PACE PLANNING PTY LTD
DEVELOPMENT AND ENVIRONMENTAL CONSULTANTS

♀ Sunshine Coast
9 Panorama Ridge Road Buderim QLD 4556

♀ City of Moreton Bay
1/91 Landsborough Ave Scarborough QLD 4020

www.paceplanning.com.au
ABN 69 130 839 116



BCC DS
RECEIVED
15-OCT-2026
APPLICATION REF
A007134016

Town Planning Report

153 Baskerville Street Brighton QLD 4017

Lot 2 on SP342509

Change Development Application

Brisbane City Council

Acknowledgement of Country
Pace Planning acknowledge the Traditional Custodians of the land, and pay respect to Elders past, present and emerging.

Limitations and Document Control
Any material contained in this document remains the property of Pace Planning Pty Ltd unless otherwise indicated and is used subject to conditions. This document must be read as a whole, and any subsequent document must be read in conjunction with this document. The document supersedes all previous draft or interim documents before the date of this document. This document has not and will not be updated for events or transactions occurring after the date of the document or any other matters that might have a material effect on its contents or are evident after the date of the document. This has been prepared for the purpose outlined in this document and no responsibility is accepted for the use of this document in whole or in part for any other purpose.

Any third party who receives a draft or a copy of this document (or any part of it) or discusses it or any related matter does so on the basis that they acknowledge and accept that they may not rely on this document, nor any related information or advice given for any purpose whatsoever. Pace Planning Pty Ltd accepts no responsibility for damages of any third party from any decisions made or actions based on this document or incomplete or inaccurate data or information supplied by others.

Uncontrolled When Printed

Reference	Rev	Author	Date Issue
0410CDA131026	A	Brooke Wildin	15/10/2026



Brooke Wildin B.Sc(AES), MURP
Principal Town Planner

CONTENTS PAGE

1.0 INTRODUCTION 1
1.1 Applicant Details 1

2.0 PROJECT SITE 1
2.1 Site Details and Surrounding Characteristics 1
2.2 Site Development History 2

3.0 DEVELOPMENT PROPOSAL 3
3.1 Infrastructure Details 5

4.0 FRAMEWORK FOR ASSESSMENT 6
4.1 State Instrument 6
4.2 Local Government Instrument 7

5.0 CHANGE APPLICATION 9

6.0 ASSESSMENT BENCHMARKS 10

7.0 CONCLUSION 12

LIST OF TABLES
Table 1 – Applicant Summary 1
Table 2 – Property Details Summary 2
Table 3 – Relevant Site History Summary 3
Table 4 – Supporting Information Summary 5
Table 5 – State Instrument Summary 6
Table 6 – Local Government Instrument Summary. 7
Table 7 – Assessment Summary 10

LIST OF FIGURES
Figure 1 – Site Locality Plan 1:1,500 (Extract QLD Globe) 2
Figure 2 – Approved Plan 1:1,500 (Extract A006866634) 3
Figure 3 – Walking Distance to Neighbourhood Centre Zone (Extract BCC ePlan) 4
Figure 4 – Plan of Development (Extract KM Surveys – 26082-PP Rev A, 09/10/26) 5

APPENDICES
Appendix A – Change Representations
Appendix B – Subdivision Code (9.4.10) Assessment

1.0 INTRODUCTION

This Town Planning report provides supporting information for change (other) application to approved development application (council ref. A006866634) for Reconfiguring a Lot (1 lot into 2 lots) at 153 Baskerville Street Brighton QLD 4017 described as Lot 2 on SP342509 (development site). The change seeks approval for Reconfiguring a Lot (1 lot into 3 lots) and associated Operational Works (earthworks). The proposal responds in part to Council's More Homes, Sooner amendments to *City Plan 2014* (v37 - 18/09/26) by facilitating additional housing supply within 300m walking distance of the nearby Neighbourhood Centre. This report should be read in conjunction with the development application documents and supporting reports, plans and information.

1.1 Applicant Details

A summary of the applicant details is included in Table 1.

Table 1 – Applicant Summary

Detail	Information
Name	Pace Planning Pty Ltd
Address	9 Panorama Ridge Road, Buderim, Queensland 4556
Contact	Brooke Wildin
Phone	0417 696 110
Email	brooke@paceplanning.com.au

2.0 PROJECT SITE

2.1 Site Details and Surrounding Characteristics

The subject site is located at 153 Baskerville Street Brighton QLD 4017 (2SP342509) with direct frontage to a council (designated as District Road) controlled road of approximately 26m along the Southern portion of the lot. Total lot size is 1,437 m^2 that is generally rectangular in configuration with a side boundary depth of approximately 57m. The Site is currently improved with a dwelling house and associated structures, including a carport and outbuildings. The site topography from the south boundary gently slopes towards the North from approximately 9m to 8m AHD. The property and lots to the North, East and West and within the Low Density Residential Zone under the *Brisbane City Plan 2014* and is situated within an established residential uses area. The site is adjacent to Peace Park that is part of the Sandgate Third Lagoon Reserve separated by the Baskerville Street corridor.

The site is well connected to local amenities and facilities and approximately 280m walking distance to a designated Neighbourhood centre zone for local shops on the corner of Baskerville and Nathan Street. Local parks and recreational open space areas are also located nearby including Wakefield Park, Apex Park and Cooper Memorial Park and the Sandgate-Brighton Foreshore that are within 1.9km. The site is well connected to active transport networks and public transport options including bus services along Baskerville Steet (TransLink Stop ID 010558) located approximately 150m and Sandgate train station approximately 2.8 kilometres from the site. Nearby health and education facilities include Nashville State School (350m), Sacred Heart (2.0km), Brighton State School (2.1km), and the Redcliffe Hospital (12.1km). A summary of the site and characteristics is presented in Table 2.

Table 2 – Property Details Summary

Detail	Information
Site Address	153 Baskerville Street Brighton QLD 4017
RPD	2SP342509
Site Area	1,437m^2
Local Government	Brisbane City Council (BCC)
Zone	Low Density Residential Zone (LDR)
Neighbourhood Plan	Sandgate District Neighbourhood Plan
Overlays	• Airport Environs • Bicycle Network • Bushfire • Community Purposes • Critical Infrastructure and Movement Network • Dwelling House Character • Potential and Actual Acid Sulfate Soils • Road Hierarchy • Streetscape Hierarchy
Easements and Covenants	None Recorded
Tenure	Freehold
Existing Structures	Improved with dwelling house, shed and associated domestic structures



Figure 1 – Site Locality Plan 1:1,500 (Extract QLD Globe)

2.2 Site Development History

Brisbane City Council approved development application A006866634 with conditions on 16 January 2026 for Reconfiguring a Lot (1 lot into 2 lots) at the site. That approval forms the base approval to which this change application relates. An extract of the approved plan of development is presented as Figure 2.

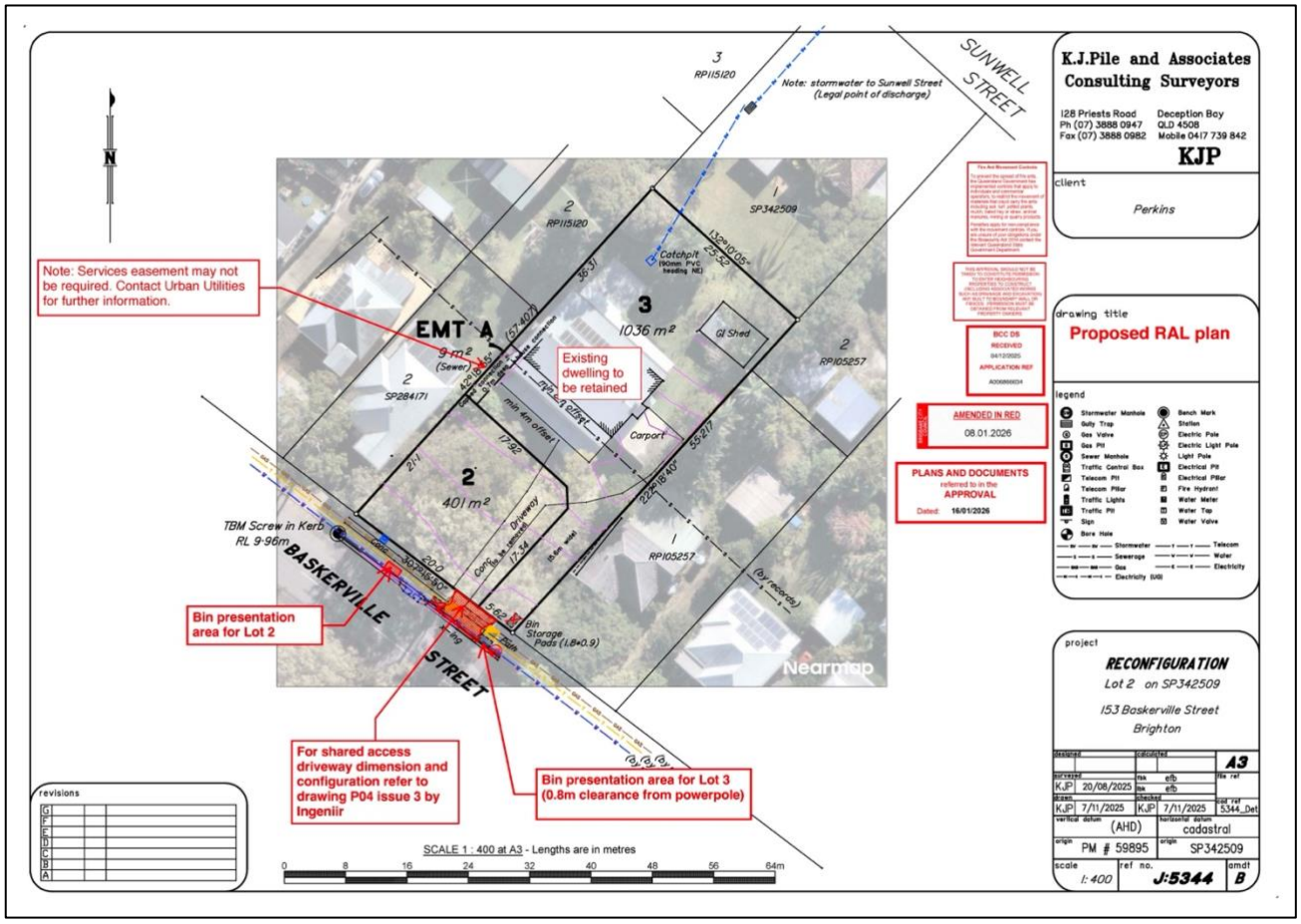


Figure 2 – Approved Plan 1:1,500 (Extract A006866634)

Relevant development application history of site includes preliminary approvals, variation approvals, pre-lodgement meetings, or any relevant development approvals publicly available on BCC Developmenti is summarised in Table 3.

Table 3 – Relevant Site History Summary

Reference	Information
A006866634	Reconfigure a Lot (1 lot into 2 Lots – Subdivision) Approved (with conditions) 16/01/2026.
A006395757	Plan Sealing - Standard Format Plan, decided (Approved) 28/11/2023.
A006305069	Reconfigure a Lot (Boundary Realignment – 18 Sunwell St) Decided (Approved) 30/08/2023.

3.0 DEVELOPMENT PROPOSAL

This change application is made under Section 78 the *Planning Act 2016* to Brisbane City Council as the responsible entity. Change application is specific to approved development application (council ref. A006866634) for Reconfiguring a Lot (1 lot into 2 lots) changed to 1 lot into 3 lots and operational works in response by part to include.

- The change retains the fundamental nature of the approval as a residential reconfiguration while modifying the approved one-into-two subdivision to a one-into-three layout. It represents a modest increase of one additional residential lot and retains the existing dwelling on proposed Lot 3.

- The resulting configuration provides two street-fronting lots capable of accommodating residential uses while the larger rear lot contains the established dwelling and associated structures.
- An increase in the maximum relating wall height from 1.0m to a maximum height of 1.4m to facilitate stormwater on proposed lots 1 and 2 to be directed to a lawful point if discharge in Baskerville Street.
- The proposal makes efficient use of serviced urban land without requiring a new road or materially changing the established residential use of the site. Safe and convenient access to Baskerville Street is maintained, including an access easement serving the rear lot, with detailed servicing, stormwater and access requirements able to be addressed through updated approval conditions and subsequent development permits.
- Application is responsive to recent Councils More Homes, Sooner amendments associated with *City Plan 2014* (version 37) where a minimum lot size of 300m^2 would extend the relevant centre-zone walking-distance threshold from 200m to 300m to facilitate housing supply in the Low Density Residential Zone. The site is approximately 280m walking distance (Figure 3) from the designated Neighbourhood Centre zoned land containing a local shopping uses at the corner of Baskerville and Nathan Streets. This proximity provides convenient access to everyday services and supports a modest increase in housing supply in an area with a high level of connectivity to facilities and amenities.



Figure 3 – Walking Distance to Neighbourhood Centre Zone (Extract BCC ePlan)

Plan of development (Figure 4) proposes:

- Lot 1 proposed vacant lot area of 300m^2
- Lot 2 proposed vacant lot area of 380m^2
- Lot 3 proposed lot area of 757m^2 that retains the dwelling house and improvements
- Easement A (94m^2) for the purpose of access and services that burdens Lot 2 and benefits Lot 3.
- Easement B (4m^2) for the purpose of sewer that burdens Lot 3.
- Easement C (4m^2) for the purpose of sewer that burdens Lot 3.

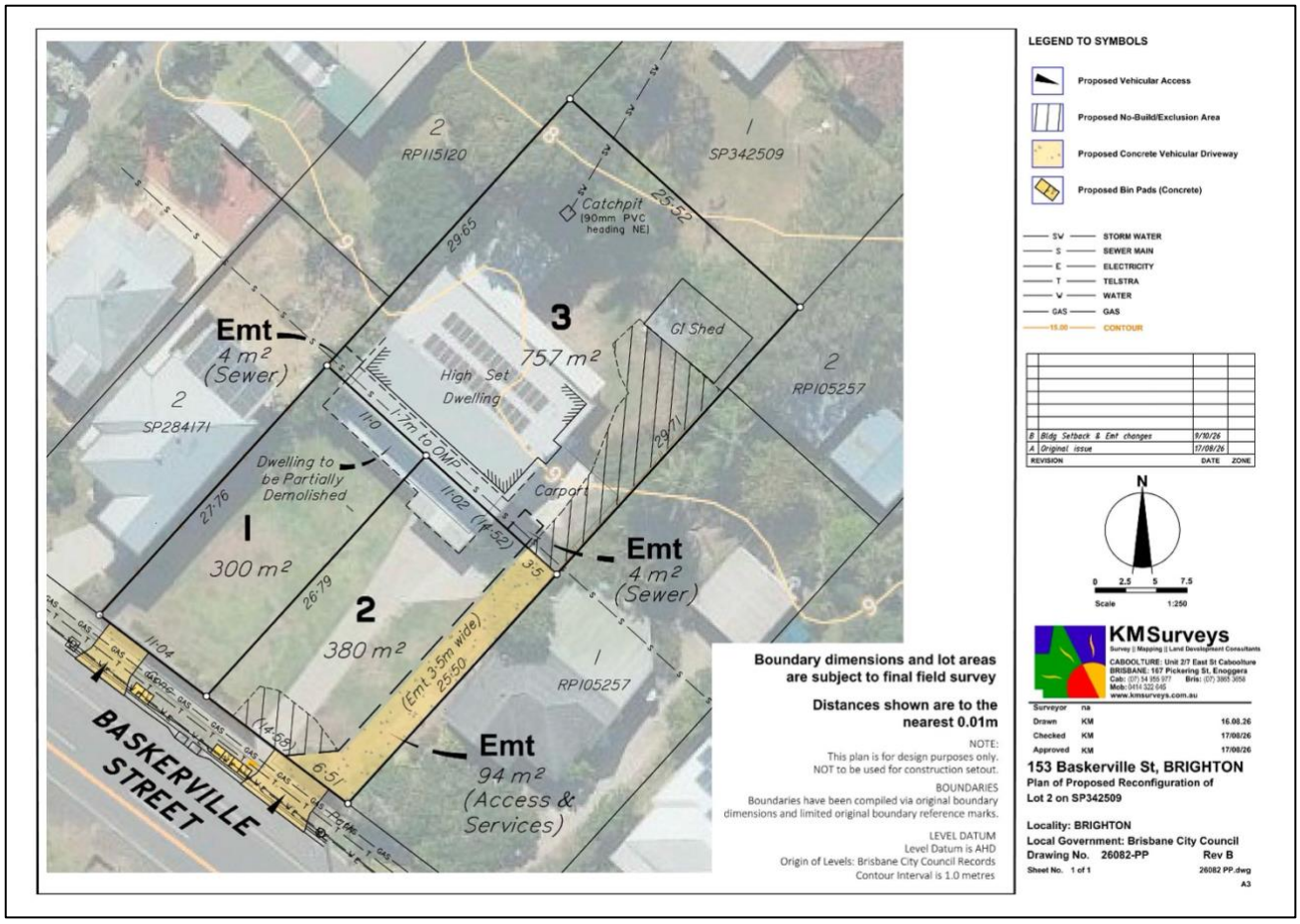


Figure 4 – Plan of Development (Extract KM Surveys – 26082-PP Rev B 09/10/26)

Change development proposal details are included in supporting information to assist in assessing the application are summarised in Table 4.

Table 4 – Supporting Information Summary

Detail	Consultant/Proponent	Document	Rev	Date
Plan of Development	KM Surveys	26082-PP	B	09/10/26
Engineering	Ingeniir	253405	2	01/10/26
Traffic Assessment	Velocity Traffic Engineering	153 Baskerville	A	13/10/26
BCC ESC Assessment	Pace Planning Pty Ltd	CA2085	-	08/10/26
Current Title Search	Titles QLD	51357488	-	23/09/25
Owners Consent	Archer William Property Pty Ltd	-	-	15/10/26
Development Application	Pace Planning Pty Ltd	DA Form 1	1.6	08/10/26
Development Application	Pace Planning Pty Ltd	DA Form 5	1.2	08/10/26

3.1 Infrastructure Details

The site is recorded inside the local government priority infrastructure area and recorded to have access to reticulated supply of sewer, gas, electricity, and telecommunications and stormwater infrastructure. A preliminary enquiry recorded responses from the following service providers and asset owners:

- APA Group Gas Network
- Brisbane City Council
- Energex
- NBN Co QLD
- Queensland Urban Utilities
- Telstra QLD South-East

Lot layout and is responsive to utilise the existing network infrastructure with details provided in the supporting information including plan of development.

The application includes development that is subject to *Brisbane Charges Resolution (No.15) 2026*. Development is comprised of one (1) current existing allotment and an assessment of the Resolution has been undertaken that confirms a demand credit should be allocated from any adopted charges for existing use when calculating the necessary infrastructure charges.

4.0 FRAMEWORK FOR ASSESSMENT

Pursuant to the *Planning Act 2016* a development application is to be assessed against the assessment benchmarks prescribed by the *Planning Regulation 2017* and any other relevant instruments. The statutory framework for assessment of the development may include:

- *Planning Regulation 2017*
- *State Planning Policy 2017*
- Southeast Queensland Regional Plan (*Shaping SEQ 2023*)
- The planning scheme for the relevant local government area
- Any applicable Temporary Local Planning Instrument (TLPI)

4.1 State Instrument

The *Planning Regulation 2017* prescribes assessment benchmarks for a development application which are additional or alternative to the assessment benchmarks contained in local governments planning scheme. Assessment benchmarks and applicable extracts from the QLD development assessment mapping system are summarised in Table 5.

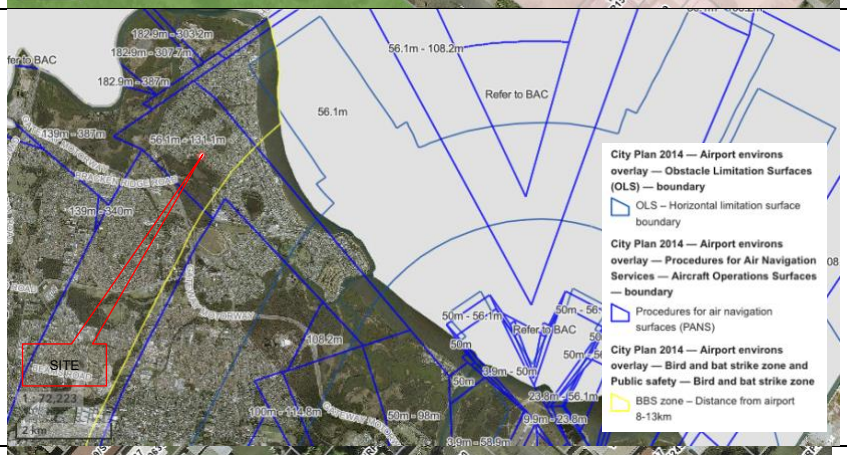
Table 5 – State Instrument Summary

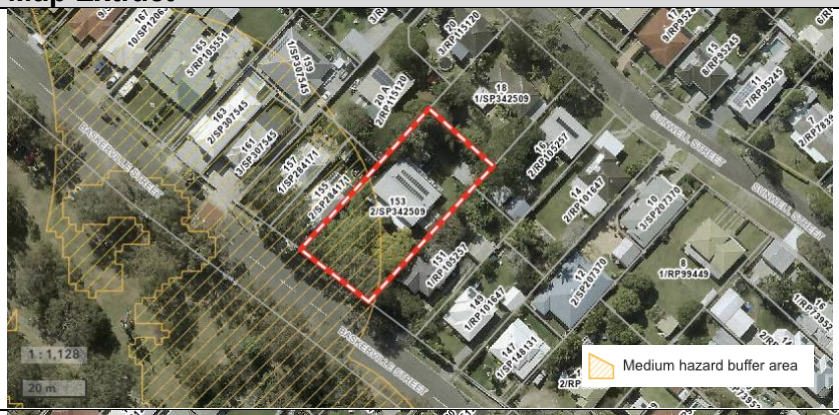
Detail	Map Extract
State Matters of Interest by Lot	State Assessment and Referral Agency (SARA) State Matters of Interest includes: • SEQ Regional Plan – Urban Footprint. Development is consistent with the policies of the SEQ regional plan. • Water resource planning area boundaries. Development does not compromise the management or security of water resources.
State Planning Policy 2017 Part E	State Planning Policy (SPP) matters of interest include: • Natural hazards risk and resilience - Local Government flood mapping area & Bushfire prone area • Strategic Airports and Aviation Facilities – Obstacle limitation surface areas, Wildlife hazard buffer zone & Aviation Facility It is considered that the development sites state planning policy matters of interest are appropriately integrated into the City Plan 2014 (Part 2) and relevant overlays.
Planning Regulation 2017 Schedule 10	A review of Schedule 10 confirms development requires no referral to State Assessment and Referral Agency (SARA).

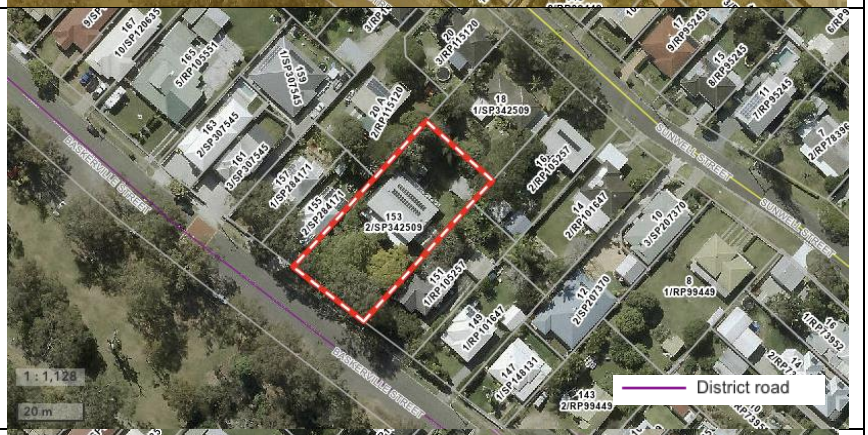
4.2 Local Government Instrument

Local Government Instrument *Brisbane City Council City Plan 2014* Amendment No. 37 (18 September 2026) and relevant mapping was utilised to define assessment benchmarks and applicable zone and overlays. Relevant details are summarised in Table 6 including extracts from site report.

Table 6 – Local Government Instrument Summary.

Detail	Map Extract
Zone: Low density residential (LDR)	
Airport Environs Overlay: - OLS Horizontal Limitation Surface - Procedures for Air Navigation Surfaces (PANS) - BBS Zone distance from airport 8-13km	
Bicycle Network Overlay: - Secondary Cycle Route	

Detail	Map Extract
Bushfire Overlay - Medium Hazard Buffer	
Community Purpose Network Overlay - Trunk Park	
Critical Infrastructure and Movement Network Overlay: - Critical infrastructure and movement planning area sub-category - Interim Critical Routes	
Dwelling House Character Overlay: - Dwelling House Character	

Detail	Map Extract
Potential and Actual Acid Sulfate Soils - Land above 5m AHD and below 20m AHD Subcategory	
Road Hierarchy Overlay: - District Road	
Streetscape Hierarchy Overlay: - Neighbourhood Street Minor	

5.0 CHANGE APPLICATION

The changes to the development permit and its approved plans are considered a change application under Schedule 2 of the *Planning Act 2016*. Proposed changes to the approval will result in a development that will require public notification but does not include prohibited development, is not referred to an extra referral agency or a referral agency regarding another matter. An assessment against approved Development Application (council ref. A006866634) for Reconfiguring a Lot (1 lot into 2 lots) and Schedule 1.4 of the Development Assessment Rules (v3.0) confirms the following:

a) The change does not alter the residential use of the site or the development type, which remains Reconfiguring a Lot; it changes the approved yield from two lots to three lots.
b) The changes do not seek to introduce or include a new parcel of land.
c) The changes do not seek to dramatically alter the built form.
d) Application would not change the ability of the proposed development to operate as intended.
e) The changes do not remove a component that is integral to the operation of the development;

f) The changes do not propose to significantly impact on traffic flows and transport network to the site.
g) The changes will not introduce new impacts or increase the severity of known impacts.
h) Does not require a social impact assessment
i) The changes do not remove any incentive or offset components of the approval.
j) No changes or negative impacts to infrastructure provisions are proposed.

On this basis the application is required to be assessed in accordance with section 82 of the *Planning Act 2016* as a change (other) application.

The proposed change representations are set out in Appendix A.

6.0 ASSESSMENT BENCHMARKS

The *Brisbane City Plan 2014* table of assessment (Planning Scheme 5.6.1) identifies development is Impact assessable where Reconfiguration of a Lot less than less than 300m^2 where any part of the lot frontage is within 300m 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 2,000m^2. Assessment benchmarks prescribe assessment against The Planning Scheme including:

- Subdivision Code
- Low Density Residential Zone Code
- Prescribed Secondary Code

Development does propose lot areas that are not below the 300m^2 criteria outlined in the table of assessment. However, the site is approximately 280m walking distance from the designated Neighbourhood Centre zoned land (lots 159 and 155 on RP133767) with a total lot area of 1,118m^2. On the basis the designated centre zoned area is 882m^2 less than the 2,000m^2 area criteria prescribed in the table of assessment (5.6.1) the development is subject to impact assessment.

In accordance with Part 5.3.3 of the Planning Scheme development must be assessed against all of the assessment benchmarks identified for assessable development and requirements for accepted development and have regard to the whole of the planning scheme to the extent relevant and section 30 of the *Planning Regulations 2017*. Where the assessment summary is reserved in relation to an assessable element the development complies with that relevant assessment criteria and no further assessment is provided in Table 7.

Table 7 – Assessment Summary

Planning Scheme	Assessment
Strategic Framework	Development is consistent with the policy intent of the scheme to support a compact urban form and the efficient use of serviced land within the Urban Footprint. It provides one additional detached-housing lot close to local shops, public transport, recreational open space and active transport networks while retaining the established residential use and existing dwelling. The modest increase in housing supply is consistent with the strategic intent for well-located infill development.
6.2.1.1 Low Density Residential Zone Code	The revised layout provides two street-fronting lots of approximately 300m^2 and 380m^2 and a 757m^2 rear lot retaining the existing dwelling and domestic structures. The proposal maintains detached-housing outcomes and does not introduce a new road. The street-fronting lots sizes, their configuration and proximity to services support the additional lot. Development achieves the Planning Scheme minimum 300m centre catchment walking distance criteria.
7.2.119.1 Sandgate District Neighbourhood Plan Code	Development is of a height, scale and form that achieves the intended outcome for the precinct and contributes to a cohesive streetscape and built form character to comply with the overall outcomes of the code. The site is not recorded with any precinct or sub precinct and PO1 - PO22 are not applicable.

Planning Scheme	Assessment
8.2.2 Airport Environs Overlay Code	Table 5.10.2 of City Plan 2014 records no triggers or assessment benchmarks applicable for the reconfiguration of a lot. Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace.
8.2.3 Bicycle Network Overlay Code	Development retains connectivity to the existing secondary cycle route bicycle network along Baskerville Rd. Development complies or can be conditioned to comply with the purpose, overall outcomes and performance outcomes or acceptable outcomes of the code.
8.2.5 Bushfire Overlay	Application is responsive to ensure development maintains the safety of people and property by not exposing them to an unacceptable risk from bushfire. Site has a managed road reserve associated with Baskerville Street and adjacent modified landscape associated with a managed parkland (Sandgate Third Lagoon Reserve) and maintained grassland. Lots have access to reticulated water supply and development complies with Section C (PO15 - PO19) of the Bushfire overlay code.
8.2.8.A Community Purposes Network Overlay	Site in not recorded in the community purposes network overlay does not compromise parks or connectivity shown on the overlay mapping. Development complies or can be conditioned to comply with the purpose, overall outcomes and performance outcomes or acceptable outcomes of the code.
8.2.9 Critical Infrastructure and Movement Network Overlay	Table 5.10.8 of City Plan 2014 records no triggers or assessment benchmarks applicable for the reconfiguration of a lot. Reconfiguration of a lot does not alter the interim critical routes for infrastructure and utilises connectivity to the existing movement networks along Baskerville Rd.
8.2.15 Potential and Actual Acid Sulfate Soils Overlay	Application does not involve operational works below 5m AHD equal to or greater than 500m^3, filling equal to or greater than 0.5m average depth; or excavation equal to or greater than 100m^3 outlined in Table 5.10.15 and no further assessment is provided.
8.2.18 Road Hierarchy Overlay Code	Reconfiguration of a lot maintains proposes new crossovers to the recorded District Road to provide access to the proposed lots. It is proposed that a shared access be provided to lots 2 and 3 and vehicle access is provided to each lot that can be constructed or maintained to an engineering standard to have no significant impact on the safety, efficiency, function, convenience of use or capacity of Baskerville Street. Development complies or can be conditioned to comply with the purpose, overall outcomes and performance outcomes or acceptable outcomes of the code.
8.2.20 Streetscape Hierarchy Overlay Code	Site is recorded as a Neighbourhood Street (minor) in the Streetscape Hierarchy mapping and development retains some existing streetscape characteristics including the exiting dwelling house. Development complies or can be conditioned to comply with the purpose, overall outcomes and performance outcomes or acceptable outcomes of the code.
9.4.10 Subdivision Code	Development achieves the purpose, overall outcomes and performance outcomes or acceptable outcomes of the Subdivision Code with further assessment provided as Appendix B.

Planning Scheme	Assessment
Prescribed Secondary Codes (Table 5.3.5.1 – Subdivision Code)	Development complies or can be conditioned to comply with the purpose, overall outcomes, performance outcomes or the acceptable outcomes for the relevant secondary codes. **- 9.3.17 Park Planning and Design Code.** Not Applicable. **- 9.4.3 Filling and Excavation Code.** Development proposes filling or excavation resulting an increase in depth or height of the ground level or finished design level from an approved 1.0m to a maximum 1.4m to facilitate the direction of stormwater to a lawful point of discharge. **- 9.4.4 Infrastructure Design Code.** Proposal provides details of safe and efficient connectivity to enhance or retain existing infrastructure. **- 9.4.5 Landscape Code**. Development can be conditioned to ensure any Landscaping is appropriate to the planting environment, climate and development setting, long-term performance, and balances the intended form and scale of the development. **- 9.4.7 Outdoor Lighting Code.** Application can be conditioned to efficiently light a desired area while minimising the adverse impacts of spill lighting on adjoining use and outdoor lighting does not create an adverse impact on the behaviour of native fauna. **- 9.4.9 Stormwater Code.** Supporting information demonstrates stormwater management systems designed to an engineering standard that do not result in an actionable nuisance and stormwater can be directed to a lawful point of discharge. Development proposes to utilise the exiting stormwater infrastructure and improvements that are directed to downstream property 18 Sunwell St Brighton (1SP342509) directed to an existing lawful point of discharge in Sunwell St. Engineering design includes minor earthworks and design to ensure stormwater with the proposed vacant lot (Lots 1 and 2) is entirely directed to a lawful point of discharge in Baskerville Street to ensure non worsening of stormwater discharge. **- 9.4.11 Transport, Access, Parking and Servicing Code.** Engineering design is responsive to facilitate access, circulation and parking for all relevant transport modes, including walking, cycling and public transport relevant to the nature of the development and its location in relation to the transport network. **- 9.4.12 Wastewater Code.** Site is serviced by existing reticulated sewer that traverses the site and can service lots in accordance with infrastructure providers requirements.

7.0 CONCLUSION

The change development application for reconfiguration of a lot from 1 lot into 2 lot changed to 1 lot into 3 lots by subdivision and operational works demonstrates.

- The development does not compromise any matters of State Interest and complies with the State Planning Regulatory Provisions and State Planning Policies.
- Development is consistent with the policy intent of the scheme and strategic framework.
- The development achieves the purpose, overall outcomes and performance outcomes or acceptable outcomes of the Subdivision Code, Low Density Residential zone code, Overlay codes and relevant development codes.
- The proposal provides a positive consistent use for infill development in the Low Density Residential zone and Sandgate District neighbourhood plan area whilst retaining the existing dwelling house and some improvements.
- Councils *More Homes, Sooner* amendments associated with current City Plan 2014 (version 37) that extends the centre-zone walking-distance threshold from 200m to 300m for small lots providing strategic intent and support for the proposed street-fronting lots and increased housing supply.
- Development application demonstrates compliance with the relevant codes or that it can comply with relevant and reasonably required conditions.

On this basis it is requested that Brisbane City Council consider representations for a Change to Development Application (council ref. A006866634) for Reconfiguring a Lot (1 lot into 3 lots) and Operational Works (Earthworks) at 153 Baskerville Street Brighton QLD 4017 described as Lot 2 on SP342509.

Appendix A – Change Representations

Change Representations - Decision Notice A006866634

DESCRIPTION OF THE DEVELOPMENT
Aspect of Development: DA - PA - Reconfiguring a Lot (ref DARL468262725)
Nature Application: Development Permit
Activity: Subdivision of Land
Description of Proposal: Reconfiguring a Lot (1 into 3 ~~2~~) and Operational works (Earthworks)

Decision Notice A006866634	**Change Representations**	**Basis of Change**
Condition 1. Building Envelope Plan Notify all prospective purchasers of the site(s) that a 'Building Envelope Plan' has been approved over proposed Lot 2 in accordance with the APPROVED DRAWINGS AND DOCUMENTS and 'Proposed Site Layout', Sheet P04 Issue 2, received by Council on 04/12/2025 and amended in red 08/01/2026. No part of any building or structure (including but not limited to swimming pools, tennis courts, retaining walls, tanks), no facilities associated with the development, no open space, no recreation areas, no landscaping, must be located on any part of the site outside the approved Development Footprint Plan whether for temporary, short-term or long-term periods unless in accordance with this approval or subsequent approvals. Timing: At all times	Condition 1. Building Envelope Plan Notify all prospective purchasers of the site(s) that a 'Building Envelope Plan' has been approved over proposed Lot 1 and Lot 2 in accordance with the APPROVED DRAWINGS AND DOCUMENTS ~~and 'Proposed Site Layout', Sheet P04 Issue 2, received by Council on 04/12/2025 and amended in red 08/01/2026~~. No part of any building or structure (including but not limited to swimming pools, tennis courts, retaining walls, tanks), no facilities associated with the development, no open space, no recreation areas, no landscaping, must be located on any part of the site outside the approved Development Footprint Plan whether for temporary, short-term or long-term periods unless in accordance with this approval or subsequent approvals. Timing: At all times	Condition refers to superseded approved drawings and documents.
Condition 11. Filling and/or Excavation (Minor) Filling and/or excavation works on the site must be generally in accordance with the proposed earthworks layout plan PO7 issue 3 and sections PO8 issue 3 dated 01.12.2025 and prepared by ingeniir (as amended in red by Council) and the relevant Brisbane Planning Scheme Codes. Prior to Council's notation on the plan of subdivision 11(a) Prepare Earthworks Drawings Earthworks drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes. The drawings must include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished levels;	Condition 11. Filling and/or Excavation (Minor) Filling and/or excavation works on the site must be generally in accordance with the APPROVED DRAWINGS AND DOCUMENTS ~~the proposed earthworks layout plan PO7 issue 3 and sections PO8 issue 3 dated 01.12.2025 and prepared by ingeniir (as amended in red by Council)~~ and the relevant Brisbane Planning Scheme Codes. Prior to Council's notation on the plan of subdivision 11(a) Prepare Earthworks Drawings Earthworks drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes. The drawings must include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished levels;	Condition refers to superseded approved drawings and documents.

Decision Notice A006866634	Change Representations	Basis of Change
- The existing and future finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties); - maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary - preservation of all drainage structures from the effects of structural loading generated by the earthworks - protection of adjoining properties and roads from adverse impacts as a result of proposed works. - That all vehicles exiting the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Note: The Earthworks drawings are not required to be submitted for Council approval. Timing: Prior to site/operational work commencing. 11(b) Implement and Maintain the Earthworks Carry out and maintain the earthworks in accordance with the requirements of AS3798 and the certified drawings. All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials. Fill material, placement, compaction and testing must comply with the requirements of Australian Standard AS3798, Guidelines on Earthworks for Commercial and Residential Developments. Note: A copy of the certified Earthworks Drawings must be available on- site for inspection by Council Officers during these works. Timing: Prior to Council's notation on the plan of subdivision. 11(c) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared by a Registered Surveyor (Qld). Timing: Prior to Council's notation on the plan of subdivision. 11(d) Submit Certification	- The existing and future finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties); - maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary - preservation of all drainage structures from the effects of structural loading generated by the earthworks - protection of adjoining properties and roads from adverse impacts as a result of proposed works. - That all vehicles exiting the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Note: The Earthworks drawings are not required to be submitted for Council approval. Timing: Prior to site/operational work commencing. 11(b) Implement and Maintain the Earthworks Carry out and maintain the earthworks in accordance with the requirements of AS3798 and the certified drawings. All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials. Fill material, placement, compaction and testing must comply with the requirements of Australian Standard AS3798, Guidelines on Earthworks for Commercial and Residential Developments. Note: A copy of the certified Earthworks Drawings must be available on- site for inspection by Council Officers during these works. Timing: Prior to Council's notation on the plan of subdivision. 11(c) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared by a Registered Surveyor (Qld). Timing: Prior to Council's notation on the plan of subdivision. 11(d) Submit Certification	

Decision Notice A006866634	Change Representations	Basis of Change
Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with certified earthworks drawings. Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798. Timing: Prior to Council's notation on the plan of subdivision.	Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with certified earthworks drawings. Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798. Timing: Prior to Council's notation on the plan of subdivision.	
Condition 16. On Site Drainage - Minor Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to : "a lawful point of discharge" being the kerb and channel to Baskerville Street for proposed Lot 2 and to the existing soakage pit retained to continue to service the existing house in proposed Lot 3, generally as shown on Drawing Nos. PO6 Issue 3 and PO7 Issue 3 (as marked in red by Council) NOTE: - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. - Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m2 with an upstream catchment servicing no more than 4 residential lots. - Where external works are required and infrastructure will be handed over to Council(e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request a Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Councils Infrastructure Installation & Construction Requirements Manual.	Condition 16. On Site Drainage - Minor Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to : "a lawful point of discharge" being the kerb and channel to Baskerville Street for proposed Lot 1 and Lot 2 and to the existing soakage pit retained to continue to service the existing house in proposed Lot 3, generally as shown on APPROVED DRAWINGS AND DOCUMENTS ~~Drawing Nos. PO6 Issue 3 and PO7 Issue 3 (as marked in red by Council)~~ NOTE: - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. - Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m2 with an upstream catchment servicing no more than 4 residential lots. - Where external works are required and infrastructure will be handed over to Council(e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request a Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Councils Infrastructure Installation & Construction Requirements Manual.	Condition refers to superseded approved drawings and documents.

<table>
<tr><th>Decision Notice A006866634</th><th>Change Representations</th><th>Basis of Change</th></tr>
<tr><td>- Guidance for requesting a pre-start and co- ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post- approval/on-and-off-maintenance-approvals)
Prior to Council's notation on the plan of subdivision
16(a) Submit As Constructed Drawings
Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultant (where applicable).
Timing: Prior to Council's notation on the plan of subdivision.</td><td>- Guidance for requesting a pre-start and co- ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post- approval/on-and-off-maintenance-approvals)
Prior to Council's notation on the plan of subdivision
16(a) Submit As Constructed Drawings
Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultant (where applicable).
Timing: Prior to Council's notation on the plan of subdivision.</td><td></td></tr>
<tr><td>Drawings and Documents
The term 'drawings and documents' or similar expressions mean:
<table>
<tr><th>Drawing or Document</th><th>Number</th><th>Plan Date</th></tr>
<tr><td>Proposed RAL Plan</td><td>J:5344 Ref B (Amended In Red 08-JAN-2026)</td><td>04-DEC-2025 (Received)</td></tr>
<tr><td>Proposed Site Layout</td><td>Sheet P04 Issue 3 (Amended In Red 08-JAN-2026)</td><td>04-DEC-2025 (Received)</td></tr>
<tr><td>Proposed Stormwater and Site Level Layout</td><td>Sheet P06 Issue 3 (Amended In Red 08-JAN-2026)</td><td>04-DEC-2025 (Received)</td></tr>
<tr><td>Proposed Earthworks Plan</td><td>Sheet P07 Issue 3 (Amended In Red 08-JAN-2026)</td><td>04-DEC-2025 (Received)</td></tr>
<tr><td>Concept Plan - Earthworks Sections</td><td>Sheet P08 Issue 3 (Amended In Red 08-JAN-2026)</td><td>04-DEC-2025 (Received)</td></tr>
</table></td><td>Drawings and Documents
The term 'drawings and documents' or similar expressions mean:
<table>
<tr><th>Drawing or Document</th><th>Number</th><th>Plan Date</th></tr>
<tr><td>Proposed RAL Plan</td><td>26082-PPJ~~:5344~~ Rev B ~~Ref B (Amended In Red 08-JAN-2026)~~</td><td>09-OCT-2026 ~~04-DEC-2025 (Received)~~</td></tr>
<tr><td>Proposed Site Layout</td><td>Sheet C13 ~~P04~~ Issue 2 ~~3 (Amended In Red 08-JAN-2026)~~</td><td>01-OCT-2026 ~~04-DEC-2025 (Received)~~</td></tr>
<tr><td>Proposed Stormwater and Site Level Layout</td><td>Sheet C14 ~~P06~~ Issue 2 ~~3 (Amended In Red 08-JAN-2026)~~</td><td>01-OCT-2026 ~~04-DEC-2025 (Received)~~</td></tr>
<tr><td>Proposed Earthworks Plan</td><td>Sheet C15 ~~P07~~ Issue 2 ~~3 (Amended In Red 08-JAN-2026)~~</td><td>01-OCT-2026 ~~04-DEC-2025 (Received)~~</td></tr>
</table></td><td>Drawings and documents refers to superseded approved drawings and documents.</td></tr>
</table>

Decision Notice A006866634	Change Representations			Basis of Change
	Concept Plan - Earthworks Sections	Sheet C16 ~~P08~~ Issue 2 ~~3~~ ~~(Amended In Red 08-JAN-2026)~~	01-OCT-2026 ~~04-DEC-2025 (Received)~~	

Appendix B – Subdivision Code (9.4.10) Assessment

9.4.10 Subdivision code

9.4.10.1 Application

1. This code applies to assessing reconfiguring a lot if:
    a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9), reconfiguring a lot (section 5.6) or an overlay (section 5.10); or
    b. impact assessable development, to the extent relevant.

Note—This code applies to all aspects of reconfiguring a lot, ranging from a single site where no road is created to a new residential community, as well as other types of reconfiguring a lot.

Editor's note—Reconfiguring a lot involving only the subdivision of 1 lot into 2 lots is subject to the regulated categories of development and assessment in section 5.4, if in a zone in the Residential zones category or in a zone in the Industry zones category. In this instance, the Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code, being a requirement under the Regulation will also apply.

2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where buildings are approved, they and the land they are on can be separately titled either in freehold or other title forms. The provisions in this code relating to reconfiguring a lot of existing or approved buildings do not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category. A dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the Residential zones category is always to remain as a sole lot by any title or tenure. A reconfiguring a lot proposal that does separate these components of a dwelling house and includes them on individual title is inappropriate and incompatible development and is highly unlikely to be supported. This ensures that the expectation of residents for a high standard of residential amenity is protected.

Note—If reconfiguring a lot is proposed in conjunction with a development application for a use or uses that require assessment, the development application for the reconfiguring a lot will not be approved until the development application for the intended change of use has been determined.

Note—This code may be applied in conjunction with or subsequent to a material change of use and the sealing of a plan of subdivision may be subject to matters relating to the material change of use.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- biodiversity areas, guidance and requirements are provided in the Biodiversity areas planning scheme policy;
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- structure plan preparation, guidance is provided in the Structure planning planning scheme policy;
- transport, access, parking or servicing, standards and guidelines are provided in the Transport, access, parking and servicing planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy;
- climate-responsive subtropical design of buildings or outdoor spaces, guidance is provided in the Subtropical building design planning scheme policy.

9.4.10.2 Purpose

1. The purpose of the Subdivision code is to regulate development for reconfiguring a lot.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the:
        i. landscape and built form character, environmental and other values of the site or locality;

ii. safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises;
iii. amenity of intended uses and existing surrounding residential uses;
iv. comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site.

b. Development for reconfiguring a lot results in lots and an arrangement of lots that:
   i. achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site;
   ii. accommodate lawful uses;
   iii. where for a residential use, can facilitate a dwelling that supports the expected level of amenity for occupants and consistent with the amenity expectations for the zone;
   iv. are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development;
   v. are arranged and configured to complement the pattern of development in the locality;
   vi. address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values.
c. Development for reconfiguring a lot under the *Land Title Act 1994* and the *Body Corporate and Community Management Act 1997* occurs in a manner that achieves good urban design outcomes.
d. Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development.
e. Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms.
f. Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the residential zones category is always to remain as a sole lot by any title or tenure.
g. Development for reconfiguring a lot provides infrastructure and services that:
   i. comply with the relevant standards in the planning scheme;
   ii. effectively integrate with existing and planned infrastructure and services to the extent these are identified or necessary to support the development for its intended purpose;
   iii. maximise the quality and utility of the public realm.

Note—Where creating small lots less than 180m^2, development for reconfiguring a lot must provide a development footprint plan to demonstrate compliance with relevant outcomes in the Dwelling house (small lot) code, which will form a part of the development approval.

9.4.10.3 Performance outcomes and acceptable outcomes

Table 9.4.10.3.A—Performance outcomes and acceptable outcomes

	Comments

Performance outcomes	Acceptable outcomes	
Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot		
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.	**AO1.1** Development provides lots with dimensions in compliance with Table 9.4.10.3.B. Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in Table 9.4.10.3.B. Development must comply with both parameters. Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone, Character residential zone, Low-medium density residential zone and the Emerging community zone. Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3.B the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed. Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5. Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions. **AO1.2** Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the *Land Title Act 1994* and the *Land Act 1994*. Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan. Note—A building envelope plan or a development footprint plan may	Complies with AO1.1 Proposed Lot 3 (757m^2) exceeds the minimum rear lot size of 600m^2 and rectangle dimension of 14m x 20m specified in Table 9.4.10.3.B Part 3 for rear lots. Proposed Lot 1 (300m^2) and Lot 2 (380m^2) meets or exceeds the minimum lot size of 300m^2 and rectangle dimension of 9m x 15m specified in Table 9.4.10.3.B Part 2 for small lots in the low density residential zone lots. Complies with PO1 as an alternative to AO.2 Proposed minimum frontage of 11m and development lot size and dimensions complies with minimum requirements outlined in Table 9.4.10.3.B Part 2 to provide sufficient area for a compliant residential use on a small lot. Complies with PO1 as an alternative to AO1.3 Development does not propose a shared common boundary. Development proposes a reduced setback of 1.7m to OMP from the frontage of the existing dwelling to the proposed shared boundary. This will allow the development to retain the dwelling house and associated streetscape, local context and character for the locality.

	also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing.	
	AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: a. across a proposed lot boundary; or b. within a setback required by the planning scheme. Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot. Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan. Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation. Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located: • physical inspection is undertaken at the framing stage of construction; • written evidence in the form of a plan of subdivision is prepared by a suitably qualified person; • other evidence received and agreed by the Council.	
PO2 Development creates useable lots that: a. do not rely on excessive cut and fill; b. do not intrude into areas of waterway and environmental significance; c. ensure any cutting, filling, retaining walls and	**AO2.1** Development ensures that any cutting, filling, retaining walls and earthworks: a. result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: i. a single level change; or	Complies with PO2 as an alternative to AO2.1 Development does not propose any excessive cut and fill over 1.4m in height to facilitate the direction of stormwater to a lawful point of discharge. Complies with AO2.2

earthworks: i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; d. minimise adverse impacts to the utility of existing or proposed transport network elements. e. where involving a lot with an area less than 180m^2: i. do not adversely affect visual character, amenity, privacy, stormwater run-off and drainage of lots within and adjoining the site; ii. provide finished ground levels that facilitate development of the lots for the intended purpose without the need to provide additional retaining walls. Note—An earthworks plan is required to be submitted to demonstrate compliance with this performance outcome. Note—Where a development footprint plan is required for development involving lots with an area less than 180m^2, the relevant outcomes shown on the development footprint plan must consider the slope of the site and any earthworks that are required as part of the subdivision.	ii. any step in a series of level changes. b. locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; c. limits cut and fill to less than 1m in height for construction of transport network elements. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B. Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended. **AO2.2** Development involving a lot with an area less than 450m^2 is located on a site with a maximum average slope of: a. 1 into 10 on the shortest lot axis; b. 1 into 15 on the longest axis. **AO2.3** Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of: a. less than 1 in 6 on a lot less than 180m^2; or b. less than 1 in 5 on a lot 180m^2 or greater; prior to any cutting, filling, retaining walls or earthworks occurring on the site. Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme. Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone. **AO2.4** Development does not involve the creation of canals or artificial waterways.	Development is not located on a site that exceeds a 1 in 10 slope. Complies with AO2.3 Development is not located on a site that exceeds a 1 in 5 slope. AO2.4 Not applicable
		Complies with AO3.1

PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; b. for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; c. to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; d. to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; e. at an adequate width, suitable gradient and appropriate construction standard; f. to avoid unreasonable detriment or nuisance to an adjacent premises; g. to preserve the amenity and function of the public realm in accommodating: i. high levels of pedestrian traffic; ii. large subtropical street trees; iii. on-street parking.	**AO3.1** Development provides roads, pavement and concrete kerb and channel that provide for: a. design and construction in accordance with the road hierarchy; b. safe travel for pedestrian, cyclists and vehicles; c. access to properties for all modes; d. utilities; e. high levels of aesthetics and amenity, improved liveability and future growth; f. a high-quality streetscape; g. a low-maintenance asset with minimal whole-of-life cost. Editor's note—See Section B for additional requirements where new road is proposed. **AO3.2** Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. **AO3.3** Development provides each lot with access to a public road other than a major road, that is: a. direct; or b. via a formal access arrangement that is: i. registered on a title over another lot; or ii. a reciprocal access easement; or iii. over common property; iv. located as far away as practicable from an existing or proposed dwelling; v. compliant with the road corridor design standards in the Infrastructure design planning scheme policy; c. the width specified: i. in the Transport, access, parking and servicing planning scheme policy where	Development proposes a design for each lot that can be constructed to an engineering standard. Complies with AO3.2 Development proposes one additional crossover that can be constructed to an engineering standard for safe and convenient access. Complies with PO3 as an alternative to AO3.3 Development proposes one additional direct access to council designated District Road. Support traffic assessment confirms safe and convenient access can be achieved to an engineering (RPEQ) standard. Complies with AO3.4 Development proposes access to each lot that can be constructed to an engineering standard. Complies with AO3.5 Development proposes 1 additional crossovers that can be constructed to an engineering standard.

	an access way to a rear lot in the Low density residential zone, Character residential zone, Low-medium density residential zone or Emerging community zone; or ii. in Table 9.4.10.3.B where in any other zone; d. compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use.	
	AO3.4 Development provides safe sight distances at the following locations: a. an access point along the frontage of each lot; b. a junction and an intersection, including corner truncation; c. a pedestrian or cyclist crossing.	
	AO3.5 Development provides grades within a lot that: a. enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; b. do not require cut and fill in excess of 1m in height.	
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the *Planning Act 2016*.	**AO4.1** Development provides land and works for infrastructure and services in compliance with the: a. Local government infrastructure plan; b. standards in the Infrastructure design planning scheme policy; c. Refuse planning scheme policy; d. Transport, access, parking and servicing planning scheme policy; e. Long term infrastructure plan;	Complies to A04.1 Development can be conditioned to comply with providing infrastructure connections in accordance with utility providers requirements. Complies with AO4.2 The subdivision proposal provides a stormwater solution in compliance with the standards in the Stormwater code.

	f. codes and planning scheme policies that apply to the site.	AO4.3 Not Applicable
	AO4.2 Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	
	AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or b. a 6m long by 3 equal chord truncation if a minor road.	
PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use.	**AO5** Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by: a. identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; b. avoiding the hazard; or c. mitigating hazard impacts, including through buffers, structures or other necessary measures. Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with: • contaminated land; • transport noise corridors on State-controlled roads and the rail	Complies with AO5 Development avoids potential adverse impacts for safe and healthy occupation of the lots relative to risks, hazards and residential land uses.

	network. The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.	
Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving: a. rearranging the boundaries of a lot; or b. volumetric format plan subdivision; or c. a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.		Not Applicable
Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving: a. 10 or more lots; or b. road reserve or new road; or c. cycle or pedestrian routes.		Not Applicable
Section C—Specific performance outcomes and acceptable outcomes applicable to development		Not Applicable
Section C1—Development for reconfiguring a lot involving any of the following: a. a site that is more than 1ha in the Emerging community zone; or b. the number of potential dwellings is 20 or more in the Emerging community zone; or c. a site that is more than 7,000m^2 in the Low density residential zone or Low-medium density residential zone; or d. the number of lots is 20 or more; or e. the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or f. the creation of more than 50% of the lots with an area less than 350m^2 where not associated with a material change of use or in accordance with an approved building, if in a zone other than the Low-medium density residential zone. Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.		Not Applicable
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot, excluding lots less than 180m^2: a. not complying with the dimensions in Table 9.4.10.3.B; or b. with a frontage width of less than 10m.		Not Applicable
Section C3—Additional performance outcomes and acceptable outcomes for a lot less than 180m^2		Not Applicable

Section C4—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone	Not Applicable
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.	Not Applicable
Section C6—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan	Not Applicable
Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots	Not Applicable
If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land	Not Applicable
If involving a standard format lot with common property such as requiring a community management scheme under the *Body Corporate and Community Management Act 1997* Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.	Not Applicable

Table 9.4.10.3.B—Minimum lot dimensions and size of a lot

Note—This table provides minimum lot size and dimensions information and does not amend the categories of development and assessment. Consult the tables of assessment in Part 5 for applicable categories of development and assessment.

Table 9.4.10.3.B Part 1—Standard lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

Zone or Zone precinct	Minimum lot size (m^2) (1)	Minimum rectangle dimension (m)	Average lot width (m)
If in the Low density residential zone, Character residential zone, any other location in the Low-medium density residential zone or Emerging community zone			

Development of a residential lot	450	14 x 20	15

Table 9.4.10.3.B Part 2—Small lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

Zone or Zone precinct	Minimum lot size (m^2) (1)	Minimum rectangle dimension (m)	Average lot width & minimum frontage (m)
If in the Low density residential zone			
Development for a residential lot	400	9 x 15	10
Where average lot size is 400m^2 for the development (calculated excluding rear lots) and all lots comply with minimum rectangle dimension and average lot width requirements	350	6 x 15	10
Where any part of the lot frontage is within 300m 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 2,000m^2	300	6 x 15	7.5

Table 9.4.10.3.B Part 3—Rear lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

Zone or Zone precinct	Minimum lot size (m^2) (1)	Minimum rectangle dimension (m)	Average lot width (m)
If in the Low density residential zone or Character zone precinct of the Character residential zone			
Development of a residential lot	600 (3)	14 x 20	15

Notes applying to Table 9.4.10.3.B Parts 1, 2 and 3—

(1) Minimum lot size is calculated including the land area of an easement in favour of Council or truncation to be dedicated as road at the time the lot is created, provided the minimum rectangle dimension is accommodated within the balance area of the lot.

(2) Minimum lot size is an average lot size for the development (calculated excluding all lots greater than 900m^2 and including only those lots intended for a dwelling house) provided all lots comply with minimum rectangle dimension requirements.

(3) The minimum lot size is calculated excluding the access way to a rear lot or the area of any easement that also serves as an access way.

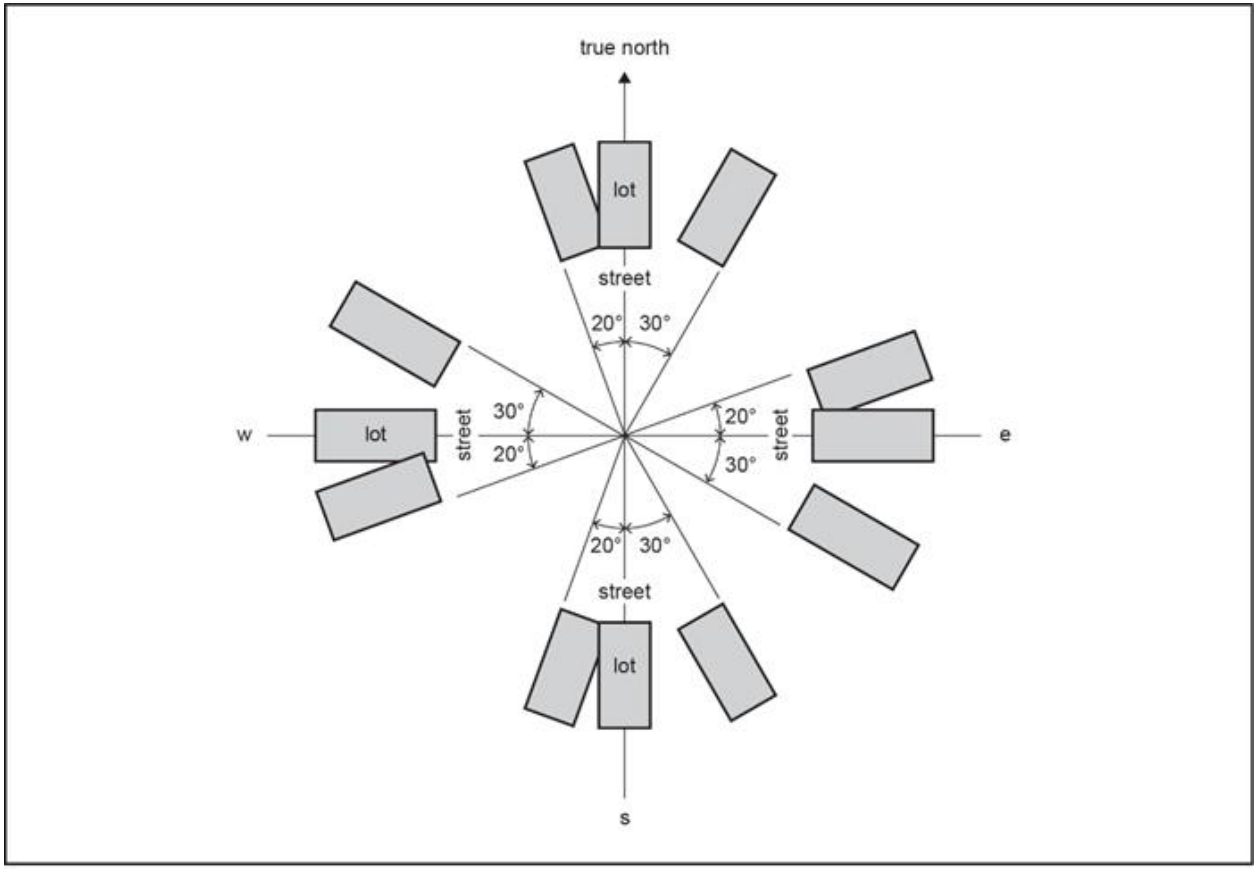


Figure a—Preferred orientation for long axis of lots

View the high resolution of Figure a—Preferred orientation for long axis of lots

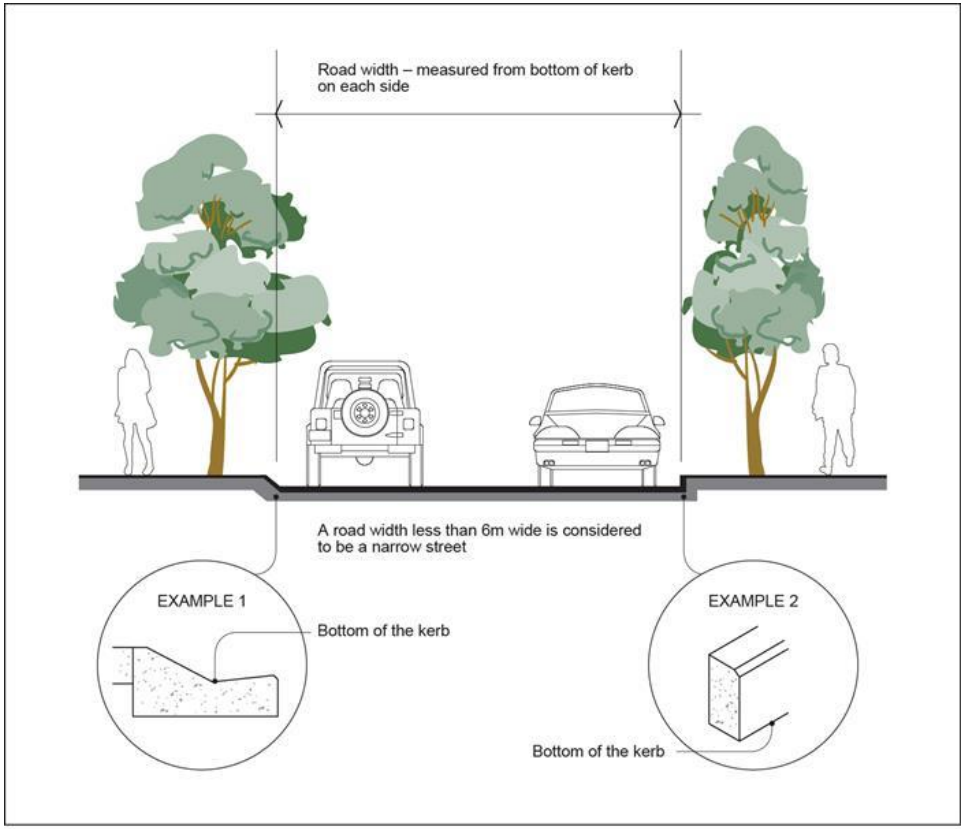


Figure b—Measurement of a narrow street

View the high resolution of Figure b—Measurement of a narrow street