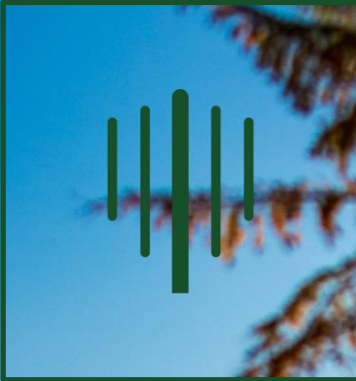


17 June 2026

Ref: WTJQ26-043  
Contact: Darcy Thynne

BCD DS  
RECEIVED  
17/06/2026  
APPLICATION REF  
A00046740



# WILLOWTREE PLANNING

## PLANNING ASSESSMENT REPORT:

### Development Permit for Reconfiguring a Lot (1 into 2 Lots)

14 Kinnen Street, Enoggera QLD 4051  
Lot 12 RP61467

—  
Prepared by Willowtree Planning Pty Ltd  
on behalf of Bikash Pandey and Rupesh Pathak

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**WILLOWTREE**  
PLANNING

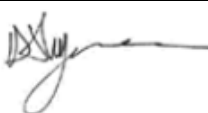

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**In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders – past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located.**

**PLANNING ASSESSMENT REPORT**

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

---

DOCUMENT CONTROL TABLE			
Document Reference:	WTJQ26-043 – Planning Assessment Report		
Contact	Darcy Thynne		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 – 27/03/2026	Ellen Mihalijevic Student Planner (QLD)	Darcy Thynne Associated (QLD)	Ben Russell Director (QLD)
			

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**PLANNING ASSESSMENT REPORT**

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

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<b>Appendix 2</b> Title Search	Titles Queensland
<b>Appendix 3</b> Code Responses	Willowtree Planning
<b>Appendix 4</b> Detailed Survey	Level Up Surveying
<b>Appendix 5</b> Subdivision Layout Plan	Level Up Surveying
<b>Appendix 6</b> Civil Engineering Code Compliance	Urban Engineering Services Pty Ltd
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## **PART A      PRELIMINARY**

### **1.1      INTRODUCTION**

This Planning Assessment Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Bikash Pandey and Rupesh Pathak (the Applicant) and is submitted to Brisbane City Council (Council) to support a Development Application (DA) made over the land at 14 Kinnen Street, Enoggera QLD 4051, legally described as Lot 12 RP61467 (the Site).

Specifically, the Applicant is seeking development approval for the following aspects of development:

- **Development Permit for Reconfiguring a Lot (1 into 2 Lots)**

The Site is located in the *Brisbane City Council Local Government Area* (LGA) and is mapped as being in the Character residential zone of the *Brisbane City Council City Plan 2014* (CP2014). It is also located within the Mitchelton centre neighbourhood plan area and is subject to a range of overlays which have been considered as part of the proposed design.

Pursuant to the tables of assessment within Part 5 of the CP2014, the proposed development is categorised as **impact assessable** and will be assessed accordingly.

This Planning Assessment Report provides greater detail on the nature of the proposed development and provides an assessment of the proposal against the strategic framework, planning intent and code requirements of the relevant statutory documents.

A Subdivision Layout Plan has been prepared to further detail the proposal and is included in **Appendix 5**. A series of technical reports have also been prepared in support of the proposed development and form part of the application material.

The proposal has been demonstrated to generally comply with the relevant acceptable outcomes, performance outcomes and overall outcomes of the assessment benchmarks.

The structure of the Planning Assessment Report is as follows:

- **Part A** Preliminary
- **Part B** Site Analysis
- **Part C** Proposed Development
- **Part D** Legislative and Policy Framework
- **Part E** Planning Assessment
- **Part F** Key Matters
- **Part G** Conclusion

In summary, the assessment has found the proposed development is appropriate for the Site both from a statutory planning and contextual perspective. It is therefore requested that the application be viewed favourably by Council and approved subject to reasonable and relevant conditions.



**PLANNING ASSESSMENT REPORT**

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

**1.2 DEVELOPMENT SUMMARY**

<b>TABLE 1. DEVELOPMENT STATISTICS</b>	
<b>Site Details</b>	
Address	14 Kinnen Street, Enoggera QLD 4051
Land Description	Lot 12 RP61467
Site Area	749m <sup>2</sup>
Landowner	Bikash Pandey & Rupesh Pathak
Tenure	Freehold
Easements	None
Local Government	Brisbane City Council
<b>Local Government Matters</b>	
Planning Scheme	<i>Brisbane City Council City Plan 2014 v35</i>
Zoning / Precinct	Low density residential zone
Neighbourhood Plan / Precinct	Mitchelton centre neighbourhood plan
Overlays	<ul style="list-style-type: none"> <li>▪ Airport environs overlay               <ul style="list-style-type: none"> <li>○ OLS – Horizontal limitation surface boundary</li> <li>○ PANS</li> <li>○ BBS zone – distance from airport 8-13km</li> </ul> </li> <li>▪ Community purposes network overlay</li> <li>▪ Critical infrastructure and movement network overlay               <ul style="list-style-type: none"> <li>○ Critical infrastructure and movement planning area sub-category</li> </ul> </li> <li>▪ Dwelling house character overlay</li> <li>▪ Road hierarchy overlay</li> <li>▪ Streetscape hierarchy overlay</li> <li>▪ Transport noise corridor overlay               <ul style="list-style-type: none"> <li>○ Designated State Noise corridor – State controlled road category 0</li> <li>○ Designated State Noise corridor – State controlled road category 1</li> <li>○ Designated State Noise corridor – rail network category 0</li> <li>○ Designated State Noise corridor – rail network category 1</li> </ul> </li> </ul>
<b>State Government Matters</b>	
DAMS Mapping Layers	<ul style="list-style-type: none"> <li>▪ SEQ Regional Plan land use categories – Urban footprint</li> <li>▪ Water resource planning area boundaries</li> </ul>
<b>Application Details</b>	
Applicant	Bikash Pandey and Rupesh Pathak c/- Willowtree Planning Pty Ltd
Proposal	Subdivision (1 into 2 Lots)
Approval Sought	Development Permit for Reconfiguring a Lot
Assessment Manager	Brisbane City Council
Category of Assessment	Impact assessment
Public Notification	Yes – 15 business days



**PLANNING ASSESSMENT REPORT**

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

---

Referrals	No
<b>Applicant Representative</b>	
Primary Contact	Darcy Thynne – Associate (QLD) Willowtree Planning Pty Ltd P: 0448 972 959 E: dthynne@willowtp.com.au
Reference	WTJQ26-043

**1.3 DEVELOPMENT HISTORY**

Brisbane City Council's Developmenti provides an online database of development applications lodged since 1 January 2004. According to Council's online records, there are no publicly available applications made over the Site since that time.



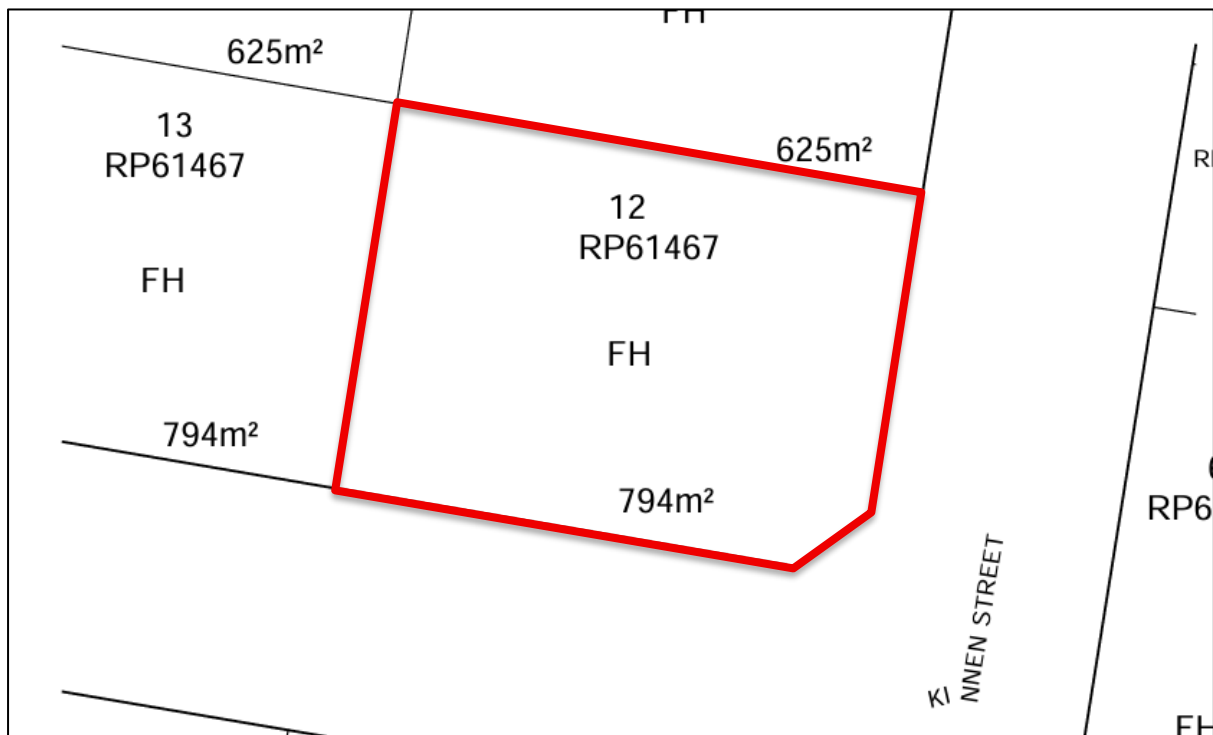
## **PART B SITE ANALYSIS**

### **2.1 SITE LOCATION AND CHARACTERISTICS**

#### **2.1.1 Site Identification**

The Site is identified as 14 Kinnen Street, Enoggera QLD 4051, legally described as Lot 12 RP61467. The Site comprises a rectangularly shaped corner lot, with a total area of 749m<sup>2</sup> and approx. 54m frontage to Kinnen Street, with 28m along the southern boundary and 30m along the eastern boundary.

See **Figure 1** below.



**Figure 1: Cadastral map (SmartMap, 2026)**

#### **2.1.2 Existing Use / Improvements**

The Site contains a single dwelling house and associated structures which will be demolished to facilitate the development. The Site is accessed via a singular verge crossover on Kinnen Street, in the south-west corner of the Site.



**PLANNING ASSESSMENT REPORT**

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

---



**Figure 2: Aerial map (Nearmap, 2026)**



**Figure 3. Streetview image of the Site looking from the east (Google Maps, 2026)**



## PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

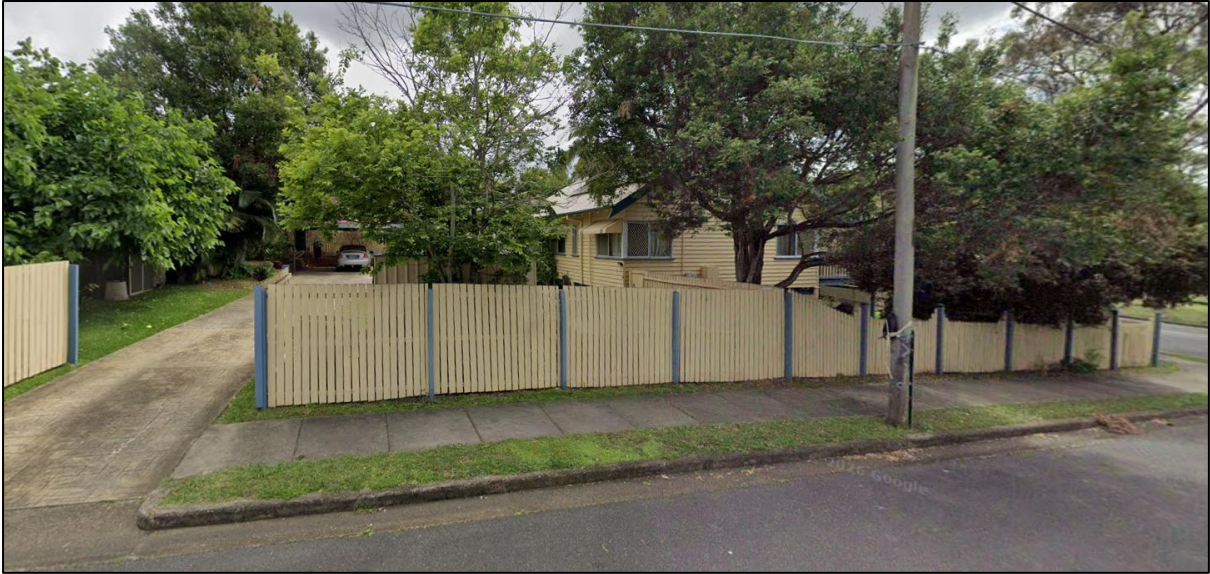


Figure 4. Streetview image of site looking from the south (Google Maps, 2026)

### 2.1.3 Topography

According to Council's 2002 contours (extracted in **Figure 5** below), the Site falls from an elevation of 35.5m AHD in the north-west corner to 33m AHD in the south-east corner, with an average grade of 7.5%.



Figure 5: Contours map (Brisbane City Council, 2026)

### 2.1.4 Encumbrances

The Site is not identified as being subject to any encumbrances or identified as being subject to any mapped environmental values.



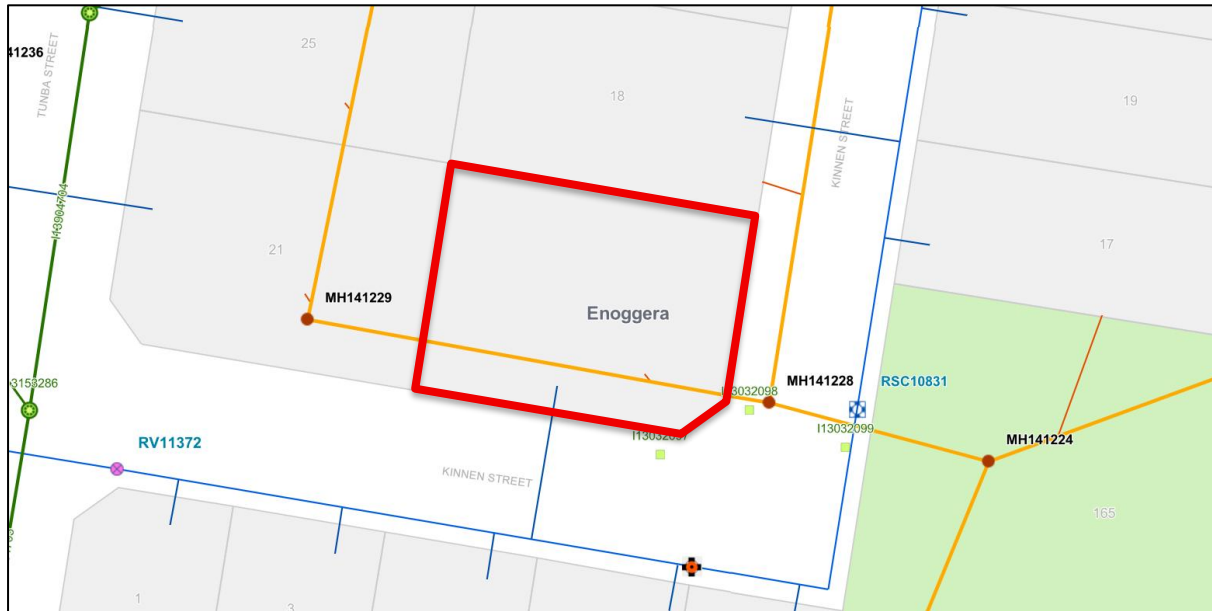
## PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

### 2.1.5 Servicing

As identified in **Figure 6** below, the Site is proximate to existing infrastructure connections as follows:

- Sewer – existing 150mm gravity main east-west along the southern portion of the Site (orange)
- Water – existing 100mm main along Kinnen Street (blue)
- Stormwater – existing 375mm pipe drain along Tunba Street (Green)



**Figure 6: Infrastructure and services map (Urban Utilities, 2026)**

## 2.2 SITE CONTEXT

Contextually, the Site is situated in Enoggera, in the west of the Brisbane region, 8.5km from the CBD. The surrounding area is characterised as predominately residential, comprising mostly Low-density residential zoning with some Character residential zoned lots present. Directly across from the Site is the Kinnen Street Park, which features a playground and large open space. The Site is proximate to many schools and childcare centres, including Enoggera State School, Hillbrook Anglican School and Our Lady of the Assumption Catholic Primary School. The closest supermarket is Everton Park, 1.3km away, which contains multiple major supermarkets, specialist stores and health services. The Site has high connectivity, being within 250m from the nearest bus stop, and within 800m from both Enoggera and Gaythorne train stations.



**PLANNING ASSESSMENT REPORT**

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

Refer

to

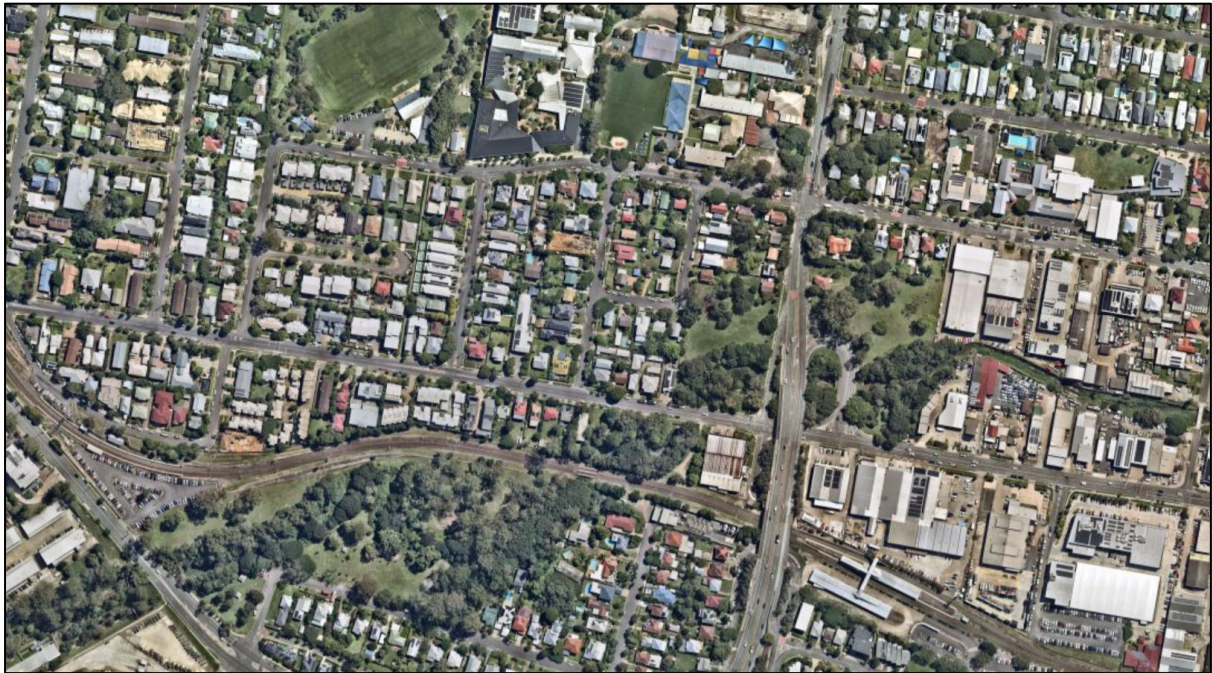


Figure 7 below.



Figure 7: Site Context map (Google Maps, 2026)



**PLANNING ASSESSMENT REPORT**

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

**PART C PROPOSED DEVELOPMENT**

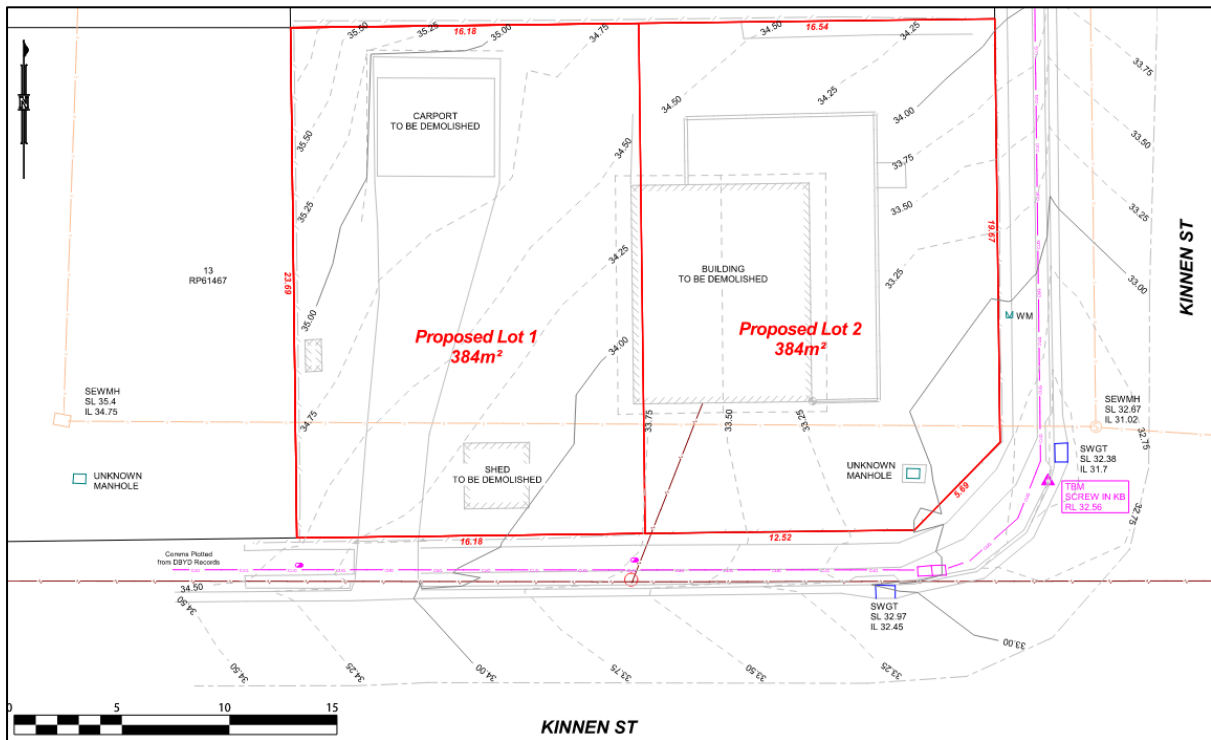
**4.1 OVERVIEW**

The proposal seeks development approval for Reconfiguring a Lot (1 into 2).

The proposal seeks to subdivide the Site into two lots: Lot 1, comprising an area of 384m<sup>2</sup>, and Lot 2, comprising an area of 384m<sup>2</sup>. All existing structures will be demolished to facilitate the subdivision. New driveway crossovers will be constructed to service their respective lots.

Minor construction works for the proposed development will consist of the following:

- Construction of an inter-allotment drainage system discharging in accordance with its existing discharge characteristics (kerb adaptor).
- New sewer & water connection(s) required for the development, resolved via non-standard application with Urban Utilities (UU); and
- New electrical and telecommunication services.



**Figure 8. Proposed Subdivision Layout Plan (Level Up Surveying, 2026)**

**TABLE 2** below provides a detailed analysis of the key details of the reconfiguring a lot.



## PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

TABLE 2: SUBDIVISION PARTICULARS	
Proposed lot sizes	Lot 1- 384m <sup>2</sup> Lot 2 – 384m <sup>2</sup>
Proposed lot dimensions	Refer to <b>Appendix 5</b> Subdivision Proposal Plan. The proposed lots feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B of the Subdivision Code and anticipated future development for a Dwelling House.
Servicing requirements	Refer to <b>Appendix 6</b> and <b>Appendix 7</b> Civil Engineering Code Compliance and Drawings.
Access arrangements / crossover	New driveway crossovers will be constructed to service their respective lots.
Existing/Proposed built improvements	Existing Dwelling House and structure will be demolished to facilitate the subdivision.
Lawful point of discharge	Refer to <b>Appendix 6</b> and <b>Appendix 7</b> Civil Engineering Code Compliance and Drawings.
Removal of street trees	None
Filling and/or cutting	None
Current verge width	Approx. 1.8m - 2.2m along Kinnen Street



## **PART D LEGISLATIVE AND POLICY FRAMEWORK**

### **4.1 LEGISLATIVE REQUIREMENTS**

#### **4.1.1 Assessable Development**

Pursuant to Section 44(5) of the *Planning Act 2016* (Planning Act), a categorising instrument (being a regulation or local categorising instrument) may categorise development.

In the case of the proposed development, the local categorising instrument is the Brisbane City Council City Plan 2014, in which the proposed development is categorised as assessable development, requiring development approval for a Reconfiguring a Lot, where the local government is the assessment manager.

#### **4.1.2 Assessment Manager**

This development application is made to the Brisbane City Council as the assessment manager, in accordance with Schedule 8 of the *Planning Regulation 2017* (Planning Regulation).

#### **4.1.3 Category of Assessment**

The category of assessment has been determined through sequential consideration of zoning, local or neighbourhood plans (where applicable) and overlays (where applicable), of the CP2014 and summarised in **TABLE 3** below.

<b>TABLE 3. CATEGORIES OF ASSESSMENT</b>	
<b>Planning Scheme Component</b>	<b>Category of Assessment</b>
<b>Zone</b>	
Low density residential zone	Assessable development – <b>Impact assessment</b> If a reconfigured lot is: <ul style="list-style-type: none"> <li>a. Less than 300m<sup>2</sup>, where any part of the lot frontage is within 200m walking distance of any part of the lot frontage of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m<sup>2</sup>; or</li> <li>b. less than 400m<sup>2</sup>, where any part of the lot frontage is greater than 200m walking distance of any part of the lot frontage of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m<sup>2</sup>; or</li> <li>c. less than 600m<sup>2</sup>, where a rear lot</li> </ul>
<b>Neighbourhood Plan</b>	
Mitchelton centre neighbourhood plan	No change
<b>Overlays</b>	
Airport environs overlay	Not applicable
Community purposes network overlay	Assessable development – <b>Code assessment</b>
Critical infrastructure and movement network overlay	Not applicable
Dwelling house character overlay	Not applicable



## PLANNING ASSESSMENT REPORT

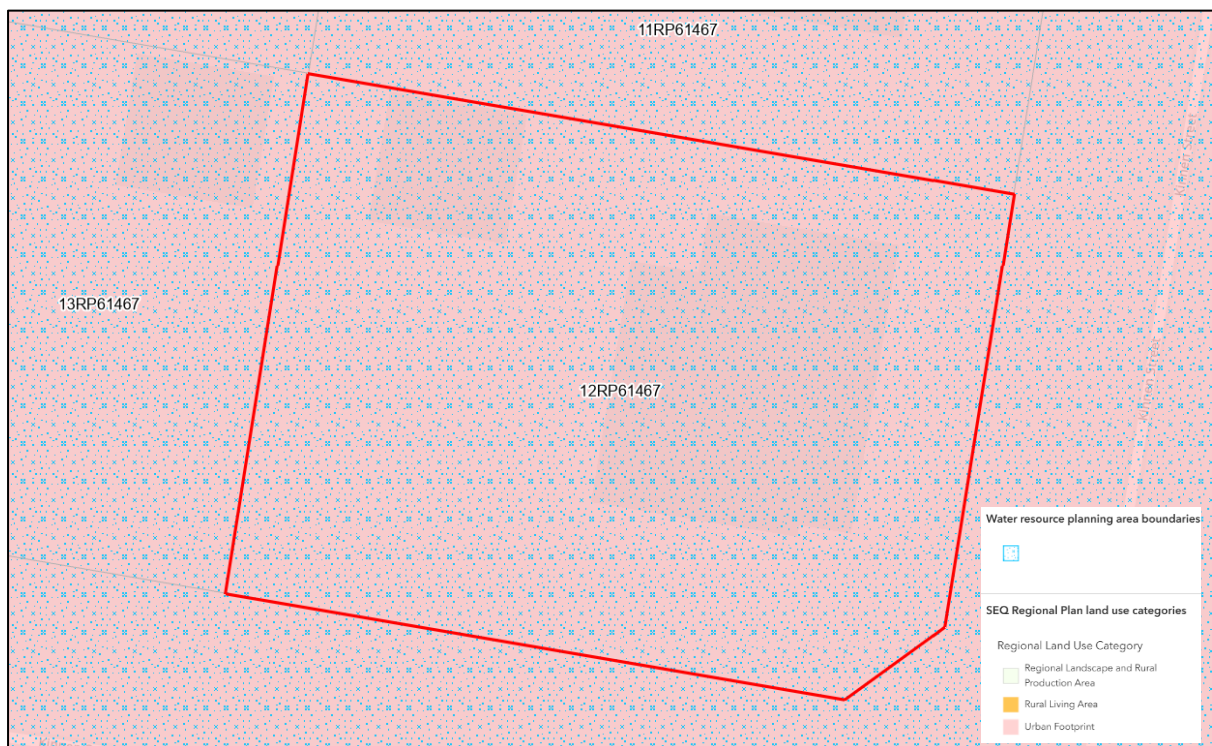
Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

Road hierarchy overlay	Assessable development – <b>Code assessment</b>
Streetscape hierarchy overlay	Assessable development – <b>Code assessment</b>
Transport noise corridor overlay	Not applicable
<b>Level of Assessment</b>	
<b>Resulting level of assessment</b>	<b>Impact assessment</b>

### 4.2 REFERRALS

Schedules 9 and 10 of the Planning Regulation set out aspects of development which are assessable or require referral. The Development Assessment Mapping System (DAMS) also assists by mapping development assessment triggers and referrals.

The Site and proposed development have been reviewed against the identified sections and the DAMS (extracted in **Figure 9** below) and it has been determined the development application will not trigger referral.



**Figure 9: Development Assessment Mapping System (QLD Government, 2026)**

### 4.3 PUBLIC NOTIFICATION

This development application, being subject to impact assessment, requires public notification to be undertaken for a period of fifteen (15) business days, in accordance with Section 53 of the Planning Act.



## **PART E PLANNING ASSESSMENT**

This section of the Planning Assessment Report assesses the application against the relevant assessment benchmarks.

As this DA is subject to impact assessment, the assessment benchmarks and the matters that the assessment manager must have regard to are those identified in section 45(5) of the Planning Act and Sections 30 and 31 of the Planning Regulation.

### **5.1 STATE AND REGIONAL ASSESSMENT BENCHMARKS**

#### **5.1.1 Regional Plan**

Section 30(2)(a)(i) of the *Planning Regulation 2017* requires that impact assessment must be carried out against the assessment benchmarks stated in the Regional Plan, to the extent the assessment benchmark is relevant to the development.

The Site is within the area of the *Shaping SEQ, South-East Queensland Regional Plan 2023* (SEQ Regional Plan) and is included in the Urban Footprint. The proposal constitutes an urban activity which supports the intent of the urban footprint designation by providing further residential land supply to accommodate future population growth and economic development.

In summary, the proposal facilitates the achievement of and is therefore consistent with not only the intent of the Urban Footprint classification but associated goals, elements, strategies, and planning principles under the *SEQ Regional Plan Regulatory Provisions*.

Specifically, Goal 1 – Grow of the SEQ Regional Plan outlines outcomes and strategies aiming to boost housing supply within established urban areas by introducing more diverse housing and lot sizes in existing and underutilised urban areas. With an aim establish significant contribution to achieving more market-affordable housing options by delivering new homes in better service locations at different price points.

#### **5.1.2 State Planning Policy**

Section 30(2)(a)(ii) of the Planning Regulation requires the assessment manager to assess applications against the assessment benchmarks contained within Part E of the *State Planning Policy* (SPP), to the extent Part E is not identified in the planning scheme as having been appropriately integrated.

Pursuant to Part 2 of the Planning Scheme, the only aspects of the SPP not integrated include:

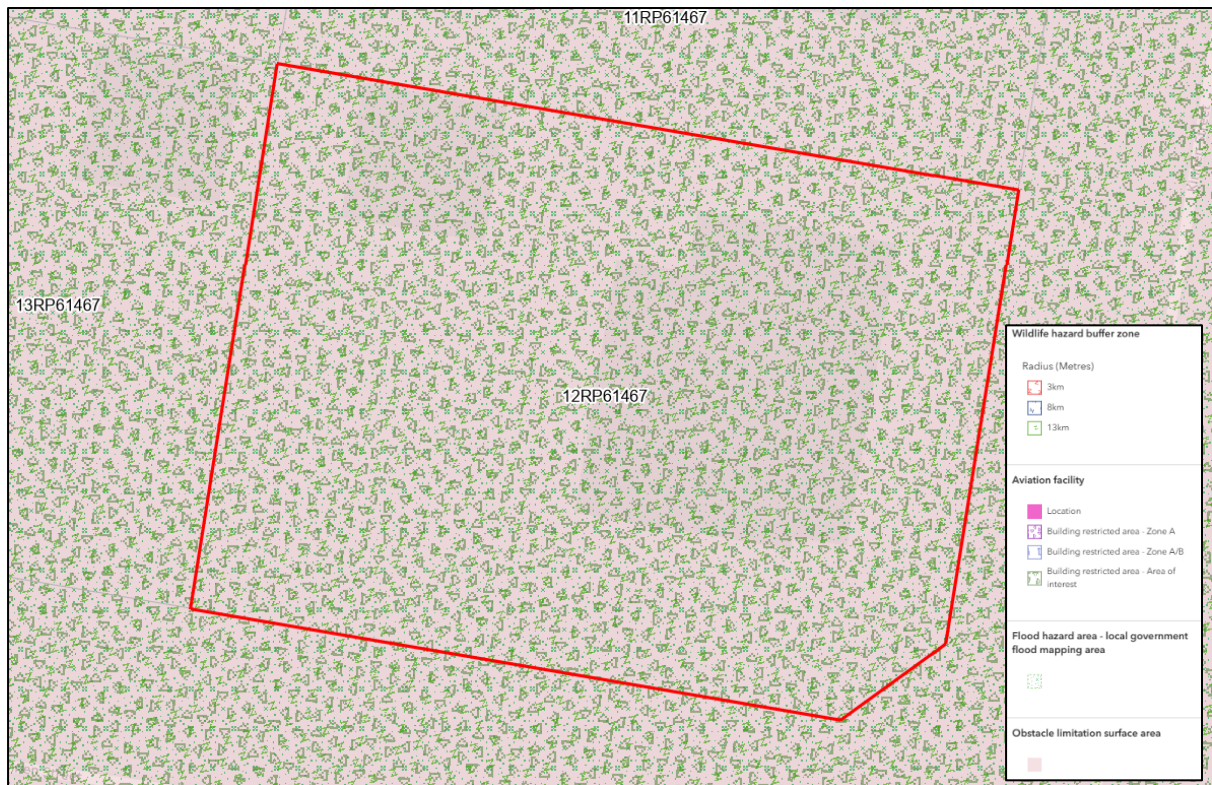
- State interest – Natural hazards, risk and resilience – The bushfire prone area in the planning scheme does not reflect the State mapping layer.
- State interest – Strategic airports and aviation facilities – The building restricted area is not identified in the planning scheme.

As identified in **Figure 10** below, the abovementioned State interests are not applicable to the Site, meaning further investigation is not required.



## PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)



### 5.1.3 Temporary State Planning Policy

Section 30(2)(a)(iii) of the Planning Regulation requires that impact assessment must be carried out having regard to any temporary SPP applying to the premises. In this instance, no temporary SPP applies to the Site or proposal.

### 5.1.4 State Development Assessment Provisions

Section 30(1) of the Planning Regulation requires that impact assessment must be carried out against the assessment benchmarks for the development stated in Schedules 9 and 10, where applicable.

In this instance, the proposed development does not trigger assessment against any of the State Development Assessment Provisions (SDAP).

## 5.2 LOCAL ASSESSMENT BENCHMARKS

### 5.2.1 Local Planning Instrument

The *Brisbane City Plan 2014 v35* is the applicable planning scheme for the Brisbane City Council and provides the relevant framework for development assessment and approval. The provisions of the CP2014 that are relevant to the proposed development are identified and addressed in the following sections of this report.

### 5.2.2 Assessment Benchmarks

**TABLE 4** below includes a summary of the assessment benchmarks which have been identified as relevant to the development application as determined in **Section 4.1.3** of this report.



## PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)  
14 Kinnen Street, Enoggera QLD 4051 (Lot 12 RP61467)

**TABLE 4. SUMMARY OF LOCAL ASSESSMENT BENCHMARKS**

Section	Comment
<b>Strategic Framework</b>	
Theme 2: Brisbane's outstanding lifestyle, Element 2.1 (Brisbane's identity), Element 2.2 (Brisbane's housing and accommodation choices); Theme 5: Brisbane's CityShape, Element 5.5 (Brisbane's Suburban Living Areas), Element 5.8 (Brisbane's Growth Nodes on Selected Transport Corridors)	An assessment of the relevant specific outcomes and land use strategies is included in <b>Part F</b> of this Planning Assessment Report.
<b>Neighbourhood Plan Code</b>	
Mitchelton centre neighbourhood plan code	An assessment of the relevant performance outcomes and acceptable outcomes is included in <b>Appendix 3</b> .
<b>Zone Code</b>	
Low density residential zone code	An assessment of the relevant performance outcomes and acceptable outcomes is included in <b>Appendix 3</b> .
<b>Overlay Code(s)</b>	
Road hierarchy overlay Streetscape hierarchy overlay	An assessment of the relevant performance outcomes and acceptable outcomes is included in <b>Appendix 3</b> .
<b>Development Code(s)</b>	
Subdivision code	An assessment of the relevant performance outcomes and acceptable outcomes is included in <b>Appendix 3</b> .
<b>Secondary Code(s)</b>	
Filling and excavation code Infrastructure and design code Landscape work code Outdoor lighting code Stormwater code Transport access and parking and servicing	An assessment of the relevant performance outcomes and acceptable outcomes is included in <b>Appendix 3</b> and <b>Appendix 4</b> .  The following secondary codes are not applicable to the proposal: <ul style="list-style-type: none"><li>▪ Park and planning design code</li><li>▪ Wastewater code</li></ul>

### 5.2.3 Strategic Framework

The Strategic Framework prevails to the extent of any inconsistency for impact assessment purposes. The proposed development has been assessed against the following themes and elements of the CP2024 Strategic Framework:

- Theme 2: Brisbane's Outstanding Lifestyle — Element 2.1 (Brisbane's Identity), Element 2.2 (Brisbane's Housing and Accommodation Choices)
- Theme 5: Brisbane's CityShape — Element 5.5 (Brisbane's Suburban Living Areas), Element 5.8 (Brisbane's Growth Nodes on Selected Transport Corridors)

An assessment of the relevant specific outcomes and land use strategies is included in **Part F** of this Planning Assessment Report.



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**5.2.4 Zone**

As depicted in **Figure 11** below, the Site is located within the LDR Low density residential zone of the CP2014. A detailed assessment of the relevant overall outcomes, performance outcomes and acceptable outcomes provided in **Appendix 3**.



**Figure 11: Zoning map (Brisbane City Council, 2026)**

**5.2.5 Neighbourhood Plan**

The Site is located within the Mitchelton centre neighbourhood plan area. A detailed assessment of the relevant overall outcomes, performance outcomes and acceptable outcomes provided in **Appendix 3**.

**5.2.6 Overlays**

The Site is mapped as being subject to a variety of overlays as identified in **TABLE 1** of this report. A response to each overlay is included in **TABLE 5** below.

TABLE 5. RESPONSE TO OVERLAYS	
Overlay Map	Response
	<p><b>Airport environs overlay</b></p> <p>Table 5.10.2 under CP2014 does not identify the proposal as being subject to assessment against this overlay. Further assessment has not been undertaken.</p>



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**Community purposes network overlay**  
 Table 5.10.7A under CP2014 identifies the proposal as being subject to assessment against this overlay. Refer to **Appendix 3** for a detailed assessment against the Community purposes network overlay code. Overall, it is not anticipated that the proposal would conflict with the intent of this overlay.



**Critical infrastructure and movement network overlay**  
 Table 5.10.8 under CP2014 does not identify the proposal as being subject to assessment against this overlay. Further assessment has not been undertaken



**Dwelling house character overlay**  
 This overlay is applicable for the assessment of Dwelling house development. As the development is for ROL, further assessment has not been undertaken.



**Road hierarchy overlay**  
 Kinnen street is identified as Neighbourhood roads. Table 5.10.18 under CP2014 identifies the proposal as being subject to assessment against this overlay. Refer to **Appendix 3** for a detailed assessment against the Road hierarchy overlay code. Overall, it is not anticipated that the proposal would conflict with the intent of this overlay as the increase in density is not expected to introduce a negative impact on the road hierarchy given the consistent low order of the surrounding road network.



**Streetscape hierarchy overlay**  
 Kinnen street is identified as Neighbourhood street minor. Table 5.10.20 under CP2014 identifies the proposal as being subject to assessment against this overlay. Refer to **Appendix 3** for a detailed assessment against the Streetscape hierarchy overlay. Overall, it is not anticipated that the proposal would conflict with the intent of this overlay, given the Site is afforded corner lot presence, allowing for preservation of streetscape interface and associated positive outcomes preserved through the strategic allotment layout.



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	<p><b>Transport noise corridor overlay – State controlled road</b></p> <p>Table 5.10.23 under CP2014 does not identify the proposal as being subject to assessment against this overlay. Further assessment has not been undertaken</p>
	<p><b>Transport noise corridor overlay – rail network</b></p> <p>Table 5.10.23 under CP2014 does not identify the proposal as being subject to assessment against this overlay. Further assessment has not been undertaken</p>

**5.3 LOCAL GOVERNMENT INFRASTRUCTURE PLAN**

The Site is identified as being located within Council’s Priority Infrastructure Area. The LGIP does not identify any future or existing infrastructure that would be impacted by the proposed development.

**5.4 INFRASTRUCTURE CHARGES**

The proposed development would be subject to infrastructure charges under the *Brisbane Infrastructure Charges Resolution (No. 14) 2025* (as amended). Noting, the applicable infrastructure charges are applied against the increased demand only as estimated in **TABLE 6** below.

TABLE 6. INFRASTRUCTURE CHARGES ESTIMATE					
Type	Existing Demand (per lot)	Development Demand (per lot)	Adopted Charge (\$)	Charges Calculation	Total Charges
Reconfiguring a Lot	1	2	\$36,052.58	(\$36,052.58 + \$36,052.58) - \$36,052.58	\$36,052.58
<b>Total Charges Estimate</b>					<b>\$36,052.58</b>



## **PART F      KEY MATTERS**

A detailed assessment of the key matters relevant to assessment of the proposed development is included below.

### **5.5      LOW DENSITY RESIDENTIAL ZONE OVERALL OUTCOME 5(C)**

Overall outcome 5(c) states:

- c) *Development for a dwelling house occurs on appropriately sized and configured lots, and:*
- i. *where not on a rear lot, has a minimum lot size of 400m<sup>2</sup>;*
  - ii. *where on a rear lot, has a minimum lot size of 600m<sup>2</sup>;*
  - iii. *maintains a block pattern that accommodates traditional backyards and large trees.*

The proposed subdivision would create two lots, each with an area of 398m<sup>2</sup>. This is marginally below the 400m<sup>2</sup> minimum lot size specified under 5(c).

Where an overall outcome of a zone is not met, Part 1, Section 1.5 of the CP2014 states that the Strategic Framework prevails to the extent of any inconsistency, for the purposes of impact assessment. The proposed development has accordingly been assessed against the following themes and elements of the CP2014 Strategic Framework:

- Theme 2: Brisbane's Outstanding Lifestyle — Element 2.1 (Brisbane's Identity), Element 2.2 (Brisbane's Housing and Accommodation Choices)
- Theme 5: Brisbane's CityShape — Element 5.5 (Brisbane's Suburban Living Areas), Element 5.8 (Brisbane's Growth Nodes on Selected Transport Corridors)

#### Theme 2: Brisbane's Outstanding Lifestyle — Element 2.1 (Brisbane's Identity)

In response to Land Use Strategy (L8), the proposed development benefits from dual frontages, resulting in the creation of lots that reflect and complement the existing streetscape pattern in the vicinity of the Site.

Within Kinnen Street, the established lots are generally 15m – 20m wide. The proposed lot widths maintain this average.

The proposed lots feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B of the Subdivision Code while retaining a backyard. Furthermore, any future dwellings would be assessed against the Dwelling House (Small Lot) Code, ensuring an appropriate balance between built form and outdoor space.

The detached dwelling character that contributes to the area's sense of place will be preserved and reinforced. Additionally, the development supports network connectivity by providing residents with convenient access to local services and public transport.

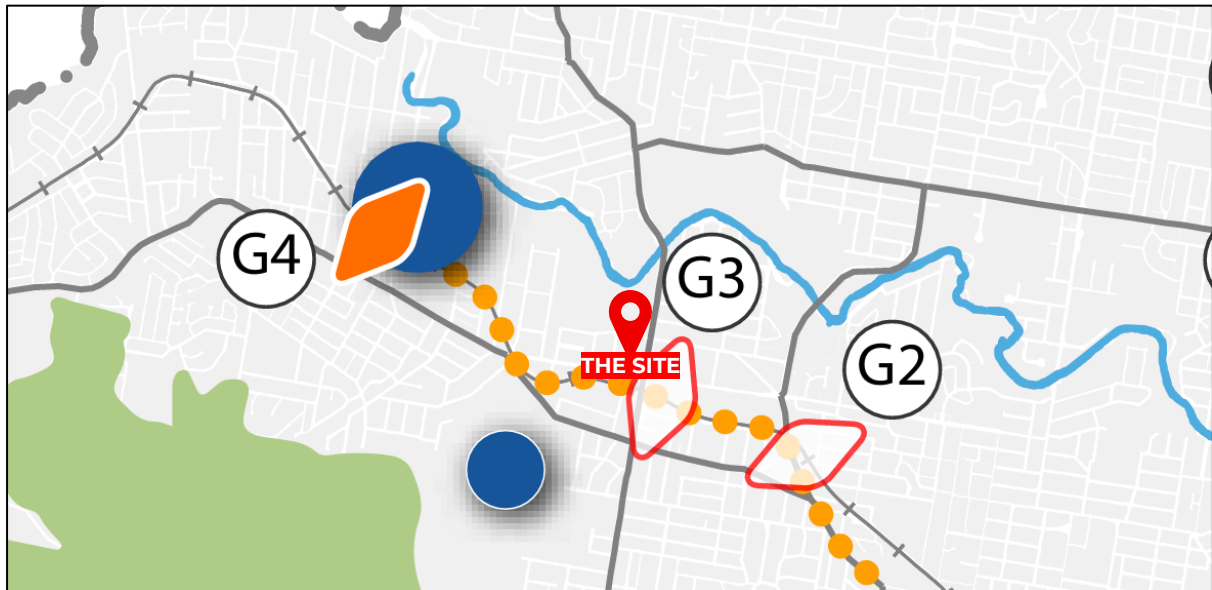
#### Theme 2: Brisbane's Outstanding Lifestyle — Element 2.2 (Brisbane's Housing and Accommodation Choices)

In response to Land Use Strategy (L1 and L2), the development increases the number of dwellings in close proximity to public transport, schools and a shopping centre.

As illustrated in **Figure 12**, the Site adjoins the Enoggera Future Growth Node, making it a suitable location for infill development given its access to a major transport corridor and existing infrastructure.



Smaller lot sizes would support more compact dwellings, broadening housing diversity, enabling ageing in place for downsizers, and improving affordability for first home buyers.



**Figure 12. Extract of the Brisbane Selected Transport Corridors and Growth Nodes Strategic Framework Map (Brisbane City Council, 2025)**

Theme 5: Brisbane's CityShape — Element 5.5 (Brisbane's Suburban Living Areas)

In response to Land Use Strategy (L1, L2.1, L2.2, L4.1 and L4.2), the proposed lots are intended to accommodate a detached dwelling house with frontages aligned to the established block pattern, including properties directly opposite the Site.

Lot sizes and configuration support a standard building envelope while retaining backyards of sufficient size to accommodate large trees, contributing to local amenity and air quality.

Future dwellings would be assessed against the Dwelling House (Small Lot) Code, ensuring the detached dwelling character of the suburban living area is maintained.

Given the dual frontages and similar lot depth to width proportions (approximately 20m x 20m), it is a particularly common outcome for rectangular corner lots to be subdivided into square lots, as proposed here. As illustrated in **Figure 13** below, the subject Site and the adjoining property at 21 Kinnen Street are the only two properties in the area capable of achieving this outcome - that is, accommodating a subdivision that meets the minimum lot dimensions suitable for a detached dwelling while requiring the removal of the existing dwelling.



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**Figure 13. Rectangular corner block suitable for to subdivide into square lots (Applicant markups, 2026)**

### Theme 5: Brisbane's CityShape —Element 5.8 (Brisbane's Growth Nodes on Selected Transport Corridors)

As illustrated above in **Figure 12**, the proposed development is located within close proximity to Enoggera Road and north-west rail corridor, adjacent to the Enoggera Future Growth Node.

In response to Land Use Strategies (L1.3 and L2.1), a modest increase in residential density at this location is appropriate given the Site's proximity to the future node and would not compromise its orderly planning or long-term development.

Locating additional housing within walking distance of primary and secondary schools and two train stations would reduce reliance on private vehicles.

The smaller lot sizes broaden housing choice in this well-served and well-connected location, supporting the intent for the Enoggera corridor to accommodate increased residential density adjacent to key employment areas.

## 5.6 LOT SIZE AND DIMENSIONS

The proposed subdivision would create two lots, each with an area of 398m<sup>2</sup>. This is marginally below the 400m<sup>2</sup> minimum lot size specified under AO1.1 Subdivision Code.

Proposed Lot 1 has 16.2m frontage and dimensions of 16.2m x 24.5m. Proposed Lot 2 has 12.5m frontage to the south, 20.5m frontage to the east and dimensions of 16.5 x 24.5m excluding the corner truncation.



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In accordance with PO1 of the Subdivision Code, both lots can accommodate the minimum 9m x 15m dimension in Table 9.4.10.3.B of the Subdivision Code and anticipated future development for a Dwelling House. This would enable the provision of an additional dwelling in the area without impacting streetscape character or amenity of neighbours.

### 5.7 OTHER RELEVANT MATTERS

Section 45 of the Planning Act identifies the categories of assessment and states impact assessable applications may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

#### 5.7.1 Housing Supply

*Brisbane's Housing Supply Action Plan* is identified as a non-statutory policy framework to support the implementation of Council's housing strategy, *Brisbane's Sustainable Growth Strategy*, through targeted actions to address short-to-medium-term housing supply. One of the actions is to ensure new homes continue to meet community needs.

The proposed development responds to the evolving housing needs of Brisbane's established suburbs. Smaller lots and dwellings play a meaningful role in addressing housing supply by delivering more affordable options across a variety of buyer groups, including first-home buyers, downsizers, and young families. By reducing the building footprint and building size, these properties offer lower construction cost and more manageable mortgage repayments, making market entry more achievable. The proposed development is well located in proximity to public transport and amenities and reflects the broader shift to address the critical undersupply of new land/dwellings in well-located suburban locations.



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### PART G CONCLUSION

In summary, this Planning Assessment Report has assessed the proposed Reconfiguring a Lot on the land at 14 Kinnen Street, Enoggera QLD 4051 and it has been determined that the proposal warrants approval for the following reasons:

- The proposed subdivision layout creates rectangular lots with frontages that align to the established block pattern, consistent with properties directly opposite the Site.
- The reconfiguration supports additional housing supply and accommodates growth in a well-located area, consistent with emerging planning policy directions of Brisbane City Council.
- The smaller lot sizes broaden housing choice in this well-serviced and well-connected location, supporting the intent for the Enoggera corridor to accommodate increased residential density adjacent to key employment areas.
- The proposed subdivision will not result in any adverse environmental impacts or unreasonable impacts upon the amenity of the surrounding residential environment

As demonstrated by the assessment provided in this Planning Assessment Report, the proposal generally complies with the outcomes sought by the CP2014 and other relevant matters, and has been found to be suitable for the Site.

In light of the merits of the proposed development and in absence of any significant adverse impacts, it is considered the proposed development warrants support by Council. As such, it is requested the proposed development be viewed favourably by Council and approved, subject to reasonable and relevant conditions.

Should you require any further clarification or confirmation on details contained within this Planning Assessment Report, please do not hesitate to contact the undersigned on [dtynne@willowtp.com.au](mailto:dtynne@willowtp.com.au).

Yours faithfully,



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