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Development Application Report

1/72 and 2/72 Wellington Street, Coorparoo QLD 4151

Development Permit for Reconfiguring a Lot for:

- Boundary Realignment (2 Lots into 2 Lots)

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Disclaimer

This Development Application Report and all associated contents have been prepared for Ingrid Postle, 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information becomes available, or if the information relied upon (e.g. a Planning Scheme and associated mapping) is superseded.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 (2 Lots into 2 Lots) at 1/72 Wellington Street and 2/72 Wellington Street, Coorparoo (the **Subject Site**). The Subject Site is more particularly described as Lots 1 and 2 on GTP102524.

This office has been engaged by the Applicant and registered Landowner of Lot 1, Ingrid Postle, 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 Character Residential (Infill Housing) Zone and is included within the Coorparoo and Districts Neighbourhood Plan. The Subject Site is free from natural constraints mapped by the Planning Scheme and the subject Site is currently connected to all relevant services and infrastructure.

The proposal seeks to undertake a minor realignment of the common boundary between Lot 1 and Lot 2. The dwellings currently improving the lots will be retained in their entirety, with the boundary realignment only affecting the private open space area (+/-7m^2 reallocation). This is to resolve a historic encroachment issue relating to a constructed landing, staircase and boundary fence. The lots will retain all connections to required urban reticulated infrastructure, and the existing crossover and driveway to Wellington Street will be retained. Stormwater runoff will be maintained to the lawful point of discharge being the kerb and channel within the Wellington Street road reserve.

A development application is required as the proposal involves Reconfiguring a Lot in the Character Residential (Infill Housing) Zone. The applicable categorising instrument under Chapter 3, Part 1, s41 of the Planning Act 2016 is the Planning Scheme, which is the local categorising instrument. The local categorising instrument nominates the development as Impact Assessable. Public Notification for a period of 15 business days will be required to be undertaken.

A review of the State Government's Development Assessment Mapping System confirms that the development application will not require referral to the State Assessment and Referral Agency under the Planning Regulation 2017.

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 Subdivision Plan	Steve Cooper and Associates
B	Code Compliance	Murray Bell Planning Co.

2.0 Site and Application Details

Subject Site	
Address:	1/72 and 2/72 Wellington Street, Coorparoo QLD 4151
Lot Description:	Lot 0, 1 and 2 on GTP102524
Total Area:	Lot 0: 173m^2 Lot 1: 253m^2 Lot 2: 153m^2
Ward:	Coorparoo
Easement(s):	Nil
Covenant(s):	Nil
Land Classification:	Character Residential (Infill Housing) Zone
Neighbourhood Plan:	Coorparoo and Districts Neighbourhood Plan
Overlay(s):	Airport Environs Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Dwelling House Character Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay Traditional Building Character Overlay
SEQRP:	Urban Footprint
Applicant	
Applicant:	Ingrid Postle C/- Murray Bell Planning Co.
Contact Details:	Name: Brock Acworth Address: Level 10, 167 Eagle Street, Brisbane QLD 4000 Phone: 0405 300 290 Email: brock@mbplanning.com.au
Registered Landowner(s):	Lot 0: Body Corporate for Wellington Heights Community Titles Scheme Lot 1: Ingrid Postle Lot 2: Jackelyne Estrada and Edgar Diaz
Application	
Development Application:	Development Permit for Reconfiguring a Lot (2 Lots into 2 Lots)
Level of Assessment:	Impact Assessable
Public Notification Period:	Nil
Referral Agencies:	Nil

3.0 Subject Site and Locality Description

3.1 Site Description

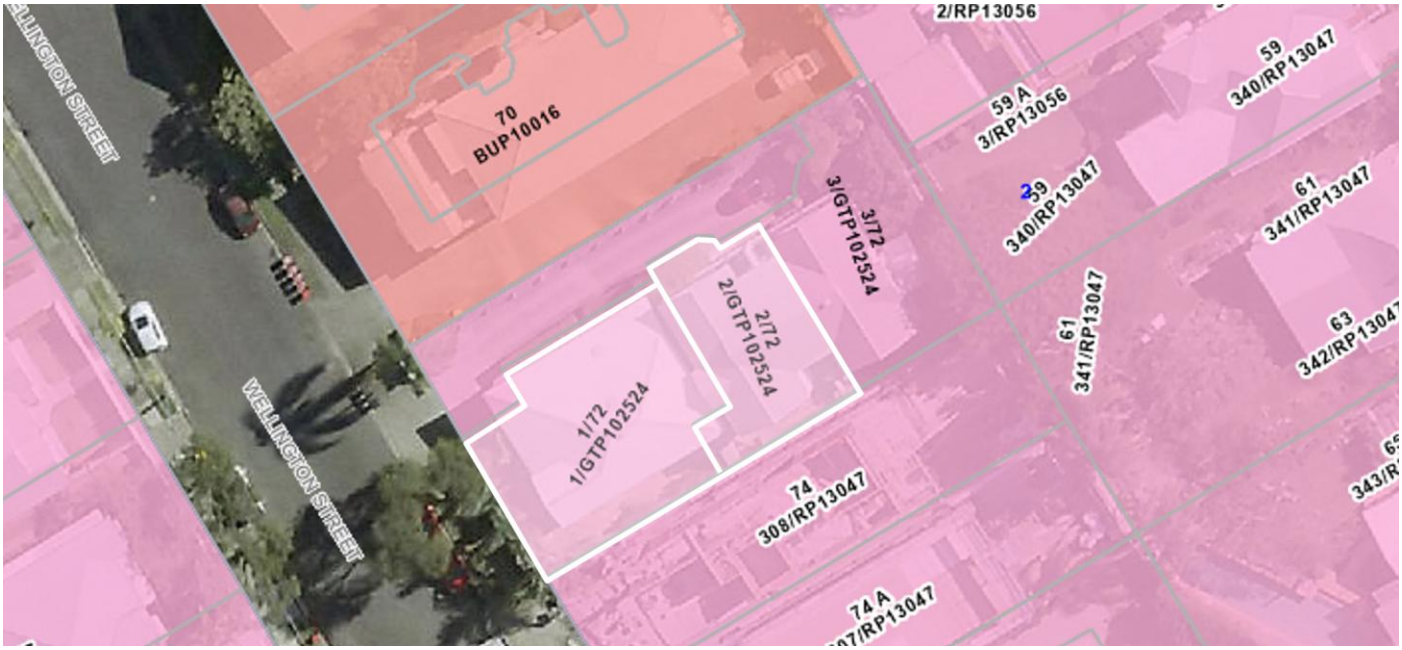
The Subject Site is located at 1/72 and 2/72 Wellington Street, Coorparoo and is described as Lots 1 and 2 on GTP102524. The Planning Scheme includes the property within the Character Residential (Infill Housing) Zone and within the Coorparoo and Districts Neighbourhood Plan.

The Subject Site consists of a Dwelling House and a Dual Occupancy (ergo, a total of three dwellings) which have been individually titled under a group title scheme. Each dwelling is provided with access to Wellington Street via common property and is provided with connections to all urban reticulated infrastructure networks (water, sewer, telecommunications, electricity). Stormwater discharge to a lawful point of discharge is currently achieved via piping and a kerb adapter to Wellington Street.

Figure 1 – June 2026 Aerial Photograph



Figure 2 – Planning Scheme Zone Mapping



3.2 Vegetation

The Planning Scheme does not regulate the removal of vegetation on the premises as the site is not included within the Biodiversity Overlay, Waterway Corridors Overlay, Wetlands Overlay, or the Significant Landscape Tree Overlay. Additionally, the Subject Site is not identified as containing protected vegetation by the Natural Asset Local Law.

A review of the State Government Development Assessment Mapping System (DAMS) confirms that the Subject Site does not contain protected vegetation that is otherwise assessable under the Vegetation Management Act.

3.3 Flooding

The Brisbane City Council Floodwise Report and Flood Overlay mapping confirms that the Subject Site is not prone to flooding from any source.

3.4 Bushfire

A review of the Bushfire Overlay mapping and the SPP mapping reveals that the Subject Site is not subject to bushfire risk.

3.5 Heritage / Building History

A review of the Heritage Overlay mapping confirms that the Subject Site is not identified as a Local Heritage Place. Additionally, The DAMS mapping also confirms that the Subject Site is not a State Heritage Place.

3.6 Development Application History

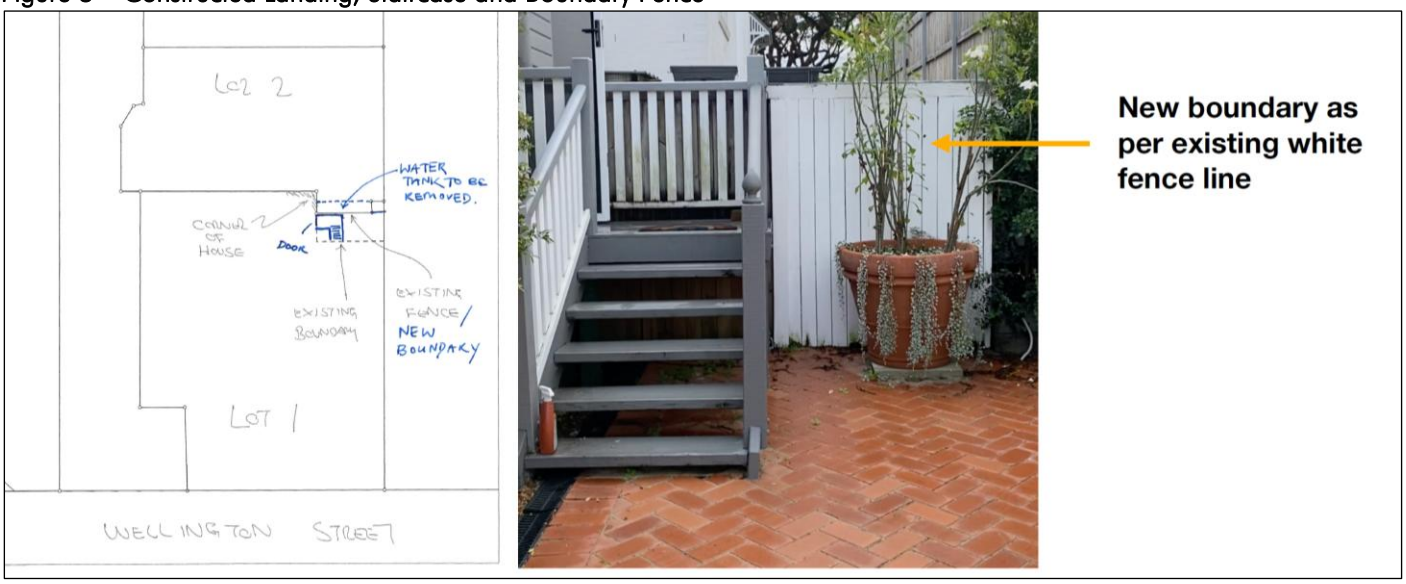
A plan sealing request was made to the Brisbane City Council on 26 February 2026. A subsequent Information Request was issued by Council's plan sealing department on 9 July 2026, identifying that the proposal constituted assessable development against the Planning Scheme. Further correspondence with the Team Manager of the DA South Team confirmed that a development application was required to manipulate a boundary between 1/72 Wellington Street and 2/72 Wellington Street. A development permit is required before Brisbane City Council can endorse the prepared cadastral survey. This development application is made in direct response to this advice.

4.0 Proposal

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

The proposal seeks to undertake a minor realignment (+/- 7m^2) of the common boundary between 1/72 Wellington Street and 2/72 Wellington Street, with the intent being to increase the private open space area of 1/72 Wellington Street to resolve a historic encroachment issue relating to a constructed landing, staircase and boundary fence (Figure 3).

Figure 3 – Constructed Landing, Staircase and Boundary Fence



The existing built form and layout configuration inclusive of building footprints, facades, presentation within the streetscape, site servicing and access arrangements, will be unaffected by the change. Consequently, the continuing use of the existing dwellings on the Subject Site will not be prejudiced in any way, nor will result in a change to the existing presence of the development fronting Wellington Street.

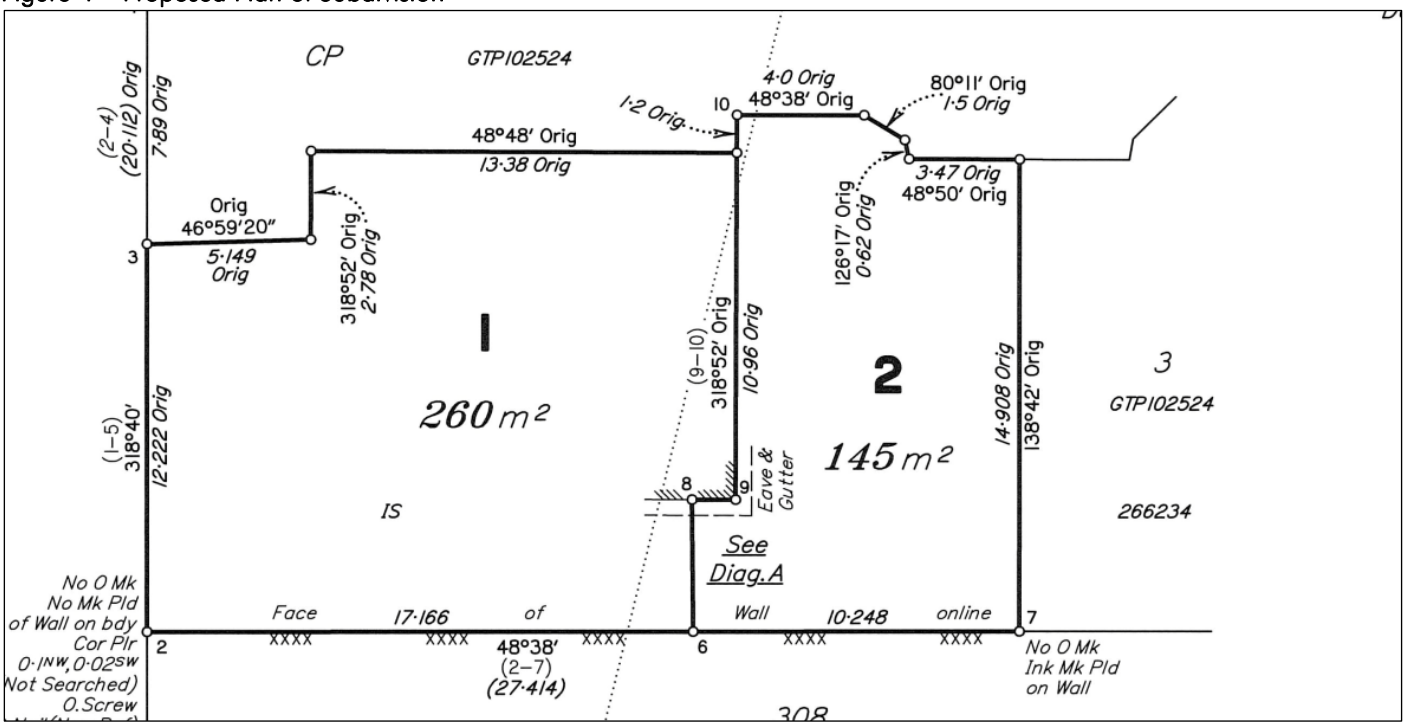
A summary and a concept plan of the proposed lots are provided within Table 1 and Figure 4 below.

Table 1 – Proposed Allotments

Proposed Lot	Area	Frontage	Proposed Easement(s)
Lot 1	260m^2	12.2m	Nil
Lot 2	145m^2	Nil	Nil

The Subject Site is located within the Character Residential (Infill Housing) Zone and therefore, Table 5.6.1 of the Planning Scheme identifies the proposal as being assessable development. As the proposal does not meet the prescribed minimum lot sizes, the development requires Impact Assessable. A Public Notification period of 15 business days is also applicable.

Figure 4 – Proposed Plan of Subdivision



4.1 Lot Size and Dimensions

The Subdivision Code, namely Acceptable Outcome AO1.1 and Table 9.4.10.3.B, provides minimum lot dimension and sizes within the Character Residential Zone. This table further makes provisions for both 'standard lots' and 'small lots'. A small lot is defined in the Planning Scheme as a lot that is smaller than 450m^2.

Table 9.4.10.3.B Part 2 prescribes the following for small lots:

Table 2 – Table 9.4.10.3.B Part 2 of the Planning Scheme

Zone or Zone Precinct	Min. Lot Size	Min. Rectangle Dimension	Average Lot Width and Min. Frontage (m)
Character Residential Zone, if in the Infill Housing Zone Precinct	300m^2	6m x 15m	7.5m

As shown on the submitted proposed plan of subdivision (refer **Figure 4**), both of the small lots do not comply with Table 9.4.10.3.B Part 2 of the Planning Scheme. Therefore, the application does not strictly comply with Acceptable Outcome AO1.1. Despite the non-compliance with Acceptable Outcome AO1.1, the proposal complies with relevant Performance Outcome PO1.

Performance Outcome PO1 reads as follows:

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.

The proposed boundary realignment involves a minor adjustment to the common boundary between Lot 1 and Lot 2, resulting in the reallocation of approximately 7m^2 of land to Lot 1 for the purpose of increasing the private open space to resolve a historical encroachment issue.

Importantly, the proposed realignment does not create any additional allotments or fundamentally alter the established subdivision pattern, existing residential land uses or development outcomes envisaged for the Subject Site. Both allotments will retain frontage and access arrangements to Wellington Street, with the minor boundary adjustment maintaining functional lot configurations capable of accommodating their respective residential uses.

The additional land allocated to Lot 1 will improve the usability and functionality of its private open space, contributing to improved residential amenity. Further, the minor reduction in the area of Lot 2 will not compromise the continued operation of the existing dwelling or materially constrain its ability to accommodate residential development consistent with the applicable Planning Scheme provisions. Despite the limited decrease, Lot 2 will maintain an appropriately sized and dimensioned private open space area that meets residents' needs and is able to be utilised as a flexible and functional outdoor living space.

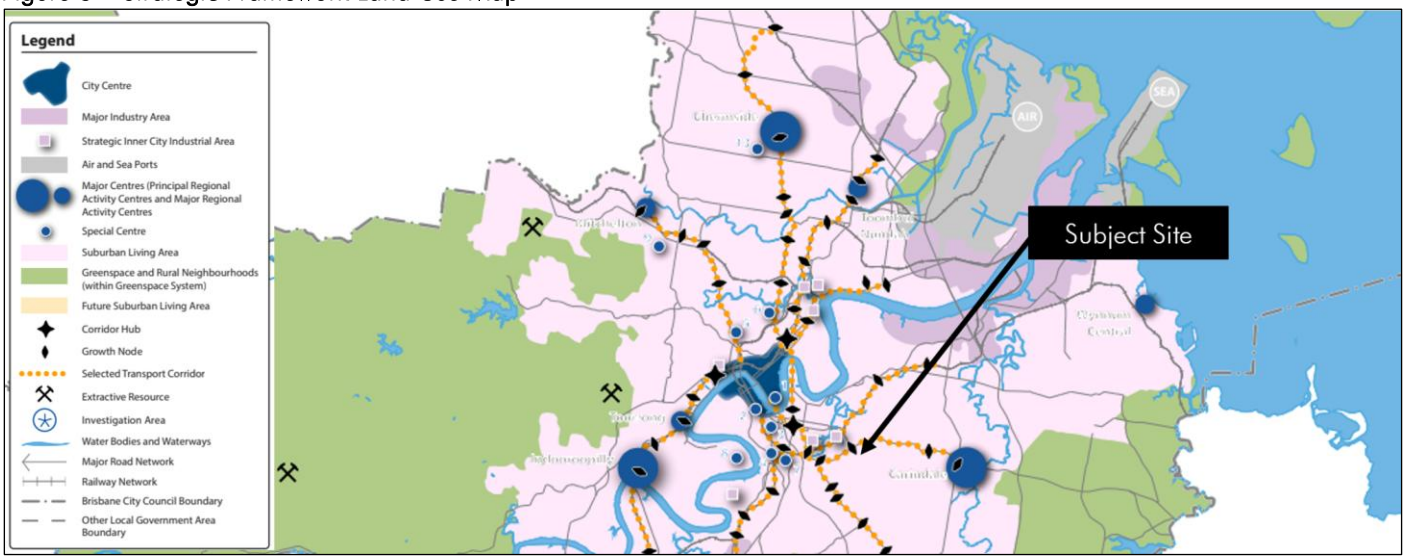
Given the limited extent of the boundary adjustment, the proposal will not alter the established streetscape character, introduce additional development constraints, or result in any material change to the existing built form or residential amenity outcomes. Accordingly, the proposed boundary realignment represents a minor and logical adjustment to the existing lot arrangement to resolve a historical encroachment issue. The proposal therefore achieves compliance with Performance Outcome PO1.

For further proposal information, please refer to **Appendix – Proposed Subdivision Plan.**

4.2 Strategic Framework

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

Figure 5 – Strategic Framework Land Use Map



The Strategic Framework sets the policy direction for the life of the Planning Scheme and broadly applies to the entirety of the local government area. A review of the Strategic Framework as a whole has been completed.

It is noted the development involves reallocating 7m^2 of private open space from Lot 2 to Lot 1. The remaining lot boundaries and the built form of the existing dwellings and overall development, will not be impacted. As the ongoing operation of the dwellings will remain unprejudiced by the boundary realignment, the development will retain the established low-density residential uses within the Character Residential (Infill Housing) Zone and within a highly-serviced and connection location. Thus, the development maintains a high level of consistency with the intended outcomes, and broader development aspirations, for the locality. The proposal is consistent with and does not compromise the Strategic Framework or the relevant elements of the themes.

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 2023 (SEQRP).

Section 2.2 of the Planning Scheme confirms that the Planning Scheme, specifically the Strategic Framework, had 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; and
- 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 Subject Site is not located within a bushfire prone area or building restricted area. It is therefore not necessary to address any provisions of the State Planning Policy.

5.3 Temporary Local Planning Instruments

There are two Temporary Local Planning Instrument (TLPI) currently in effect for the Brisbane Local Government Area. The following TLPI's are not applicable to the Subject Site or the proposed development:

- Queensland Government TLPI 01/25 – Colmslie Road Industry Precinct
- Queensland Government TLPIT02/25 – Kurilpa Sustainable Growth Precinct

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 prescribed certain assessable development. An analysis of these provisions are provided in Table 3 below.

Table 3 – Schedule 10 of the Regulation

Part	Response
Part 1 – Airport Land	Not Applicable The Subject Site is not located on airport land.
Part 2 – Battery Storage Facility	Not Applicable A Battery Storage Facilities is not proposed.
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 located within proximity to State infrastructure.
Part 10 – Koala Habitat in SEQ Region	Not Applicable The Subject Site is not in a koala priority area or 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	Not Applicable The proposal does not involve Operational Work, however it is acknowledged that any such future associated application(s) will be Code Assessable.
Part 13 – Ports	Not Applicable The Subject Site is not on Brisbane port land, Brisbane port limits, another port or strategic port land.
Part 14 – Reconfiguring a Lot under Land Title Act	Not Applicable 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 16A – Southport Spit	Not Applicable The Subject Site is not located within the Southport Spit.
Part 16AA – Solar Farms	Not Applicable A solar farm is not proposed.
Part 16B – SEQ Northern Inter-urban Break	Not Applicable The Subject Site is not located with 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 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 A wind farm is not proposed.

5.4.1 State Development Assessment Provisions

As no referrals are triggered to the State Assessment and Referral Agency (SARA), an assessment against the State Development Assessment Provisions (SDAP) is not required.

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

5.4.3 Assessment Manager

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

5.5 Adopted Charges

The State Planning Regulatory Provision (Adopted Charges) and Brisbane Adopted Infrastructure Charges Resolution (No. 15) 2026 (the Resolution) levy infrastructure charges for the development. The applicable demand and credit are calculated in Table 4 below.

Table 4 – Adopted Charges

Demand	Demand Unit	Charge per unit	Charge
Proposed residential allotments	2	$18,793.33	$37,586.66
Credit			
Existing residential allotments	2	$18,793.33	-$37,586.66
Total			$0.00

6.0 Conclusion

This Development Application Report has identified and analysed the relevant town planning matters that are associated with the proposed development and determined that this development application for Reconfiguring a Lot at 1/72 Wellington Street and 2/72 Wellington Street, Coorparoo, 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 accords with the intent and complies with the relevant assessment benchmarks of the Planning Scheme;
- All allotments are compliant with the assessment benchmarks of the Planning Scheme, specifically the Subdivision Code;
- The development will retain the existing built forms in their entirety, maintaining consistency with the amenity and character, community expectations and infrastructure assumptions of the Character Residential Zone;
- The proposal results in allotments that are consistent with the streetscape and that are generally the same as other multiple unit dwelling lots exhibited elsewhere within the locality;
- The proposal will retain the discharge to a lawful point of discharge (kerb and channel of Wellington Street); and
- The necessary infrastructure, including potable water, reticulated 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 and recommends that the development application be approved subject to reasonable and relevant conditions.