

Development Application Report

239 Kangaroo Gully Road, Bellbowrie QLD 4070

Development Permit for Reconfiguring a Lot:

- 1 Lot into 2 Lots



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Disclaimer

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

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information becomes available, or if the information relied upon (e.g. a Planning Scheme and associated mapping) is superseded.

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1.0 Executive Summary

This Development Application seeks a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots) at 239 Kangaroo Gully Road, Bellbowrie (the **Subject Site**). The premise is more particularly described as Lot 5 on RP213088. This office has been engaged by the Applicants, Eleanor Baguley and Matthew Baguley to prepare and lodge this development application over the Subject Site.

The Brisbane City Plan 2014 (the **Planning Scheme**) includes the Subject Site within the Low Density Residential Zone, Moggill-Bellbowrie District Neighbourhood Plan and Established Residential Precinct. The Subject Site contains a site area of 2,464m². The Subject Site is free from natural constraints mapped by the Planning Scheme and the property is currently connected to all essential infrastructure and services.

The proposal will subdivide the existing property into two functional residential allotments, comprising Proposed Lot 1 with an area of 817m² and 36.78m of frontage to Kangaroo Gully Road and Proposed Lot 2 as a 1,647m² rear lot – Refer to Proposal Plan in **Appendix A**. Both allotments exceed the minimum 800m² lot size and comply with the relevant minimum rectangle dimension, average lot width and frontage requirements. The subdivision maintains the low density, semi rural character of the locality through the retention of large allotments and is consistent with the established pattern of rear lots along Kangaroo Gully Road. The site is also not located within the Biodiversity Overlay, Significant Landscape Tree Overlay, Koala Priority Area or Koala Habitat Area and has no identified mapped ecological value.

Although the property is mapped as a Bushfire Prone Area, the site-specific Bushfire Hazard Assessment determined the development site to be Low Hazard (BAL-LOW) - refer **Appendix C**. Surrounding vegetation comprises predominantly managed residential land, gardens, lawns, roads and scattered trees, resulting in a low hazard classification across the site. The **BAL-LOW** rating indicates that no specific bushfire construction requirements are required under **AS 3959:2018**

The proposal delivers a practical subdivision outcome, with new crossovers providing access to both lots while protecting existing street trees, including 2m minimum separation distances. No earthworks or retaining walls are required, stormwater can be discharged to Kangaroo Gully Road's existing drainage network, and both lots can be connected to available water, sewer, electricity and telecommunications services - Refer Civil Engineering Report in **Appendix D**.

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

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 reasonable and relevant conditions.

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Appendices

Appendix	Title	Author
A	Proposed Plan of Subdivision	Sonto Surveyors
B	Code Compliance	Murray Bell Planning Co.
C	Bushfire Management Report	Max Bushfire Protection
D	Civil Engineering Report	Meliora Consulting Engineers

2.0 Site and Application Details

Subject Site	
Address:	239 Kangaroo Gully Road, Bellbowrie QLD 4070
Lot Description:	Lot 5 on RP213088
Area:	2,464m ²
Ward:	Pullenvale
Easement(s):	Stormwater Easement
Land Classification:	Low Density Residential Zone
Neighbourhood Plan:	Moggill-Bellbowrie District Neighbourhood Plan - Established Residential Precinct NPP-002
Overlay(s):	Airport Environs Overlay Bicycle Network Overlay Bushfire Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Dwelling House Character Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay
SEQRP:	Urban Footprint
Applicant	
Applicant:	Eleanor Baguley C/- Murray Bell Planning Co.
Contact Details:	Name: Andre Lowe Address: Level 10, 167 Eagle Street, Brisbane Phone: 0429 910 639 Email: andre@mbplanning.com.au
Registered Landowner(s):	Eleanor Baguley
Application	
Development Application:	Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots).
Level of Assessment:	Impact Assessable
Public Notification Period:	15 Business Days
Referral Agencies:	Nil

3.0 Subject Site and Locality Description

3.1 Site Description

The Subject Site is located at 239 Kangaroo Gully Road, Bellbowrie, and is formally described as Lot 5 on RP213088.

The Subject Site is rectangular in shape and contains a site area of 2,464m². The parcel of land has 44m of frontage to Kangaroo Gully Road and a depth of 55.99m. The topography of the Subject Site contains a moderate slope, inclining from the rear (26mAHD) towards the street frontage (21mAHD) of the property, equating to an average gradient of ~9% or 1 in 11. The Planning Scheme includes the Subject Site within the Low Density Residential Zone, Moggill-Bellbowrie District Neighbourhood Plan and the Established Residential Precinct. The site is burdened by a stormwater easement and there are no environmental covenants registered on title.

The property contains a single-storey post-1947 dwelling that fronts Kangaroo Gully Road. The site also accommodates several ancillary domestic structures, as well as a secondary dwelling (granny flat) located toward the front of the site. Vehicular access is currently provided via a 3.75m wide concrete crossover to Kangaroo Gully Road.

The site adjoins Dwelling Houses to the north, south and east. The site is situated in an established residential area of Bellbowrie, which is predominantly characterised by detached Dwelling Houses on freehold allotments of land. The site is located with short walking distance to Montanus Drive Park, Moggill State School and St Michael Anglican Church. The closest major shopping centre is the Bellbowrie Plaza, located approximately 1km to the southeast of the site.

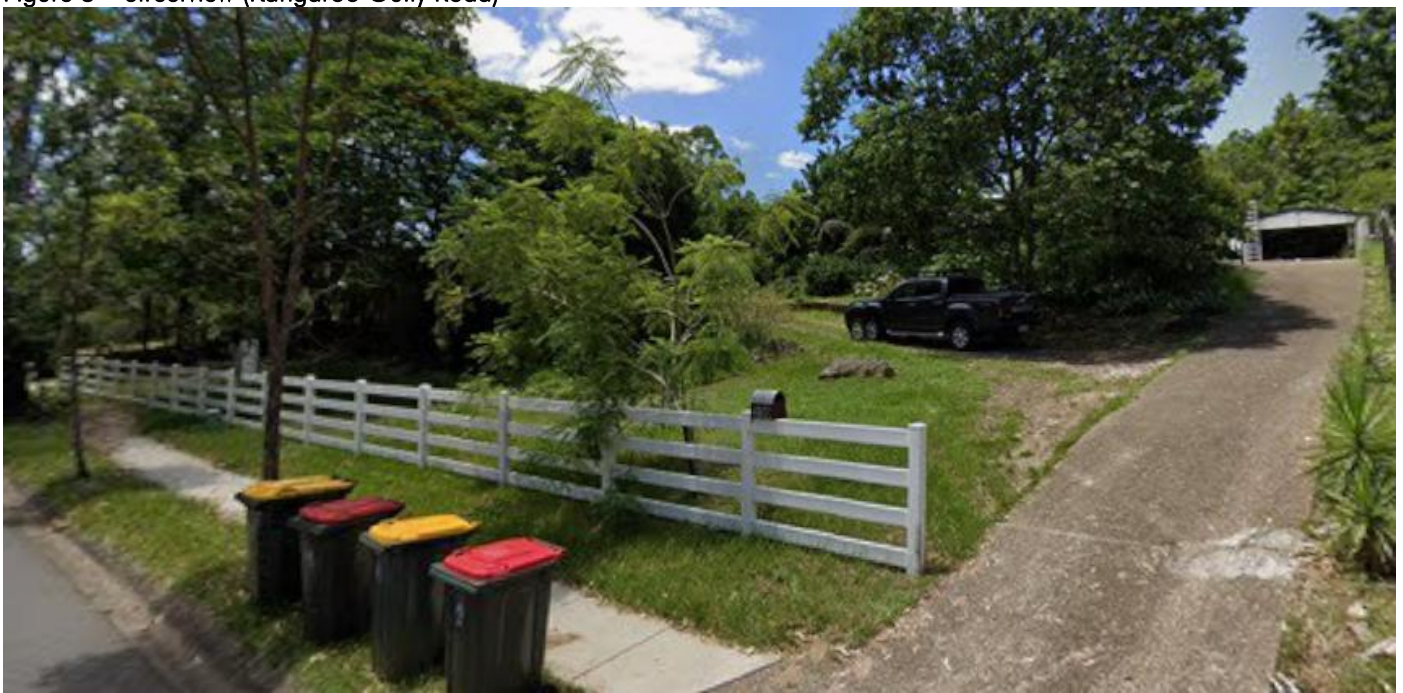
Figure 1 – March 2026 Aerial Photograph



Figure 2 – Planning Scheme Zoning



Figure 3 – Streetview (Kangaroo Gully Road)



3.2 Heritage

The Subject Site is not included on, nor does it adjoin a property on, the Local Heritage Register or State Heritage Register. The Subject Site is not located within the Traditional Building Character Overlay or Pre-1911 Building Overlay.

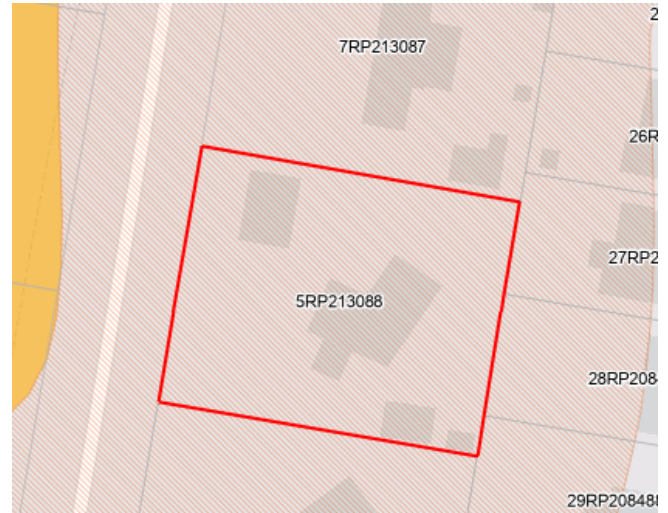
3.3 Bushfire

The Planning Scheme maps the site within the Bushfire Overlay, specifically the high and medium hazard buffer areas (refer **Figure 3a**). The State Planning Policy mapping identifies the site within the potential impact buffer area (refer **Figure 3b**).

Figure 3a – Bushfire Hazard Overlay



Figure 3b – SPP Mapping



A site-specific Bushfire Management Report (refer **Appendix C**) has been prepared in support of the proposed development. The submitted report classified bushfire hazard as 'low hazard', with a Bushfire Attack Level (BAL) of BAL-LOW applicable for future built form, indicating minimal risk.

3.4 Vegetation

The Planning Scheme does not regulate the removal of vegetation on the premises, as the Subject Site is not included within the Biodiversity Overlay or Significant Landscape Tree Overlay. The Subject Site is not identified as containing protected vegetation by the Natural Asset Local Law. Similarly, the State does not make the removal of vegetation assessable under the Vegetation Management Act.

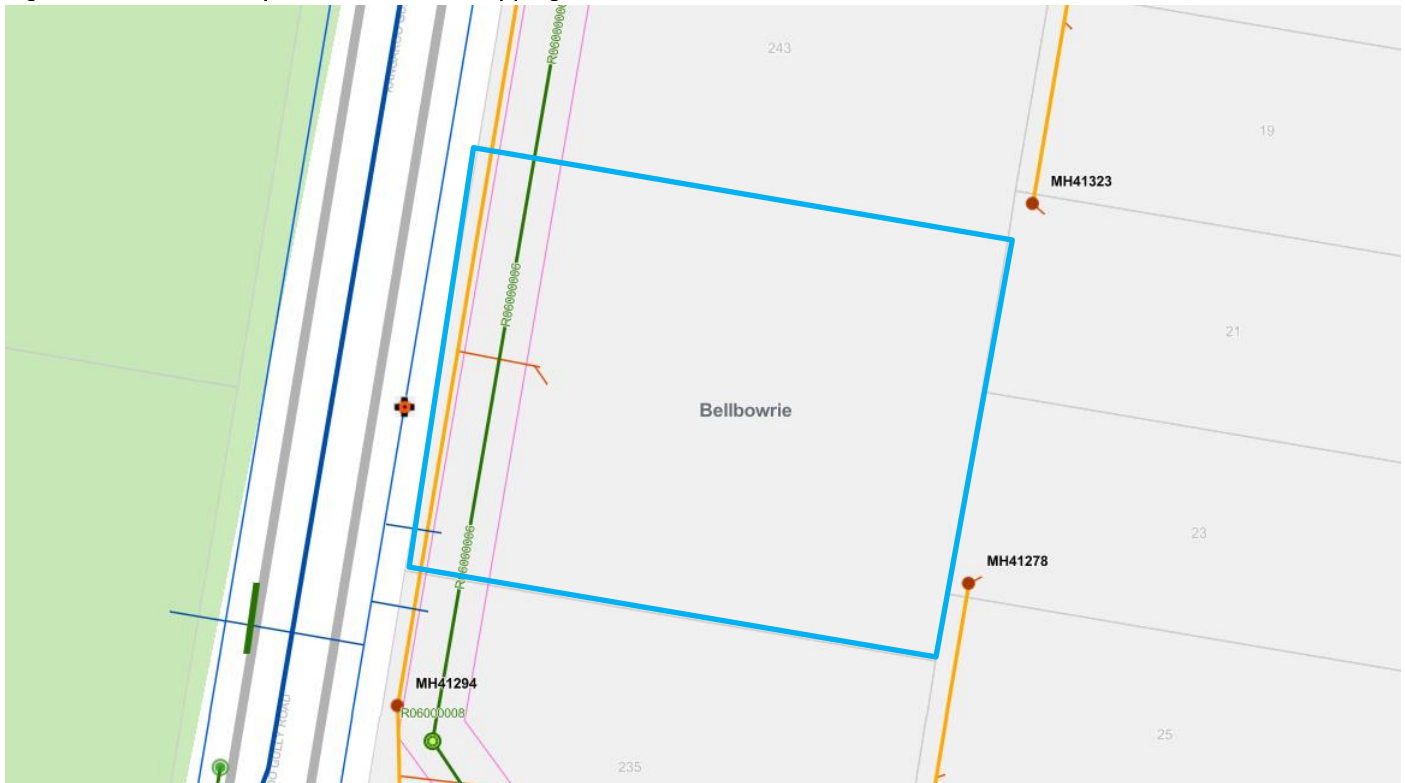
3.5 Flooding

A review of the Flood Overlay and Floodwise Property Report confirms that the Subject Site is not impacted by flooding from any source. A review of the Flood Awareness mapping reveals that the property was not impacted by the February 2022 flood event.

3.6 Infrastructure and Services

The Subject Site is connected to potable water via an existing 20mm connection point on Kangaroo Gully Road. The Subject Site is serviced by a 100mm connection to a reticulated sewer main located within the front portion of the site, which is contained within an existing stormwater easement (Refer to **Figure 4**). Stormwater runoff currently discharges to the kerb and channel on Kangaroo Gully Road. The property is connected to electricity and telecommunications infrastructure.

Figure 4 – Brisbane City Council Utilities Mapping



Further details on the site servicing can be found in the Civil Engineering Report – **Appendix D**.

3.7 Development Application History

A review of Brisbane City Council's Development.i tool confirms that there have been no applications submitted over the Subject Site since January 2004.

4.0 Proposal

This Development Application seeks a Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots).

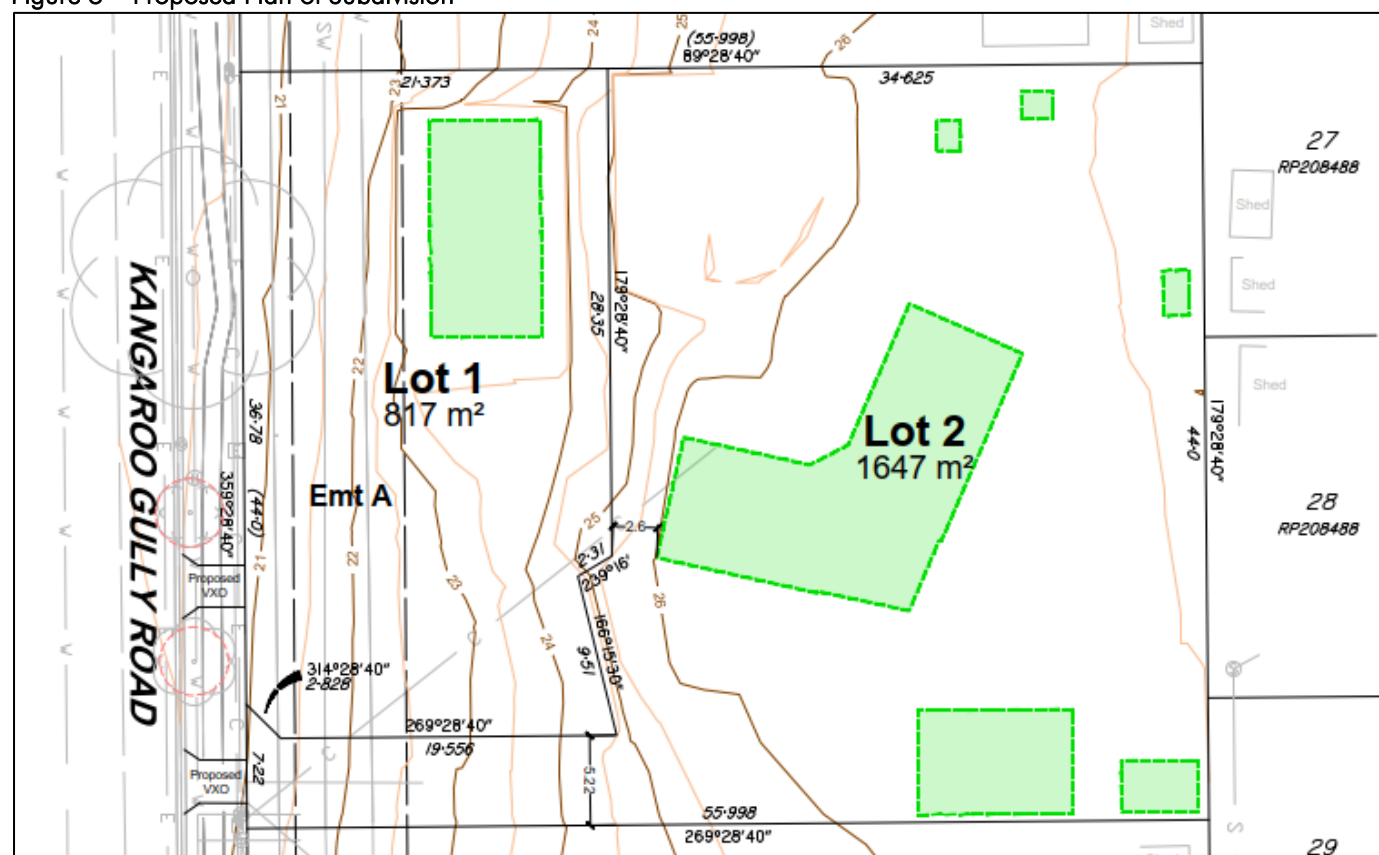
The proposal seeks to subdivide the existing property into two parcels of land. All buildings and structures will be retained wholly within their respective boundaries.

Proposed Lot 1 will contain a site area of 817m² and 36.78m of frontage to Kangaroo Gully Road. Proposed Lot 2 will contain a site area of 1647m² with no frontage proposed as lot 2 is defined as a rear lot (refer **Figure 5**). A summary of the proposed lots is provided within **Table 1**.

Table 1 – Proposed Allotments

Proposed Lot	Area	Frontage	Proposed Easements
Lot 1	817m ²	36.78m (Kangaroo Gully Road)	Nil
Lot 2	1647m ²	Nil	Nil

Figure 5 – Proposed Plan of Subdivision



Both lots are fully compliant with the minimum rectangle dimension, average lot width and minimum frontage requirements of the Subdivision Code. Although Proposed Lot 2 is configured as a rear lot and is not anticipated under the Moggill-Bellbowrie District Neighbourhood Plan. Table 5.9.1 Neighbourhood Plan Categories of Development and Assessment Changes and Table 5.9.45.B Moggill – Bellbowrie District Neighbourhood Plan for Reconfiguring a Lot which includes a variation in the Established Residential Precinct (NPP-002), part (b) where subdivision involves the creation of a rear lot.

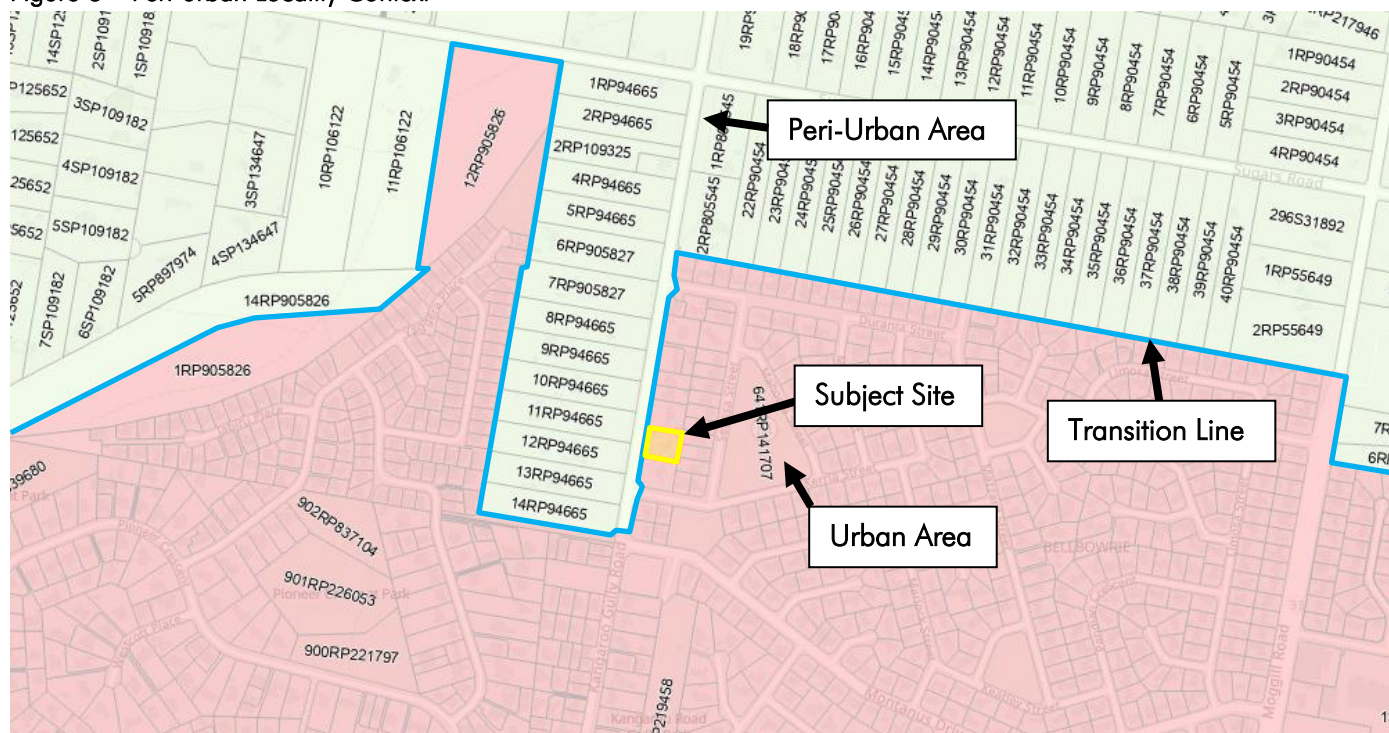
The development however is consistent with the Established Residential Precinct (NPP-002), part (a) as both lots are greater than 800m². The proposal will remain subject to Impact Assessment, and as detailed in **Section 5.4.5** below, requires to address the whole of the Planning Scheme, including the Strategic Framework.

4.1 Urban Footprint – Infill Development

The subject site is located within the **Urban Footprint** of the South East Queensland Regional Plan and is not located within the Regional Landscape and Rural Production Area (RLRPA). As illustrated in **Figure 6**, the site is situated within an established urban residential area and forms part of the existing urban settlement pattern. While the Urban Footprint transition line is located to the north of the site, the subject land remains wholly within the Urban Footprint designation.

The proposal represents infill development within an established residential area and does not result in any encroachment into the RLRPA or expansion of the Urban Footprint.

Figure 6 – Peri-urban Locality Context



Accordingly, the proposed reconfiguration is consistent with the intent of the **ShapingSEQ 2023 (Regional Plan)**, maintaining the intended distinction between urban and peri-urban areas while supporting an appropriate infill development outcome within the Urban Footprint. **Section 5.4.5** below details the proposal's response to the relevant Strategic Framework provisions in context to infill development matters.

4.2 Neighbourhood Plan Intent

The development is wholly consistent with the purpose and overall outcomes 3a(i) and 3a(ii), whilst recognising the Established Residential Precinct (NPP-002) distinction on rear lots.

3. The overall outcomes for the neighbourhood plan area are:

- a. Development in established residential areas retains the leafy and semi-rural character of the district through:
 - i. minimum lot sizes of 800m²;
 - ii. sensitive landscaping

Proposed Lot 1 will contain an area of 817m², exceeding the minimum lot size of 800m², while Proposed Lot 2 will contain a substantially greater area of 1,647m². Both lots will therefore remain large low-density residential allotments capable of accommodating existing built form while retaining generous areas for landscaping, private open space, building separation and residential amenity.

Figure 7 – Context within Semi-Rule Character



Where otherwise noted earlier on the rear lot outcome, the proposal is wholly consistent with the purpose and overall outcome 3(f):

3. The overall outcomes for the neighbourhood plan area are:

- f. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development

The proposal retains an existing secondary dwelling on proposed lot 1 with no demonstrable difference in residential amenity or character impacts as:

1. Does not introduce a fine-grain or intensive urban subdivision pattern that would be inconsistent with the open character of the locality.
2. The development will retain a substantial street interface, with Proposed Lot 1 providing 36.78m of frontage to Kangaroo Gully Road. Proposed Lot 2 will be located behind the street-fronting allotment and will retain an existing access handle connecting it to Kangaroo Gully Road.
3. The development will continue to present as a broad, low-density residential property when viewed from the street, rather than establishing two narrow street-fronting allotments with a more intensive suburban appearance.
4. The required access arrangements remain domestic in scale, with a single-dwelling crossover proposed for each allotment and existing street trees to be protected during construction. No new internal road, road extension or urbanised street network is required to facilitate the subdivision.

As shown in **Figures 8 & 9**, the proposal acknowledges AO3.2 of the Moggill – Bellbowrie District Neighbourhood Plan Code yet the wider Established Residential Precinct (NPP-002) and more specifically, the Kangaroo Gully Road suburban road corridor has historically supported rear lot access arrangements.

Figure 8 – Broader Planning Scheme Context

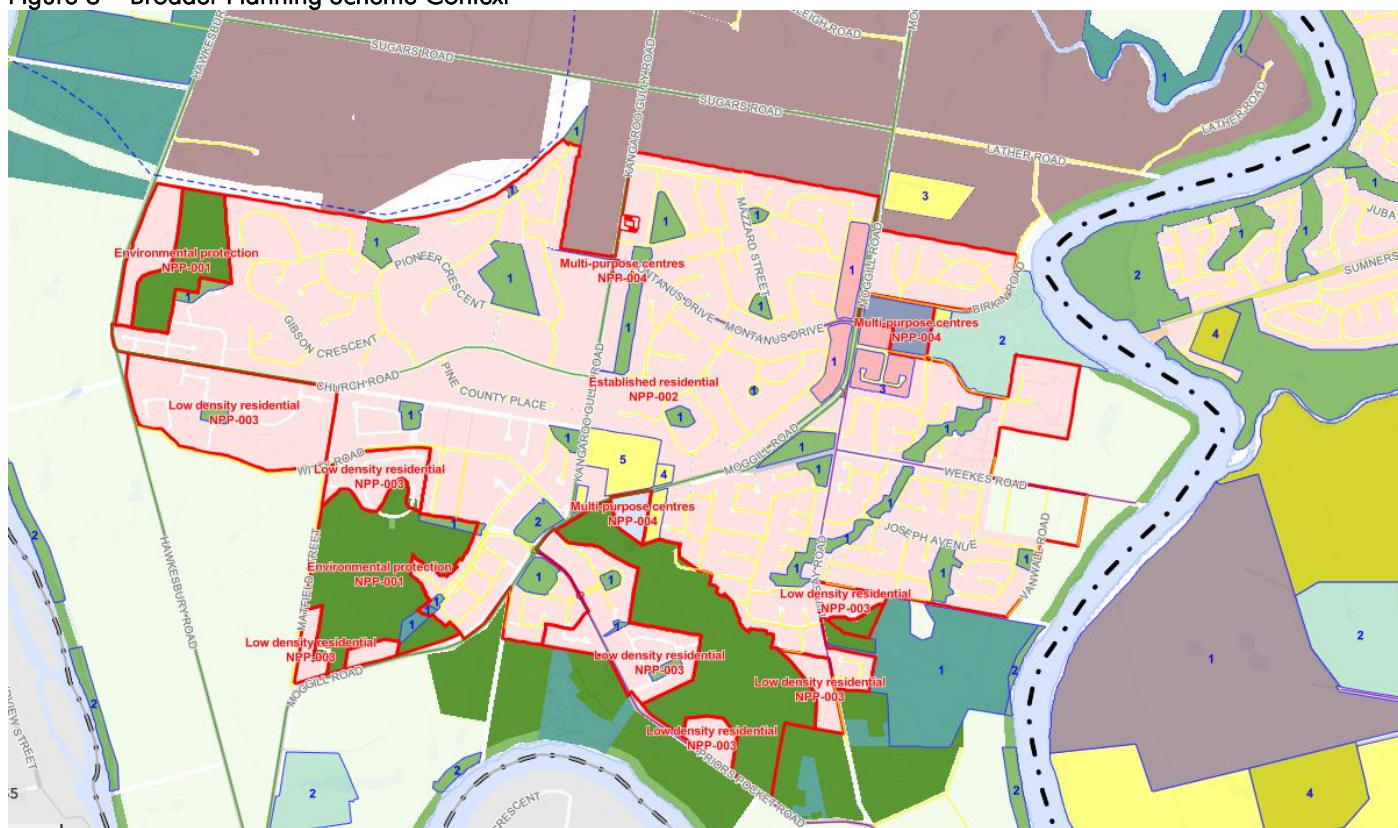


Figure 9 – Kangaroo Gully Road Rear Lots



Performance Outcome PO3 of the Moggill—Bellbowrie District Neighbourhood Plan Code seeks a development form that can be accommodated without materially changing the character:

PO3 - Development retains the open semi-rural character of the area by maintaining large lot sizes and providing sufficient frontage for buildings to address the street.

The proposed subdivision is limited in scale, creating two residential lots that are consistent with the character and density of surrounding residential development as:

5. The site is located within an established residential neighbourhood and does not result in any expansion of urban development toward adjoining peri-urban land. The subdivision appropriately responds to the transition between urban and peri-urban character areas while supporting a logical infill outcome.
6. Rear lots are an established and recognisable component of the surrounding subdivision pattern along Kangaroo Gully Road. Existing or approved rear-lot configurations have been identified at 153, 155, 165, 169, 187, 193 and 253 Kangaroo Gully Road.
7. The proposed subdivision will therefore continue an established local pattern and will not introduce an isolated or unfamiliar lot configuration into the neighbourhood.
8. The proposal represents a modest infill outcome within land already used and serviced for residential purposes, rather than extending urban development into less-developed rural or peri-urban land.
9. Provides desired large lots of 817m² and 1,647m² and will maintain a gradual transition in lot size and development intensity toward the larger properties located further from the established urban area.
10. Promotes the efficient use of an existing residential allotment by providing an additional housing opportunity while retaining the low-density residential character of the locality.
11. Contribute to housing choice within an established residential area that is well served by existing infrastructure, services and amenities.
12. The site is unaffected by the Biodiversity Overlay, Significant Landscape Tree Overlay, Koala Priority Area or Koala Habitat Area, indicating an absence of identified ecological constraints relevant to the proposal.

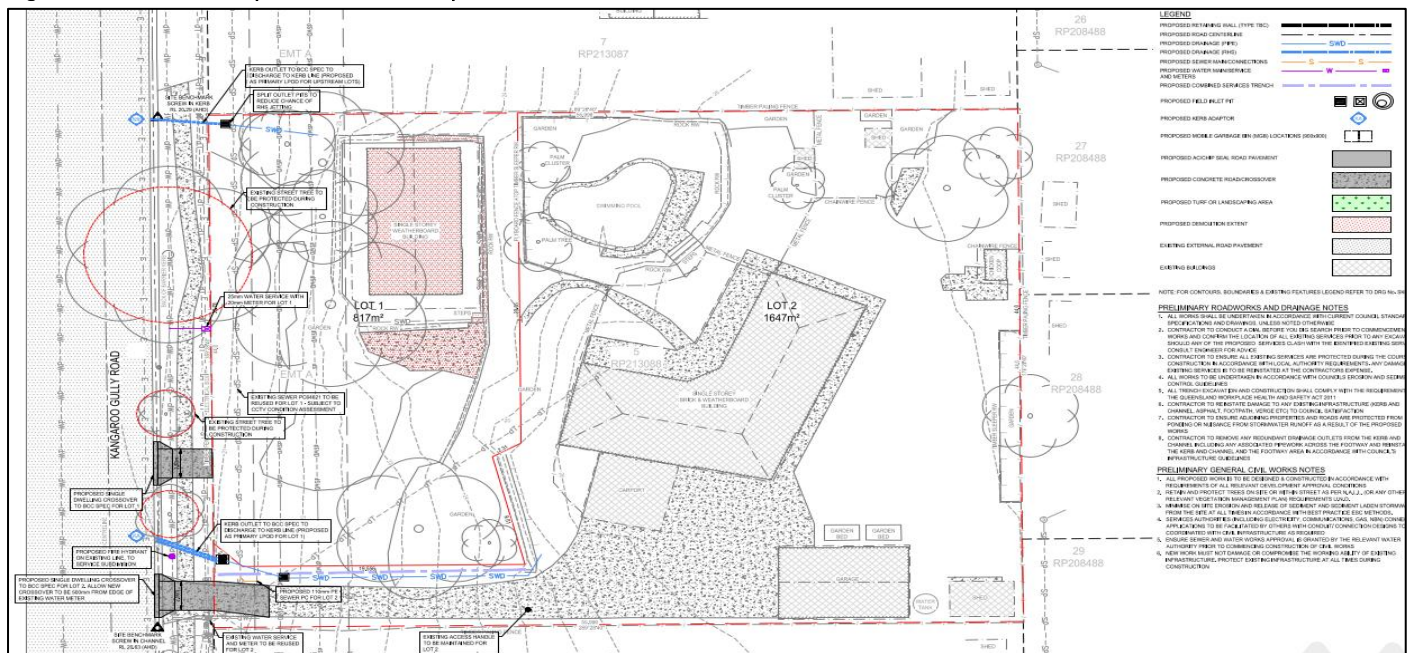
Collectively, when considered in conjunction with the established rear-lot subdivision pattern, the retention of substantial frontage, domestic-scale access arrangements, and the maintenance of the area's low-density streetscape character, the proposal is consistent with Overall Outcome 3(f) and achieves an appropriate infill outcome that respects both the character intent of the Neighbourhood Plan and the existing urban-peri-urban transition along Kangaroo Gully Road. the proposal represents an appropriate and orderly infill development outcome that respects the existing urban-peri-urban interface, maintains local semi-rural residential character, and accords with the intent of both State and Council intents for infill development.

4.1 Infrastructure Design intent

The proposal requires two new 2.5m wide single dwelling crossovers to Kangaroo Gully Road to provide separate access to Proposed Lots 1 and 2. The existing crossover will be removed and replaced generally within its existing location, with the proposed crossover locations designed to protect the existing street trees within the road verge.

No filling, excavation or retaining works are proposed to facilitate the subdivision. Stormwater from both lots will be collected through an in-ground pit and pipe system and discharged to the kerb and channel in Kangaroo Gully Road, which has sufficient capacity to accommodate the proposed flows without stormwater detention. Both lots can also be connected to reticulated water, sewerage, electricity and telecommunications infrastructure.

Figure 10 – Preliminary Civil Services Layout Plan



Whilst upstream drainage connections are typically sought where there is a reasonable prospect of future catchment consolidation or development, such circumstances do not arise in this instance. The upstream properties at 21, 23 and 25 Serissa Street are all existing residential allotments that comply with the minimum lot size requirements of the Low Density Residential Zone and are therefore unlikely to be further subdivided or amalgamated for redevelopment purposes.

Figure 11 – BCC Mapping Local topography



In addition, the local topography indicates that these allotments already possess alternative drainage opportunities to the existing street drainage network. As identified in the Civil Engineering Report, 25 Serissa Street built form currently is already directed toward the Serissa Street frontage through kerb outlet. 21 & 23 Serissa Street are also capable of discharging to the Serissa Street kerb and channel system.

Accordingly, the provision of an upstream connection through the subject site would not facilitate any logical future drainage outcome, would not service a realistic future development catchment, and would result in unnecessary infrastructure burdening the proposed lots. In these circumstances, retaining independent drainage arrangements for the subject site represents an efficient and orderly infrastructure outcome consistent with the established development pattern and drainage characteristics of the locality.

For further details of the proposed subdivision refer to the Proposed Plan of Subdivision included within **Appendix A**.

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 South-East Queensland Regional Plan 2017 (SEQRP).

Section 2.2 of the Planning Scheme confirms that the Planning Scheme, specifically the Strategic Framework has incorporated the SEQRP as it applies to the local government area. As the proposal complies with the Planning Scheme, it is also considered to appropriately support the intended outcomes of the SEQRP.

5.2 State Planning Policy

A single State Planning Policy was introduced by the Department of State Development, Infrastructure and Planning (the Department) 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 mapped within a potential bushfire impact buffer area (refer Section 3.3 above). The proposal will not encroach into the airport building restricted area.

5.3 Temporary Local Planning Instruments

There are two Temporary Local Planning Instrument (TLPI) currently in effect for the Brisbane Local Government Area:

- TLPI 01/2025 – Colmslie Road Industry Precinct; and
- TLPI 02/2025 – Kurilpa Sustainable Growth Precinct

The above listed TLPI's do not apply to the Subject Site or the proposed development.

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 Benchmarks. Schedule 10 of the Regulation prescribes certain assessable development. An analysis of these provisions are provided in **Table 2** below.

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 does not involve the storage of batteries.
Part 2A – Caboolture West interim Structure Plan	Not Applicable The proposal is not for development in the Caboolture West investigation area or growth areas.
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 Activity	Not Applicable An environmentally relevant activity is not proposed.
Part 6 – Fisheries	Not Applicable The proposal is not for aquaculture. The Subject Site is not located within a Declared Fish Habitat Area. The Subject 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 Subject Site is not a Local Heritage Place or State Heritage Place.
Part 9 – Infrastructure-related Referrals	Not Applicable The Subject Site is not designed premises, subject to an electrical easement or substation, within a pipeline easement or State transport infrastructure.
Part 10 – Koala Habitat in SEQ Region	Not Applicable The Subject Site is not identified within the Koala Priority Area, or contain Koala Habitat Area.
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 'particular Reconfiguring a Lot' as defined within Schedule 12 as overlays applies to the site.
Part 15 – SEQ development area	Not Applicable The Subject Site is not within an SEQ major development area.
Part 16 – SEQ Regional Landscape and Rural Production Area and Rural Living Area	Not Applicable The subject site is within the Urban Footprint.
Part 16AA Solar Farms	Not Applicable A development does not relate to a solar farm.
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 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, Neighbourhood Plan and applicable Overlays as outlined in **Table 3** below.

As the Subject Site is located within the Established Residential Precinct NPP-002 of the Moggill-Bellbowrie District Neighbourhood Plan, the proposed development is Assessable Development (Impact Assessment) in accordance with Table 5.9.45.B of the Planning Scheme as the proposal involves the creation of a rear lot. As demonstrated below, the applicable overlays do not alter the level of assessment. Public Notification is required.

Table 3 – Applicable Level of Assessment

Zone	Category of Development
Low Density Residential Zone	Code Assessment
Neighbourhood Plan	
Moggill-Bellbowrie District Neighbourhood Plan	Impact Assessment
Overlays	
Airport Environs Overlay	Not Applicable
Bicycle Network Overlay	Code Assessment
Bushfire Overlay	Code Assessment
Community Purposes Network Overlay	Code Assessment
Critical Infrastructure and Movement Network Overlay	Not Applicable
Dwelling House Character Overlay	Not Applicable
Road Hierarchy Overlay	Code Assessment
Streetscape Hierarchy Overlay	Code Assessment

5.4.3 Assessment Benchmarks

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

Table 4 – Assessment Benchmarks

Zone	
Low Density Residential Zone Code	Appendix B – Code Compliance
Neighbourhood Plan	
Moggill-Bellbowrie District Neighbourhood Plan	Appendix B – Code Compliance

Development Code	
Subdivision Code	Appendix B – Code Compliance
Overlay Code	
Bicycle Network Overlay Code	Appendix B – Code Compliance
Bushfire Overlay Code	Appendix B – Code Compliance
Community Purposes Network Overlay Code	Appendix B – Code Compliance
Road Hierarchy Overlay Code	Appendix B – Code Compliance
Streetscape Hierarchy Overlay Code	Appendix B – Code Compliance
Prescribed Secondary Codes	
Filling and Excavation Code	Appendix D – Civil Engineering Report
Infrastructure Design Code	Appendix D – Civil Engineering Report
Landscape Work Code	Appendix B – Code Compliance
Outdoor Lighting Code	Appendix B – Code Compliance
Stormwater Code	Appendix D – Civil Engineering Report
Transport, Access, Parking and Servicing Code	Appendix B – Code Compliance
Wastewater Code	Appendix B – Code Compliance

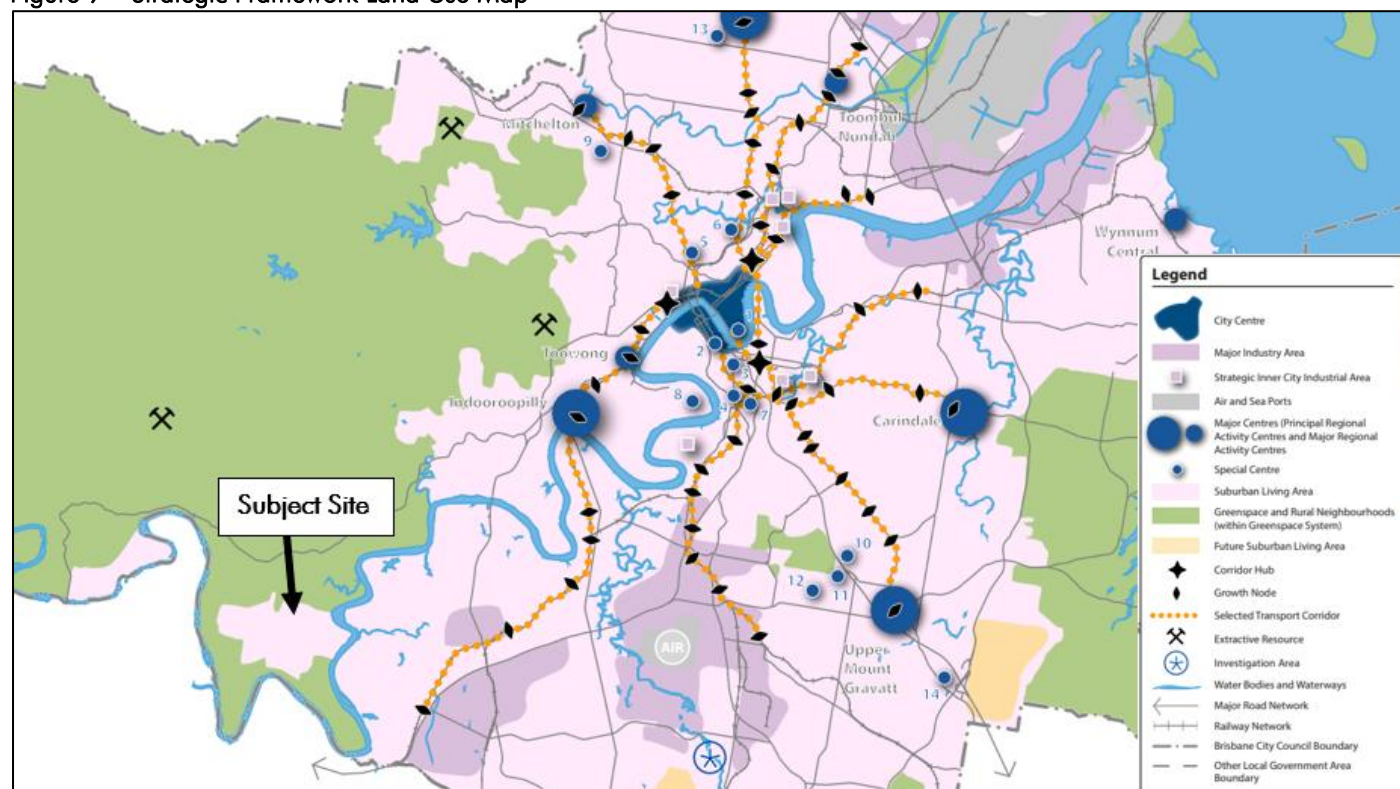
5.4.4 Assessment Manager

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.

5.4.5 Strategic Framework

As per Table 5.9.45.B – Moggill-Bellbowrie District Neighbourhood Plan of the Planning Scheme, this Impact Assessable development application is to be assessed against, inter alia, the strategic framework. The strategic framework is comprised of five key themes, each containing elements, specific outcomes and land use strategies.

Figure 9 – Strategic Framework Land Use Map



The Strategic Framework establishes the long-term policy direction for Brisbane and applies across the local government area through a series of strategic themes, elements, specific outcomes and land use strategies. Having regard to the Strategic Framework Land Use Map and the site's designation within the Low Density Residential Zone, the proposal supports the intended pattern of urban development and is particularly relevant to Theme 2: Brisbane's Outstanding Lifestyle and Theme 5: Brisbane's City Shape.

An assessment against the specific outcomes and land use strategies within these applicable sections of the Strategic Framework has been completed within **Table 5**.

Table 5 – Assessment of the Strategic Framework

Specific Outcomes	Response
Theme 2: Brisbane's Outstanding Lifestyle	
Element 2.1 – Brisbane's Identity	
SO1 Brisbane has a strong urban legibility.	SO1 - Complies The subdivision proposal respects and reinforces Brisbane's strong urban legibility by maintaining clear block and street patterns, ensuring logical connectivity, and complementing the surrounding neighbourhood structure. The layout enhances ease of navigation, aligns with established movement corridors, and supports a coherent urban form that reflects the city's distinct character.
SO2 Brisbane has a clear identity as a subtropical river city.	SO2 - Complies The subdivision design embraces Brisbane's identity as a subtropical river city by incorporating generous landscaping, shaded outdoor spaces, and permeable green areas that connect to the natural environment.
SO3 Brisbane is experienced as a series of varied, distinctly separate neighbourhoods.	SO3 – Complies The subdivision respects neighbourhood boundaries and complements the character of the surrounding area.
SO4 Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.	SO4 – Complies The subdivision enhances the public realm to strengthen local identity, legibility, and sense of place.
SO5 Brisbane's development and infrastructure strengthens local identity.	SO5 – Complies The subdivision has no adverse impact on infrastructure and maintains local identity.
SO6 Brisbane's scenic assets, important cultural landscapes and urban views which contribute to the city's distinctive character are protected and made more accessible.	SO6 – Not Applicable There are no scenic assets, important cultural landscapes, or significant urban views on or near the site.
SO7 Brisbane's subtropical design of development and spaces creates a point of difference and distinguishes the city from other capital cities.	SO7 – Complies The proposed subdivision creates opportunity for new homes to be designed that reinforce the city's distinctive built form and subtropical character.
SO8 Brisbane's backyards contribute strongly to local character by providing green landscapes in urban areas.	SO8 – Complies The proposed subdivision maintains green landscaped areas consistent with Brisbane's backyard character. Both lots will have sufficient space for a backyard.
SO9	SO9 – Complies

Brisbane's subtropical character is accentuated by urban design where development supports outdoor living and subtropical planting that reduce urban heat island effects.	The proposed subdivision supports opportunity for outdoor living to be enjoyed by future residents.
SO10 Brisbane's transport routes are highly shaded to promote active travel between local destinations and provide major roads with clearly identifiable markers for travel throughout the city.	SO10 – Not Applicable The proposed subdivision does not include transport routes of this nature.
SO11 Brisbane's public infrastructure and parks reinforce a subtropical landscape.	SO11 – Not Applicable The proposal does not include public infrastructure or a park.
SO12 The urban design of Brisbane's development is cognisant of the role and function of the individual area in which it is located and reinforces or reinterprets the character of that area.	SO12 – Complies The proposed subdivision reflects the role and function of the area and reinforces its established neighbourhood character that has a strong infill and rear lot pattern.
SO13 Brisbane's development forms a positive part of the city's legacy and enhances a site's value, the public domain and the city.	SO13 – Complies The proposed subdivision contributes positively to the city's legacy creating opportunity for new residents to enjoy all the benefits of well-located land.
SO14 Brisbane's urban environments, public domains and movement systems are well located, well connected, permeable and legible.	SO14 – Complies The proposed subdivision is well located and maintains clear, legible, and connected movement within the site.
SO15 Brisbane has a high level of land use and movement network connectivity within centres and Growth Nodes on Selected Transport Corridors.	SO15 – Complies The proposed subdivision is not located near a Selected Transport Corridor. However, the proposal supports the State and Council investment in the immediate movement networks, both for public and active transport.
SO16 Brisbane's smaller civic spaces on development sites and local streets merge to optimise local public domain needs.	SO16 – Not Applicable The proposed subdivision does not include smaller civic spaces.
SO17 Brisbane's urban environment contributes to an outstanding lifestyle for the city.	SO17 – Complies The proposed subdivision supports Brisbane's outstanding lifestyle through creating opportunity for quality urban design and liveable spaces.
SO18 Brisbane's urban design ensures that public safety and perceptions of public safety are maximised.	SO18 – Complies The proposed subdivision maintains public safety and supports a safe living environment.
SO19 Brisbane's important buildings and places that are important to the city's history are protected.	SO19 – Complies The site is not considered an important building and does not adjoin any buildings of historical significance.
SO20 Brisbane's distinctive suburban identity is reinforced by its character housing precincts.	SO20 – Not Applicable The proposed subdivision is not within a character housing precinct.
SO21 Brisbane residents' appreciation of character areas, heritage buildings and the city's history is increased.	SO21 – Not Applicable The proposed subdivision is not within a character area and does not involve heritage buildings.
SO22	SO22 – Complies

The cultural connections that Aboriginal people have to Brisbane are recognised, maintained and protected in accordance with the Aboriginal Cultural Heritage Act 2003.	No known Aboriginal cultural heritage sites are present, and the proposal complies with the Aboriginal Cultural Heritage Act 2003.
Element 2.2 – Brisbane’s housing and accommodation choices	
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	SO1 - Not Applicable The proposal does supports the ability for increased residential density to be achieved.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.	SO2 - Complies The proposed subdivision allows for two individual dwellings on both lots, supporting housing diversity and choice.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	SO3 - Complies The proposal provides opportunity for high quality residential living. This may be used for family and guests when visiting the city.
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	SO4 – Not Applicable The site is not located within the Rural Zone.
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	SO5 - Not Applicable The subject suite is not located within the Future Suburban Area.
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres	SO6 - Not Applicable The subject site is not within a Special Centre.
Theme 5: Brisbane’s CityShape	
Element 5.5 – Brisbane’s Suburban Living Areas	
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	SO1 - Complies The site is located within close proximity of high frequency bus routes which is included in Brisbane’s Suburban Living.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	SO2 - Not Applicable The site is within the Low Density Residential Zone, being located within 200-350m walking distance of high frequency public transport along Montanus Drive.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	SO3 - Not Applicable The proposed subdivision can accommodate a range of housing types to support intergenerational living and ageing in place.
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	SO4 - Complies The proposed subdivision maintains local character through consistent block size, established road pattern, and backyard landscaped areas.

SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	SO5 - Complies The proposed subdivision increases density in a allocation that has easy access to neighbourhood and district centres that provide local convenience services and employment opportunities.
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	SO6 - Not Applicable The proposal is not of development of a neighbourhood centre.
SO7 Non-residential uses support local character and amenity.	SO7 – Not Applicable The proposal will include residential uses only.
SO8 Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.	SO8 - Not Applicable The site is not located within an Emerging community Zone.

Overall, the proposal represents an orderly and appropriate infill development outcome that supports housing choice, makes efficient use of existing serviced residential land, and maintains the character, amenity and built form outcomes anticipated for the locality. The development does not compromise the strategic intent of the Planning Scheme and is consistent with the relevant themes, elements, specific outcomes and land use strategies of the Strategic Framework.

Accordingly, the proposal is considered to appropriately advance the policy direction for low-density residential neighbourhoods and warrants support when assessed against the Strategic Framework provisions outlined in Table 5.5.

5.5 Adopted Charges

The State Planning Regulatory Provision (Adopted Charges) and Brisbane Infrastructure Charges Resolution (No. 15) 2026 levy infrastructure charges for the development. The applicable demand and credit are calculated in **Table 6** below.

Table 6 – Adopted Charges

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

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

6.0 Conclusion

This report has identified and analysed the relevant town planning issues that are associated with the proposed development and determined this development application for Reconfiguring a Lot (1 Lot into 2 Lots) at 239 Kangaroo Gully Road, Bellbowrie to be 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 does not extend urban development beyond the existing Urban Footprint boundary, nor does it facilitate encroachment into the adjoining Peri-Urban Area to the north;
- The proposal maintains the integrity of the urban-peri-urban interface by reinforcing the existing settlement pattern rather than creating a new development front;
- The proposal constitutes an appropriate low-density infill development outcome that is consistent with the Strategic Framework and overall policy intent of Brisbane City Plan 2014;
- The proposal supports housing choice, efficiently utilises existing serviced residential land, and maintains established semi-rural neighbourhood character and amenity, and
- The proposal contains lot sizes that exceed the minimum rectangle dimensions and minimum frontage widths permitted within the Low Density Residential Zone;
- The proposed lots are sufficient in size and dimension to accommodate a future dwelling and to maintain existing dwelling/s and outbuildings;
- The proposed subdivision will have no undue impacts on the streetscape, local context or character of the locality;
- The site's bushfire risk is assessed as Low Hazard and achieves a BAL-LOW rating with surrounding vegetation low risk and managed;
- No additional bushfire mitigation measures or special construction requirements are required beyond maintaining vegetation in a low-fuel state; and
- The development is not constrained by environmental overlays and is consistent with the environmental protection outcomes of the Planning Scheme;
- Each proposed lot will achieve a lawful point of discharge to the kerb and channel on Kangaroo Gully Road;
- The necessary infrastructure, including water, sewerage, electricity and telecommunications are available to both proposed lots.

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