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APPLICATION REF
A007083357

5 August 2026

The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Dear Sir/Madam,

Development Application for Reconfiguration of a Lot at 95 Strathmore Street, Kedron

We act on behalf of *Darren, Harrison and Cooper Black* ('the Applicants') in relation to this matter. Please accept this development application in accordance with Section 50 of the *Planning Act 2016*. This application seeks a development permit for reconfiguring a lot (subdividing 1 lot into 2 lots).

A copy of the relevant development application forms and landowner's consent to lodge this application is attached in **Appendix A** and **B**.

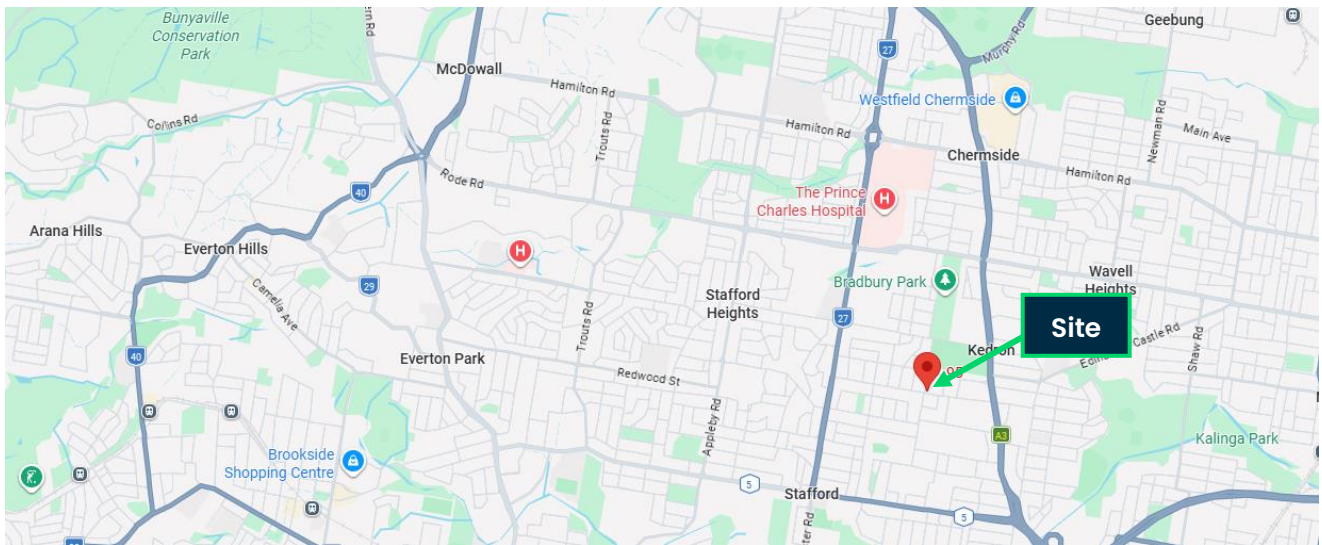
This letter should be read in conjunction with the drawings and technical reports accompanying the development application, including:

- **Appendix A** – DA Forms
- **Appendix B** – Title Search and Owners consent;
- **Appendix C** – Proposed Plan prepared by *Masters Surveying*; and
- **Appendix D** – Brisbane City Plan 2014 Code Assessment

1 The Site

This development application relates to land at 95 Strathmore Street, Kedron. This land is formally described as Lot 6 on RP26066 ('the site'). This land has a total area of 793 m². The location and context of the site is illustrated in **Figure 1** and **2** below.

Figure 1 – Site Location



Source: Google maps

Figure 2 – Site Aerial



Source: Nearmap

2 Proposed Development

This application seeks development permit for reconfiguring a lot (subdividing 1 lot into 2 lots).

Additional information about each aspect of development is set out below:

- Proposed Lot 1 – 397 m² with 20.8 m frontage to Turner Road; and
- Proposed Lot 2 – 396m² with approx. frontages 13.2 m to Strathmore Street and 15.97 m to Turner Road.

The proposed reconfiguration plan is illustrated in **Appendix C**.

3 State Planning Matters

Section 2.1 of City Plan 2014 confirms that the State Planning Policy is not a relevant assessment benchmark for this development application.

Section 2.2 of the City Plan 2014 confirms that the planning scheme appropriately advances the SEQ Regional Plan. Accordingly, the regional plan is not a relevant assessment benchmark for this development application.

A review of Schedule 10 of the *Planning Regulation 2017* has also confirmed the development proposal is also not identified as triggering referral to any referral agencies.

4 Local Planning Instrument

Brisbane City Plan 2014 is the local planning instrument relevant to the assessment of this development application. The following key planning scheme matters are relevant to this site:

Site	95 Strathmore Street, Kedron QLD 4031
Zone	CRI Character Residential Zone
Neighbourhood Plan	Chermside Centre Neighbourhood Plan
Overlays	• Airport environs overlay; • Bicycle network overlay; • Critical infrastructure and movement network overlay; • Dwelling house character overlay; • Traditional building character (design) overlay; • Road hierarchy overlay; and • Streetscape hierarchy overlay.

5 Category of Development and assessment

The category of assessment for the proposed subdivision is impact assessable.

The stairs and deck at the rear of the existing dwelling house are not original elements of the building and were constructed after 1946. Accordingly, the demolition of these elements is accepted development and does not require a development permit.

6 Assessment Benchmarks

The proposed development involves impact assessable development and is therefore assessable against the entire planning scheme. However, as the proposed development only involves reconfiguring a lot, the following parts of the planning scheme are considered most relevant to the assessment of this development application:

- Strategic framework (Theme 2 and 5);
- Character Residential Zone Code;
- Chermside Centre Neighbourhood Plan Code;
- Subdivision Code;
- Infrastructure Design Code; and
- Stormwater Code.

A comprehensive assessment against the above assessment benchmarks is provided in **Appendix D**, with the exception of the infrastructure design code and the stormwater code. This assessment in **Appendix D** demonstrates that the proposed development complies with the assessment benchmarks. Conditions of approval can ensure compliance with the outcomes of the infrastructure design code and the stormwater code.

7 Development assessment fees

The relevant application fee has been determined on the 2026/2027 financial year fees and charges schedule. The development assessment fee for this application is calculated as being **\$4,500** as base fee, included up to 2 lots.

Council's application fee will be paid on receipt of the fee quote.

8 Conclusion

The assessment provided as part of this development application demonstrates that the proposed development complies with, or can be conditioned to comply with, all relevant assessment benchmarks and should therefore be approved.

In particular, the following is highlighted in relation to the proposed development:

- The proposed development is highly compliant with the relevant acceptable outcomes of the relevant planning scheme codes;
- An almost identical outcome has recently been approved on the opposite side of Turner Road at 170 Turner Road (Council approval no. A006593744).
- The proposed lot sizes and configurations are similar to numerous other lots nearby (including in the same zone and precinct). These include:
 - 88 and 90 Strathmore Street (directly adjacent to the site);
 - 47 Cremorne Street and 8 Adele Street;
 - 33 Maudsley Street and 43 Wallin Street;
 - 6 Connolly Street and 71 Strathmore Street; and
 - 68 Scott Street and 131 Clifford Street.

The proposed lot sizes are therefore consistent with the subdivision pattern of the surrounding area.

If you have any questions regarding this development application, please do not hesitate to contact the undersigned or **Anmol Chhina (Consultant)** on (07) 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M Cattoni".

Michael Cattoni

Director

+61 7 3007 3850

+61 424 604 136

mcattoni@urbis.com.au

Appendix A

DA Form 1

Appendix B

Title Search and Landowner's
consent

Appendix C

Proposed Plan

Appendix D

BCC Code Assessment