

PLANNING ASSESSMENT REPORT

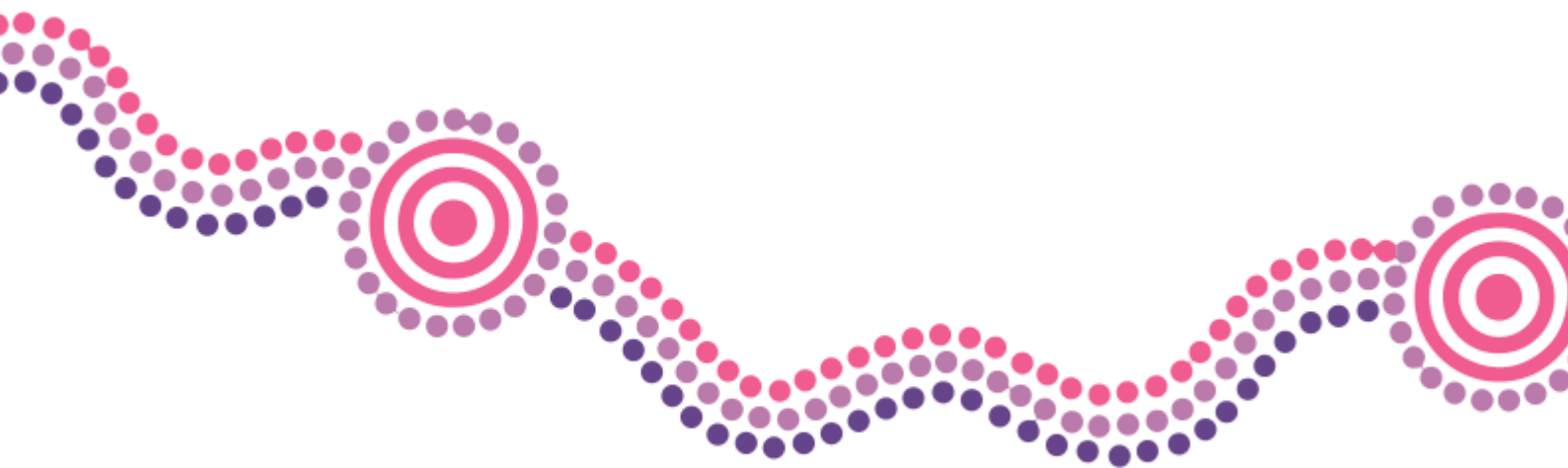
Accompanying a Development Application for

RECONFIGURATION OF A LOT (1 INTO 8 LOTS)
Lot 94 in RP90234

DEVELOPMENT PERMIT
February 2026

ACKNOWLEDGEMENT OF COUNTRY

ZoiQ acknowledges the Traditional Owners and Custodians of the land on which this Development Application is submitted and pays respect to Elders past, present and emerging, for they hold the memories and traditions of Indigenous and Torres Strait Islander people.



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EXECUTIVE SUMMARY

















ZoiQ acts on behalf of the Applicants, Sandeep Singh and Dildeep Sohal, in preparing this Planning Assessment Report to accompany a Development Application for a Development Permit. The application seeks approval for the Reconfiguration of a Lot (ROL), involving the subdivision of one (1) lot into eight (8) lots (staged), on land formally described as Lot 94 in RP90234, located at 70 Cloverdale Road, Doolandella QLD 4077. The Development Application details are summarised below in **Table 1**.

Table 1: Development Application Details

Development Aspects	Particulars
Development Proposal	Reconfiguration of Lot
Type of approval sought:	Development Permit for Reconfiguration of Lot
Site address:	70 Cloverdale Road, Doolandella QLD 4077
Real property description:	Lot 94 and RP90234
Site area:	14,557 sqm
Assessment manager:	Brisbane City Council
Owner details:	Sandeep Singh and Dildeep Sohal
Applicant details:	Sandeep Singh and Dildeep Sohal C/- ZoiQ

Pursuant to the *Brisbane City Plan 2014 (Version 34)*, the site is located within the Emerging Community (EC) Zone. A Reconfiguration of a Lot (ROL) can be categorised as Code Assessable development where the proposal involves land less than 10 hectares and includes an associated assessable Material Change of Use (MCU). In this regard, an Impact Assessable Development Application is triggered as the proposal is not associated with an assessable MCU component. Accordingly, the following statutory assessment benchmarks in **Table 2** apply to both the site and the proposed development.

Table 2: Planning Instrument Details

Benchmarks	Provisions
Regional Plan and Designation:	ShapingSEQ 2023, Urban Footprint
Planning Schemes:	Brisbane City Council City Plan 2014 v35
Applicable Preliminary Approval	N/A
Zone	EC Emerging Community
Local Plan	Doolandella neighbourhood plan
Level of Assessment	Impact Assessable
Applicable Overlays	<ul style="list-style-type: none">  Airport environs overlay  Bicycle network overlay  Biodiversity areas overlay  Bushfire overlay  Community purposes network overlay  Critical infrastructure and movement network overlay  Flood overlay  Potential and actual acid sulfate soils overlay  Road hierarchy overlay  Streetscape hierarchy overlay  Waterway corridors overlay
Applicable Code	<ul style="list-style-type: none">  Subdivision code  Emerging community zone code  Prescribed secondary code
Strategic Framework	<ul style="list-style-type: none">  Theme 2: Brisbane's outstanding lifestyle  Theme 3: Brisbane's clean and green leading environmental performance

The proposed Reconfiguration of a Lot is to be assessed against the relevant provisions of the *Brisbane City Plan 2014*, the *ShapingSEQ 2023 Regional Plan*, and the statutory framework established by the *Planning Act 2016* (the Act) and the *Planning Regulation 2017* (the Regulation).

The proposal is considered to comply with all applicable planning provisions relating to both the site and the development. In accordance with Schedules 9, 10, 11 and 21 of the *Planning Regulation 2017*, the proposal does not trigger referral to any concurrence or third-party agencies.

Given the above, the proposal is considered reasonable in the circumstances, and it is respectfully requested that Council consider the application favourably.

1. SITE DESCRIPTION AND ANALYSIS

1.1 Location and property description

The development site is located in the northern portion of the Doolandella locality, west of Blunder Road and south of Cloverdale Road. **Figure One** provides an extract illustrating the site locality.

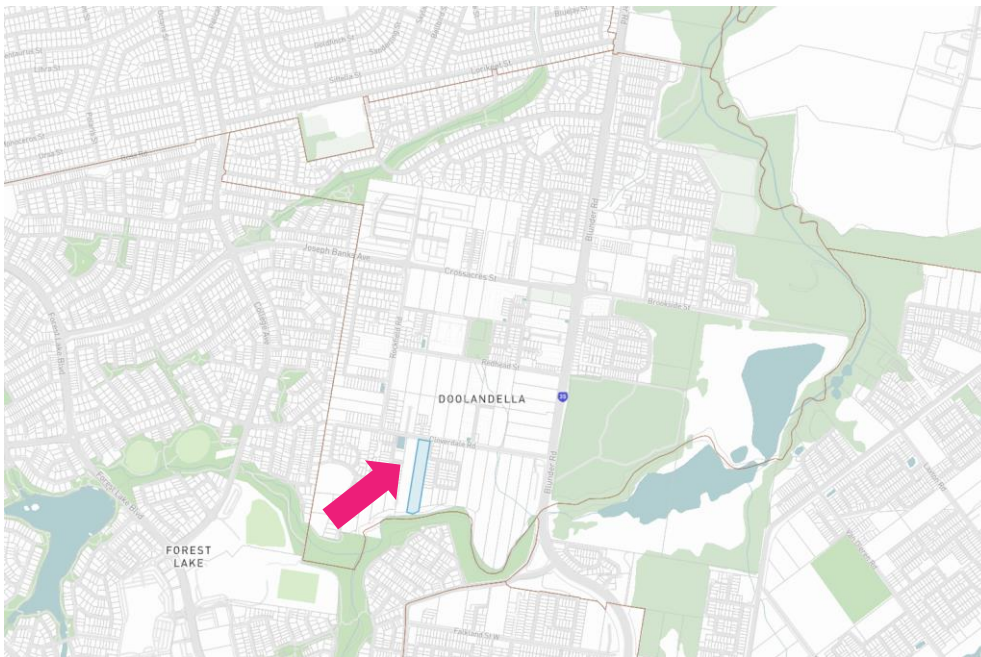


Figure One: Site Locality Map Extract (Archistar, 2026)

1.2 Site characteristics

Lot 94 on RP90234 is located at 70 Cloverdale Road, Doolandella QLD 4077. The site comprises a regular-shaped allotment with a total land area of 1.43 hectares, featuring 48.27 metres of principal road frontage to Cloverdale Road, 71 metres of secondary road frontage to Ewingsdale Street, and an overall lot depth of 291.79 metres.

The site is currently improved by a secondary Dwelling House, consisting of a low-set timber dwelling and ancillary Class 10a structures. A primary Dwelling House is currently under construction at the rear of the property and is proposed to be accessed via Ewingsdale Street.

Vegetation, including trees and shrubs, is present on the site and is primarily clustered toward the rear, with additional scattered vegetation along the front and side boundaries. Topographically, the land is elevated along the western boundary and slopes toward the eastern boundary, ranging from 36.5m AHD to 32.34m AHD.

The Blunder Creek waterbody is located at the rear of the site and traverses the property in an east–west alignment. **Figure Two** provides an aerial photograph illustrating the site.



Figure Two: Site Aerial Photograph Extract (QLD Globe, 2026).

Reticulated water, stormwater and sewer infrastructure are located in close proximity to the site, with electricity and telecommunications services also readily available. The site is currently connected to reticulated infrastructure, and the lot is already registered. **Figure Three** illustrates the Urban Utilities water and sewer infrastructure servicing the area.



Figure Three: Urban Utilities – Water and Sewer Infrastructure (Urban Utilities, 2026).

A comprehensive summary of the site's key characteristics — including its location, size, topography, existing improvements, surrounding land uses and environmental features — is presented in **Table 3** below.

Table 3: Site Description

Site Characteristic	Description
Existing land use	Dwelling House and Secondary Dwelling
Existing structures	Class 10 Sheds
Frontage and access	Cloverdale Road Ewingsdale Road
Topography and views	Slopes to the east from 36.50m AHD to 32.5m AHD (front portion)
Existing vegetation	Trees, shrubs and ground cover
Existing waterways	Blunder Creek

Pursuant to the Planning Scheme, the site is located within the Emerging Community (EC) Zone and is included in the Doolandella Neighbourhood Plan. **Figure Four** shows a map of the site, including the applicable Planning Scheme zoning.

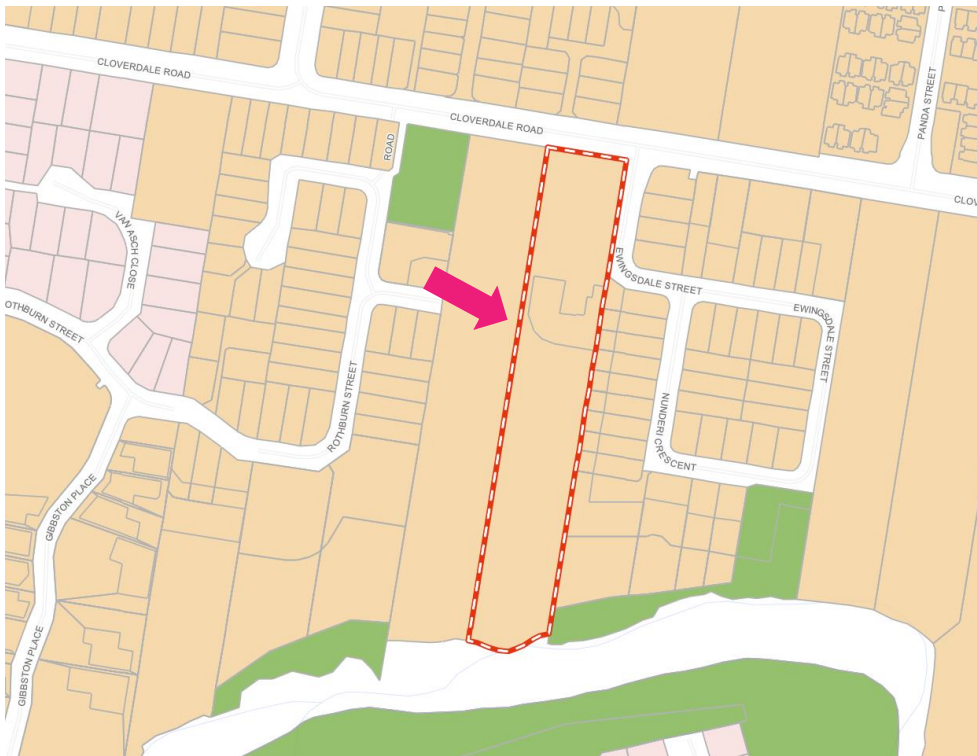



Figure Four: Planning Scheme Zoning Map (Planning Scheme, 2026).

1.3 Surrounding development

The immediate surrounding land uses are detailed in **Table 4 below**, with accompanying photographs provided to illustrate the locality in which the development is proposed.

Table 4: Surrounding Land Uses

Surrounding Landuses		Photos
<p>North</p> <ul style="list-style-type: none"> ✚ Dwelling house use, including ancillary structures. ✚ Serviceton South State School. ✚ TAFE South West ✚ Inala Plaza 		
<p>South</p> <ul style="list-style-type: none"> ✚ Blunder Creek waterbody ✚ Dwelling House uses including ancillary structures. ✚ Logan Motorway 		
<p>East</p> <ul style="list-style-type: none"> ✚ Dwelling house uses, including ancillary structures ✚ Multiple dwelling uses ✚ Blunder Road network ✚ Blunder Creek waterbody 		

Surrounding Landuses

Photos

West

- ✚ Detached Dwelling Houses and ancillary structures.
- ✚ Forest Lake State High School
- ✚ Saint John's Anglican College
- ✚ The Lake Centre



The immediate surrounding area is characterised by Dwelling Houses, Multiple Dwellings, ancillary developments, open space, key transport nodes and minor water bodies.

2. DETAILS OF PROPOSAL

2.1 Proposed Development

The proposed development seeks Development Permit approval for the reconfiguration of the existing lot (1 into 8 lots (staged)). Reconfiguring a Lot has the following definition —

- a) *creating lots by subdividing another lot; or*
- b) *amalgamating 2 or more lots; or*
- c) *rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or*
- d) *dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—*
 - (i) *a lease for a term, including renewal options, not exceeding 10 years; or*
 - (ii) *an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or*
- e) *creating an easement giving access to a lot from a constructed road.*

The purpose of the proposal is to reconfigure the current allotment for infill residential development. **Table 5** provides a summary of the development aspects to overview the proposal.

Table 5: Summary of Development Aspects

Development Aspects	Lot Area	Proposed Works
Lot 1	368.95 sqm	Cloverdale Road
Lot 2	368.84 sqm	Ewingsdale Street
Lot 3	354.18 sqm	Ewingsdale Street
Lot 4	333.07 sqm	Ewingsdale Street
Lot 5	333.07 sqm	Ewingsdale Street
Lot 6	353.24 sqm	Ewingsdale Street / New Road

Development Aspects	Lot Area	Proposed Works
Lot 7	368.95 sqm	New Road
Lot 8	Balance lot	Ewingsdale Street / New Road

The development is proposed to be undertaken in two (2) stages. The proposed development staging plans are summarised in **Table 6**.

Table 6: Summary of Staging Plans

Stages	Lots Released	Proposed Works
Stage 1	Lot 8	<ul style="list-style-type: none"> ✚ Reticulated infrastructure and electricity and telecommunication
Stage 2	Lots 1 to 7	<ul style="list-style-type: none"> ✚ Reticulated infrastructure and electricity and telecommunication ✚ Cloverdale Road and Ewingsdale Street extension ✚ New road

Figures Five and **Six** provide the Reconfiguration of a Lot plan and staging plans, illustrating the development proposed over the subject site.

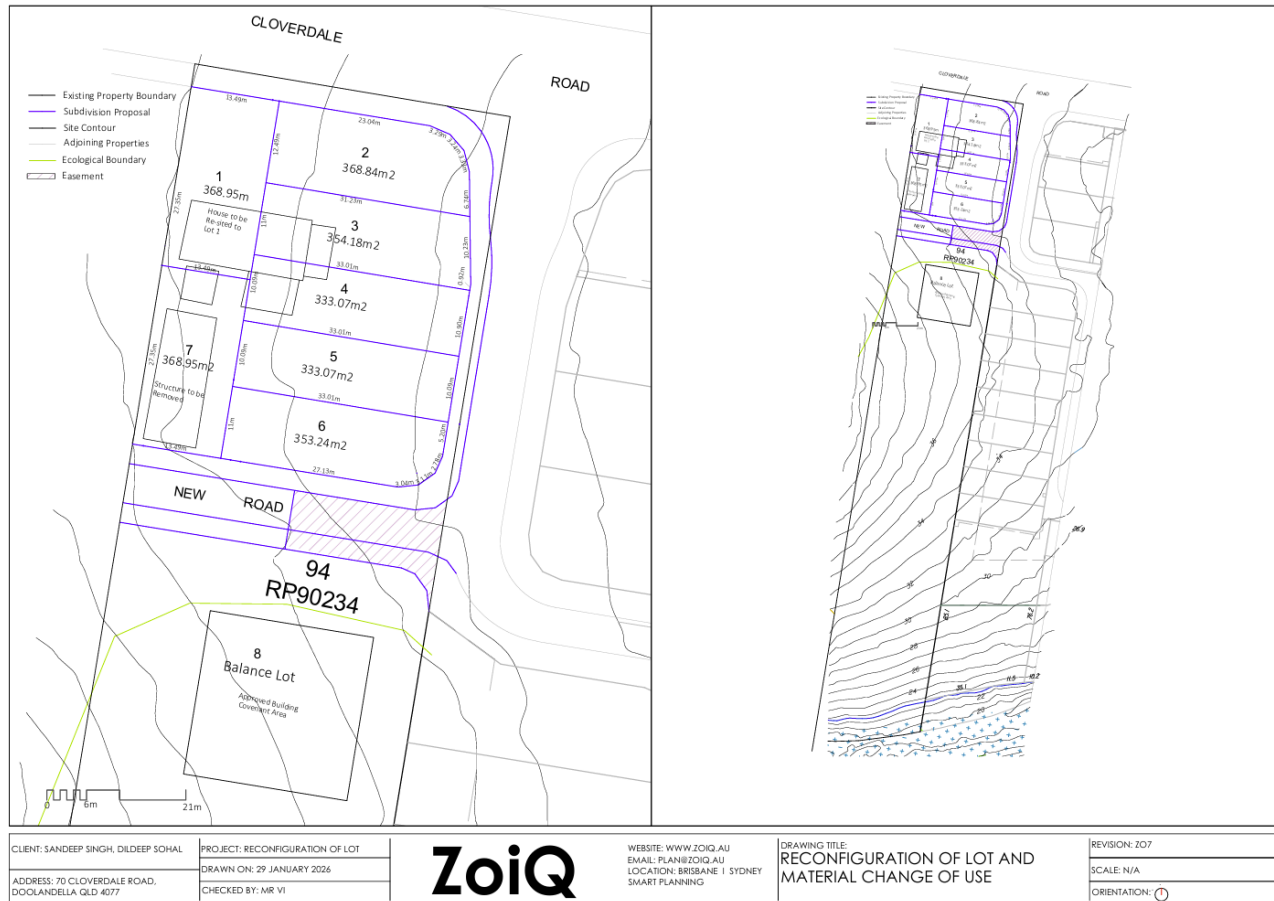


Figure Five: Proposed Reconfiguration of Lot

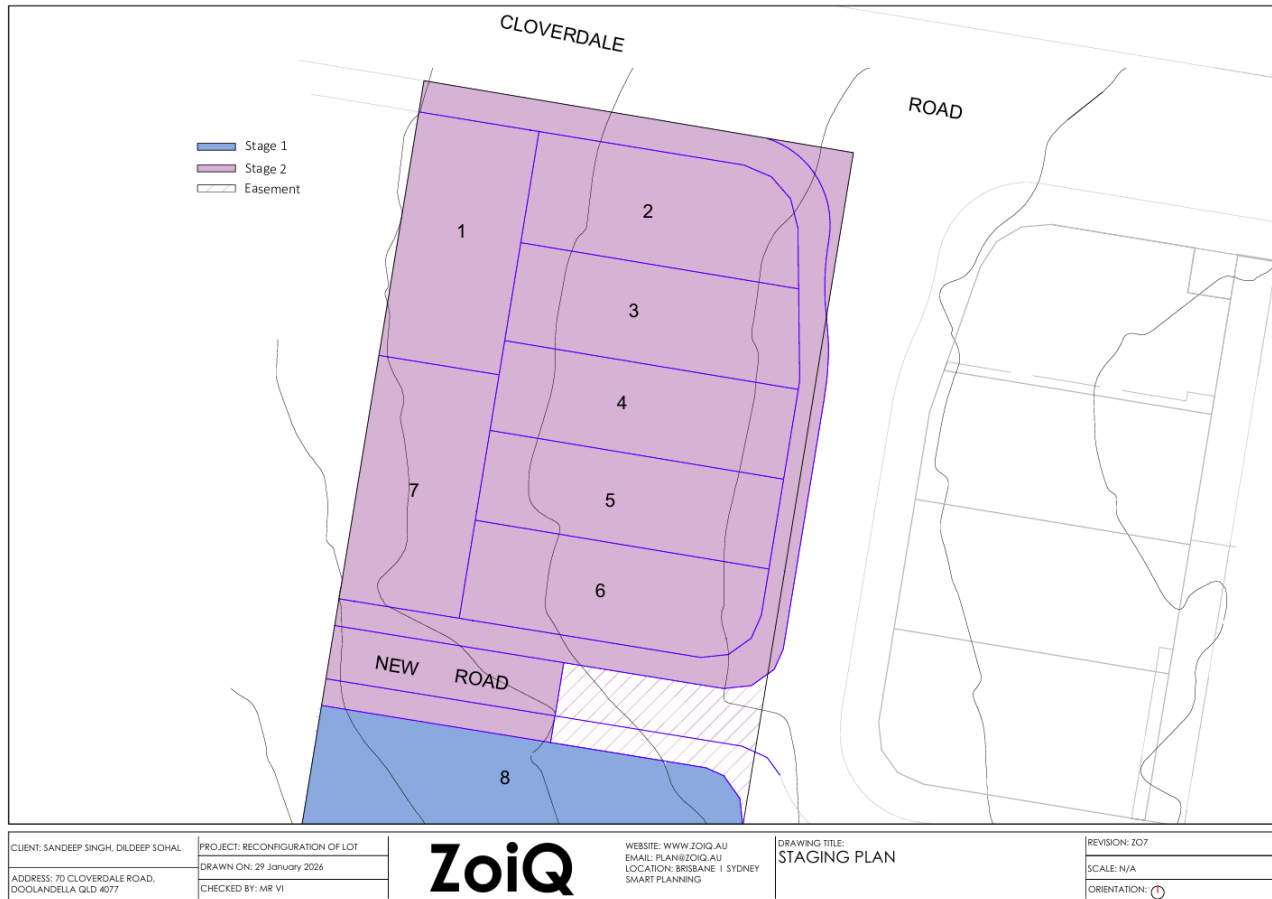


Figure Six: Proposed Development Staging

2.2 Site Access

The proposed lots will be accessed via the principal and secondary road frontages to Cloverdale Road and Ewingsdale Street.

2.3 Site Services

Reticulated water, stormwater and sewer infrastructure are located in close proximity to the site. Electricity and telecommunication services are also readily available, and the subject site is currently connected. New connections will be established for the proposed lots in accordance with the relevant standards and supporting engineering documentation.

3. PLANNING ASSESSMENT

3.1 Pre-lodgement

Given the minimal constraints associated with the site and the minor intensification proposed through the Reconfiguration of a Lot, a formal pre-lodgement meeting was not considered necessary for this Development Application. However, advice was sought from Council's Development Services team regarding the historic approvals over the site and to obtain general feedback on the proposal.

3.2 Key issues

Key planning issues have not been identified for the proposed Reconfiguration of a Lot. The proposal complies with all assessment benchmarks applicable to both the site and the development.

3.3 Variations to planning provisions

Variations are not proposed to the City Plan planning provisions by the development for the Reconfiguration of Lot.

3.4 Grounds for approval despite any conflicts

Conflicts with the planning scheme and the reasons the development application should be approved despite those conflicts are outlined in **Table 7**.

Table 7: Conflicts with the planning scheme

Planning Provision	Conflict and grounds for approval despite the conflict
Bushfire Overlay Code	
Acceptable Outcome AO1.1	Compliance demonstrated with Performance Outcome PO1 of the Bushfire Hazard Overlay Code
Acceptable Outcome AO15.1	Compliance demonstrated with Performance Outcome PO15 of the Bushfire Hazard Overlay Code

4. STATUTORY ASSESSMENT AND OTHER MATTERS

4.1 State interests

4.1.1 Matters established in the Planning Regulation 2017

The proposed Reconfiguration of a Lot has been assessed against the relevant matters prescribed under the *Planning Regulation 2017* applicable to this Development Application. No further assessment is required in this regard, and the proposal is deemed to comply with Schedules 9, 10, 11 and 21 of the Regulation.

No vegetation clearing is proposed within areas mapped as koala habitat, and the balance lot is already subject to an existing Development Permit for a Dwelling House.

4.2 State Planning Policy

The State Planning Policy (SPP) contains assessment benchmarks that apply where a local government planning scheme does not adequately reflect the SPP. In this instance, the SPP assessment benchmarks do not apply, as all relevant state interests have been appropriately integrated into the Planning Scheme.

4.3 Southeast Queensland Regional Plan

The proposal is considered to comply with the *ShapingSEQ 2023 Regional Plan*, as it facilitates the provision of residential land use on the subject site.

4.4 Referral requirement

Schedule 9 of the *Planning Regulation 2017* outlines the referral requirements for Building Work assessment. In this regard, the proposed Reconfiguration of a Lot does not trigger referral to any concurrence or third-party referral agencies as identified above.

5. OTHER CONSIDERATIONS

5.1 Stormwater Management

The development is proposed to utilise the existing stormwater infrastructure located along Ewingsdale Street, and the lot layout has been designed accordingly. As a result, the proposal is not expected to result in any worsening of stormwater quality or quantity.

5.2 Vegetation Removal

Vegetation removal is proposed as part of this application to facilitate the development of the lots for residential purposes. It is requested that consideration of the required vegetation removal be included as part of this Development Application to avoid the need for subsequent NALL applications.

6. SUMMARY OF SUPPORTING INFORMATION

The Development Application for the Reconfiguration of a Lot is supported by the proposed development plans and a survey plan. A summary of the supporting information is provided in **Table 7**.

Table 9: Supporting documentation

Documentation	Author
Proposed Plan of Subdivision	ZoiQ
Detail Survey Plan	Site Surveys
Ecological Report	Raptor Environmental
Bushfire Management Plan	Eldon Architects

7. CONCLUSION

In assessing the proposed Reconfiguration of a Lot (1 lot into 8 lots (stage)) against the relevant benchmarks, the statutory planning framework, contextual conditions and operational circumstances all clearly support approval of the application. Where minor inconsistencies with Acceptable Outcomes were identified, appropriate alternative solutions have been provided to demonstrate compliance with the relevant Performance Outcomes.

Overall, the proposed Reconfiguration of a Lot will deliver well-located infill development that contributes positively to the residential land supply within the locality. Accordingly, the proposal is considered reasonable in the circumstances, and it is respectfully requested that Council consider the application favourably.

8. APPENDIX

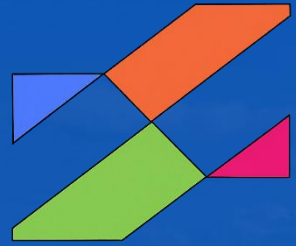
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THANK YOU

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LOCATIONS

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