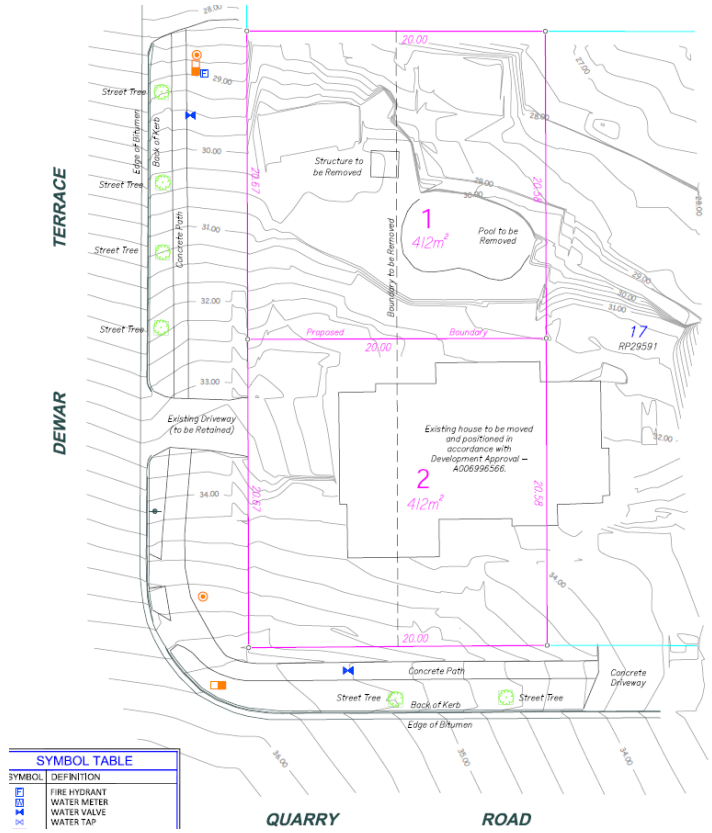
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TOWN PLANNING REPORT
IMPACT ASSESSABLE
DEVELOPMENT APPLICATION



RECONFIGURING A LOT (DEVELOPMENT PERMIT)
BOUNDARY REALIGNMENT - 2 INTO 2 LOTS

UPON LAND AT
93 & 95 QUARRY ROAD, SHERWOOD QLD 4075
(LOTS 15 & 16 ON RP29591)

ON BEHALF OF
SZE KONG NGU

OUR REFERENCE: 26-0202

PROJECT DETAILS

CLIENT:	**Sze Kong Ngu**
PROJECT ADDRESS:	**93 & 95 Quarry Road, Sherwood QLD 4075**
PROJECT NUMBER:	**26-0202**
PROJECT CONTACT:	**Phillip Ng**

DOCUMENT CONTROL

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1	2	Sze Kong Ngu

TABLE OF CONTENTS

1 EXECUTIVE SUMMARY 4
2 PROJECT OVERVIEW 6
3 BACKGROUND & SITE CHARACTERISTICS 7
3.1 Site Details 7
3.2 Site History 7
3.3 Location 8
3.4 Site Characteristics 9
3.5 Site Analysis 9
4 PROPOSAL 11
4.1 Proposal Overview 11
4.2 Lot Size 12
4.3 Character residential zone code 15
4.4 Access and Servicing 16
4.5 Engineering 16
5 TOWN PLANNING FRAMEWORK 16
5.1 Local Government 16
5.2 State Government 23
6 CONCLUSIONS 25
7 APPENDIX 1 – CODE ASSESSMENT 26

1 EXECUTIVE SUMMARY

This report is submitted on behalf of *Sze Kong Ngu* in support of the proposed Reconfiguring a Lot (Development Permit) for a Boundary Realignment – 2 into 2 lot subdivision upon land at 93 & 95 Quarry Road, Sherwood QLD 4075

The report addresses all relevant town planning requirements associated with the current proposal with regards to the provisions of the *Brisbane City Plan 2014* and the application will be assessed in accordance with the *Planning Act 2016*.

Under the *Brisbane City Plan 2014*, the subject site is identified as being located within the Character (Character) residential zone and the Sherwood-Graceville district neighbourhood plan. The Planning Scheme intends Character residential zone to provide for low density suburban and inner-city living through the development of predominately 1 or 2 storey Dwelling houses comprising primarily of existing houses built in 1946 or earlier and infill housing that incorporates any housing built in 1946 or before in the development.

The proposal involves a Reconfiguring of a Lot – Boundary Realignment (2 into 2 lots). The overall layout has been strategically designed to ensure the future lots can accommodate the Pre-1946 Dwelling house under the existing approval and allow for the construction of a new house to reflect traditional building character. The development seeks to achieve the following allotments:

Proposed Lot #	Size	Frontage
Lot 1	412m^2	20.67m (Dewar Terrace)
Lot 2	412m^2	20.67m (Dewar Terrace) 20m (Quarry Road)

In accordance with Table 9.4.10.3.B, the acceptable outcome prescribes a minimum lot size of 450m^2 where within the Character precinct of the Character residential zone. Notwithstanding, the proposed subdivision achieves a Performance Solution against PO1 of the Subdivision Code and is consistent with the scheme's intent for the Character residential zone and overlay. Specifically:

- The existing pre-1947 Dwelling house is retained as part of the application and will wholly be located within the corner allotment (Lot 2) in accordance with the existing development approval;

- The proposed subdivision is only for a boundary realignment of existing allotments, which can accommodate the minimum rectangle dimension and average lot width. As such, the boundary realignment allows the development of a future dwelling house with the character elements in accordance with the zone code;

- The subject site is located within proximity to various high frequency public transport options, centres and community facilities. Thus, the site is well-located and suitable to cater for the proposed density over the site. It is noted the existing site contains two (2) allotments and the proposal is limited to a boundary realignment. As such, the resultant density is lower and consistent with the community expectations for the site;

- The proposed subdivision will be consistent with the prevailing development pattern within the street as it also contains numerous examples of lots under the prescribed accepted outcome.

Overall, the proposal is identified as meeting the relevant requirement of the *Brisbane City Plan 2014*. As such, the application should be approved subject to reasonable and relevant conditions.

2 PROJECT OVERVIEW

Applicant	Sze Kong Ngu			
Site Address	93 & 95 Quarry Road, Sherwood QLD 4075			
Real Property Description	Lots 15 & 16 on RP29591			
Area of Site	824m^2			
Local Government Area	Brisbane City Council			
Zoning	Character residential (Character) Zone			
Overlays	• Airport environs overlay • Bushfire overlay • Community purpose network overlay • Critical infrastructure and movement network overlay • Dwelling house character overlay • Road hierarchy overlay • Streetscape hierarchy overlay • Traditional building character overlay • Transport noise corridor overlay			
Neighbourhood Plan	Sherwood-Graceville district neighbourhood plan			
Proposed Use as Defined in City Plan 2014	Reconfiguring a Lot – Boundary Realignment 2 into 2 lot subdivision			
Details of Proposal	**Reconfiguration of a Lot**			
	Existing 2	**Proposed** 2		
Application Type	**Aspects of Development**	**Type of Approval Requested**		
		Preliminary Approval	**Development Permit**	
	Material Change of Use			
	Reconfiguration of a Lot		✓	
	Building Work			
	Operational Work			
Level of Assessment	Impact Assessment			
Pre-lodgement/Consultation History	N/A			
Public Notification	15 business days			
Referral Agencies	**Agency**	**Concurrence/Advice**		
	N/A	N/A		
Specialist Reports Provided	• Subdivision Plan prepared by *Lawson Surveys* • Civil Engineering report prepared by *Simforia*			
Applicant Email	p.ng@ameliords.com.au			

3 BACKGROUND & SITE CHARACTERISTICS

3.1 Site Details

Site Address	93 & 95 Quarry Road, Sherwood QLD 4075
Real Property Description	Lots 15 & 16 on RP29591
Site Area	824m²

The subject site is located at 93 & 95 Quarry Road, Sherwood QLD 4075, formally described as Lots 15 & 16 on RP29591. The site consists of a rectangular allotment on a corner with frontage to both Quarry Road and Dewar Terrace.



***Figure 1**: Subject site*

3.2 Site History

The subject site contains an existing pre-1947 dwelling house which will be retained as part of the application.

On 28 July 2026, Council granted a development approval (A006996566) for Building Work for partial demolition and extension for the existing Dwelling house. As illustrated in the site plan below (Figure 2), the approval allows the relocation of the existing dwelling towards Dewar Terrace to be wholly situated away from 91 Quarry Road, Sherwood (Lot 17 on RP29591).

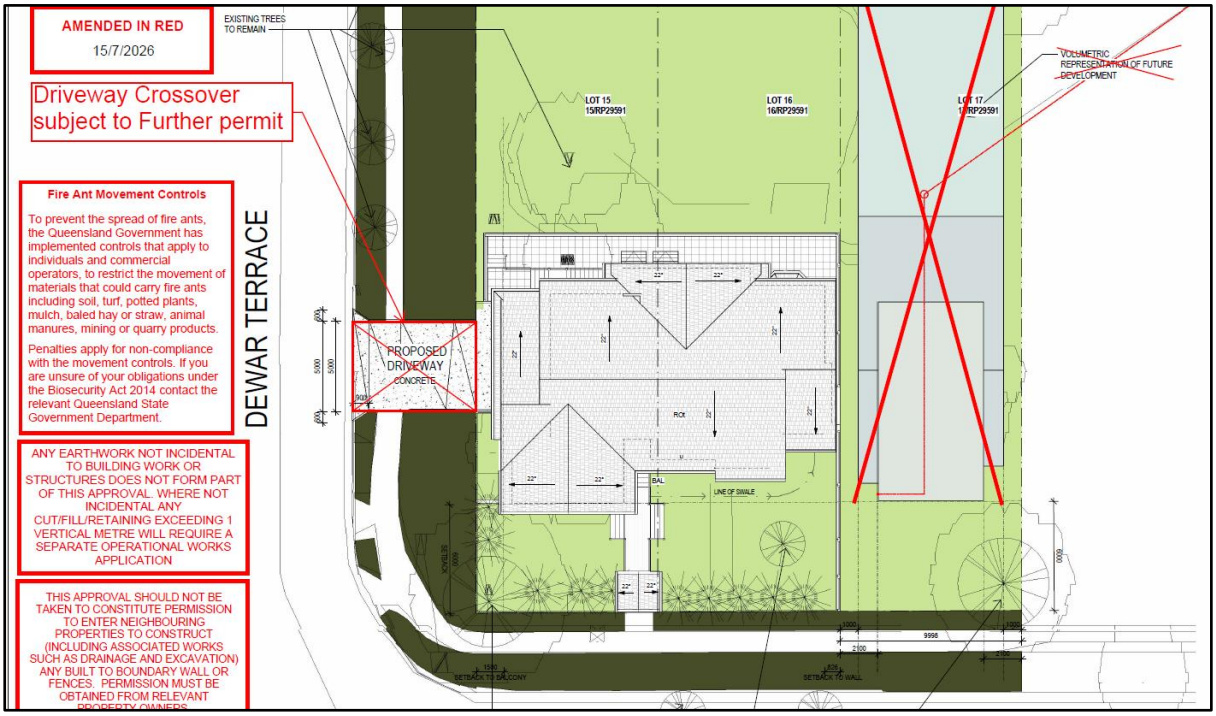


***Figure 2**: Existing Approval (A006996566)*

3.3 Location

The subject stie is located at 93 & 95 Quarry Road, Sherwood QLD 4075, formally described as Lots 15 & 16 on RP29591. Under the *Brisbane City Plan 2014* the site is identified within the Character (Character) residential zone. As demonstrated in Figure 2 below, the surrounding locality is comprised of predominately residential zoning.

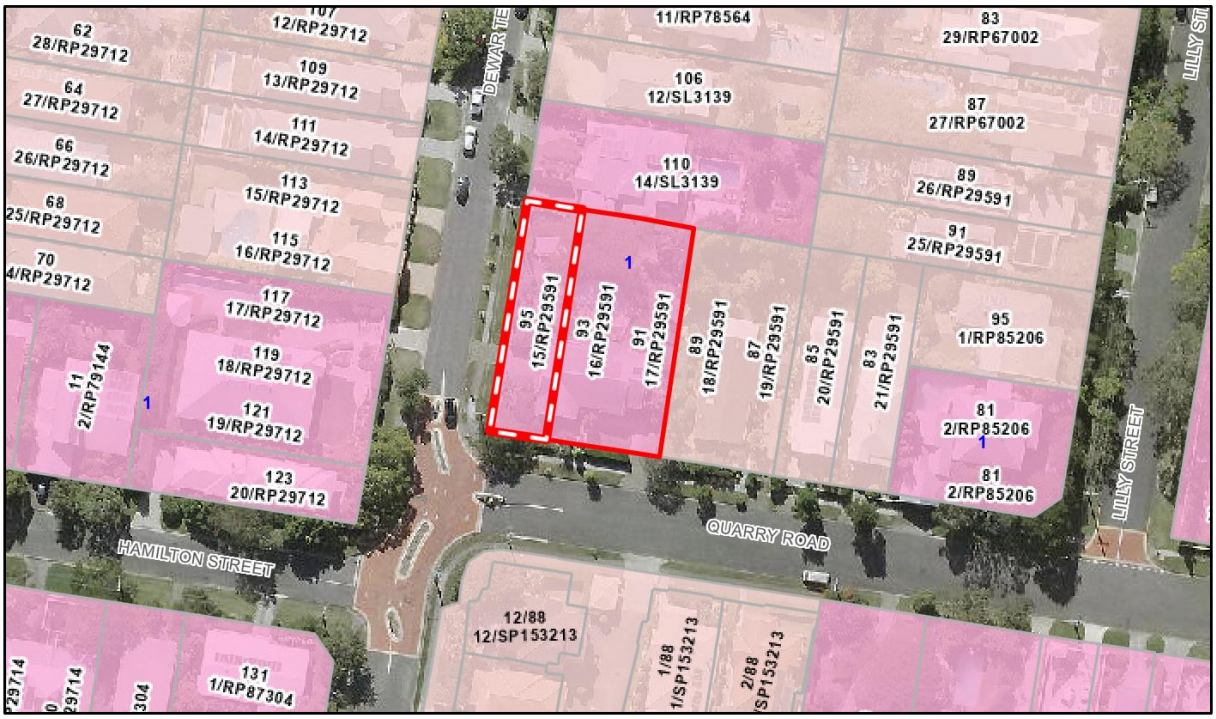


***Figure 3**: Zone Map*

3.4 Site Characteristics

The subject site is located at 93 & 95 Quarry Road, Sherwood QLD 4075, formally described as Lots 15 & 16 on RP29591. The site consists of a rectangular corner allotment with direct frontage to Quarry Road of 20m and Dewar Terrace of 40m. In accordance with the Road hierarchy overlay, both roads are identified as a neighbourhood road (minor road).

Vegetation

The subject site contains an existing multiple dwelling with domestic vegetation, none of which is significant and will be removed as part of the proposal.

Topography

The subject site contains a topographical variance ranging from 35m AHD down to 27m AHD.

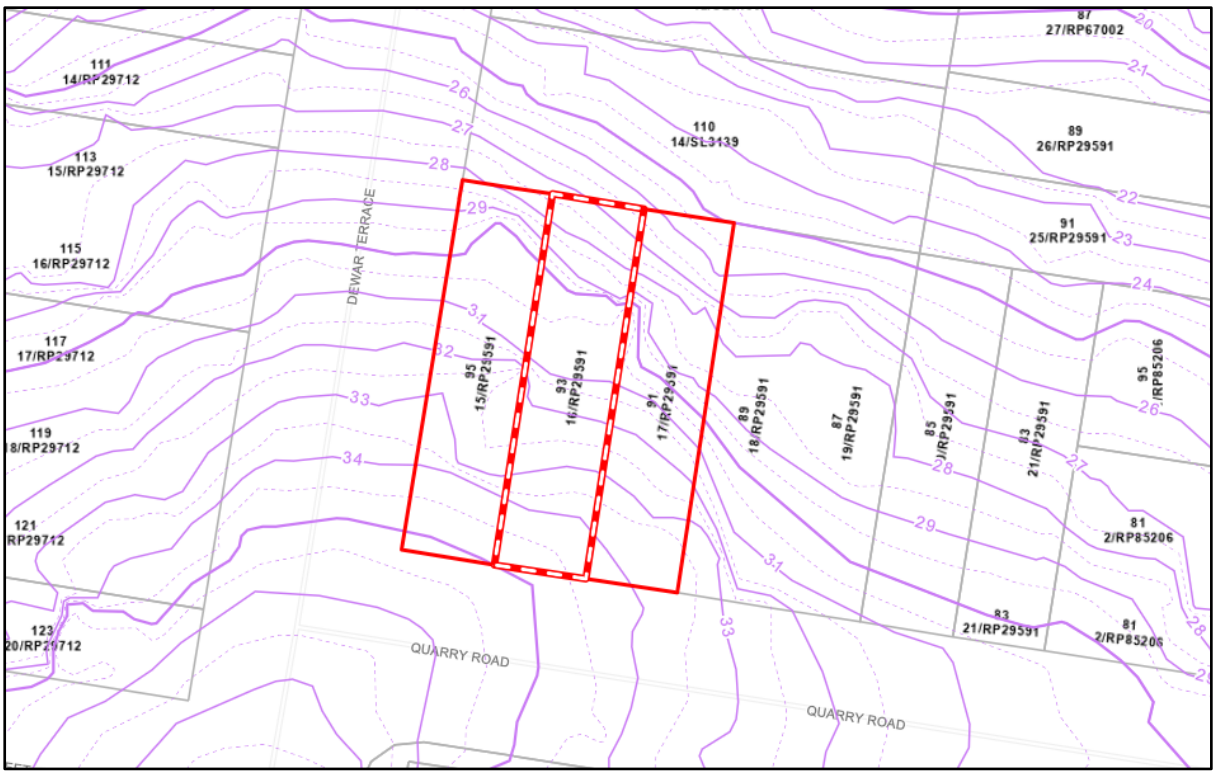


***Figure 4**: Contours*

Flooding

The subject site is not subject to flooding by any source.

Infrastructure

The subject site is located within a well-established area and therefore has adequate access to all necessary services, including Council's reticulated water, sewer, stormwater, electricity and telecommunications. Please refer to the engineering report submitted as part of the application.

3.5 Site Analysis

Located within the suburb of Sherwood, the subject site is approximately 8.5km south-west of Brisbane's CBD and is identified as a middle suburban area. Notably, Sherwood continues to be one of Brisbane's prominent residential areas, characterised by detached dwelling houses, dual

occupancies and multiple dwellings. The suburb is well connected to significant transport corridors such as Ipswich Motorway, Centenuary Motorway and Honour Avenue. The site is also within proximity to numerous local commercial centres or large-scale major centres such as Indooroopilly Shopping Centre or Jindalee DFO.

Based on the proximity to existing community facilities, transport and centres, the subject site is appropriate for the proposed infill development and density over the site. A review of the site's surroundings is below:

Community Facilities

- 300m to St Aidan's Anglican Girls School;
- 300m to St Aidan's Kindergarten;
- 300m to Sherwood Neighbourhood centre;
- 300m to PresCare Sherwood;
- 400m to Guardian Childcare & Sherwood;
- 450m to Sherwood Uniting Church;
- 500m to The Catholic Parish of Corinda Graceville;
- 550m to St Matthew's Anglican Church.

Open Space

- 150m to Francis Lookout;
- 250m to Hives Park;
- 300m to John Herbert Memorial Vista;
- 400m to Sherwood Aboretum;
- 400m to Horace Window Reserve.

Centres & Retail Activity

- 450m to District Centre zoning along Sherwood Road (Food & drink outlets, Gym, Optometrists, massage, office, pharmacy and Woolworths)
- 450m to District Centre zoning along Oxley Road (Coles, library, food and drink outlets)

Public Transport

- 450m to Corinda train station;
- 450m to high frequency bus stops along Oxley Road; and
- 450m to high frequency bus stops along Sherwood Road.

In view of the above, the subject site is well-located in terms of access to numerous Community facilities ranging from education through to health-care services. The site is also within short distance to varying levels of community parks through to larger scale facilities. Lastly, the site is within short walking distance to retail and commercial activity supported by high frequency bus stops and train station.

4 PROPOSAL

4.1 Proposal Overview

The proposal seeks approval for a Reconfiguring a Lot (Development Permit) for a Boundary Realignment 2 into 2 lot subdivision upon land at 93 & 95 Quarry Road, Sherwood QLD 4075, more particularly described as Lots 15 & 16 on RP29591.

Under the *Brisbane City Plan 2014*, the subject site is identified as being located within the Character (Character) residential zone and the Sherwood-Graceville district neighbourhood plan. The Planning Scheme intends Character residential zone to provide for low density suburban and inner-city living through the development of predominately 1 or 2 storey Dwelling houses comprising primarily of existing houses built in 1946 or earlier and infill housing that incorporates any housing built in 1946 or before in the development.

The proposal involves a Reconfiguring of a Lot – Boundary Realignment (2 into 2 lots). The overall layout has been strategically designed to ensure the future lots can accommodate the Pre-1946 Dwelling house under the existing approval and allow for the construction of a new house to reflect traditional building character. The development seeks to achieve the following allotments:

Proposed Lot #	Size	Frontage
Lot 1	412m²	20.67m (Dewar Terrace)
Lot 2	412m²	20.67m (Dewar Terrace) 20m (Quarry Road)

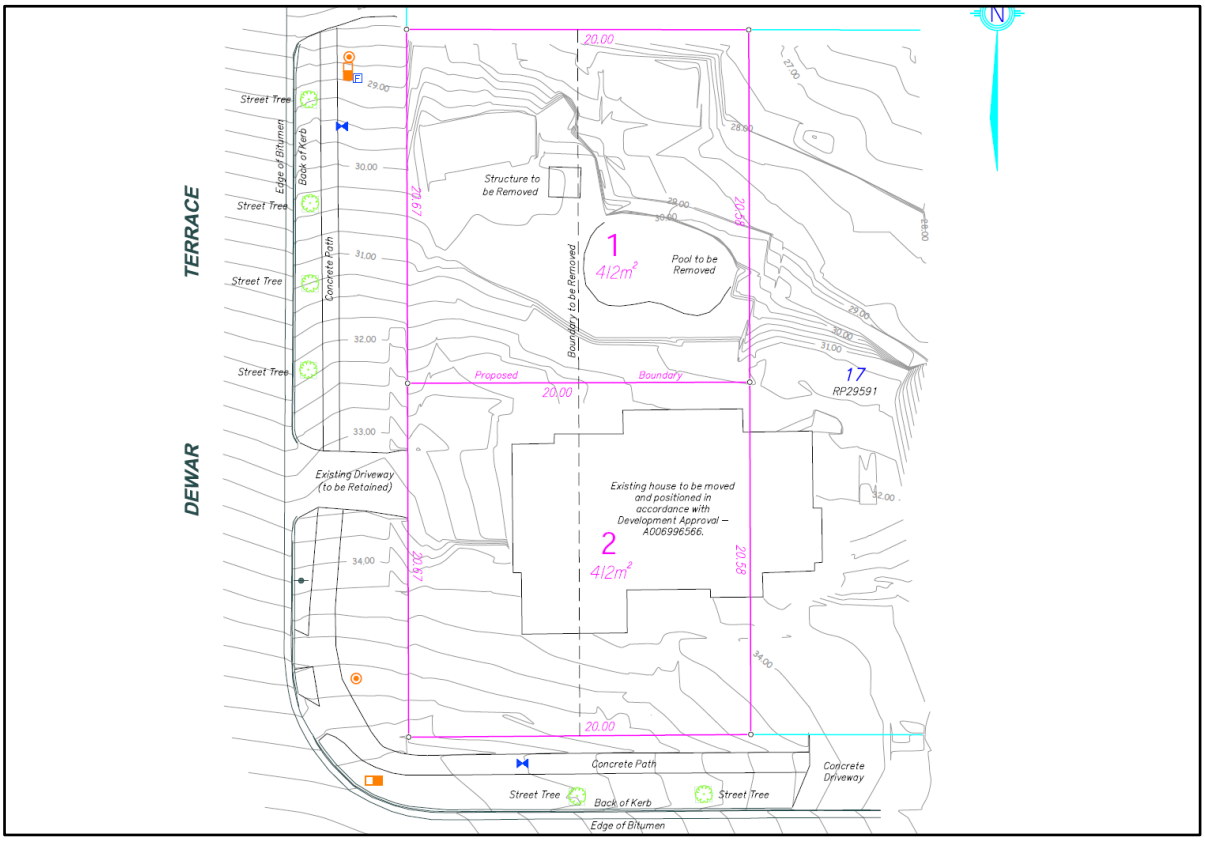


***Figure 5**: Subdivision Plan*

4.2 Lot Size

In accordance with the relevant assessment criteria under the Subdivision Code and Character residential zone code, a minimum lot size of 450m^2 is prescribed under the Character precinct of the Character residential zone. As illustrated above in Figure 5, the proposed subdivision results in lots that achieve a size of 412m^2. Notwithstanding, the proposal achieves a Performance Solution against PO1 of the Subdivision Code for the following reasons:

a. Enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use

- The subject site is located within a well-established area and therefore has adequate access to all necessary services, including Council's reticulated water, sewer, stormwater, electricity and telecommunications. As demonstrated in the civil engineering report, the proposal achieves a lawful point of discharge to the street's kerb and channel meeting the outcomes prescribed under the planning scheme. As such, the proposed development is appropriate and achieves the standards required by the relevant planning scheme codes and policies for the residential subdivision use.

b. Are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site

- Character residential zone – The proposed residential subdivision over the site enables the future development of a new Dwelling house over the lot whilst retaining the existing pre-1946 Dwelling house, meeting the intended uses and overall outcomes of the Character residential zone. Furthermore, the proposed reconfiguration and sizing is consistent with the existing subdivision pattern and configuration within the immediate streetscape and locality. While the proposal falls short of the prescribed minimum lot size under the Character precinct, the overall outcome will be consistent with the community expectation and development pattern in the area. Furthermore, as demonstrated in the site analysis, the subject site is well-located within proximity to community facilities, centres, open space and public transport to support the proposal. Please refer to the table below for further details on surrounding small lot developments.

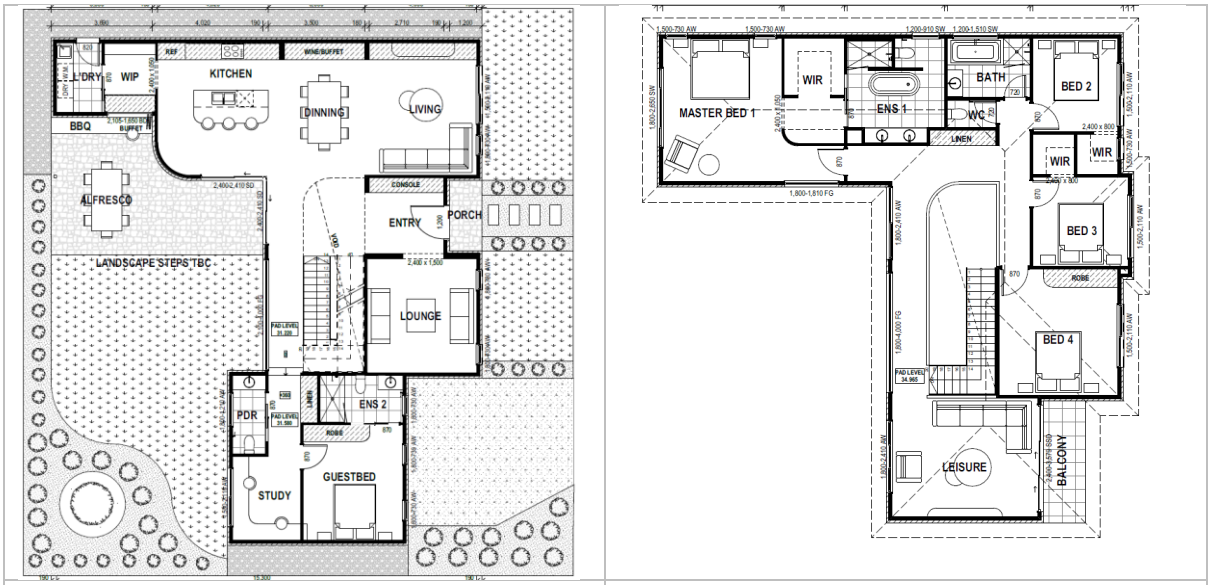
- Sherwood-Graceville district neighbourhood plan – The resultant subdivision provides additional housing opportunities to service the housing shortage within the locality without compromising the character of the street as the proposal retains the existing Pre-1947 Dwelling house. Furthermore, the development is consistent with the intended amenity, character and infrastructure assumption intended for the site.

- Traditional building character overlay – The proposal continues to retain the existing Pre-1947 dwelling house over the site in accordance with the existing development approval. The boundary realignment provides a new opportunity for the site to enhance the traditional building character within the street. The vacant lot will be subject to further development assessment to ensure the design of the dwellings are in accordance with the outcomes identified within the Traditional building character (design) overlay code. To this end, the

proposed subdivision provides the opportunity to achieve improved traditional building character that is aligned with the existing streetscape and character.

c. Feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development

The proposed configuration for the boundary realignment ensures the future allotment contains a rectangular dimension that allows the development for a new Dwelling house to meet the design requirements under the zone, overlay and neighbourhood plan code. As illustrated in the concept layout below, the subject site can accommodate a new Dwelling house whilst achieving the performance and acceptable outcomes of the applicable assessment benchmarks. As such, the proposal provides an appropriate building envelope to accommodate for a future dwelling house in accordance with the intent of the zone and neighbourhood plan.



Ground Floor | *Upper Floor*

***Figure 6**: Conceptual Plans for vacant lot*

d. Complement the streetscape, local context and character of the locality

A review of the surrounding streetscape, local context and character of the locality highlights the abundance of residential lots within the Character (Character) residential zone and exceeds the minimum lot size of 450m^2. Please refer to the table below which identifies the sites for further detail:

ID	Address	Size
1	123 Dewar Terrace, Sherwood QLD 4075	405m^2
2	40 Hamilton Street, Sherwood QLD 4075	415m^2
3	42 Hamilton Street, Sherwood QLD 4075	415m^2
4	93 Hilda Street, Corinda QLD 4075	415m^2
5	71 Hilda Street, Corinda QLD 4075	415m^2
6	66 Quarry Road, Sherwood QLD 4075	347m^2
7	86 Lilly Street, Sherwood QLD 4075	405m^2
8	76 Lilly Street, Sherwood QLD 4075	401m^2
9	28 Linda Street, Sherwood QLD 4075	410m^2

10	16 Linda Street, Sherwood QLD 4075	405m^2



***Figure 7**: Lot Size Analysis*

In view of the above, the proposed development achieves a lot size that is consistent with the prevailing context and character of the locality. Notably, there are also an abundance of 400m^2 lot sizes within the surrounding Low density residential zone. As such, the subdivision will compliment the existing streetscape through the retention of the existing Pre-1946 Dwelling house and provision of a vacant lot which will meet community expectation, and result in one (1) new dwelling house that display greater traditional building character.

e. Address development constraints

The subject site does not contain any significant development constraints as it is not identified within the Biodiversity areas overlay or Flood overlay. The site is marginally located within the edge of the Bushfire hazard overlay, however, the proposed vacant allotment from the boundary realignment will be located outside of the bushfire hazard overlay. The site contains various infrastructure and assets within the verge of the street, however the future driveways will be designed accordingly to ensure the relevant constraints within the verge are appropriately mitigated.

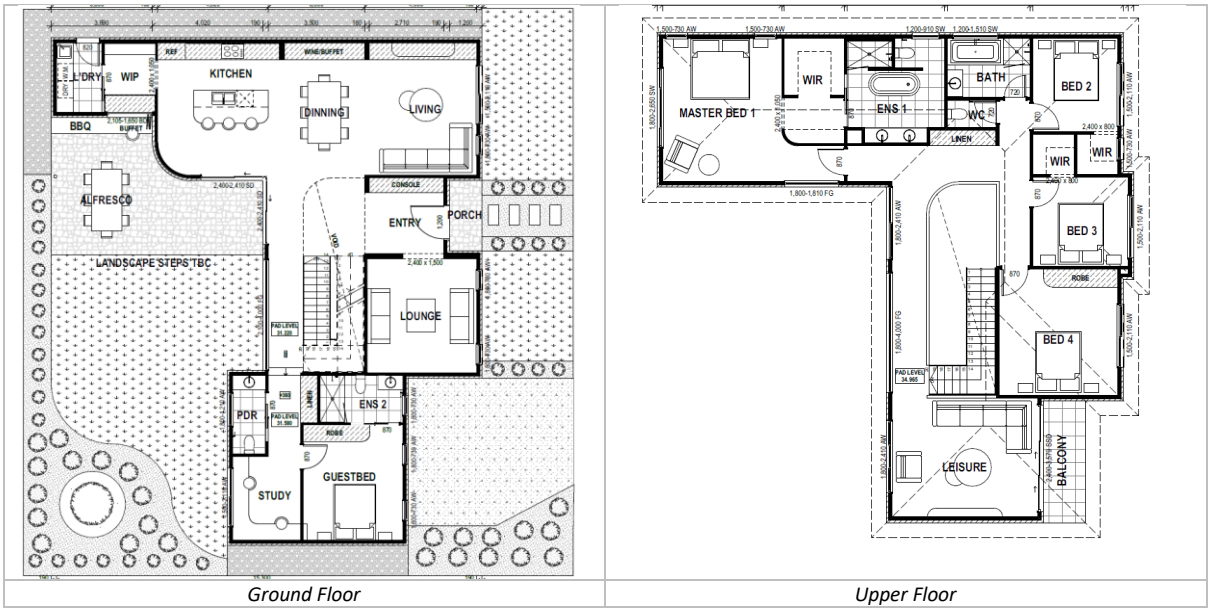
In view of the above, the proposal achieves a Performance Solution against PO1 of the Subdivision Code, and the proposal satisfies the overall outcomes under the Character residential zone and the Sherwood-Graceville district neighbourhood plan code.

4.3 Character residential zone code

In accordance with the Character zone, where within the Character residential precinct, the following overall outcome is prescribed (6d):

> *"Development provides for a minimum lot size of 450m^2 to maintain a block pattern that accommodates traditional backyards and large trees."*

As illustrated in the subdivision plan, the proposed configuration allows for a suitable building envelope to accommodate for a future Dwelling house. To further achieve a Performance Solution against the overall outcome, concept plans have been prepared by *M&R Studio* which demonstrate the vacant lot achieving a compatible dwelling house design while achieving a traditional backyard being able to accommodate large trees



Ground Floor | *Upper Floor*

***Figure 8**: Concept house plans*

Notwithstanding, the proposal achieves a Performance Solution for the following reasons:

- The proposal does not seek to create any new allotments as part of the subdivision. The proposal is strictly limited to a boundary alignment of two (2) existing allotments over the site. As such, the proposal does not alter the existing lot sizes over the site;

- The proposed realignment of boundary will allow for the creation of a new Dwelling house over the vacant lot to provide for a suitable design with a large backyard for private open space and landscaping; and

- As identified in the Lot size analysis, the proposed allotment size and configuration is consistent within the immediate vicinity as demonstrated above in Figure 7.

As such, the proposed subdivision and dwelling density achieves a Performance Solution against the Overall Outcome (6d) of the Character zone code.

4.4 Access and Servicing

The subject site is located on the corner of Dewar Terrace and Quarry Road, both identified as Neighbourhood Roads (minor road) under the Road hierarchy overlay. The proposed subdivision plan does not nominate a crossover location for the proposed allotments to provide greater flexibility for the design of future homes. Notwithstanding, the site contains generous frontage width and space to accommodate for one (1) new crossover without conflicting on existing street trees and infrastructure while meeting the separation distances required from the intersection. As such. The proposed development is capable of being in accordance with the Transport, access, parking, and servicing Planning Scheme policy.

4.5 Engineering

Servicing & Infrastructure

Given the subject site's location within a well-established residential area, the proposed development will be connected to all expected urban services, including:

- Reticulated Water;
- Sewerage;
- Drainage;
- Electricity; and
- Telecommunication Services.

The implementation of all services can be appropriately conditioned by the Council as part of an issued Decision Notice.

Stormwater

The proposed development seeks to achieve a lawful point of discharge to the kerb and channel within Dewar Terrace. Upon completion of the proposed development, both lots will direct all stormwater runoff via gravity discharge.

Please refer to the Civil Engineering Report enclosed to this application for further details.

***

Overall, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved subject to reasonable and relevant conditions.

5 TOWN PLANNING FRAMEWORK

5.1 Local Government

5.1.1 Definition

The *Planning Act 2016* defines the Reconfiguration of a Lot as:

> *(a) creating lots by subdividing another lot; or*
> *(b) amalgamating 2 or more lots; or*
> *(c) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or*

(d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—

(i) a lease for a term, including renewal options, not exceeding 10 years; or

(ii) an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or

(e) creating an easement giving access to a lot from a constructed road.

As such, the proposal involves the Reconfiguration of a Lot (2 into 2 lots).

5.1.2 Level of Assessment

Under the *Brisbane City Plan 2014*, the site is identified as being contained within the Character (Character) residential zone and the Sherwood-Graceville district neighbourhood plan. Additionally, the site is in the following overlays:

- Airport environs overlay
- Bushfire overlay
- Community purposes network overlay
- Critical infrastructure and movement network overlay
- Dwelling house character overlay
- Road hierarchy overlay
- Streetscape hierarchy overlay
- Traditional building character overlay
- Transport noise corridor overlay.

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposed development is subject to the following category of assessment:

CATEGORY OF ASSESSMENT	
ZONE	
CHARACTER RESIDENTIAL ZONE	
Impact Assessable	In accordance with Section 5.6 – Level of assessment for Reconfiguring a lot, Impact assessment is triggered for the Character residential zone if a Reconfigured lot is: *a) Less than 450m$^{2;}$ or* *b) Less than 600m^2, where a rear lot* The proposal seeks to reconfigure the site which results in lots less than 450m^2. As such, the proposed application triggers Impact Assessment and will undergo public notification in accordance with the Development Assessment Rules.
NEIGHBOURHOOD PLAN	
SHERWOOD-GRACEVILLE DISTRICT NEIGHBOURHOOD PLAN	
No Change	In accordance with Table 5.9.62.C – Sherwood-Graceville district neighbourhood plan code, the proposed Reconfiguring a lot reflects no change to the level of assessment. Notwithstanding, the

CATEGORY OF ASSESSMENT	
	Sherwood-Graceville district neighbourhood plan code is addresses as part of this application.
OVERLAYS	
AIRPORT ENVIRONS OVERLAY	
Not applicable	In accordance with Table 5.10.2 – Airport environs overlay, there is no category of assessment nominated for Reconfiguring a lot. As such, there is no change to the category of assessment and no assessment required against the Airport environs overlay code.
BUSHFIRE HAZARD OVERLAY	
Code assessable	In accordance with Table 5.10.5 – Bushfire overlay, Reconfiguring a lot triggers Coe Assessment. As such, the Bushfire hazard overlay has been addressed as part of this application.
COMMUNITY PURPOSES NETWORK OVERLAY	
Code assessable	In accordance with Table 5.10.7A – Community purposes network overlay, Reconfiguring a lot triggers Code assessment. As such, the Community purposes network overlay code has been addressed as part of this application.
CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK OVERLAY	
Not applicable	In accordance with Table 5.10.8 — Critical infrastructure and movement network overlay, there is no category of assessment for Reconfiguring a lot. As such, there is no change to the category of assessment and no assessment required against the Critical infrastructure and movement network overlay code.
DWELLING HOUSE CHARACTER OVERLAY	
Not applicable	In accordance with Table 5.10.9 – Dwelling house character overlay, there is no category of assessment nominated for Reconfiguring a lot. As such, there is no change to the category of assessment and no assessment required against the Dwelling house character overlay code.
ROAD HIERARCHY OVERLAY	
Code Assessable	In accordance with Table 5.10.18 – Road hierarchy overlay, Reconfiguring a lot triggers Code assessment. As such, the Road hierarchy overlay code has been addressed as part of this application.
STREETSCAPE HIERARCHY OVERLAY	
Code Assessable	In accordance with Table 5.10.18 – Streetscape hierarchy overlay, Reconfiguring a lot triggers Code assessment. As such, the Streetscape hierarchy overlay code has been addressed as part of this application.
TRADITIONAL BUILDING CHARACTER OVERLAY	
Not Applicable	In accordance with Table 5.10.21 – Traditional building character overlay, there is no category of assessment nominated for Reconfiguring a lot. As such, there is no change to the category of assessment and no assessment required against the Traditional building character overlay code.

CATEGORY OF ASSESSMENT	
TRANSPORT NOISE CORRIDOR OVERLAY	
Not Applicable	In accordance with Table 5.10.23 – Transport noise corridor overlay, there is no category of assessment nominated for a Reconfiguring a Lot. As such, there is no change to the category of assessment and no assessment required against the Transport noise corridor overlay code.

Pursuant to Section 53 of the *Planning Act 2016*, this application is to be assessed using the Impact Assessment procedures of the Development Assessment Rules (DA Rules) and requires public notification.

5.1.3 Applicable Codes

In accordance with Part 5 of the *Brisbane City Plan 2014*, the following Codes are identified as being applicable to the proposal:

APPLICABLE CODE	
Zone code	Character residential zone code
Neighbourhood plan code	Sherwood-Graceville district neighbourhood plan code
Use code	Subdivision code
Overlay code	Community purposes network overlay code Bushfire hazard overlay code Road hierarchy overlay code Streetscape hierarchy overlay code
Prescribed secondary codes	Filling and excavation code Infrastructure design code Landscape work code Outdoor lighting code Stormwater code Transport, access, parking and services code Wastewater Code

The codes mentioned above have been addressed and can be found in Appendix 1 of this report and supporting consultant reports.

5.1.4 Strategic Framework

The subject site is identified within the Character residential zone. In accordance with the Character residential zone, the proposal supports the key policy direction set in the Strategic Framework, in particular:

- **Theme 2:** Brisbane's outstanding lifestyle, Element 2.1 – Brisbane's Identity and Element 2.2 – Brisbane's housing and accommodation choices;

- **Theme 5:** Theme 5: Brisbane's CityShape, Element 5.5 – Brisbane' Suburban Living Areas.

Overall Outcomes	PROPOSAL
THEME 2: BRISBANE'S OUTSTANDING LIFESTYLE	
Element 2.1 – Brisbane's Identity	
SO1 Brisbane has a strong urban legibility.	**L1.1 - L1.3** The proposal is limited to a reconfiguring of a lot (2 into 2 lots) within a suburban neighbourhood. As such, this criterion is not applicable.
SO2 Brisbane has a clear identity as a subtropical river city.	**L2.1 – L2.3** The proposal is limited to a reconfiguring of a lot (2 into 2 lots) within a suburban neighbourhood. As such, this criterion is not applicable.
SO3 Brisbane is experienced as a series of varied, distinctly separate neighbourhoods.	**L3.1 – L3.3** The proposal is limited to a reconfiguring of a lot (2 into 2 lots) within a suburban neighbourhood. As such, this criterion is not applicable.
SO4 Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.	**L4.1 – L4.4** The proposal is limited to residential subdivision over the site and does not involve public realm. As such, this criterion is not applicable.
SO5 Brisbane's development and infrastructure strengthens local identity.	**L5.1** The subject site responds to the local development pattern and subdivision lot size within the locality. **L5.2** The proposal provides infrastructure in accordance with the planning scheme policies.
SO6 Brisbane's scenic assets, important cultural landscapes and urban views which contribute to the city's distinctive character are protected and made more accessible.	**L6.1 – L6.2** The proposal is limited to a reconfiguring of a lot (2 into 2 lots) within a suburban neighbourhood. As such, this criterion is not applicable.
Subtropical urban design	
SO7 Brisbane's subtropical design of development and spaces creates a point of difference and distinguishes the city from other capital cities.	**L7** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
SO8 Brisbane's backyards contribute strongly to local character by providing green landscapes in urban areas.	**L8** The proposed subdivision over the site results in a lot size that is reflective of the existing block pattern within the locality. The proposed enable the siting of a dwelling house with backyard space to provide for green landscaping.
SO9 Brisbane's subtropical character is accentuated by urban design where development supports outdoor living and subtropical planting that reduce urban heat island effects.	**L9.1 – L9.3** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
SO10 Brisbane's transport routes are highly shaded to promote active travel between local destinations and provide major roads with clearly identifiable markers for travel throughout the city.	**L10.1 – L10.2** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.

Overall Outcomes	PROPOSAL
SO11 Brisbane's public infrastructure and parks reinforce a subtropical landscape.	**L11.1 – L11.2** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
Urban design and architecture	
SO12 The urban design of Brisbane's development is cognisant of the role and function of the individual area in which it is located and reinforces or reinterprets the character of that area.	**L12** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
SO13 Brisbane's development forms a positive part of the city's legacy and enhances a site's value, the public domain and the city.	**L13** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
SO14 Brisbane's urban environments, public domains and movement systems are well located, well connected, permeable and legible.	**L14.1 – L14.2** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
SO15 Brisbane has a high level of land use and movement network connectivity within centres and Growth Nodes on Selected Transport Corridors.	**L15** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
SO16 Brisbane's smaller civic spaces on development sites and local streets merge to optimise local public domain needs.	**L16** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
SO17 Brisbane's urban environment contributes to an outstanding lifestyle for the city.	**L17** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
SO18 Brisbane's urban design ensures that public safety and perceptions of public safety are maximised.	**L18.1 – L18.2** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
Heritage, character and cultural values	
SO19 Brisbane's important buildings and places that are important to the city's history are protected.	**L19.1 – L19.3** The subject site is not identified as a heritage place.
SO20 Brisbane's distinctive suburban identity is reinforced by its character housing precincts.	**L20.1 – L20.5** The proposal retains the existing pre-1946 dwelling house over the site. The proposed boundary realignment will allow for the development of a new house to reflect traditional character elements fronting the street. It is noted the subsequent development applications will be lodged for the dwelling houses to ensure the design and material selection reflect the character requirements under the overlay code.

Overall Outcomes	PROPOSAL
SO21 Brisbane residents' appreciation of character areas, heritage buildings and the city's history is increased.	**L21.1 – L21.3** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
SO22 The cultural connections that Aboriginal people have to Brisbane are recognised, maintained and protected in accordance with the *Aboriginal Cultural Heritage Act 2003*.	**L22.1 – L22.3** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
Element 2.2 – Brisbane's housing and accommodation choices	
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	**L1** The proposal seeks to reconfigure the existing site for two (2) residential lots to provide additional housing options in proximity to centres & high frequency public transport options.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and individuals with specific housing needs.	**L2** The development contributes to housing diversity and provides for housing options in direct response to the identified community and economic need.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	**L3.1-L3.3** The proposal does not provide for temporary accommodation.
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	**L4** The proposal supports urban consolidation thereby providing for the efficient use of the City's established urban areas and avoiding the need for expansion into the existing Rural Neighbourhoods.
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	**L5** The proposal does not involve greenfield development.
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	**L6.1-L6.3** The proposal will add to the range of housing options available for in Brisbane.
THEME 5: BRISBANE'S CITY SHAPE	
ELEMENT 5.5 – BRISBANE'S SUBURBAN LIVING AREAS	
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	**L1** The proposal will add to the range of housing options available for in Brisbane.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	**L2.1-L2.2** The proposal supports growth for detached housing for residents within the local area.
SO3 Suburban Living Areas allow for adaptable small-scale multiple	**L3** The proposal is not for multiple dwellings. As such, this criterion is not applicable.

Overall Outcomes	PROPOSAL
dwellings to provide for some intergenerational housing options catering to young people, families and supporting ageing in place.	
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	**L4.1** The proposed development results in lot sizes that reflect the predominate subdivision pattern in the neighbourhood. **L4.2** The proposed lot sizes enable the development of a future house with appropriate backyard space for vegetation. **L4.3** The proposal is limited to a reconfiguring of a lot (2 into 2 lots). As such, this criterion is not applicable.
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	**L5.1-L5.2** The site is not contained within the District Centre Zone. Accordingly, this element of criteria is not applicable.
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	**L6.1-L6.3** The proposal does not involve a neighbourhood centre. Accordingly, this element of criteria is not applicable.
SO7 Non-residential uses support local character and amenity.	**L7** The proposal does not provide for a non-residential use. Accordingly, this element of criteria is not applicable.

5.2 State Government

5.2.1 Planning Act 2016 - Framework

The *Planning Act 2016* which replaced the *Sustainable Planning Act 2009 (SPA)* on the 3 July 2017 provides the statutory planning framework for the State of Queensland.

As outlined within the *Planning Act 2016* all Local Government Areas must prepare *Planning Act 2016* compliant Planning Schemes that advance the purpose of the Act. It is noted that the *Brisbane City Plan 2014* was prepared in accordance with *Sustainable Planning Act 2009.* On 3 July 2017 a major amendment became effective to align *Brisbane City Plan 2014* with the *Planning Act 2016* (under the Alignment amendment rules made by the Planning Minister under section 293 of the *Planning Act 2016*).

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the *Planning Act 2016.*

5.2.2 State Planning Policies

The State Planning Policy is now identified in the *Brisbane City Plan 2014* as being appropriately integrated with the exception of Natural hazards, risk and resilience & Strategic airport and aviation facilities. As such, those state interest policies and assessment benchmarks in Part E of the State Planning Policy are addressed below.

CATEGORY OF ASSESSMENT	RESPONSE	COMPLIANCE
SAFETY AND RESILIENCE TO HAZARDS		

CATEGORY OF ASSESSMENT	RESPONSE	COMPLIANCE
Natural hazards, risk and resilience	The subject site is marginally encumbered within the Bushfire hazard overlay. Notwithstanding, the proposal can provide for appropriate bushfire mitigation strategies to achieve compliance.	✓
INFRASTRUCTURE		
Strategic airports and aviation facilities	The proposal will maintain the safety, efficiently and operational integrity of strategic airports.	✓
Strategic ports	The site is not located in proximity to a strategic port.	**N/A**

5.2.3 Referral Agency

In accordance with the *Planning Regulation 2017*, the application does not trigger any referrals.

5.2.4 State Development Assessment Provisions

As this application does not trigger referral to the State Assessment and Referral Agency, the State Development Assessment Provisions do not apply.

5.2.5 Referral Agency

The subject site is identified within the Urban Footprint designation of SEQ Regional Plan 2017. Land within the Urban Footprint is intended to incorporate the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space. The proposal is consistent with the intent of the Regional Plan.

6 CONCLUSIONS

This report is submitted on behalf of *Sze Kong Ngu* in support of the proposed Reconfiguring a Lot (Development Permit) for a Boundary Realignment – 2 into 2 lot subdivision upon land at 93 & 95 Quarry Road, Sherwood QLD 4075

Under the *Brisbane City Plan 2014*, the subject site is identified as being located within the Character (Character) residential zone and the Sherwood-Graceville district neighbourhood plan. The Planning Scheme intends Character residential zone to provide for low density suburban and inner-city living through the development of predominately 1 or 2 storey Dwelling houses comprising primarily of existing houses built in 1946 or earlier and infill housing that incorporates any housing built in 1946 or before in the development.

The proposal involves a Reconfiguring of a Lot – Boundary Realignment (2 into 2 lots). The overall layout has been strategically designed to ensure the future lots can accommodate the Pre-1946 Dwelling house under the existing approval and allow for the construction of a new house to reflect traditional building character. The development seeks to achieve the following allotments:

Proposed Lot #	Size	Frontage
Lot 1	412m^2	20.67m (Dewar Terrace)
Lot 2	412m^2	20.67m (Dewar Terrace) 20m (Quarry Road)

In accordance with Table 9.4.10.3.B, the acceptable outcome prescribes a minimum lot size of 450m^2 where within the Character precinct of the Character residential zone. Notwithstanding, the proposed subdivision achieves a Performance Solution against PO1 of the Subdivision Code and is consistent with the scheme's intent for the Character residential zone and overlay. Specifically:

- The existing pre-1947 Dwelling house is retained as part of the application and will wholly be located within the corner allotment (Lot 2) in accordance with the existing development approval;

- The proposed subdivision is only for a boundary realignment of existing allotments, which can accommodate the minimum rectangle dimension and average lot width. As such, the boundary realignment allows the development of a future dwelling house with the character elements in accordance with the zone code;

- The subject site is located within proximity to various high frequency public transport options, centres and community facilities. Thus, the site is well-located and suitable to cater for the proposed density over the site. It is noted the existing site contains two (2) allotments and the proposal is limited to a boundary realignment. As such, the resultant density is lower and consistent with the community expectations for the site;

- The proposed subdivision will be consistent with the prevailing development pattern within the street as it also contains numerous examples of lots under the prescribed accepted outcome.

Overall, the proposal is identified as meeting the relevant requirement of the *Brisbane City Plan 2014*. As such, the application should be approved subject to reasonable and relevant conditions.

7 APPENDIX 1 – CODE ASSESSMENT