

QUEENS PARADE, BRIGHTON TOWN PLANNING REPORT

Prepared for : AMD Property Group PTY LTD

MAY 2026



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Version	Date	Details	Prepared By	Checked By	Approved By
1	12/05/2026	FINAL	LM	MDL	MDL



1.0 APPLICATION SUMMARY

Address	41 Queens Parade, Brighton
Real Property Description	Lot 260 RP29101
Easements	Nil
Site Area	362m ²
Landowner(s)	AMD PROPERTY GROUP PTY LTD
Planning Legislation	<i>Planning Act 2016</i>
Local Government	Brisbane City Council
Regional Plan	Urban Footprint
Referral Agencies	Not applicable
Planning Scheme	Brisbane City Council City Plan v35
Neighbourhood Plan	Sandgate District Neighbourhood Plan
Planning Scheme Zone(s)	Low Density Residential Zone
Local Government Infrastructure Plan (LGIP)	Is located within the Priority Infrastructure Area (PIA)
Overlays	<ul style="list-style-type: none"> • Airport Environs Overlay • Bicycle Network Overlay • Bushfire Overlay • Coastal Hazard Overlay • Community Purposes Network Overlay • Critical Infrastructure and Movement Network Overlay • Dwelling House Character Overlay • Flood Overlay • Potential and Actual Acid Sulfate Soils • Road Hierarchy Overlay • Streetscape Hierarchy Overlay
Application Type	Material Change of Use – Development Permit for Dwelling House
Level of Assessment	Code Assessment
Applicant Details	AMD PROPERTY GROUP PTY LTD C/- Infinitum Partners Pty Ltd – Martin De Lange M – 0459 471 895 E – martin.d@i-p.au



2.0 DEVELOPMENT SUMMARY

Infinitum Partners have prepared this report on behalf of the applicant for the purposes of supporting an application to enable the delivery of Dwelling House at 41 Queens Parade, Brighton, properly described as Lot 260 on RP29101.

The first floor includes a spacious open-plan living area that opens onto a large east-facing deck, plus a bedroom with ensuite, a guest bathroom, and a laundry. Upstairs are four additional bedrooms, including the master suite, along with a family room and main bathroom. The site is accessed via an existing crossover to Queens Parade and is well located near bus stops on both Queens Parade and Beaconsfield Terrace.

The proposal triggers Code Assessment in accordance with the tables of assessment for the Dwelling house character overlay.

The application proposes a suitable and anticipated use for the site and through the assessment process should be recommended for approval, subject to reasonable and relevant conditions.



VIEW FROM FRONT



VIEW FROM REAR

Architectural Renders



3.0 THE SITE

The 373m² site is located at 31 Queens Parade, Brighton. The site is currently vacant after the previous dwelling house was demolished in late 2025.

Existing Use of Land	Vacant
Topography	The site is flat at about 2m AHD
Existing Vegetation	No existing vegetation
Road Frontages	13.5m along Queens Parade
Existing Services	Connected to all urban infrastructure and services
Surrounding Land Uses	Surrounded by dwelling houses to the north, south and east, to the west is Goodenia Reserve and an Energex substation.



Subject Site Aerial



View of street frontage prior to demolition



3.1 LOCALITY CONTEXT

The site is located within the Sandgate District Neighbourhood Plan and the Low Density Residential Zone. The site is surrounded by residential dwellings, predominantly detached dwelling houses. Across Queens Parade is Goodenia Reserve bushland and an Energex substation. Further down Queens Parade is the Brighton Bowls Club and a small collection of shops.



Zoning

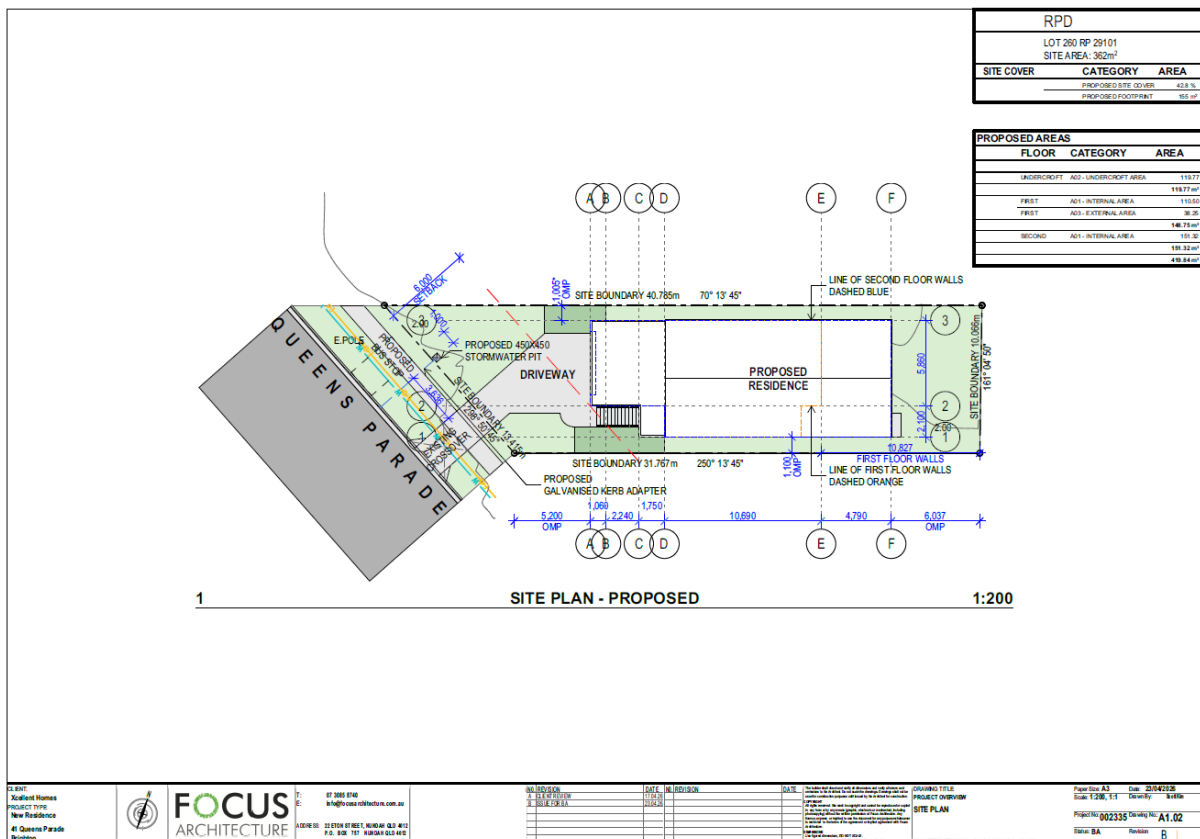


4.0 THE PROPOSAL

4.1 DEVELOPMENT DETAILS

The proposal seeks a Material Change of Use – Development Permit for Dwelling House. Proposal plans prepared by Focus Architecture are provided in **Attachment 1**. Key development parameters include:

Proposal statistics	
Site Area	362m ²
Site cover	42.8%
Building height	Max 9.5m
Setbacks	Frontage: 6m Rear Boundary: 6m Side Boundary (North): 1m Side Boundary (South): 1.1m
Car parking	Covered car parking area in the undercroft
Access arrangements	Existing vehicle crossover to Queens Parade

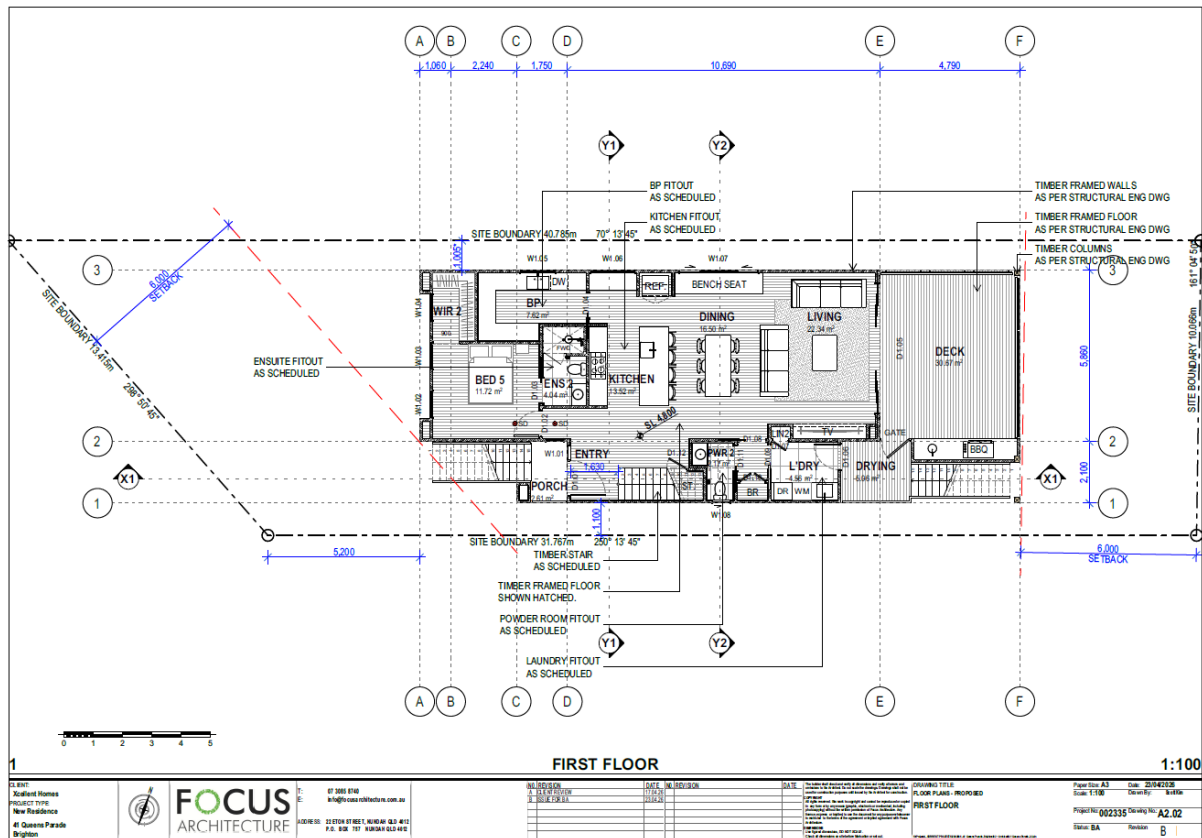


Site Plan

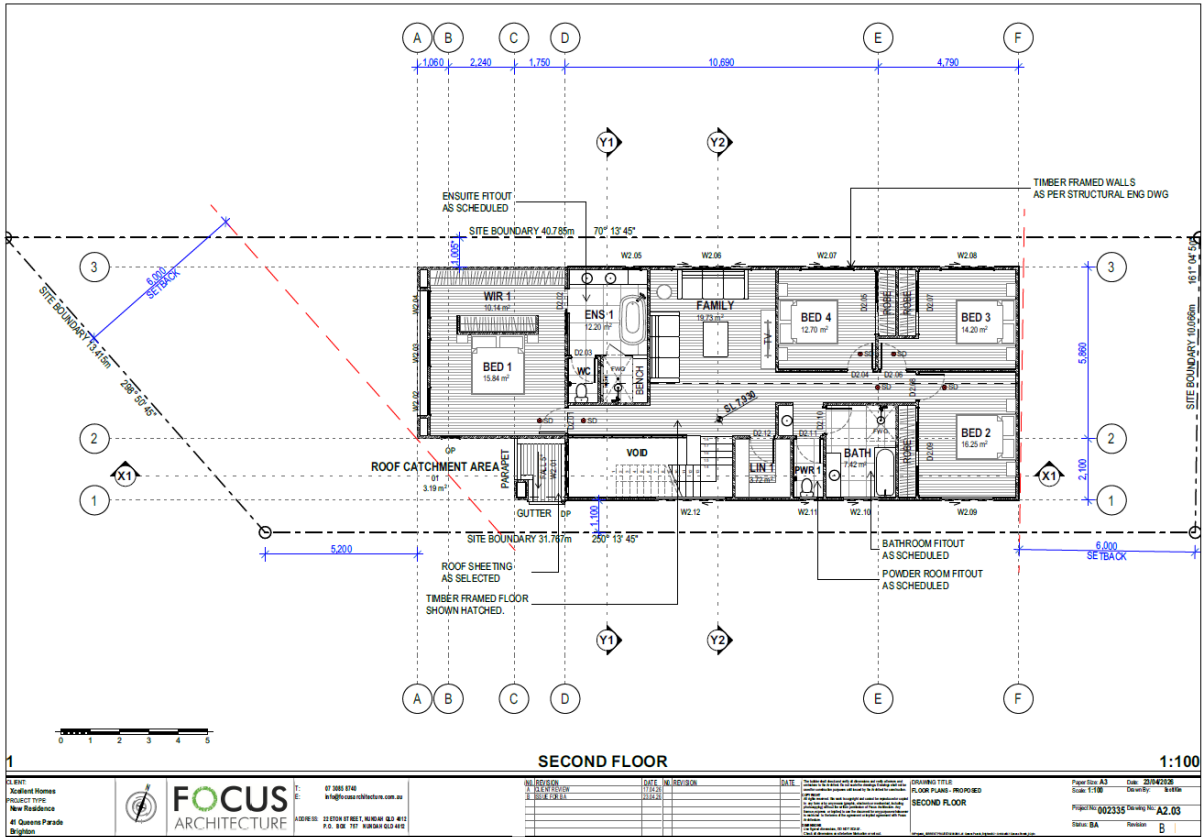
The proposed development features a two-storey raised dwelling on a concrete slab. The undercroft area will be concrete and will provide area for car parking directly off the driveway and vehicle crossover to Queens Parade. Landscaped areas will be provided along the side setbacks at the front of the dwelling, with turf to be provided to the remainder of the site. A timber staircase from the front of the dwelling is used to access the first floor. An additional timber staircase from the rear deck can be used to access the backyard.

The first floor features a large open plan living space, with a kitchen, dining room and living room opening up to a large, east facing timber deck. The deck is covered and includes an outdoor kitchen with a sink and barbeque. The first floor also contains a powder room, laundry and a bedroom with a private ensuite.

At the top of the stairs on the second floor is a family room and storage area. The rear of the second floor comprises three bedrooms and a shared family bathroom. The front of the house contains the large master bedroom with an ensuite and walk in wardrobe.



First Floor Plan



Second Floor Plan

5.0 THE ASSESSMENT

5.1 STATE PLANNING POLICY

The State Planning Policy (SPP) assessment benchmark of natural hazards, risk and resilience, is directly relevant to this proposal. The bushfire prone area in the planning scheme does not reflect the state mapping layer. All other aspects of the state interest are reflected in the planning scheme.

SPP Assessment Benchmark	Complies	Applicant Response
Natural Hazards, Risk and Resilience		
(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	Yes	The site is mapped under the SPP within the Bushfire prone area – potential impact buffer. The proposed development is buffered from the nearest vegetation by Queens Parade and the Energex substation which reduces the risk of bushfire for the site. Accordingly, the development avoids the natural hazard consistent with the requirements of the SPP.

The site is also mapped as being subject to Strategic airports and aviation facilities (Aviation facility, wildlife hazard buffer zone and obstacle limitation surface are), however given the nature and location of the proposal, it does not require assessment against the assessment benchmarks for this State Interest.

5.2 PLANNING SCHEME

The Brisbane City Council City Plan 2014 commenced on 30 June 2014 and is the relevant planning scheme for the assessment of development proposals. The current version of the City Plan is Version 35.

The assessment table for the Dwelling house character overlay identifies that an application for a Dwelling house is Code assessable when not complying with all acceptable outcomes in the Dwelling house (small lot) code. The site is also constrained by a number of overlays which require assessment.

The relevant assessment benchmarks for the proposed development includes:

- Dwelling house (small lot) code
- Sandgate District Neighbourhood Plan Code
- Low density residential zone
- Coastal hazard overlay code – purpose, overall outcomes and outcomes in section A and section E

A summary of compliance against this assessment benchmarks is provided below. A complete assessment of the assessment benchmarks is provided in **Attachment 4**.



5.2.1 Dwelling House (Small Lot) Code

The purpose of the Dwelling house (small lot) code is to assess the suitability of development to which this code applies.

The proposal is located on an appropriately sized lot and is designed to create a pleasant living environment for residents while also providing appropriate level of privacy for neighbours in adjoining dwelling houses. The proposed development meets all acceptable outcomes in the dwelling house (small lot) code besides the maximum building height requirements (AO2 and AO3) and overlooking requirements (AO14).

AO2 – Bulk and Scale

The proposed dwelling is of a bulk and scale that is consistent with the established built form of the locality and complementary to the prevailing streetscape. The dwelling provides a 6m front setback, which is consistent with the pattern of development along Queens Parade, and maintains side and rear setbacks that ensure adequate separation from adjoining properties. While the dwelling exceeds the acceptable building height outcome, the additional height is attributable to the raised undercroft required to achieve flood immunity in response to storm tide inundation risk, rather than excessive building mass. The resulting built form does not create an overbearing outcome for adjoining dwellings or their private open space, and the internal layout and separation distances assist in maintaining privacy and residential amenity. Further, the site's orientation, east-facing deck, and open plan layout allow for access to natural light, sunlight and breezes, while the proposal does not result in any significant loss of views or outlook for adjoining residents. On this basis, the proposal is considered to satisfy the intent of the performance outcome.

AO3 – BUILDING HEIGHT

As per AO3 of the code, the maximum building height is 7.5m along the side and rear walls increasing at no more than 30 degrees to a maximum height of 9.5m above ground level. The proposed development does not comply with the building height as the maximum height is 9.5m above ground level at the front of the building and 8.4m above ground level along the sides and rear of the building.

However, the reason for the proposed development being over height is to accommodate a 2.2m high undercroft. The undercroft is to avoid coastal hazards such as storm tide inundation. Hence, the increased height is required for flood immunity and to avoid risk from natural hazards. Additionally, other dwelling houses in the area exceed the maximum building height to achieve flood immunity. It is noted that the dwelling house at 2 Victoria St, directly to the rear of the site, was approved in 2025 and has a maximum building height of 9.6m with a similar 2.1m high undercroft.

Therefore, the proposed development complies with the performance outcome by being consistent with the height of houses in the immediate vicinity and avoids risk from storm tide inundation.

AO14 – OVERSHADOWING

The proposed development minimises opportunities for direct overlooking of adjoining properties through a combination of appropriate building siting and internal layout. There are



no dwelling houses located within 9m of the windows and deck along the rear and northern side of the dwelling, which provides a suitable degree of separation and maintains privacy to neighbouring residential uses. Along the southern boundary, while an adjoining dwelling house is present, the parts of the first floor with the greatest potential for overlooking comprise circulation space, the laundry and the guest bathroom, rather than primary habitable rooms. In addition, the bedrooms positioned along the southern side are elevated above the neighbouring dwelling house and are not oriented in a manner that would give rise to unreasonable overlooking or privacy impacts. On this basis, the proposal is considered to achieve the intent of the performance outcome and maintain an appropriate level of residential amenity for surrounding properties.

Refer to code compliance assessment in **Attachment 2**.

5.2.2 Sandgate District Neighbourhood Plan Code

The proposed development is located within the Sandgate District neighbourhood plan area and is assessable against the Sandgate District Neighbourhood Plan Code. However, since the proposed development is not located within a specific precinct or sub-precinct the proposed development complies with all acceptable outcomes of the code.

5.2.3 Low Density Residential Zone Code

The proposed development is located within the Low Density Residential Zone and complies with all overall outcomes of the zone code.

5.2.4 Coastal Hazards Overlay Code

The proposed development is within the erosion prone area and the medium storm-tide inundation area sub-category. However, the site is not within the coastal management district and therefore is only assessable against section A of the Coastal Hazard Overlay Code. The proposed development complies with the flood planning level prescribed by Table 8.2.6.3.B.

Refer to code compliance assessment in **Attachment 2**.



6.0 CONCLUSION

This planning assessment forms part of the application seeking a Material Change of Use - Development Permit for Dwelling House over land at 41 Queens Parade, Brighton.

The proposed development is an appropriate and anticipated form of development for the Low Density Residential Zone.

To support the application, an assessment has been undertaken of the proposed development against the applicable assessment benchmarks.

The information provided in this proposal report (and accompanying material) demonstrates that the proposed development complies with all relevant and applicable provisions of the statutory planning framework.

We therefore recommend that Council favourably consider the proposed development through the assessment process, and approve the development application, subject to reasonable and relevant conditions.

Should you require anything further, please do not hesitate to contact me on 0459 471 895 or email martin.d@i-p.au

Martin De Lange
Town Planner



ATTACHMENTS

ATTACHMENT 1 – PROPOSAL PLANS

ATTACHMENT 2 – CODE COMPLIANCE

