

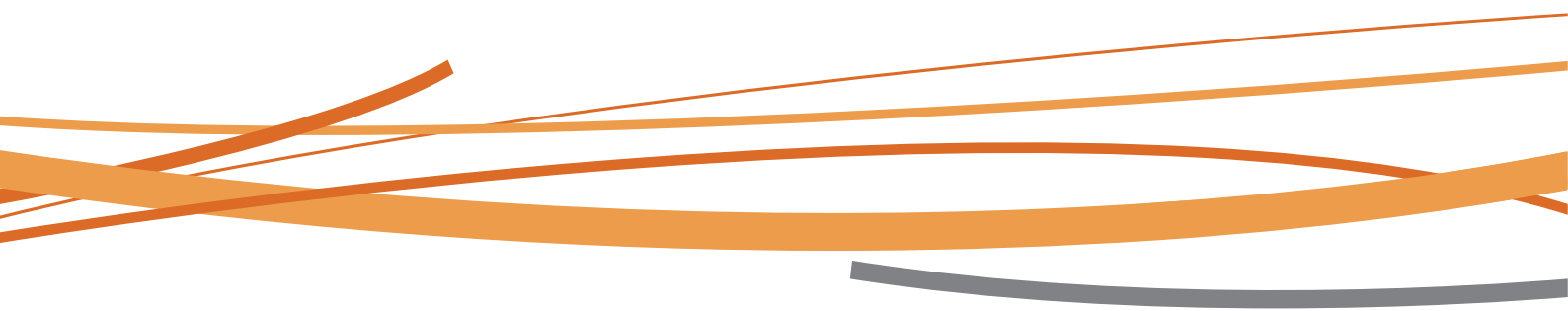


PLANNING REPORT

Autism Queensland Sunnybank

Prepared for Autism Queensland

1 September 2026



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Executive Summary

Gaskell Planning Consultants has prepared this development application on behalf of Autism Queensland ('AQ') which seeks approval for the following development components over land located at 437 Hellowell Road and 20 Commodore Street, Sunnybank Hills QLD 4109 and described as Lot 967 on SL8038 and Lot 1147 on SL10514:

- Development permit for Reconfiguring a lot (Access easement)
- Development permit for Material change of use for a Community use

Both development components relate to an existing exit-only driveway which allows vehicles to exit the AQ Sunnybank facility at 437 Hellowell Road via 20 Commodore Street. While AQ currently own both properties the purpose of this application is to simply formalise this current arrangement, ensuring that access rights are obtained to enable its continued use. Furthermore, the Material change of use component is only intended to establish lawful use rights over the extent of the existing easement.

AQ Sunnybank Hills provides specialised support services for autistic people across all ages and accommodates a small enrolment cohort of approximately 80 students (45 full-time and 35 part-time) across primary and secondary year levels. Around 50 FTE staff are employed, noting that approximately 20 of these staff exclusively utilise the Jackson Road entrance and car park and therefore have no ability to exit via Commodore Street. A further 31 part-time staff attend the premises on a rotational basis.

Given this modest student population, the distributed staff access arrangements, and the absence of any proposed changes to the existing internal circulation network, the traffic generation associated with the Commodore Street exit remains low. Exit-only movements will be limited to a small proportion of overall site activity, and the resulting vehicle volumes are expected to have negligible impact on the surrounding road network.

The application is supported by a traffic report, previously submitted to Council to accompany a now withdrawn development application (Council reference: A006545017), which assessed the existing access and concluded that it complied with City Plan requirements and the relevant Australia Standards. As noted in this report, the development approval be conditioned such that pedestrian visibility splays be provided in accordance with the requirements of Council's Transport, access, parking and servicing ('TAPS') code or the relevant Australian Standards.

The access easement has been designed based on survey by Lawson Surveyors and contains the existing driveway within the extent of the easement, while ensuring that the existing house at 20 Commodore Street does not encroach within the extent of the easement. Absent of the total area of the proposed easement and the existing Council easement on the western side of the lot, 20 Commodore Street has a total area of 585m² and width of over 16m, ensuring compliance with Council's minimum lot size and dimensions requirements for properties in the Low density residential zone.

The development is subject to impact assessment against the Brisbane City Plan 2014, and approval is sought from Brisbane City Council, subject to reasonable and relevant conditions.

Site and Proposal Details	Description
Applicant	AUTISM QUEENSLAND LIMITED A.C.N. 164 075 156
Site Address	437 Hellowell Road & 20 Commodore Street, Sunnybank Hills QLD 4109
Real Property Description	Lot 967 on SL8038 and Lot 1147 on SL10514
Site Area	1.6084 ha
Local Government Area	Brisbane City Council
Applicable Planning Scheme	Brisbane City Plan 2014 (version 36)
Zone	- Community facilities (437 Hellowell St) - Low density residential (20 Commodore St)
Zone Precinct	Community purposes (437 Hellowell St)
Neighbourhood Plan	Acacia Ridge-Archerfield neighbourhood plan
Neighbourhood Plan Precinct	Not applicable
Overlays	- Airport environs - Bicycle network - Critical infrastructure and movement network - Road hierarchy - Streetscape hierarchy

Aspects of Development	Description
Type of Development	Reconfiguring a lot for an Access easement Material change of use for a Community use ¹
Category of Assessment	Impact assessment
Assessment Trigger	Table 5.6.1 – Reconfiguring a lot Table 5.5.1 – Low density residential zone
Public Notification	15 b.d.
Referral Agencies	Not applicable

¹ The Material change of use component of the development application is over the extent of the proposed easement only.

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1 Introduction

1.1 Purpose of this Report

This planning report has been prepared by Gaskell Planning Consultants ('GPC') on behalf of Autism Queensland Limited ('the applicant'). The application is for the following development components:

- Reconfiguring a lot for an access easement
- Material change of use for a Community use

The proposed access easement is intended to formalise existing access arrangements. The easement will burden Lot 1147 on SL10514 (20 Commodore St) and benefit Lot 967 on SL8038 (437 Hellawell Rd). Both lots are currently owned by Autism Queensland Limited. The access easement will simply formalise existing arrangement and provide the appropriate access rights consistent with the existing arrangement.

To secure lawful use rights over the easement area, the application also includes a Material change of use for Community use over the extent of the proposed easement.

The application does not propose any building works, increases in GFA, impervious areas or changes to existing access arrangements.

This planning report addresses the merits of the development with respect to the relevant assessment benchmarks under the statutory planning framework including the Brisbane City Plan 2014 ('City Plan') and relevant provisions of the Act. Based on the assessment of these provisions, this planning report (and accompanying material) the proposed development achieves the relevant assessment benchmarks and planning principles underpinning the City Plan. It is recommended that Council favourably consider the proposed development and approve the application, subject to reasonable and relevant conditions.

1.2 Structure of this Report

To assist Council in its assessment of this application, this report includes the following sections:

- **Section 2:** describes the subject land and summarises the recent development approval
- **Section 3:** provides an overview of the proposed development
- **Section 4:** identifies and reviews the relevant planning framework, including the City Plan
- **Section 5:** an assessment against the applicable City Plan benchmarks
- **Section 6:** the conclusion.

The application is further supported by:

- **Appendix A:** Title search and easement images
- **Appendix B:** Proposed plans
- **Appendix C:** Survey plan
- **Appendix D:** Traffic impact assessment
- **Appendix E:** Code compliance report
- **Appendix F:** DA Forms

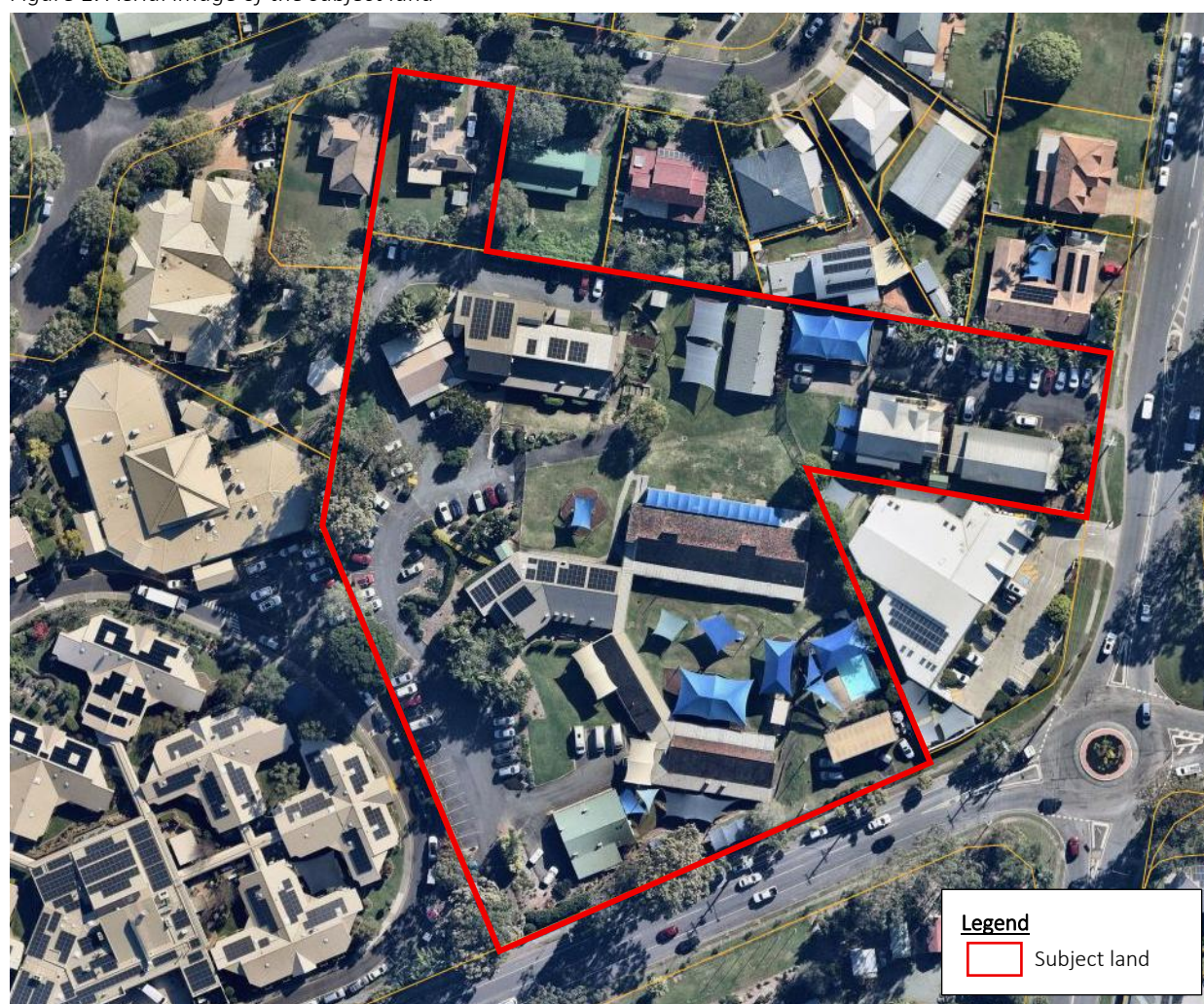
2 Site Description

2.1 Description of the Subject Land

The table below provides a summary of the site-specific information applicable to the subject land. An aerial image of the subject land is provided as **Figure 1**. An aerial image showing the extent of the proposed development is included as **Figure 2**. A copy of the current title certificate (including relevant easement dealing images) are included as **Appendix A**

Site Details	Subject Land
Address	437 Hellawell Road & 20 Commodore Street, Sunnybank Hills QLD 4109
Lot on plan	Lot 967 on SL8038 and Lot 1147 on SL10514
Lot area	1.6084 ha
Easements	Easement A on CP SL 10514 burdening Lot 1147 on SL10514 in favour of Brisbane City Council.

Figure 1: Aerial image of the subject land



Source: Nearmap image dated June 2026

Figure 2: Aerial image (development extents)



Source: Nearmap image dated 27 March 2026

2.2 Existing Access Arrangement

The subject site currently maintains three lawful vehicle access points, as follows:

- Hellawell Road: a two-way crossover providing access to the external road network.
- Jackson Road: a two-way crossover providing access to the existing on-site car park.
- Commodore Street: a one-way exit-only crossover enabling vehicles to exit the internal road network.

The proposed development does not seek to alter this established access arrangement.

A traffic report prepared by Stantec and submitted with the now-withdrawn development application (A006545017) provides a detailed review of the existing Commodore Street exit. The report concludes that the existing exit is considered acceptable and can accommodate the anticipated vehicle movements associated with the proposed development. Specifically the traffic assessment includes the following statements regarding the Commodore Street access:

- As the Commodore Street access operates as an exit-only point, no minimum queuing requirement applies. Any queuing generated by the existing development will be contained on-site and will not affect traffic operations on Commodore Street. The queuing capacity within the easement is therefore considered acceptable.
- The Commodore Street access generally complies with Council's TAPS Code, relevant Australian Standards, and good transport engineering practice, subject to incorporation of the identified design recommendations.

- The proposed access easement through 20 Commodore Street is similarly considered acceptable, meeting the intent of Council's TAPS Code and relevant standards, again subject to the recommended design refinements.

A copy of the Stantec traffic report is provided in **Appendix D**. Council should note, however, that references within the report to the previously submitted subdivision are no longer applicable. The current application seeks approval only for the access easement and the associated material change of use described in this planning report. Matters relating to the previous submitted subdivision are not relevant to this application. As noted in this report, the development approval be conditioned such that pedestrian visibility splays be provided in accordance with the requirements of Council's TAPS code or the relevant Australian Standards.

AQ Sunnybank Hills accommodates a small enrolment cohort of approximately 80 students (45 full-time and 35 part-time) across both primary and secondary year levels. The facility employs around 50 FTE staff, with approximately 20 of these staff members exclusively accessing the site via the Jackson Road entrance and car park. These staff have no ability to utilise the Commodore Street exit. A further 31 part-time staff attend the premises on a rotational basis, resulting in a dispersed and modest overall staff presence throughout the day.

Given the limited student population, the distributed staff access arrangements, and the absence of any changes to the existing internal circulation network, vehicle activity associated with the Commodore Street exit will remain low. As an exit-only crossover, movements will be confined to a small proportion of total site traffic, and the resulting volumes are expected to have negligible impact on the surrounding road network.

3 Proposed Development

3.1 Overview

This application seeks a Development permit for the following:

- Reconfiguring a lot for an Access easement
- Material change of use for a Community use

A detailed description of each development component is discussed in the following sections of this report.

3.2 Access Easement

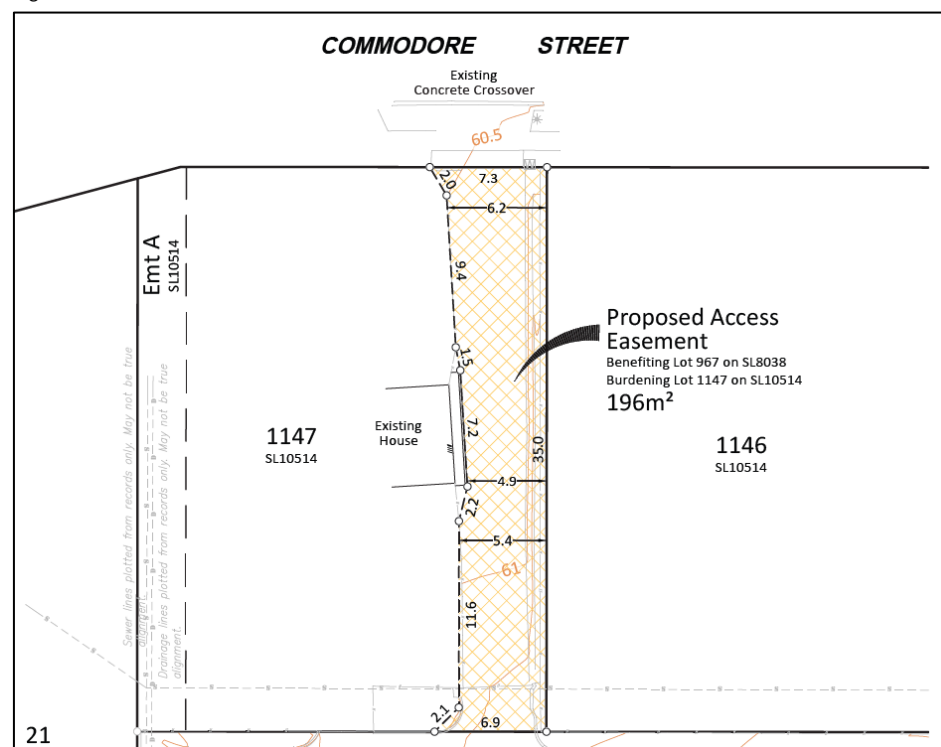
An access easement is proposed along the eastern side of Lot 1147 on SL10514. The easement has been designed using the site survey prepared by Lawson Surveys (Appendix C) to encompass the existing exit-only driveway that provides vehicular access from AQ (Lot 967 on SL8038) to Commodore Street, while ensuring the existing building does not encroach into the easement area.

The proposal does not involve any changes to the current access arrangement. Although AQ owns both lots, the easement is intended to formalise the existing access arrangement between the two properties. The easement will burden Lot 1147 on SL10514 for the benefit of Lot 967 on SL8038.

The access easement has a total area of 196 m². When combined with the existing Council easement located on the western boundary of Lot 1147 (Easement A on SL10514), the total developable area remaining on Lot 1147 is around 585 m². The remaining developable land on Lot 1147 comfortably exceeds the minimum lot size requirements of the Low density residential zone.

An extract showing the proposed access easement is included as **Figure 3**, a copy of the proposed easement plan is included as **Appendix B**.

Figure 3: Access Easement



Source: GPC

3.3 Material Change of Use

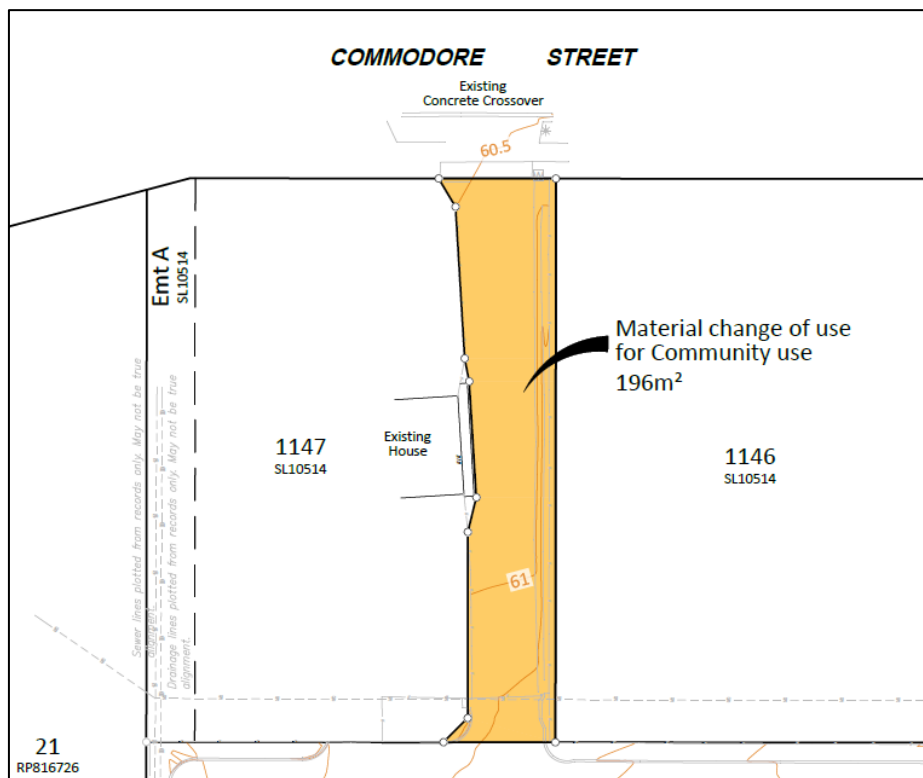
In addition to the access easement, a Material change of use for Community use is proposed over the extent of the easement. This development component is intended to ensure that Autism QLD (Lot 967 on SL8038) retain lawful use rights to utilise the easement for access.

As detailed in Section 2.2 of this report, the proposed development does not include any changes to this existing arrangement. Furthermore, a report prepared by Stantec and submitted with the now-withdrawn development application (A006545017) provides a detailed review of the existing Commodore Street exit and concludes that the existing exit is considered acceptable and capable of safely accommodating anticipated movements.

The proposed access arrangement is sufficient to service the modest operational demands of the facility, which accommodates 80 students (45 full-time and 35 part-time) and requires only 30 FTE staff to utilise the Commodore Street exit. A further 31 part-time staff attend on a rotational basis, while approximately 20 staff exclusively use the Jackson Road access and therefore do not contribute to exit movements on Commodore Street.

An extract showing the extent of the proposed Material change of use component is included as **Figure 4**, a copy of the Material change of use plan is included as **Appendix B**.

Figure 4: Material change of use for Community use



Source: GPC

4 State Planning Framework

4.1 Planning Act 2016

The Planning Act provides the statutory planning framework for the State of Queensland and outlines the statutory process for preparing, assessing and deciding development applications. The purpose of the Planning Act is to facilitate the achievement of ecological sustainability by establishing an efficient, effective, transparent, coordinated and accountable system of land use planning, development assessment and related matters.

The City Plan (version 35) categorises this development as assessable development and therefore requiring a development approval prior to the development commencing. Assessable development is required to be undertaken in accordance with section 45 of the Act, having regard to the relevant assessment benchmarks and other relevant matters. The proposed development is impact assessable and therefore requires assessment against section 45(5) of the Act.

4.2 State Assessment and Referral Agency

Referral agencies (and their jurisdictions) that are applicable to assessable development are set out in Schedule 10 of the *Planning Regulation 2017*. There are no referral agencies applicable to the proposed development.

4.3 State Planning Policy

The State Planning Policy ('SPP') expresses the State's interests in land use planning and development.

'The SPP applies, to the extent relevant, when:

- (1) Local government is assessing a development application, if its planning scheme has not yet appropriately integrated the relevant SPP state interest policies*
- (2) An assessment manager or referral agency other than local government is assessing a development application'.*

Part 2 of the City Plan addresses State planning provisions and states that all aspects of the SPP, dated July 2017 have been integrated into the City Plan, except for:

- Natural hazards, risk and resilience – Bushfire prone area
- Strategic airports and aviation facilities – Building restricted area.

The SPP Interactive Mapping System does not identify the subject land as being located within the bushfire prone area or the building restricted area. Accordingly, the proposed development does not warrant further assessment against the SPP.

4.4 South East Queensland Regional Plan 2023

The South East Queensland Regional Plan 2023 ('ShapingSEQ') provides a framework for managing growth over the next 25 years and sets a vision for the next 50 years. The plan seeks to balance the economic and environmental issues, which compete in the region, through delivering viable long-term strategies. ShapingSEQ includes a number of regional policies and sub-regional outcomes, principles and policies to address growth management in SEQ. Of most relevance to the proposed development is the regional growth pattern included in ShapingSEQ.

ShapingSEQ defines a spatial framework for the region and allocates land into regional land use categories. The subject land is contained within the 'Urban Footprint'. When considering the nature of the proposed

development and the subject lands location within the 'Urban Footprint', the intended use of the subject land accords with and promotes the outcomes, strategies, and overall vision of ShapingSEQ.

5 Brisbane City Plan 2014

The table below provides a summary of the Brisbane City Plan 2014 Version 36 ('City Plan') specific information applicable to the subject land. A detailed response to the relevant assessment benchmarks is provided as **Appendix E**.

The proposed development seeks approval for an access easement over the existing driveway, formalising access rights and enabling the continued use of the existing community facility at 437 Hellawell Street. The proposal is confined to the easement arrangement, with the material change of use component applying only to the extent of the easement. No changes are proposed to the ongoing operation of existing community facilities. Rath

Furthermore, the development, which is primarily confined to the Low density residential zoned 20 Commodore Street, does not impact on the intended low-density suburb form of the property. Specifically, the balance of the land, excluding the existing and proposed easements, results in a total developable area of approximately 585m², complying with minimum lot size requirements under the Subdivision code.

City Plan Aspect	Subject Land
Zone	- Community facilities (Autism Qld) - Low density residential (20 Commodore St)
Neighbourhood plan	Acacia Ridge-Archerfield neighbourhood plan
Overlays	- Airport environs - Bicycle network - Critical infrastructure and movement network - Road hierarchy - Streetscape hierarchy
Type of Development	Reconfiguring a lot for an Access easement Material change of use for Community use
Category of Assessment	Impact assessment
Referral Agencies	Not applicable
Public Notification	15 b.d.
Assessment Benchmarks	- Acacia Ridge—Archerfield neighbourhood plan code - Community facilities zone code - Low density residential zone code - Subdivision code - Community facilities code - Prescribed secondary codes: » Child care centre code

- » Filling and excavation code
- » Infrastructure design code
- » Landscape work code
- » Multiple dwelling code
- » Outdoor lighting code
- » Park planning and design code
- » Stormwater code
- » Transport, access, parking and servicing code
- » Wastewater code
- Overlay codes
 - » Airport environs overlay code (Sections A)
 - » Bicycle network overlay code
 - » Road hierarchy overlay code (Sections C & D)
 - » Streetscape hierarchy overlay code (Sections A & B)

6 Conclusion

This planning report has been prepared by Gaskell Planning Consultants on behalf of Autism Queensland to accompany an application seeking approval for a Development permit to for Reconfiguring a lot (access easement) and Material change of use for a Community use over land located at 437 Hellowell Road and 20 Commodore Street, Sunnybank Hills QLD 4109 and described as Lot 967 on SL8038 and Lot 1147 on SL10514.

As detailed in this report, the proposed development is recommended for Council's approval at its earliest convenience, subject to reasonable and relevant conditions. If Council requires any clarification of the above proposal, please do not hesitate to contact Luke Butler from Gaskell Planning Consultants on (07) 3392 1911.



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