below:

3.2.1 Road Frontage & Access

The Subject Site is a large rectangular corner allotment with dual street frontages to Dakar Road and Busby Street. No known future road widening is proposed at time of lodgement of this application. All proposed lots will be provided with direct vehicular access from these existing public roads.

3.2.2 Topography

Please refer to the Contour & Detail Survey prepared by AJS Surveys.

3.2.3 Site Improvements

The Subject Site is currently occupied by a single storey post-war dwelling house, which will be demolished subject to issue of the requested development permit.

3.2.4 Waterway Corridor / Flooding

The Subject Site is mapped in the Flood Overlay (Overland Flow Flood Planning Area Sub-Category). The existing Council-mapped overland flow path running east–west through the Subject Site will be retained in its entirety as part of proposed Lot 19. No buildings or structures will be permitted within this alignment.

3.2.5 Site Contamination

Not Applicable.

3.2.6 Protected Vegetation

Please refer to the Ecological Assessment prepared by s5 Consulting enclosed as **Attachment F**.

3.2.7 Heritage

The Subject Site is not mapped as a Heritage Place on Council's online mapping, nor is the Subject Site listed on the Queensland State Heritage Register. Furthermore, the Subject Site does not share a common boundary with a Local or State listed Heritage Place.

3.2.8 Views & Vistas

The proposed development is not of a scale that would significantly impact upon identified vistas or viewing corridors.

3.2.9 Services/Infrastructure

The Subject Site will be connected to all expected urban services, including:

- Reticulated Water;
- Sewerage;
- Drainage;
- Electricity; and
- Telecommunication Services.

The applicant is agreeable for Council to reasonably condition for compliance.

3.2.10 Development Approval History

A review of Council's PD Online Service indicates that there are no recently approved development applications over the site.

3.2.11 Subject Site Photographs



Figure 2: Image of the Subject Site as viewed from the Dakar Road frontage.



Figure 3: Image of Subject Site as viewed from the corner of Busby Street and Dakar Road frontage.

4.0 SITE CONTEXT

4.1 LOCALITY

The Subject Site is a large rectangular shaped corner allotment with a title area of 10,117m² which presents dual street frontage to Dakar Road and Busby Street. Algester is a well-established residential suburb located approximately 18km south of Brisbane CBD.

Some key features of Algester include:

- **Housing** – Predominantly comprised of detached single-storey and two-storey dwellings.
- **Shops & Amenities** – Residents have access to local convenience shopping, cafes, medical services and supermarkets within the suburb.
- **Schools** – The suburb is serviced by several schools, including Algester State School, St Stephen's School and nearby Calamvale Community College.
- **Public Transport** – The suburb is serviced by Brisbane bus routes providing connections to the CBD and surrounding suburbs, with nearby access to major transport corridors.

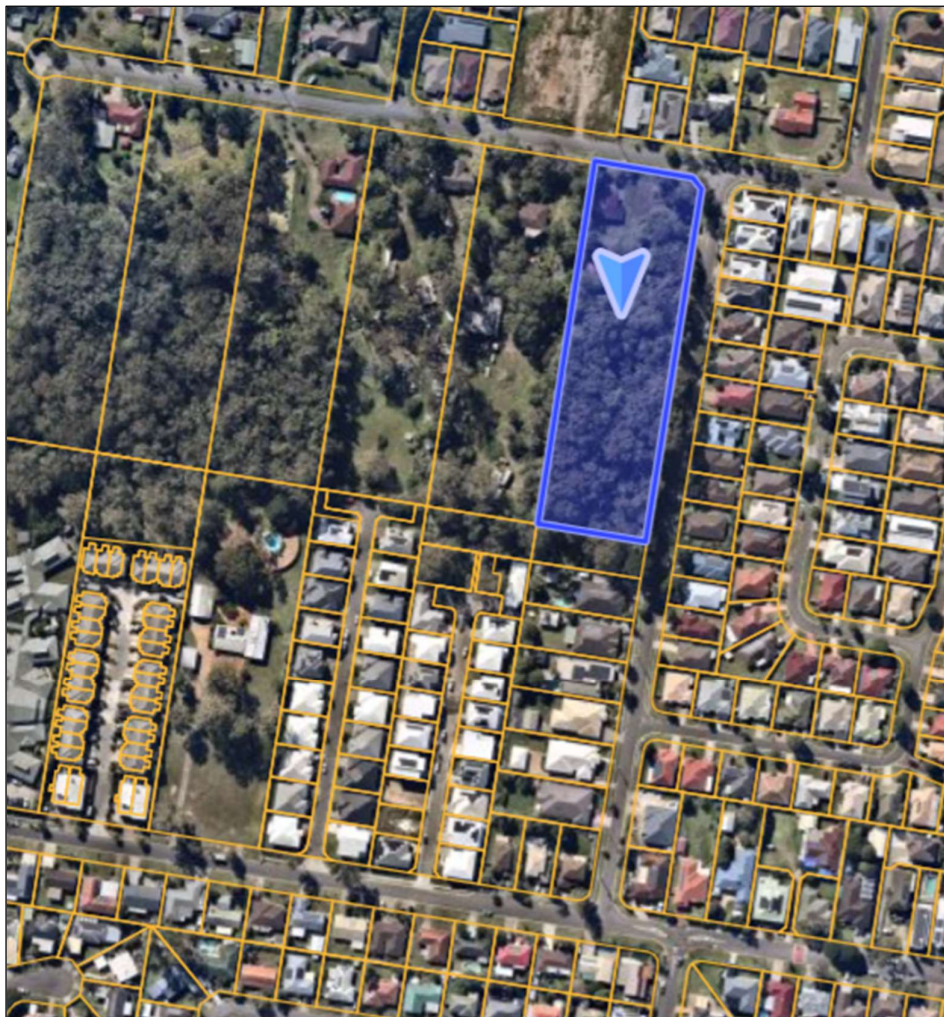


Figure 4: Aerial view of the Subject Site (outlined in blue) within the context of the immediate surrounding area (Source: 2026 Nearmap).

4.1.1 Adjoining Neighbours



Figure 5: Adjoining neighbour at 64 Dakar Road, Algester as viewed from the Algester Road frontage.



Figure 6: Adjoining neighbour at 32 Busby Street (Busby Street Park, Algester), as viewed from the Busby Street frontage.

5.0 PROPOSED DEVELOPMENT

5.1 DEVELOPMENT DETAILS

This proposal seeks to redevelop the Subject Site to facilitate the subdivision of one (1) existing lot into nineteen (19) new lots, each exceeding 300m² in area.

More specifically, the proposed subdivision will create the following:

Key Details for Reconfiguring a Lot – One (1) into Nineteen (19) Lot Subdivision		
Proposed Lot Sizes	Lot 1 – 350m ² Lot 2 – 350m ² Lot 3 – 374m ² Lot 4 – 350m ² Lot 5 – 350m ² Lot 6 – 351m ² Lot 7 – 328m ² Lot 8 – 324m ² Lot 9 – 409m ² Lot 10 – 409m ²	Lot 11 – 445m ² Lot 12 – 407m ² Lot 13 – 407m ² Lot 14 – 438m ² Lot 15 – 360m ² Lot 16 – 360m ² Lot 17 – 360m ² Lot 18 – 360m ² Lot 19 – 2,937m ²
Proposed Lot Frontage	Lot 1 – 10.36m Lot 2 – 10.36m Lot 3 – 44.06m Lot 4 – 10.0m Lot 5 – 10.0m Lot 6 – 7.84m Lot 7 – 10.0m Lot 8 – 7.0m Lot 9 – 6.5m Lot 10 – 5.5m	Lot 11 – 43.24m Lot 12 – 13.57m Lot 13 – 13.57m Lot 14 – 5.5m Lot 15 – 12.0m Lot 16 – 12.0m Lot 17 – 12.0m Lot 18 – 12.0m Lot 19 – 30.52m
Utilities	Each new lot will be connected to all expected urban services, including reticulated water, sewerage, drainage, electricity and telecommunication services.	
Access & Servicing Arrangements	Lots 1, 2 and 3 will be accessed from Dakar Road, and the balance of lots will be accessed from Busby Street. Refuse collection will be undertaken on-site with wheelie bins collected from verge frontage of each proposed allotment.	
Existing/Proposed Built Improvements	The Subject Site is currently occupied by a single storey post-war dwelling house, which will be demolished subject to issue of the requested development permit.	
Removal of Street Trees	No street trees are to be removed as part of this development.	

Table 1: Key Details for Reconfiguring a Lot – one (1) into nineteen (19) Lot Subdivision.

6.0 STATE GOVERNMENT PLANNING ASSESSMENT

The following section provides an assessment of the proposal against the relevant provisions of the *Planning Act 2016* ("the Act"). The Act is the applicable framework that governs development assessment within Queensland.

6.1 THE PLANNING ACT 2016

The Act provides the overall statutory guidance for development assessment in the State of Queensland. The proposed Development Application does not compromise the attainment of the Purpose of the Act, as defined in Chapter 1, Section 3 of the Act. Review of Schedule 10 of the *Planning Regulation 2017* and relevant Categorising Instruments confirms that the proposed development is not Prohibited Development.

6.1.1 Assessable Development

This Development Application proposes activities that satisfy the meaning of development as provided within Chapter 3, Section 45 of the Act. Moreover, the proposed development is assessable against the provisions of the local planning scheme. Accordingly, to facilitate the proposed development, this application seeks approval for a Reconfiguration of a Lot (1 into 19 Lot Subdivision of Land & Easements) Development Permit.

6.1.2 Assessment Manager

Schedule 8 of the *Planning Regulation 2017* notes that the Local Government is the assessment manager where an Application is for development in a single local government area, and, the proposed development is assessable against the Local Planning Scheme.

The Subject Site is contained within the local government area of Brisbane City and proposes assessable development under the provisions of the *Brisbane City Plan 2014*. As such, Brisbane City Council is the Assessment Manager responsible for determining the Development Application.

6.1.3 Referral to State Assessment & Referral Agency (SARA)

The application triggers referral to Brisbane SARA for assessment of development of a premises in the koala habitat area outside the Koala Priority Area involving tree clearing. Please refer to SDAP Code Assessment (State Code 25) – Development in South East Queensland Koala Habitat Areas enclosed as **Attachment G**.

6.1.4 Public Notification

Pursuant to Part 5 of the *Brisbane City Plan 2014*, the proposed development triggers an Impact Assessable Development Application. Accordingly, public notification is to be carried out for a period of fifteen (15) business days in accordance with the Planning Act 2016.

6.2 STATE PLANNING POLICY

The State Planning Policy (SPP) is a statutory instrument that provides the primary policy direction for matters that are deemed to be of interest to the State of Queensland. Part E of State Planning Policy – July 2017 contains seventeen (17) state interests in land use planning and development that are categorised into five (5) key themes.

The below table identifies the relevance of these state interests to the development application.

Liveable Communities and Housing

✓	Housing Supply and Diversity <i>Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.</i>
✓	Liveable Communities <i>Liveable, well designed and serviced communities are delivered to support wellbeing and enhance quality of life.</i>

Economic Growth

N.A.	Agriculture <i>The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.</i>
✓	Development and Construction <i>Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed-use development opportunities.</i>
N.A.	Mining and Extractive Resources <i>Extractive resources are protected, and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources.</i>
N.A.	Tourism <i>Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism development are protected.</i>

Environment and Heritage

✓	Biodiversity <i>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</i>
N.A.	Coastal Environment <i>The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.</i>

N.A.	Cultural Heritage <i>The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural significance, is conserved for the benefit of the community and future generations.</i>
N.A.	Water Quality <i>The environmental values and quality of Queensland waters are protected and enhanced.</i>

Safety and Resilience to Hazards

N.A.	Emissions and hazardous activities <i>Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.</i>
N.A.	Natural hazards, risks and resilience <i>The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.</i>

Infrastructure

N.A.	Energy and Water Supply <i>The timely, safe, affordable and reliable provision and operation and water supply infrastructure is supported, and renewable energy development is enabled.</i>
N.A.	Infrastructure Integration <i>The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.</i>
N.A.	Transport Infrastructure <i>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.</i>
N.A.	Strategic Airports and Aviation Facilities <i>The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.</i>



N.A.	Strategic Ports <i>The operation of strategic ports and priority ports is protected and their growth and development are supported.</i>
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Table 2: State Planning Regulatory Provisions

The State Planning Policy is not considered directly applicable to this development application however it is noted that the above noted overall themes are suitably reflected in the local government’s planning scheme and that the proposed redevelopment is not in conflict with this overarching policy vision.

6.3 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The State Development Assessment Provisions (SDAP) is an outcome of the State Assessment Referral Agency (SARA) and a statutory instrument made under the Act which sets out matters of interest of the state for development assessment, where the chief executive of administering the Act is the assessment manager or a referral agency.

Importantly, the SDAP outlines the criteria for assessment by the chief executive and provides applicants with:

- 1) Clarity on when the state is to be involved in the assessment of development applications; and
- 2) Increased transparency and clarity on how development can comply with matters of interest of the state through a set of State Codes.

6.4 SOUTH EAST QUEENSLAND REGIONAL PLAN 2009-2031 (SEQ REGIONAL PLAN)

Shaping SEQ 2023 is a state planning instrument which provides “a regional framework for growth management and sets the long-term planning direction for sustainable growth, a globally competitive economy, and high-quality living”.

Based on the principles of efficient land use, *Shaping SEQ 2023* allocates land into one of three regional land use classifications:

- **Urban Footprint**
- Rural Living Area
- Regional Landscape and Rural Production Area.

Shaping SEQ 2023 identifies that the Subject Site is contained within the Urban Footprint and consequently, may accommodate a full range of urban uses such as housing, industry, business, infrastructure, community facilities and urban open spaces. The Subject Site is not located within a Priority Development Area. The proposed development and its intended use of the Site accords with and promotes the objectives, principles and overall vision detailed within *Shaping SEQ 2023*. The proposal continues infill type development that will contribute to the available housing stock so as to appropriately service the surrounding community.

7.0 LOCAL GOVERNMENT PLANNING ASSESSMENT

The Subject Site is located within the Local Government Area of Brisbane City. The Application proposes development activities that are assessable against the provisions of the local planning scheme, *Brisbane City Plan 2014*.

7.1 DEVELOPMENT PURPOSE AND DEFINED USE

In accordance with Schedule 1 of *Brisbane City Plan 2014*, the proposed development for a one (1) into nineteen (19) Lot Subdivision is defined as follows:

Reconfiguration of a Lot:

“Creating lots from subdividing another lot”

7.2 ZONE CATEGORY

The Subject Site is contained within the EC Emerging Community Zone.

The purpose of the EC Emerging Community Zone Code is as follows –

“The purpose of the Emerging community zone code is to:

- (a) Identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future.*
- (b) Manage the timely conversion of non-urban land to urban purposes.*
- (c) Prevent or discourage development that is likely to compromise appropriate longer term land use”.*

The proposed development is consistent with the intent for the zone. The proposed design is of a type and scale evident within the locality immediately surrounding the Subject Site.

The relevant Overall Outcomes for the EC Emerging Community Zone are listed below –

(4) Development location and uses overall outcomes are:

- a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:*
 - i. Theme 2: Brisbane’s outstanding lifestyle and Element 2.2 – Brisbane’s housing and accommodation choices;*
 - ii. Theme 3: Brisbane’s clean and green leading environmental performance and Element 3.1 – Brisbane’s environmental values;*
 - iii. Theme 5: Brisbane’s CityShape, Element 5.5 – Brisbane’s Suburban Living Areas, Element 5.6 – Brisbane’s Greenspace System and Element 5.7 – Brisbane’s Future Suburban Living Areas.*
- Noted.**
- b. Development is carried out in an orderly sequence, within the context of the site and the city, and is informed by a coordinated and integrated structure planning process that demonstrates the development is:*
 - i. Appropriate for the site’s location within the city and its local context;*
 - ii. Accessible to necessary supporting infrastructure, services and facilities;*

- iii. *Responsive to development constraints, character and environmental values and site characteristics. **Complies.***
- c. *Development including dwelling house, dual occupancy, rooming accommodation, multiple dwelling, a residential care facility and a retirement facility contributes to contained, sustainable and functional communities that provide housing:*
 - i. *For suburban living generally as anticipated in the Low density residential zone; or*
 - ii. *At a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages; or*
 - iii. *At a larger scale and greater dwelling density appropriate for the site's location and commensurate with ease of access to services, facilities and high frequency public transport.*

Not Applicable. Reconfiguration of a Lot is proposed.
- d. *Development for a dwelling house, dual occupancy or multiple dwelling or where a reconfiguration to accommodate these uses, provides for dwellings at a density, mix and scale over the net developable area:*
 - i. *At approximately 18 dwellings per hectare, predominantly comprised of dwelling houses up to 2 storeys in height; or*
 - ii. *At approximately 24 dwellings per hectare, comprised of a mix of dwelling houses, dual occupancies and multiple dwellings up to 3 storeys in height, if any part of the lot frontage is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in peak periods of 7am to 9am and 4pm to 6pm, and:*
 - A. *The edge of a centre zone other than the Neighbourhood centre zone; or*
 - B. *The edge of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.*
 - iii. *If identified in a neighbourhood plan, at proximately:*
 - A. *5 dwellings per hectare or as indicated, predominantly comprised of dwelling houses up to 2 storeys in height and designed and sited to respond to the site constraints and ensure minimal disturbance to valued attributes, if identified as a Very-low density residential potential development area;*
 - B. *12 dwellings per hectare or as indicated, predominantly comprised of dwelling houses up to 2 storeys in height, if identified as a Low density residential – dwelling houses potential development area;*
 - C. *16 dwellings per hectare or as indicated, comprised of a mix of dwelling houses, dual occupancies and multiple dwellings up to 2 storeys in height, if identified as a Low density residential – dwelling houses and multiple dwellings potential development area;*
 - D. *25 dwellings per hectare or as indicated, predominantly comprised of dual occupancies or multiple dwellings up to 3 storeys in height, if identified as a Low density residential – multiple dwellings potential development area. **Complies.***

Dwelling density is consistent with recent subdivision approvals within the immediate vicinity of the Subject Site.
- e. *Development for a relocatable home park or tourist park may be established or expanded in the Emerging community zone. **Not Applicable.***
- f. *Development for a non-residential use contributes to contained and vital communities and:*

- i. *Is of a bulk and scale compatible with the built form of future development intended in the immediate locality;*
- ii. *Mitigates interface impacts on existing development;*
- iii. *Where not indicated in a neighbourhood plan, accommodates only those uses that address local need where within an existing or future residential area, including:*
 - A. *Community services and recreational facilities (childcare centre, club, community care centre, community use, educational establishment, emergency services, indoor sport and recreation, outdoor sport and recreation, park, place of worship, substation and utility installation);*
 - B. *Centres serving the immediate neighbourhood (including shopping centre, shop, office, food and drink outlet, health care service, hotel, bar, small-scale service industry of less than 100m² gross floor area, service station and veterinary service);*
 - C. *Small-scale non-residential uses. **Not Applicable.***
- g. *Development:*
 - i. *Does not adversely affect the character or environmental values of the site identified in a neighbourhood plan, an overlay or through the structure planning process; or*
 - ii. *If unable to avoid impacting character or environmental values, mitigates impacts and ensures a compatible density, scale and form consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site. **Complies.***
- h. *Development is well planned and integrated with surrounding land uses and infrastructure. **Complies.***
- i. *Development provides a connected and permeable transport network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy. **Complies.***
- j. *Development does not impinge on an existing or intended use of an adjacent area. **Complies.***
- k. *Development provides appropriate mitigation measures including adequate buffer areas between incompatible land uses. **Complies.***
- l. *Development for an interim use such as a dwelling house on an existing lot, animal husbandry, animal keeping, aquaculture, cropping or roadside stall does not prejudice future urban development. **Not Applicable.***
- m. *Development provides the infrastructure required to support the development. **Complies.***

Response: The proposed development complies with all of the relevant overall outcomes as identified above.



Figure 7: Zoning Plan. Image of the Subject Site (outlined in red) within the context of the surrounding Zone Classifications. The Subject Site is contained within the EC Emerging Community Zone. Source: BCC Interactive Mapping 2026.

7.3 OVERLAYS

Pursuant to Part 8 of the *Brisbane City Plan 2014*, the Development Application may trigger assessment against overlays and overlay codes.

“Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:

- a) there is a particular sensitivity to the effects of development;*
- b) there is a constraint on land use or development outcomes;*
- c) there is the presence of valuable resources;*
- d) there are particular opportunities for development.”*

Some overlays may result in a change to the Level of Assessment, in accordance with Section 5 of the *Brisbane City Plan 2014* or provide additional assessment criteria for the development site. Where development is proposed on premises partly affected by an overlay, the assessment criteria for the overlay only relates to the part of the premises affected by the overlay.

The following relevant Overlay Codes from Part 8, Section 8.2 of the *Brisbane City Plan 2014* apply to all areas within the planning scheme. The table below identifies the potential applicability of the overlays to the proposed development.

Overlay	Level of Applicability
Active Frontages in Residential Zones Overlay	Not applicable.
Airport Environs Overlay	<u>Applicable</u> The Subject Site is contained within the Conical limitation surface boundary (OLS), Conical limitation surface boundary (OLS), Procedures for air navigation surfaces (PANS), BBS Zone – Distance from airport 3-8km, and the LI – Within 6km – Max intensity of light sources 3 deg above horizon sub-categories. The proposed development however is not of a scale which would impact on the safe function of any airport environment.
Bicycle Network Overlay	<u>Applicable</u> The Subject Site is identified within the Bicycle Network Overlay. The proposed development adheres to the Acceptable Outcomes of the Bicycle Network Overlay.
Biodiversity Areas Overlay	<u>Applicable</u> The Subject site is contained within the High ecological significance, Matters of state environmental significance (MESES) and Matters of state environmental significance (MESES) sub-categories. Please refer to the Code Compliance Assessment enclosed as Attachment B for further detail.
Bushfire Overlay	<u>Applicable</u> The Subject Site is contained within the High hazard area, Medium hazard area and the High hazard buffer area sub-categories. Please refer to the Code Compliance Assessment enclosed as Attachment B for further detail.

Overlay	Level of Applicability
Coastal Hazard Overlay	Not Applicable.
Commercial Character Building Overlay	Not applicable.
Community Purposes Network Overlay	<u>Applicable</u> The Subject Site is identified within the Community purposes network overlay. The proposed development adheres to the overall outcomes of the relevant code.
Critical Infrastructure and Movement Network Overlay	<u>Applicable</u> The Subject Site is identified within the Critical infrastructure and movement planning area sub-category. The proposed development adheres to the Acceptable Outcomes of the Critical infrastructure movement network overlay code and subsequent performance outcomes of the Code.
Dwelling House Character Overlay	Not Applicable.
Extractive Resources Overlay	Not applicable.
Flood Overlay	<u>Applicable</u> The Subject Site is identified within the Overland flow flood planning area sub-category. Please refer to the Code Compliance Assessment enclosed as Attachment B for further detail.
Heritage Overlay	Not applicable.
Industrial Amenity Overlay	Not applicable.
Landslide Overlay	Not applicable.
Potential and Actual Acid Sulfate Soils Overlay	Not Applicable.
Pre-1911 Building Overlay	Not applicable.
Regional Infrastructure Corridors and Substations Overlay	Not applicable.

Overlay	Level of Applicability
Road Hierarchy Overlay	<u>Applicable</u> The proposed development will not result in any change to the existing road hierarchy. Please refer to the Code Compliance Assessment enclosed as Attachment B for further detail.
Significant Landscape Tree Overlay	Not applicable.
Streetscape Hierarchy Overlay	<u>Applicable</u> The proposed development will not result in any change to the existing streetscape hierarchy. Please refer to the Code Compliance Assessment enclosed as Attachment B for further detail.
Traditional Building Character Overlay	Not applicable.
Transport Air Quality Corridor Overlay	Not applicable.
Transport Noise Corridor Overlay	Not Applicable.
Water Resource Catchments Overlay	Not applicable.
Waterway Corridors Overlay	Not applicable.
Wetlands Overlay	Not applicable.

Table 3: Evaluation of the development proposal against the Overlay Codes in accordance with Part 8 of the Brisbane City Plan 2014.

7.4 LOCAL/NEIGHBOURHOOD PLAN

The Subject Site is contained within the bounds of the Calamvale District Neighbourhood Plan, however, is not located within any precincts or sub-categories. Accordingly, there is no additional guidance or applicable development parameters beyond the general provisions of Part 6, Part 8 and Part 9 of the *Brisbane City Plan 2014*.

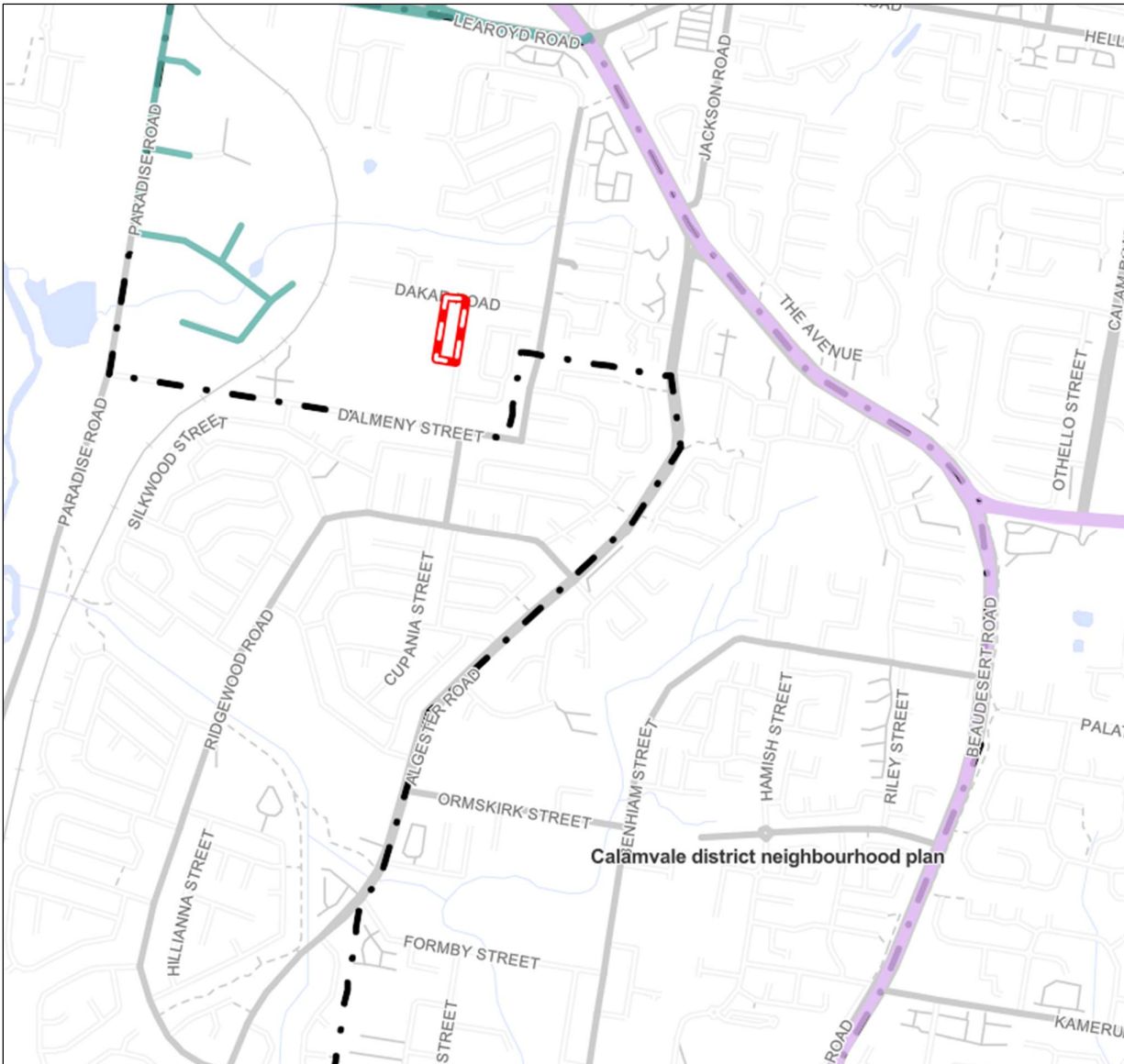


Figure 8: City Plan 2014 Interactive Mapping. The Subject Site in red outline is mapped within the Calamvale District Neighbourhood Plan. (Source: BCC Interactive Mapping).

7.5 LEVEL OF ASSESSMENT

In accordance with the provisions of the *Brisbane City Plan 2014*, the proposed subdivision triggers Impact Assessable procedures:

Zone	Level of assessment	Assessment criteria
Emerging Community Zone	Impact Assessment	
	If a ROL is less than 10ha with no associated assessable MCU.	The planning scheme including: <u>Subdivision code</u> <u>Emerging Community Zone code</u> <u>Prescribed secondary code</u>

Table 4: Level of assessment table for Reconfiguring a lot (Table 5.6.1 - Brisbane City Plan 2014)

8.0 KEY PLANNING ISSUES

The proposal has been designed to accord with the relevant assessment benchmarks of *Brisbane City Plan 2014 – Version 37.0 – September 2026* in conjunction with consideration of the site particulars. The key planning issues in relation to the proposed development are those elements of the design where performance based outcomes are sought. These issues warrant further detailed discussion and explanation.

The proposed subdivision of land configuration relies on performance based outcomes which are considered to be contextually justified and not resulting in any unreasonable impact upon the level of amenity enjoyed by existing residents within the area. The following section discusses the proposed key performance based outcomes identified within the Code Compliance Assessment (refer to [Attachment B](#)) and provides additional written justification as to why the proposed solutions are capable of Council support.

8.1 COMPLIANCE WITH THE SUBDIVISION CODE – MINIMUM LOT SIZE AND DIMENSIONS

This application acknowledges that two (2) of the proposed nineteen (19) allotments do not comply with Acceptable Outcome AO1.1 of the Subdivision Code, which prescribes a minimum lot size of 350m² in the Emerging Community (EC) zone. Notwithstanding this, the proposed lot configuration is capable of meeting the corresponding **Performance Outcome PO1**, which requires that:

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.*

Justification for compliance with Performance Outcome PO1 of the Subdivision Code is provided as follows:

- **Integration with infrastructure:** All proposed lots integrate effectively with existing urban infrastructure, particularly the public road network, ensuring access and servicing can be achieved without undue impact.
- **Appropriate lot size for intended use:** Each lot exhibits a site area that is adequate to accommodate a generous sized detached dwelling without relying on reduced boundary setbacks and therefore is capable of maintain appropriate levels of amenity between one another.
- **Compatibility with character and built form outcomes:** The proposed lots are capable of supporting two-storey detached Dwelling Houses designed in accordance with the Dwelling House (Small Lot) Code with is deemed to be the established scale and form of housing in the immediate area. The subdivision layout is consistent with lots sizes recently approved as part of residential subdivision approvals granted along Dalmeny Street to the immediate south. Examples are provided to follow.
- **Appropriate land use:** The proposed lots are not suitable for uses other than a detached Dwelling House, ensuring consistency with the zone intent and minimising potential land use conflict.

- **Compliant dwelling density:** While two lots are under 350m², the overall development maintains an average lot size in excess of 350m².
- **Support for landscape character:** The proposed lot layouts and building envelopes allow sufficient area for landscaping and tree planting, contributing to the subtropical character and visual amenity of the locality.
- **Alignment with sound urban planning principles:** The mapped vegetation overlays are deemed to apply to a generally isolated parcel of land now surrounded by infill residential housing. Given the lack of connectivity to other large land parcels of greenspace, the site represents an opportunity to provide additional housing supply in a residential area with proximity to established services.

Compliance with Strategic Framework

The proposed subdivision has also been assessed against the relevant sections of *City Plan 2014's* Strategic Framework. Development in the EC Emerging Community Zone must support the implementation of the policy direction set out in the Strategic Framework as follows:

3.4.3 – Element 2.2. – Brisbane’s housing and accommodation choices

Table 3.4.3.1—Specific outcomes and land use strategies

Specific outcomes	Land use strategies	Response
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	L1 Increased densities within Growth Nodes on Selected Transport Corridors are identified through a neighbourhood planning process and are in accordance with the Brisbane CityShape theme to accommodate anticipated future population.	Complies.
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.	L2 Residential development contributes to housing diversity, particularly supporting ageing in place and assisted living and housing suited to households on different incomes, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan. Small-scale complementary uses (care co-located uses defined activity group) that are suited to integration and co-location with retirement facilities and residential care facilities are facilitated to support the provision of specialised services and retail for residents and visitors.	Complies.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	L3.1 A range of accessible accommodation opportunities catering to a growing number of visiting professionals, temporary business visitors, tourists and students are conveniently located at or in proximity to major business and tourism destinations.	Complies.
	L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres.	Complies.
	L3.3 New hotels and extensions to existing hotels are facilitated in the City Centre and other	Not Applicable.

	appropriate locations.	
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	L4 Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.	Not Applicable.
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	L5 Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability.	Complies.
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	L6.1 Land is identified for a range of housing types including rooming accommodation, suitable to tertiary and international students, staff and visitors to major special-purpose centres or community institutions, such as hospitals, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.	Complies.
	L6.2 Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where the surrounding amenity is maintained and there is good access to higher education campuses by way of public or active transport.	Not Applicable.
	L6.3 Other special purpose institutions, for example defence bases, establish accommodation consistent with the applicable zone or neighbourhood plan, either on site or nearby where well served by transport and other urban facilities, as required to meet the particular housing choice needs for staff and visitors.	Not Applicable.

Table 5: Evaluation of the development proposal against 3.4 Theme 2: Brisbane's Outstanding Lifestyle – Strategic Outcomes – City Plan 2014.

9.0 RECOMMENDATION

This Town Planning Assessment Report demonstrates sufficient grounds for the Brisbane City Council to support this Development Application that seeks approval for the following types of development:

- **Reconfiguration of a Lot (1 into 19 Lot Subdivision of Land & Easements) Development Permit.**

The proposed development has been assessed against the relevant provisions of the *Brisbane City Plan 2014 (Version 37.0/September 2026)* and the Subject Site's context within the streetscape and site particulars. The merits of the proposal have been discussed throughout this town planning report, and it was found that the proposal is compliant with the relevant assessment benchmarks of the *Brisbane City Plan 2014*.

**

The proposed development represents a considered infill residential outcome that responds directly to both the strategic intent and assessment benchmarks of the applicable planning framework. The proposal delivers additional housing supply through an appropriate and orderly increase in development intensity that is commensurate with the site's location, surrounding built form and available infrastructure.

The development application demonstrates compliance with the relevant planning framework and is capable of approval, subject only to reasonable and relevant conditions. The site comprises a large, currently underutilised parcel of land containing a single dwelling house and represents an appropriate opportunity for residential infill and increased housing supply.

While it is acknowledged that the site contains areas of established vegetation subject to applicable clearing controls, the broader context of the site is an important consideration. The site is now almost exclusively surrounded by established residential development and has become increasingly isolated from any broader network of vegetated land. In this regard, the vegetation on the site does not form part of a meaningful green spine, ecological corridor or connected area of open space extending through the surrounding suburb.

Having regard to the site's urban context, its isolation from any broader vegetated network and the significant under utilisation of the existing landholding, the proposed development intensity represents an appropriate and orderly infill outcome. The proposal makes more efficient use of an established urban area and provides additional housing supply and choice for Algester.

Accordingly, it is respectfully submitted that Council support and approve the proposed development at 56 Dakar Road, Algester QLD 4115.