



Development Application under the *Planning Act 2016* for a Development Permit for Reconfiguring a Lot (1 into 3 lot subdivision) in 2 Stages on land at 16 Ulva Street, Bald Hills (Lot 1 on Registered Plan 913152) for Craig and Sarah Fitzgerald.

May 2026

PROPOSED SUBDIVISION PLANNING REPORT

16 Ulva Street, Bald Hills

Aaron Sweet

COMPANY DIRECTOR

BBltEnv (URP), Grad Dip (URP), RPIA





Document Control

Consult Planning Pty Ltd

E office@consultplanning.com.au	JOB NAME:	16 Ulva Street
W www.consultplanning.com.au	JOB NO:	24.0014
P 1300 017 540	ORIGINAL DATE OF ISSUE:	14 MAY 2026
PO Box 807 NEW FARM QLD 4005		

Document Details

Title:	Planning Report – Proposed Subdivision
Principal Author:	Aaron Sweet (Director)
Client contact:	Craig and Sarah Fitzgerald

Revision / Checking History



Version No.	Date	Issued by	
Report v1	14/05/2026		 Planning Institute Australia



Table of Contents

Report Summary	1
SECTION – 1	2
1.0 Site Location and Background Review	2
1.1 Site Details	2
1.2 Surrounding Development in the Locality	2
1.3 Site Photos	2
SECTION – 2	4
2.0 Proposal	4
2.1 Stage 1	4
2.2 Stage 2	4
2.3 Key Details	5
SECTION – 3	6
3.0 Assessment Benchmarks and Compliance	6
3.1 Referral Agencies	7
3.2 SEQ Regional Plan	8
3.3 State Planning Policy	8
3.4 Temporary Local Planning Instruments	10
3.5 Brisbane City Plan and Planning Scheme Policies	11
3.5.1 Level of Assessment	11
3.5.2 Justification Against Performance Outcomes	12
SECTION – 4	13
4.0 Recommendation and Conclusion	13



Report Summary

Table 1 – Site details	
Applicant name	Craig and Sarah Fitzgerald
Report prepared by	Aaron Sweet <i>BBlEnv (URP), Grad Dip (URP), RPIA</i>
Site address	16 Ulva Street, Bald Hills
Real Property Description [RPD]	Lot 1 on Registered Plan 913152
Site area	1500m ²
Zone and Precinct	Low Density Residential Zone [LDR]
Neighbourhood Plan and Precinct	Bracken Ridge and District Neighbourhood Plan (no precinct)
Relevant Overlays	Airport Environs Overlay: <ul style="list-style-type: none">• Obstacle Limitation Surface (OLS)• Procedures for air navigation surfaces (PANS)• BBS Zone – Distance from airport 8-13km Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay: <ul style="list-style-type: none">• Critical Infrastructure and Movement Planning Area sub-category Dwelling House Character Overlay Potential and Actual Acid Sulfate Soils Overlay Road Hierarchy Overlay <ul style="list-style-type: none">• Neighbourhood Road sub-category Streetscape Hierarchy Overlay <ul style="list-style-type: none">• Neighbourhood street minor Transport Noise Corridor Overlay

Table 2 – Aspects of development	
Type of development	Reconfiguring a Lot
Proposed use as defined by <i>Brisbane City Plan 2014</i>	Not applicable
Brief description of proposal	1 into 3 lot subdivision in 2 Stages. Stage 1 involves 1 into 2 lots and the existing Dwelling House is retained. Stage 2 involves demolition of the existing Dwelling House and 1 into 2 lots.
Referral agencies	None applicable
Specialist reports provided	Arborist Report regarding street trees
Pre-Lodgement advice/RiskSMART enquiry advice	Nil



1.0 Site Location and Background Review

1.1 Site Details

The site is located at 16 Ulva Street, Bald Hills being described as Lot 1 on Registered Plan 913152 and having an area of 1500m².

The site is currently improved by a large two storey Dwelling House, outbuildings and a swimming pool. The site has a gentle fall from the rear to the front of approximately 0.5 metres (1 in 69 metres). There is a crossfall of approximately 0.3 metres from west to east (1 in 144 metres). There are various trees located on the site however none of these are protected. A total of 6 street trees are located along the site frontage. There is a sewer main which runs through the rear of the site.

Under City Plan 2014 the site is included within the Low Density Residential Zone and is subject to a number of Overlays as identified in *Table 1* above.

1.2 Surrounding Development in the Locality

The site is located within an established Low Density Residential area and land surrounding the site is generally included within the Low Density Residential Zone [LDR]. Development in the surrounding area generally consists of detached Dwelling Houses of varying ages on varied lot sizes.

1.3 Site Photos



SUBJECT SITE 

Photo 1 – Aerial Photo (2021)

SOURCE: [HTTPS://CITYPLAN.BRISBANE.QLD.GOV.AU/EPLAN](https://cityplan.brisbane.qld.gov.au/eplan)



Photo 2 – The subject site looking south east from Ulva Street

10 MARCH 2026



Photo 3 – The subject site looking south west from Ulva Street

10 MARCH 2026



2.0 Proposal

The proposal is for Reconfiguring a Lot to create three allotments of varying sizes in 2 Stages. No earthworks are proposed other than required for construction of the relevant service connections. All roofwater will discharge to Ulva Street as a lawful point of discharge.

2.1 Stage 1

Stage 1 involves retention of the existing Dwelling House on Proposed Lot 100 which will have an area of 1100m² with a new lot proposed on the eastern portion of the lot being Proposed Lot 10 which will have an area of 400m². The existing informal driveway to Proposed Lot 10 will be formalised with a 3.0 metre wide crossover without impacting on existing street trees. Proposed Lot 100 will utilise the existing driveway on the western portion of the frontage.

The existing Dwelling House will achieve a side setback from the proposed common boundary of 1.452 metres to the wall with a setback of 0.72 metres being provided to the eave of the ground storey. The proposed setbacks comply with the National Construction Code provided the eaves, fascia and other elements located within 900mm of the boundary are made of non-combustible materials.

2.2 Stage 2

Stage 2 involves demolition of the existing Dwelling House and further subdivision of Proposed Lot 100 into 2 lots. Proposed lots 11 and 12 will each have an area of 500m². A new driveway crossover will be provided for Proposed Lot 11 without impacting on existing street trees and Lot 12 will utilise the existing crossover on the western portion of the site frontage.

A full assessment against all relevant assessment benchmarks is undertaken in Section 3.0.

Further details of the proposal are provided in *Table 3* below.



2.3 Key Details

Table 3 – Key details for reconfiguring a lot		
STAGE 1		
	Proposed Lot 10	Proposed Lot 100
Proposed lot sizes	400m ²	1100m ²
Proposed lot dimensions	11.564 metres wide x 34.59 metres average deep.	31.795 metres wide x 34.6 metres average deep.
Access arrangements/crossover	An individual driveway crossover is proposed.	The existing driveway crossover will be utilised.
Existing/Proposed built improvements	The lot will be unimproved. The existing swimming pool and carport will be demolished.	The lot will contain the existing Dwelling House to be retained.
Lawful point of discharge	Yes, kerb and channel in Ulva Street.	Yes, kerb and channel in Ulva Street.
Removal of street trees	None, all street trees will be retained along the lot frontage. Refer to the Arborist Report.	None, all street trees will be retained along the lot frontage. Refer to the Arborist Report.
Filling and/or cutting	No earthworks are proposed other for installation of services.	No earthworks are proposed other for installation of services
Current verge width	Minimum verge width of 3.75 metres complies.	Minimum verge width of 3.75 metres complies.
Width and quality of existing footpath	There is a 1.2 metre wide footpath along the site frontage which is in good repair.	There is a 1.2 metre wide footpath along the site frontage which is in good repair.
Minimum Flood levels	N/A as the site is not susceptible to flooding	N/A as the site is not susceptible to flooding
Other key detailed relevant to this development proposal	The lot is able to be provided with all required services.	The lot is able to be provided with all required services.
STAGE 2		
	Proposed Lot 11	Proposed Lot 12
Proposed lot sizes	550m ²	550m ²
Proposed lot dimensions	15.898 metres wide x 34.6 metres deep.	15.898 metres wide x 34.6 metres deep.
Access arrangements/crossover	An individual driveway crossover is proposed.	The existing driveway crossover will be utilised.



Existing/Proposed built improvements	The lot will be unimproved, the existing Dwelling House and outbuildings will be demolished.	The lot will be unimproved, the existing Dwelling House and outbuildings will be demolished.
Lawful point of discharge	Yes, kerb and channel in Ulva Street.	Yes, kerb and channel in Ulva Street.
Removal of street trees	None, all street trees will be retained along the lot frontage. Refer to the Arborist Report.	None, all street trees will be retained along the lot frontage. Refer to the Arborist Report.
Filling and/or cutting	No earthworks are proposed other for installation of services.	No earthworks are proposed other for installation of services
Current verge width	Minimum verge width of 3.75 metres complies.	Minimum verge width of 3.75 metres complies.
Width and quality of existing footpath	There is a 1.2 metre wide footpath along the site frontage which is in good repair.	There is a 1.2 metre wide footpath along the site frontage which is in good repair.
Minimum Flood levels	N/A as the site is not susceptible to flooding	N/A as the site is not susceptible to flooding
Other key detailed relevant to this development proposal	The lot is able to be provided with all required services.	The lot is able to be provided with all required services.

SECTION – 3

3.0 Assessment Benchmarks and Compliance

The applicable assessment benchmarks identified for the assessment of the proposal are included within the following documents:

- *State Development Assessment Provisions*
- *South East Queensland Regional Plan 2017*
- *State Planning Policy*
- *City Plan 2014*

Section 45(3) of the *Planning Act 2016* [the Act] states that code assessment is a bounded assessment and consideration is limited to specific requirements identified:

*“(3) A code assessment is an assessment that must be carried out only—
(a) against the assessment benchmarks in a categorising instrument for the development; and
(b) having regard to any matters prescribed by regulation for this paragraph.”*

The *Planning Regulation 2017* [Planning Reg] in section 26 prescribes the following requirements with respect to assessment benchmarks:



- “(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—*
- (a) the assessment benchmarks stated in—*
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) any temporary State planning policy applying to the premises;*
 - (b) if the local government is an infrastructure provider—the local government’s LGIP.*
- (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”*

The assessment of the proposal has been undertaken against all identified assessment benchmarks to the extent they are considered relevant to the development.

Section 60 of the Act provides the decision rules for code assessable development as follows:

- “(2) To the extent the application involves development that requires code assessment, and subject to section 62, the assessment manager, after carrying out the assessment—*
- (a) must decide to approve the application to the extent the development complies with all of the assessment benchmarks for the development; and*
 - (b) may decide to approve the application even if the development does not comply with some of the assessment benchmarks; and*
 - (c) may impose development conditions on an approval; and*
 - (d) may, to the extent the development does not comply with some or all the assessment benchmarks, decide to refuse the application only if compliance can not be achieved by imposing development conditions.”*

The proposal does not conflict with the intent of City Plan being code assessable and meets the applicable assessment benchmarks and has sufficient planning merit to warrant approval.

Assessment against the relevant assessment benchmarks is provided below and in *Appendix A*.

3.1 Referral Agencies

Sections 44 and 45 of the *Planning Act 2016* [the Act] provide that a categorising instrument may prescribe that development is prohibited development or assessable development and this is given effect by sections 19 and 20 of the *Planning Regulation 2017* [Planning Reg].

Section 19 identifies that development if stated in schedule 10 of the Planning Reg as prohibited development is prohibited. Section 20 identifies that development stated in schedules 9 and 10 is assessable development. Schedule 10 also identifies assessment benchmarks and referral agency triggers for assessable development.

An assessment of the application of schedule 10 as applicable to the proposal has identified that there are no relevant triggers.



3.2 SEQ Regional Plan

The site is included within the "Urban Footprint" under ShapingSEQ *South East Queensland Regional Plan 2023* [SEQRP] whose intent is:

"The Urban Footprint identifies land within which the region's urban development needs to 2046 can be accommodated in a way consistent with the outcomes and strategies of ShapingSEQ 2023."

The proposal is consistent with the intent for development within the Urban Footprint envisaged under the SEQRP and there are no relevant assessment benchmarks identified.

3.3 State Planning Policy

The State Planning Policy [SPP] commenced on 2 December 2013 and repeals the previous State Planning Policies. The SPP was updated in July 2017 for integration with the *Planning Act 2016*. *City Plan 2014* reflects and is fully compliant with the relevant aspects of the SPP. The interactive mapping associated with the SPP has indicated that the following State Interests are applicable to the proposal:

WATER QUALITY

- Climatic regions - stormwater management design objectives

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Local Government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Wildlife hazard buffer zone
- Aviation facility

Water Quality

The state interest intent for Water Quality is as follows:

"The environmental values and quality of Queensland waters are protected and enhanced."

The SPP provides the following triggers with respect to this State Interest:

"For receiving waters, a development application for:

- (1) a material change of use for an urban purpose that involves premises 2500 metres² or greater in size and;
 - (a) will result in six or more dwellings; or*
 - (b) will result in an impervious area greater than 25 per cent of the net developable area; or**
- (2) reconfiguring a lot for an urban purpose that involves premises 2500 metres² or greater in size and will result in six or more lots; or*
- (3) operational works for an urban purpose that involves disturbing a land area 2500 metres² or greater in size."*

The applicable assessment benchmarks are outlined as follows:

- "(1) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values arising from:
 - (a) altered stormwater quality and hydrology**



- (b) waste water
 - (c) the creation or expansion of non-tidal artificial waterways
 - (d) the release and mobilization of nutrients and sediments.
- (2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)
- (3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.”

As the proposal does not involve six or more lots there is no assessment required against this State Interest.

Natural Hazards, Risk and Resilience

The state interest intent for Natural Hazards, Risk and Resilience is as follows:

“The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community’s resilience to natural hazards.”

The SPP provides the following triggers with respect to this State Interest:

“A development application for a material change of use, reconfiguration of a lot or operational works on premises in any of the following:

- (1) bushfire prone areas
- (2) flood hazard areas
- (3) landslide hazard areas
- (4) storm tide inundation areas
- (5) erosion prone area.

The following are assessment benchmarks for this state interest in relation to the subject site:

All of the following requirements are assessment benchmarks for the development:

Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:

- (3) *Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.*

All natural hazard areas:

- (4) *Development supports and does not hinder disaster management response or recovery capacity and capabilities.*
- (5) *Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.*
- (6) *Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.*
- (7) *The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.”*

The site is not identified as being within the Flood Overlay or Bushfire Hazard Overlay under City Plan 2014 which is consistent with the State Planning Policy and therefore no further assessment is required against this State Interest.



Strategic Airports and Aviation Facilities

The state interest intent for Strategic Airports and Aviation Facilities is as follows:

“The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland’s aviation industry is supported.”

The following are the assessment benchmarks for this state interest:

“All of the following requirements are assessment benchmarks:

- (1) Development and associated activities do not create a permanent or temporary physical or transient intrusion into a strategic airport’s operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation.*
- (2) Development and associated activities do not include light sources or reflective surfaces that could distract or confuse pilots within a light restriction zone or lighting area buffer.*
- (3) Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport’s operational airspace.*
- (4) Development and associated activities do not attract wildlife or increase wildlife hazards within a wildlife hazard buffer zone.*
- (5) Development and associated activities within a building restricted area do not interfere with the function of aviation facilities.*
- (6) Development does not increase the risk to public safety within a public safety area.*
- (7) Development within the 20 ANEF contour or greater is appropriately located and designed to prevent adverse impacts from aircraft noise.”*

The proposal is fully compliant with the assessment benchmarks applicable to this state interest.

3.4 Temporary Local Planning Instruments

There are no temporary local planning instruments applicable to either the subject site or the proposed development.



3.5 Brisbane City Plan and Planning Scheme Policies

3.5.1 Level of Assessment

Table 5.6.1 provides the Level of Assessment [LOA] Table for Reconfiguring a Lot [ROL] and in Low Density Residential Zone the following trigger is applicable.

"If a reconfigured lot is:

- a. less than 300m², where any part of the lot frontage is within 200m walking distance of any part of the lot frontage of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m²; or*
- b. less than 400m², where any part of the lot frontage is greater than 200m walking distance of any part of the lot frontage of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m²; or"*

is impact assessable.

Any other reconfiguring a lot not listed above is code assessable.

As the proposal meets the minimum lot size required of 400m² the application is code assessable against the following codes:

- Subdivision Code
- Prescribed secondary codes
- Low Density Residential Zone Code

For the City Plan 2014 Overlays the applicability of these are identified in *Table 4* below.

An assessment to determine the relevant provisions applicable to the assessment of the proposal has been completed and the relevant assessment benchmarks along with a comment regarding compliance is included within *Table 4* below. A full assessment in detail of all applicable codes is included in Appendix A.

Table 4 – Applicable Codes and Compliance		
<i>Applicable Code</i>	<i>Relevance</i>	<i>Compliance</i>
Low Density Residential Zone Code	Yes	The proposal satisfies the Overall Outcomes of this Code.
Subdivision Code	Yes	The proposal satisfies the Overall Outcomes and demonstrates a high level of compliance with all relevant Acceptable Outcomes of this Code.
Bracken Ridge and District Neighbourhood Plan	Yes	The proposal complies with the Overall Outcomes however Table 7.2.2.3.3.A doesn't apply as no building work is proposed.
Airport Environs Overlay	No	<i>Not applicable to a subdivision.</i>



<i>Community Purposes Network Overlay Code</i>	No	<i>Not applicable to a small infill subdivision.</i>
<i>Critical Infrastructure and Movement Network Overlay Code</i>	No	<i>Not applicable to a subdivision.</i>
<i>Dwelling House Character Overlay</i>	No	<i>Not applicable to a subdivision. The Dwelling House to be retained complies with building setback and site coverage requirements.</i>
<i>Potential and Actual Acid Sulfate Soils Overlay</i>	No	<i>Not applicable to a subdivision.</i>
Road Hierarchy Overlay Code	Yes	The proposal satisfies the Overall Outcomes, Performance Outcomes and Acceptable Outcomes.
Streetscape Hierarchy Overlay Code	Yes	The proposal satisfies the Overall Outcomes, Performance Outcomes and Acceptable Outcomes.
<i>Transport Noise Corridor Overlay Code</i>	No	<i>Not applicable to a subdivision.</i>
Filling and Excavation Code	Yes	The proposal satisfies the Overall Outcomes and all relevant Acceptable Outcomes considering no filling or excavation is proposed other than for services.
Infrastructure Design Code	Yes	The proposal satisfies the Overall Outcomes, Performance Outcomes and Acceptable Outcomes.
<i>Landscape Work Code</i>	No	<i>Not applicable to a small infill subdivision.</i>
<i>Outdoor Lighting Code</i>	No	<i>Not applicable to a subdivision.</i>
<i>Park Planning and Design Code</i>	No	<i>Not applicable to a subdivision which does not involve the provision of parkland.</i>
Stormwater Code	Yes	The proposal satisfies the Overall Outcomes and is fully compliant with all relevant Acceptable Outcomes of this Code.
Transport, Access, Parking and Servicing Code	Yes	The proposal satisfies the Overall Outcomes, Performance Outcomes and Acceptable Outcomes.

3.5.2 Justification Against Performance Outcomes

Not applicable. The proposal is fully compliant with all Acceptable Outcomes in the applicable codes.



4.0 Recommendation and Conclusion

The proposal is for a 1 into 3 lot subdivision creating lots which meet the intent and general requirements for development in the Low Density Residential Zone. The site has access to all required urban services and the lots will be provided with connections in accordance with the relevant standards. The site is able to accommodate individual driveways to each allotment without having a detrimental impact on the retention of all existing street trees.

The application is code assessable and the proposed demonstrates compliance with all relevant assessment benchmarks. The proposal is consistent with development anticipated in the area and represents an appropriate outcome and is recommended for approval subject to reasonable and relevant conditions.

Consult Planning Pty Ltd

Email – office@consultplanning.com.au

Phone – 1300 017 540

PO Box 807
NEW FARM QLD 4005

www.consultplanning.com.au

