

# **TOWN PLANNING ASSESSMENT**

**Re: Proposed change to a development approval under Sect 81 PACT 2016**

**For: Extension to a multiple dwelling (patio)**

**At: 10/6 Canton Court Manly West 4179**



**KEN DREW TOWN PLANNING Pty Ltd**

**M: 0438 600 200**

**Email: [ken@kendrew.com.au](mailto:ken@kendrew.com.au)**

**Date: 9/9/26**

## **Applicant Details**

Applicant: Carmen & David James

Applicant address: c/- Ken Drew Town Planning P/L

## **Site details**

Address: 10/6 Canton Court Manly West 4179

RPD: L 10 SP 232006

Area: 176 m<sup>2</sup>

Zone: Low density residential

Neighbourhood Plan: Wynnum-Manly Neighbourhood Plan

Precinct: Not in a precinct

Sub-precinct: N/A

Existing development: The subject premises is a dwelling as part of a multiple dwelling complex comprising 18 dwellings.

## **Attachments**

Proposed drawings: WD-01A, WD-02A, WD-03A, all dated 7/5/26, SK1

Markup drawing: WD-01AB

Signed consent form

DA Form 5

RP data ownership

Photos

## **Existing approval details**

Development approval: A002072254, issued 11/12/2009

End date currency period: N/A, completed development

## **Proposed change details**

### **i) General**

The proposal is to provide a patio structure at the rear of the subject dwelling

### **ii) Development data**

Plan dimensions: 9.8 m wide x 2.1 m avge deep

Height: 2.3 m

## **Change to approved drawings**

Add patio structure

## **Change to development conditions**

Nil

## **Change to infrastructure charges**

Nil

## **Impact of the structure on neighbouring occupants**

Visual impact: The courtyard is screened from the adjoining dwelling on the western side by a boundary fence. The eastern side adjoins common property, and the southern side adjoins a service station. The western side setback is sufficient, given that the height of the structure is not excessive, and the structure will not cause overshadowing or disrupt natural light and breezes to the adjoining dwelling and its outdoor space.

Noise impact: Roofing this part of the courtyard will not result in an increase in noise impact on adjoining properties.

## **Grounds for considering the proposed change as a minor change**

The proposal does not:

- Result in a substantially different development
- Include prohibited development
- Introduce impact assessment where previously code assessment
- Introduce new grounds for assessment by a referral agency
- Introduce a new or additional referral agency

## **Grounds for considering the change to be not substantially different**

The change does not:

- Involve a new use
- Apply to a new parcel of land
- Dramatically change the built form
- Change the operation of the development from that intended
- Impact on traffic flow or transport networks
- Introduce new impacts or increase the severity of new impacts
- Remove an offset component
- Impact on infrastructure provisions
- Remove a component that is integral to the operation of the development

## **Conclusion**

The proposal would not result in a substantially different development from that proposed in the original application, and the proposed change constitutes a minor change under the Act.

The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

## Property Address

10/6 CANTON CT MANLY WEST 4179

## Parcel Details

**Lot No and Plan:** Lot 10 on SP232006

**Full Property Holding:**  
Lot 10 on SP232006

**Title Area \*:** 176 m<sup>2</sup>

**Ward:** DOBOY

**PDF Maps GRID Reference:** Map 30

\* refer NOTES below

Open Cityplan.Brisbane.qld.gov.au



## Zones

### Name

Low Density Residential Zone

### Description

The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. Refer to Part 6 in the City Plan 2014 and the Factsheets.

## Neighbourhood Plans

### Name

Wynnum-Manly neighbourhood plan

### Description

Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Wynnum-Manly neighbourhood plan code.

## Overlays

### Name

Airport environs overlay

### Description

The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.

OLS - Horizontal limitation surface boundary

OLS – Horizontal limitation surface boundary sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

Procedures for air navigation surfaces (PANS)

Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

BBS zone - Distance from airport 8-13km

BBS zone - Distance from airport 8-13km sub-categories of the Airport environs overlay.

| Name                                                            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community purposes network overlay                              | <p>The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets.</p> <p>The Community purposes network overlay includes the following sub-categories:</p> <ul style="list-style-type: none"><li>• Existing trunk park sub-category</li><li>• Existing non-trunk park sub-category</li><li>• Existing community facilities and land for community facilities sub-category</li><li>• LGIP planned land for community facilities specific location sub-category</li><li>• LGIP planned park acquisition specific location sub-category</li><li>• LGIP planned park upgrade specific location sub-category</li><li>• LGIP planned park embellishment specific location sub-category</li><li>• LGIP planned corridor park specific location sub-category</li><li>• Long term land for community facilities specific location sub-category</li><li>• Long term park specific location sub-category</li><li>• Long term corridor park specific location sub-category</li></ul> <p>Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p> |
| Critical infrastructure and movement network overlay            | <p>The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014.</p> <p>The Critical infrastructure and movement network overlay includes:</p> <ul style="list-style-type: none"><li>• Critical assets sub-category</li><li>• Critical infrastructure and movement planning area sub-category</li></ul> <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Critical infrastructure and movement planning area sub-category | <p>Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Dwelling house character overlay                                | <p>The Dwelling house character overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. Refer to Part 9 in the City Plan 2014 and the Factsheets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Industrial amenity overlay                                      | <p>The Industrial amenity overlay provides for the assessment of the suitability of development in the Industrial amenity overlay. Development within these areas is governed by the Industrial amenity overlay code. Refer to Part 8 in the City Plan 2014.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Industrial amenity investigation area sub-category              | <p>Industrial amenity investigation area sub-category of the Industrial amenity overlay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Road hierarchy overlay                                          | <p>The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets.</p> <p>The Road hierarchy overlay includes:</p> <ul style="list-style-type: none"><li>• Motorways sub-category</li><li>• Arterial roads sub-category</li><li>• Suburban roads sub-category</li><li>• District roads sub-category</li><li>• Neighbourhood roads sub-category</li><li>• Future motorway sub-category</li><li>• Future arterial road sub-category</li><li>• Future suburban road sub-category</li><li>• Future district road sub-category</li><li>• Primary freight routes sub-category</li><li>• Primary freight access sub-category</li></ul> <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p> <p>NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Name                          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Streetscape hierarchy overlay | <p>The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes:</p> <ul style="list-style-type: none"> <li>• Subtropical boulevard - in centre verge width 6m sub-category</li> <li>• Subtropical boulevard - in centre verge width 5m sub-category</li> <li>• Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category</li> <li>• Subtropical boulevard - out of centre verge width 6m sub-category</li> <li>• Subtropical boulevard - out of centre verge width 5m sub-category</li> <li>• Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category</li> <li>• Centre street major sub-category</li> <li>• Centre street minor sub-category</li> <li>• Neighbourhood street major subcategory</li> <li>• Neighbourhood street minor sub-category</li> <li>• Industrial street sub-category</li> <li>• Pathway link sub-category</li> <li>• Corner land dedication sub-category</li> <li>• Locality street subcategory</li> <li>• Laneway sub-category</li> <li>• Wildlife movement solution sub-category</li> </ul> <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.<br/>NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p> |

## Local Government Infrastructure Plan

| Name                                                                                                                              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area. | <p>The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.</p>                                                                  |
| Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 197 All networks applicable                                | <p>All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.</p> |

## Other Plans

---

**Name**

Stormwater network

**Description**

The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets.

The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items:

- Bioretention swale
- Land
- Natural channel
- Pipe (new)
- Pipe (relief drainage)
- Culvert
- Stormwater quality improvement device
- Rehabilitation
- Backflow prevention device

Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties.

For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (**this Report**). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

**NOTES**

- a) Areas shown in this Report are approximate only.
- b) Contour information shown is from Council's 2002 Contour records.
- c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
- d) A Temporary Local Planning Instrument (TLPI) may affect a particular property. TLPIs are not identified in this report. Visit the Temporary Local Planning Instrument page at [www.Brisbane.qld.gov.au](http://www.Brisbane.qld.gov.au) to confirm whether this property is included in a TLPI.
- e) Users of the information recorded in this document (the **Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

© Copyright Brisbane City Council 2026

**Local Government Authorities**

 LGA boundary

**Property boundaries holding**

 Property Holding



Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. The Digital Cadastre Database (supplied by Queensland State Government) is subject to change without notice. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

Please refer to [CityPlan.Brisbane.qld.gov.au](http://CityPlan.Brisbane.qld.gov.au) for full terms and conditions.

Cadastre ©2025 State of Queensland (Department of Resources).  
Contours ©2002 AAM Hatch Pty Ltd, Aerial Imagery ©2021 AAM Hatch Pty Ltd  
Queensland Roads and Tracks ©2021 State of Queensland (Department of Resources)

## 6 CANTON COURT MANLY WEST QLD 4179

-  3
-  2
-  1
-  4,852m<sup>2</sup>
-  3m<sup>2</sup>

Property TypeUnit: Townhouse/Villa

Owner NameBODY CORPORATE FOR MANLY VISTA COMMUNITY TITLES SCHEME 42099

Dev ZoningNOT ZONED

Land UseBuilding Units (Primary Use Only)

Lot PlanSP232006

Sale Price-

Sale Date-

Sale Type-

Owner TypeNot Available

Year Built



|               |  |                                   |  |            |  |                |  |  |
|---------------|--|-----------------------------------|--|------------|--|----------------|--|--|
|               |  |                                   |  |            |  |                |  |  |
| Property Type |  | Unit: Townhouse/Villa             |  | Sale Price |  | \$835,000      |  |  |
| Owner Name    |  | ALISON ELIZABETH BUCKLEY          |  | Sale Date  |  | 10 Feb 2026    |  |  |
| Dev Zoning    |  | NOT ZONED                         |  | Sale Type  |  | Normal Sale    |  |  |
| Land Use      |  | Building Units (Primary Use Only) |  | Owner Type |  | Owner Occupied |  |  |
| Lot Plan      |  | 9/SP232006                        |  | Year Built |  | 2010           |  |  |



|                                                                                                  |  |                                      |  |            |  |                |  |  |
|--------------------------------------------------------------------------------------------------|--|--------------------------------------|--|------------|--|----------------|--|--|
| 10/6 CANTON COURT MANLY WEST QLD 4179 (/property/10-6-canton-court-manly-west-qld-4179/15540329) |  |                                      |  |            |  |                |  |  |
|                                                                                                  |  |                                      |  |            |  |                |  |  |
| Property Type                                                                                    |  | Unit: Townhouse/Villa                |  | Sale Price |  | \$985,000      |  |  |
| Owner Name                                                                                       |  | CARMEN GADIN JAMES, DAVID JOHN JAMES |  | Sale Date  |  | 15 Dec 2025    |  |  |
| Dev Zoning                                                                                       |  | NOT ZONED                            |  | Sale Type  |  | Normal Sale    |  |  |
| Land Use                                                                                         |  | Building Units (Primary Use Only)    |  | Owner Type |  | Owner Occupied |  |  |
| Lot Plan                                                                                         |  | 10/SP232006                          |  | Year Built |  | 2010           |  |  |



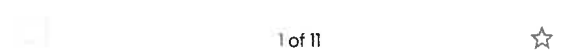
|                                                                                                  |  |                                   |  |            |  |                |  |  |
|--------------------------------------------------------------------------------------------------|--|-----------------------------------|--|------------|--|----------------|--|--|
| 11/6 CANTON COURT MANLY WEST QLD 4179 (/property/11-6-canton-court-manly-west-qld-4179/15540330) |  |                                   |  |            |  |                |  |  |
|                                                                                                  |  |                                   |  |            |  |                |  |  |
| Property Type                                                                                    |  | Unit: Townhouse/Villa             |  | Sale Price |  | \$410,000      |  |  |
| Owner Name                                                                                       |  | SHEENA FLEMING                    |  | Sale Date  |  | 11 Feb 2015    |  |  |
| Dev Zoning                                                                                       |  | NOT ZONED                         |  | Sale Type  |  | Normal Sale    |  |  |
| Land Use                                                                                         |  | Building Units (Primary Use Only) |  | Owner Type |  | Owner Occupied |  |  |
| Lot Plan                                                                                         |  | 11/SP232006                       |  | Year Built |  | 2010           |  |  |



|                                                                                                  |  |                                   |  |            |  |             |  |  |
|--------------------------------------------------------------------------------------------------|--|-----------------------------------|--|------------|--|-------------|--|--|
| 12/6 CANTON COURT MANLY WEST QLD 4179 (/property/12-6-canton-court-manly-west-qld-4179/15540331) |  |                                   |  |            |  |             |  |  |
|                                                                                                  |  |                                   |  |            |  |             |  |  |
| Property Type                                                                                    |  | Unit: Townhouse/Villa             |  | Sale Price |  | \$508,000   |  |  |
| Owner Name                                                                                       |  | PIPAT WONGWIBOONSIN               |  | Sale Date  |  | 13 Feb 2022 |  |  |
| Dev Zoning                                                                                       |  | NOT ZONED                         |  | Sale Type  |  | Normal Sale |  |  |
| Land Use                                                                                         |  | Building Units (Primary Use Only) |  | Owner Type |  | Rented      |  |  |
| Lot Plan                                                                                         |  | 12/SP232006                       |  | Year Built |  | 2010        |  |  |



|                                                                                                  |  |                                        |  |            |  |                           |  |  |
|--------------------------------------------------------------------------------------------------|--|----------------------------------------|--|------------|--|---------------------------|--|--|
| 13/6 CANTON COURT MANLY WEST QLD 4179 (/property/13-6-canton-court-manly-west-qld-4179/15540332) |  |                                        |  |            |  |                           |  |  |
|                                                                                                  |  |                                        |  |            |  |                           |  |  |
| Property Type                                                                                    |  | Unit: Townhouse/Villa                  |  | Sale Price |  | \$985,000                 |  |  |
| Owner Name                                                                                       |  | ASHLEY BROOKE WILSON, BEN LEWIS WILSON |  | Sale Date  |  | 22 Apr 2026               |  |  |
| Dev Zoning                                                                                       |  | NOT ZONED                              |  | Sale Type  |  | Pending Settlement Advice |  |  |
| Land Use                                                                                         |  | Building Units (Primary Use Only)      |  | Owner Type |  | Owner Occupied            |  |  |
| Lot Plan                                                                                         |  | 13/SP232006                            |  | Year Built |  | 2010                      |  |  |



|                                                                                                  |  |      |  |            |  |           |  |  |
|--------------------------------------------------------------------------------------------------|--|------|--|------------|--|-----------|--|--|
| 14/6 CANTON COURT MANLY WEST QLD 4179 (/property/14-6-canton-court-manly-west-qld-4179/15540333) |  |      |  |            |  |           |  |  |
|                                                                                                  |  |      |  |            |  |           |  |  |
| Property Type                                                                                    |  | Unit |  | Sale Price |  | \$424,000 |  |  |

