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ASPECT
TOWN PLANNING

TOWN PLANNING REPORT
10 CAMBAGE ROAD, NORTHGATE

REF: 0687

Prepared for:
FOUR POCKETS PTY LTD

NOVEMBER 2026

Revision No.	Author	Reviewer	Signature	Date
A	ZP	-	ZP	10 November 2026

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TABLE OF CONTENTS

EXECUTIVE SUMMARY 4
1.0 PROJECT OVERVIEW 6
2.0 SITE DESCRIPTION 7
2.1 SITE LOCATION 7
2.2 SITE DETAILS 8
2.3 ADJOINING LAND USE & DEVELOPMENT 8
3.0 SITE HISTORY & PRE-APPLICATION CONSULTATION 9
3.1 PREVIOUS APPROVALS & SITE HISTORY 9
3.2 PRE-APPLICATION CONSULTATION 9
4.0 PROPOSAL 10
4.1 PROPOSED DETAILS 10
4.1.1 BUILDING WORKS – PARTIAL DEMOLITION 11
4.1.2 BUILDING WORKS – EXTENSION 11
4.1.3 TRADITIONAL BUILDING CHARACTER (DESIGN) OVERLAY CODE 12
4.2 DEVELOPMENT PARAMETERS 12
4.2.1 SUBDIVISION CODE 12
4.2.2 INDUSTRIAL AMENITY OVERLAY CODE 16
5.0 STATUTORY PLANNING REQUIREMENTS 20
5.1 STATE FRAMEWORK 20
5.1.1. PLANNING ACT 2016 20
5.1.2 SOUTH EAST QUEENSLAND REGIONAL – SHAPING SEQ 2023 20
5.1.3 STATE PLANNING POLICY 20
5.1.4 REFERRALS AND STATE DEVELOPMENT ASSESSMENT PROVISIONS 20
5.2 LOCAL FRAMEWORK 21
5.2.1 STRATEGIC FRAMEWORK 21
5.2.2 LEVEL OF ASSESSMENT 21
5.2.3 ASSESSABLE DEVELOPMENT 24
6.0 CONCLUSION 25
7.0 APPENDIX 1 26
7.1 CODE ASSESSMENT 26

EXECUTIVE SUMMARY

This report has been prepared on behalf of *Four Pockets Pty Ltd* (applicant) to obtain a Development Approval on land at 10 Cambage Road, Northgate formally described as Lot 43 on RP41920. The approval sought is for the following:

- Development Permit – Building Works – Extensions to a Pre-1947 Dwelling House in the Traditional Building Character Overlay.

- Development Permit – Reconfiguring a Lot – 1 into 2 Lots.

This report addresses the merits of the proposal against the relevant provisions of the *Brisbane City Plan 2014* (the Planning Scheme), the *Planning Act 2016* (the Act) and other relevant legislation. A detailed analysis of the proposal against the local and state planning framework is included within this report and appendices.

Under the Brisbane *City Plan 2014*, the subject site is identified as being contained within the Character (infill housing) Residential Zone and Banyo – Northgate Neighbourhood Plan. The planning scheme intends the Character Residential Zone to:

"Development achieves a maximum dwelling yield of one dwelling per 300m² of site area."

The proposed development is identified as being consistent with the Overall Outcomes of the Character (infill housing) Residential Zone as the proposal will result in a dwelling yield of one dwelling per 300m² and will provide lots that can comfortably accommodate the existing and future detached houses, in keeping with the intent for the Zone.

The proposed allotments are identified as achieving the appropriate area and dimensions to comfortably accommodate a built form intended for the surrounding area, as outlined in the table below:

Proposed Lot Number	Lot Size	Minimum Rectangle Dimension	Frontage Width
1	335m²	6m x 15m	13.0m
2	400m²	9m x 15m	Rear Lot
Access Handle	90m²	N/A	5.5m

To this end, the proposed allotments are identified as achieving an appropriate outcome with the lot size average of the Subdivision Code. The proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014.*

The site is located within an established area with all the necessary infrastructure and services available to the proposed lots. Stormwater resulting from the proposed development will be appropriately discharged to the kerb and channel.

The proposed works to the Pre-1947 dwelling are identified as being consistent with the Overall Outcomes of the Character Residential Zone as it incorporates the existing Pre-1947 Dwelling. Furthermore, the site is located within the Traditional Building Character Overlay. This overlay intends to retain buildings constructed in 1946 or earlier and for new development to strengthen traditional building character through compatible scale, materials and detailing.

The proposal involves partial demolition to carry out the proposed extensions. The proposed demolition is accepted development, given it largely relates to the removal of post 1946 components or demolition behind the highest rear most part of the roof.

This development application is subject to **Impact Assessment.**

Accompanying this report is the supporting documentation as identified:

Document	Author	Dated
Appendix 1 – Code Assessment	Aspect Town Planning	November 2026
Appendix 2 – Proposed Plans	Swanson Design	November 2026
Appendix 3 – Proposed Lot Layout Plan	Orion Spatial Solutions	August 2026

This report outlines the merits of the proposal and requests that Council approve the proposal by granting a Development Permit subject to reasonable and relevant conditions.

1.0 PROJECT OVERVIEW

SITE DETAILS		
Site Address	10 Cambage Road, Northgate 4013	
Real Property Description	Lot 43 on RP41920	
Site Area	814m²	
Site Owner	Four Pockets Pty Ltd	
PLANNING DETAILS		
Local Government	Brisbane City Council	
Planning Scheme	*Brisbane City Plan 2014 / v37 (18-Sep-26)*	
Zoning	Character (infill housing) Residential Zone	
Neighbourhood Plan	Banyo - Northgate Neighbourhood Plan	
Overlays	▪ Airport Environs Overlay; ▪ Bicycle Network Overlay; ▪ Community Purposes Network Overlay; ▪ Critical Infrastructure and Movement Network Overlay; ▪ Dwelling House Character Overlay; ▪ Industrial Amenity Overlay; ▪ Potential and Actual Acid Sulfate Soils Overlay; ▪ Road Hierarchy Overlay; ▪ Streetscape Hierarchy Overlay; ▪ Traditional Building Character Overlay.	
PROPOSED DETAILS		
Development Type	Type of Approval	
Reconfiguring a Lot (ROL)	Development Permit for ROL – 1 into 2 Lots	
Building Works (BW)	Development Permit for BW –Extensions to a Pre-1947 Dwelling.	
Level of Assessment	Impact Assessable	
Public Notification	15 Business Days	
APPLICANT DETAILS		
Applicant	Four Pockets Pty Ltd c/- Aspect Town Planning Pty Ltd	
Contact Person	Zoc Pankaluic – Director	
Contact Details	p:	0435 812 611
	e:	zoc@aspect-tp.com.au
Project Team	Surveyor:	Orion Spatial Surveys
	Building Designer:	Swanson Design

2.0 SITE DESCRIPTION

2.1 SITE LOCATION

The subject site is located at 10 Cambage Road, Northgate formally described as Lot 43 on RP41920. The site has an area measuring 814m² and frontage of approximately 16.50m to Cambage Road (refer to Figure 1 & 2). The site is not burdened by any easements.



Figure 1: Aerial image of the application site (in red) and surrounding area. *Source: Queensland Globe.*



Figure 2: The street view of the existing house from Cambage Road. *Source: Google Streetview*

2.2 SITE DETAILS

SITE CHARACTERISTICS	
Topography	The site has a fall from the east to west with a topographical variance of 0.5m.
Flooding	The Floodwise Property Report indicates that the site is not impacted from Brisbane River, Creek/Waterway flooding or Overland Flow.
Vegetation / Street Trees	The site contains some vegetation. There is one (1) street tree within the street verge.
Heritage Places	The site is not listed on the Local or State Heritage Registers.
INFRASTRUCTURE & SERVICES	
Road Frontage	Cambage Road (Neighbourhood Road).
Water Supply	The site has an existing water connection.
Sewerage	The site has an existing sewer connection.
Stormwater	The site will be able to achieve a lawful point of discharge.
Electricity & Telecommunication	The site has existing electricity and telecommunications connections.

2.3 ADJOINING LAND USE & DEVELOPMENT

The subject site is located within an area that predominantly exhibits land within the Character Residential Zone Low Medium Density Residential Zone and Community Facilities Zone.

Land use designations in the surrounding area are identified below in Figure 3:

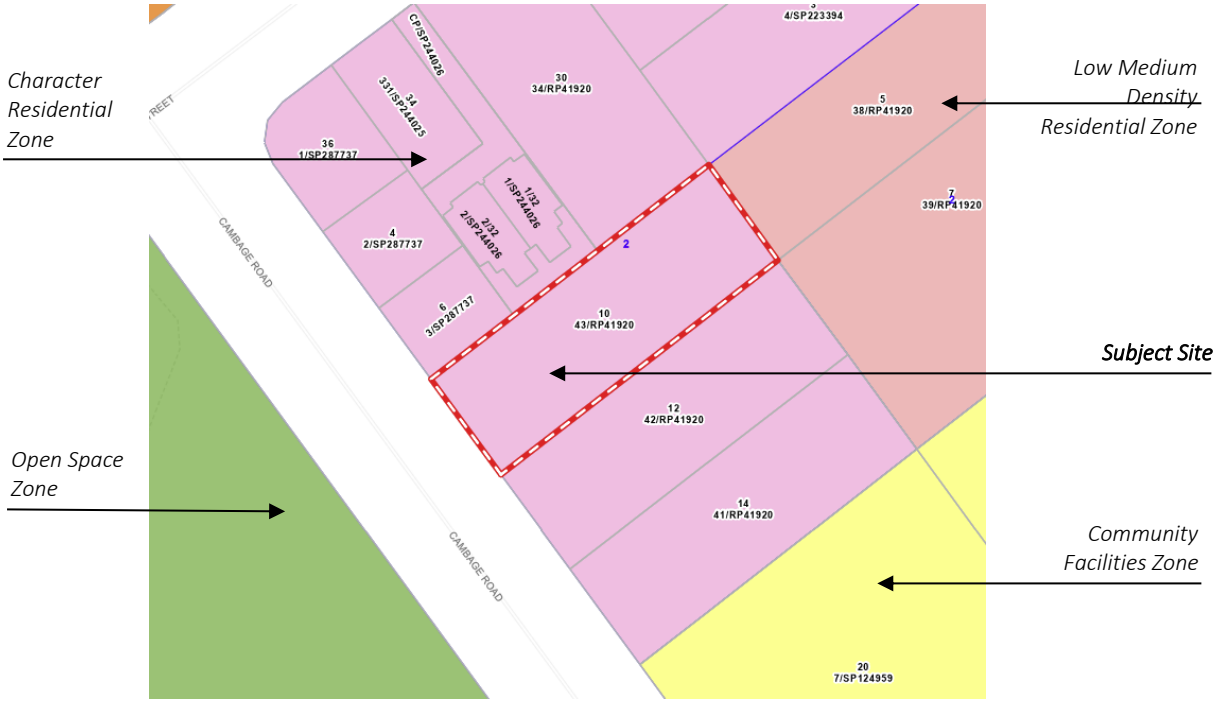


Figure 3: Surrounding Land Zoning. *Source: BCC Interactive Mapping*

3.0 SITE HISTORY & PRE-APPLICATION CONSULTATION

3.1 PREVIOUS APPROVALS & SITE HISTORY

The subject site currently contains a Pre-1947 dwelling house, which will be retained as part of this proposal (refer to Figure 4).



Figure 4: 1946 Aerial. *Source: BCC Interactive Mapping*

No recent or relevant approvals for the subject site were sighted during the preparation of this report.

3.2 PRE-APPLICATION CONSULTATION

No prelodgement meeting was held with the Council or any other relevant entities prior to submission of this application.

4.0 PROPOSAL

4.1 PROPOSED DETAILS

This Development Application seeks approval for:

- Development Permit – Building Works – Extensions to a Pre-1947 Dwelling House in the Traditional Building Character Overlay.

- Development Permit – Reconfiguring a Lot – 1 into 2 Lots.

This report addresses the merits of the proposal against the relevant provisions of the *Brisbane City Plan 2014* (the Planning Scheme), the *Planning Act 2016* (the Act) and other relevant legislation. A detailed analysis of the proposal against the local and state planning framework is included within this report and appendices.

Under the Brisbane *City Plan 2014*, the subject site is identified as being contained within the Character (infill housing) Residential Zone and Ithaca District Neighbourhood Plan. The planning scheme intends the Character Residential Zone to:

> *"Development achieves a maximum dwelling yield of one dwelling per 300m² of site area."*

The proposed development is identified as being consistent with the Overall Outcomes of the Character (infill housing) Residential Zone as the proposal will result in a dwelling yield of one dwelling per 300m² and will provide lots that can comfortably accommodate the existing and future detached houses, in keeping with the intent for the Zone.

The proposed works to the Pre-1947 dwelling are identified as being consistent with the Overall Outcomes of the Character Residential Zone as it incorporates the existing Pre-1947 Dwelling. Furthermore, the site is located within the Traditional Building Character Overlay. This overlay intends to retain buildings constructed in 1946 or earlier and for new development to strengthen traditional building character through compatible scale, materials and detailing.

The proposal involves partial demolition to carry out the proposed extensions. The proposal will also involve Assessable Demolition, such as the removal of weatherboards and windows. Notwithstanding this, the proposed demolition will not result in the removal of integral components of the Pre-1947 Dwelling in accordance with Acceptable Outcome AO1.1 of the Traditional Building Character (demolition) Overlay Code

Specifically, the following relates to the proposed development:

4.1.1 BUILDING WORKS – PARTIAL DEMOLITION

The following demolition works will be undertaken to the Pre-1947 Dwelling:

Accepted Demolition Works:	Elevation
1. Removal of post-1946 additions and features behind the highest and rear most part of the roof (and beneath the existing dwelling, staircases, battens, posts).	All
2. Demolition of internal walls or features.	N/A
3. Removal of external features including windows, doors, balustrades, forming part of the building constructed in 1946 or before, where the demolition enables replacement of the feature with new features of the same style and appearance consistent with traditional building character i.e. reinstatement of the front balcony.	South
Assessable Demolition Works:	**Elevation**
1. No Assessable Demolition Works	N/A

4.1.2 BUILDING WORKS – EXTENSION

The following extensions will be undertaken to the Pre-1947 Dwelling:

Accepted Building Works:	Elevation
1. Internal Building Works.	N/A
2. An enclosed extension under an existing building to the extent of the core of the building along the front and side boundaries.	All
3. An enclosed extension at the rear where preceded by lawful demolition.	North
4. Construction of a double-width carport.	South
Assessable Building Works:	**Elevation**
1. Installation of new front door.	South

4.1.3 TRADITIONAL BUILDING CHARACTER (DESIGN) OVERLAY CODE

Design & Materials:

Overall, the dwelling will largely present to the streetscape in its original form with the most notable change being the reinstatement of the original veranda. The proposed extension has been designed to reinforce the character of the existing dwelling and streetscape through architectural form and material selection.

Specifically, the proposed extension will provide:

- A sympathetic design that incorporates traditional materials, such as weatherboard cladding and metal roof sheets that will complement the existing and surrounding Pre-1947 dwelling houses;
- An extension seen to be relatively minor in scale when viewed against the existing Pre-1947 dwelling, therefore, not detracting from the existing character of the dwelling and streetscape; and
- A bulk and scale that is in keeping with the existing Pre-1947 dwelling and the intent of the area and the outcomes for the zone.

4.2 DEVELOPMENT PARAMETERS

The development parameters of the proposal are outlined in the table below:

Proposed Lot Number	Lot Size	Frontage
1	335m²	13.0m
2	400m²	Rear Lot
Access Handle	90m²	5.5m

4.2.1 SUBDIVISION CODE

Table 9.4.10.3.B - Part 2 and 3 of the Subdivision Code requires the following minimum parameters for the development of a residential lot in the infill housing precinct of the Character Residential Zone.

Minimum Lot Size (m²)	Minimum Rectangle Dimension (m)	Average Lot Width (m)
300	6 x 15	7.0
450	9 x 15	10.0

As demonstrated in Figure 5, the proposed development satisfies all the requirements of Table 9.4.10.3.B Part 2 and 3 of the Subdivision Code, with the exception of the rear lot size (for Proposed Lot 2).

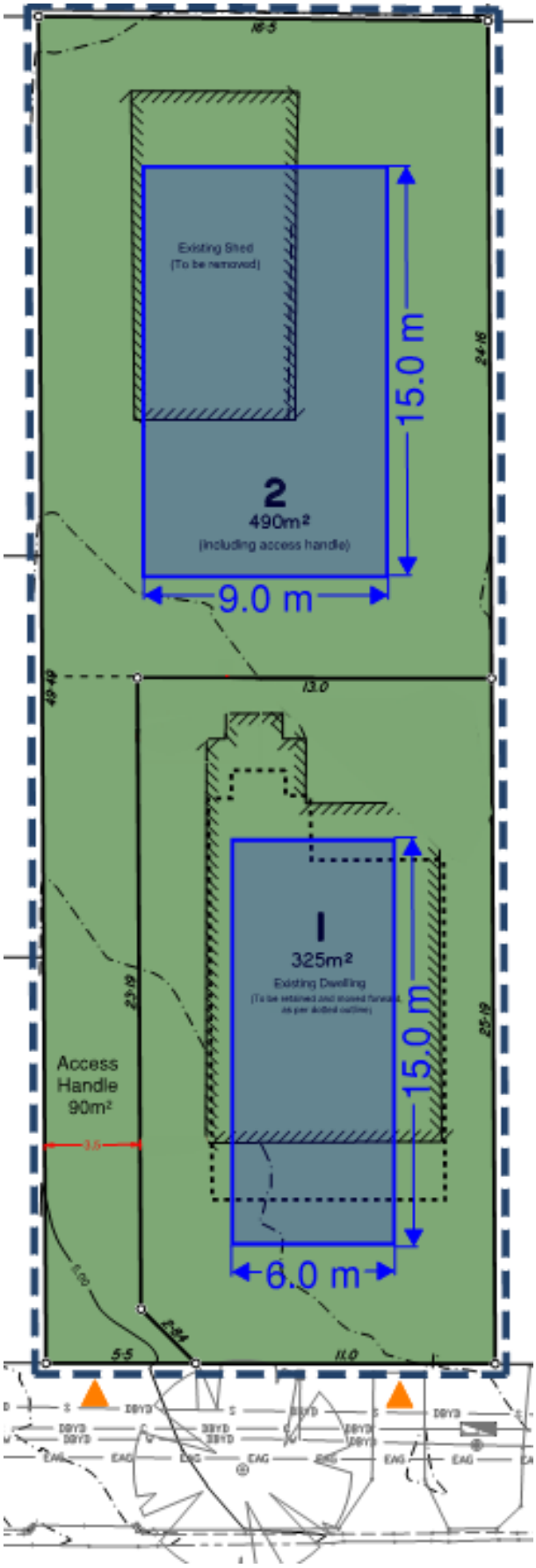


Figure 5: Proposed lot layout, also showing the rectangular dimension available to each lot.

Lot Sizes:

The proposal clearly complies with the strategic framework, the overall outcomes of the Character Residential Zone and the Subdivision Code. The proposal does not create a development that could seriously detract from the Character Residential Zone.

The proposed subdivision results in a rear lot having an area of 400m², in lieu of the prescribed minimum lot size of 450m². Whilst the proposed lot represents a minor shortfall of 50m², it is considered that the resulting lot size and configuration remain appropriate and consistent with the intent of the Character Residential Zone.

Importantly, the proposed rear lot maintains a functional and useable configuration that is capable of accommodating a future Dwelling House. With the exception of the minimum lot size, the proposed lot achieves the relevant dimensional requirements, including the minimum rectangle dimensions prescribed by Table 9.4.10.3.B. This demonstrates that the proposed lot is not unduly constrained by its reduced area and can accommodate future residential development consistent with the relevant provisions of the Dwelling House Code, including appropriate building setbacks, private open space, landscaping and vehicle access.

Furthermore, the surrounding locality is characterised by a varied pattern of lot sizes, shapes and configurations, rather than a uniform subdivision pattern. Accordingly, the proposed rear lot, despite its minor shortfall in area, will not visually disrupt the established rhythm or pattern of development along Cambage Road, Edgar Street or within the wider locality. In particular, the rear lot arrangement ensures that the reduced lot size will have limited visibility from the streetscape and will not detract from the established residential character of the area.

It is also considered that the minor protrusion associated with the proposed lot configuration will not result in an irregular or impractical allotment, nor will it adversely impact the development potential or amenity of adjoining properties. Rather, the proposed configuration represents an efficient use of residential land while maintaining sufficient dimensions to accommodate an anticipated residential use.

Overall, the proposed 400m² rear lot is considered to achieve the intent of the relevant Performance Outcome, notwithstanding the numerical shortfall in lot area. The proposal maintains a functional lot configuration, accommodates future residential development, responds appropriately to the established subdivision pattern and will not introduce any unreasonable impacts on the character or amenity of the locality. Accordingly, strict compliance with the 450m² minimum lot size is not considered necessary to achieve an appropriate planning outcome in this instance.

Given the above, it is considered the proposed development will maintain, and reinforce, the mixed character of the area. This character is not influenced by the existence of traditional backyards. The proposed subdivision is considered acceptable for the following reasons:

(a) will not visually disrupt any rhythm of lots or patterns of development in Cambage Road;

(b) will not visually disrupt any rhythm of lots or patterns of development in the wider locality, being one that is a 'mixed bag';

(c) will facilitate the land being developed with an anticipated lawful use in the zone, namely the retention and re-use of a Pre-1947 character house; and

(d) will facilitate the land being developed (sometime in the future) with a lawful use that is consistent with development anticipated in the zone, namely a dwelling that is designed to comply with the Traditional building character (design) overlay code.

Average Lot Width:

Each lot will have an average lot width greater than the required 7.0m (front lot) and 10.0m (rear lot) in accordance with Table 9.4.10.3.B Part 2.

As such, the proposal provides an average lot width that is consistent with other lots in the street and zone; and provides appropriate dimensions for a lawful use (dwelling house) in accordance with AO1.1 of the Subdivision Code.

Minimum Rectangle Dimension:

Each of the proposed lots exhibits a minimum rectangular of 6m x 15m and 9m x 15m (rear lot) as prescribed by Table 9.4.10.3.B Part 2 (refer to Figure 5).

As such, the proposed allotments are identified as achieving compliance with the minimum rectangle dimeson and the average lot width as specified by AO1.1 of the Subdivision Code.

Services:

The site is located within an established area with all the necessary infrastructure and services currently provided to each of the proposed lots.

The proposed lots will be adequately serviced by sewer and water services from new or upgraded connections to the infrastructure mains. Any new sewer connection will be provided to the new lots as part of a future UU approval process.

Infrastructure mains and electricity and telecommunications will be provided to the lots with connections undertaken in accordance with the requirements of the relevant authorities.

Stormwater will be appropriately discharged to the kerb and channel of Cambage Road.

Upstream Connection:

No up-slope external connection is required given that the property to the north can achieve a lawful point of discharge to the kerb and channel.

It is requested that this is not a condition on the approval, given it is not reasonable.

Earthworks:

The design and construction of the earthworks will be undertaken in accordance with the recommendations of a geotechnical report along with AS 3798 – Guidelines on Earthworks for Commercial and Residential Developments.

Any excavated material not suitable for reuse as fill will be removed from the site and disposed of appropriately in an approved landfill.
As no excavation is proposed to expose subsoil at or below RL 5.0m, the development would not be subject to the State Planning Policy July 2017 and consequently there is no requirement for an Acid Sulfate Soil Investigation to be undertaken as part of the Development Application.

Access:

Each lot will gain direct access to a minor road (Cambage Road) via their own individual crossovers.

The easement will be 3.50m in width and a truncation is provided at the frontage, which will also allow the refuse bins to be placed in this area.

No street trees will be impacted.

Verge width:

The Streetscape Hierarchy Overlay identifies Cambage Road as a Neighbourhood Street Major, which requires a 3.75m verge width. The existing verge is approximately 6.1m, therefore in accordance with the verge widths prescribed in Table 8.2.20.3.B of the Streetscape Hierarchy Overlay Code.

Pedestrian Pathways:

We note that recent developments on the street were conditioned to provide footpaths. On this basis, it is recommended that Council do not condition the provision of a footpath as part of this application.

4.2.2 INDUSTRIAL AMENITY OVERLAY CODE

A survey of approved Medium Impact Industry, High Impact Industry, Specialist Industry and Service Station land uses has been undertaken within a 1,500m radius of the subject site.

Relevant land uses have been identified in Figures 6 and 7.

Table 1 summarises the uses and provides an assessment against AO2 and AO3 of the Industrial amenity overlay code.

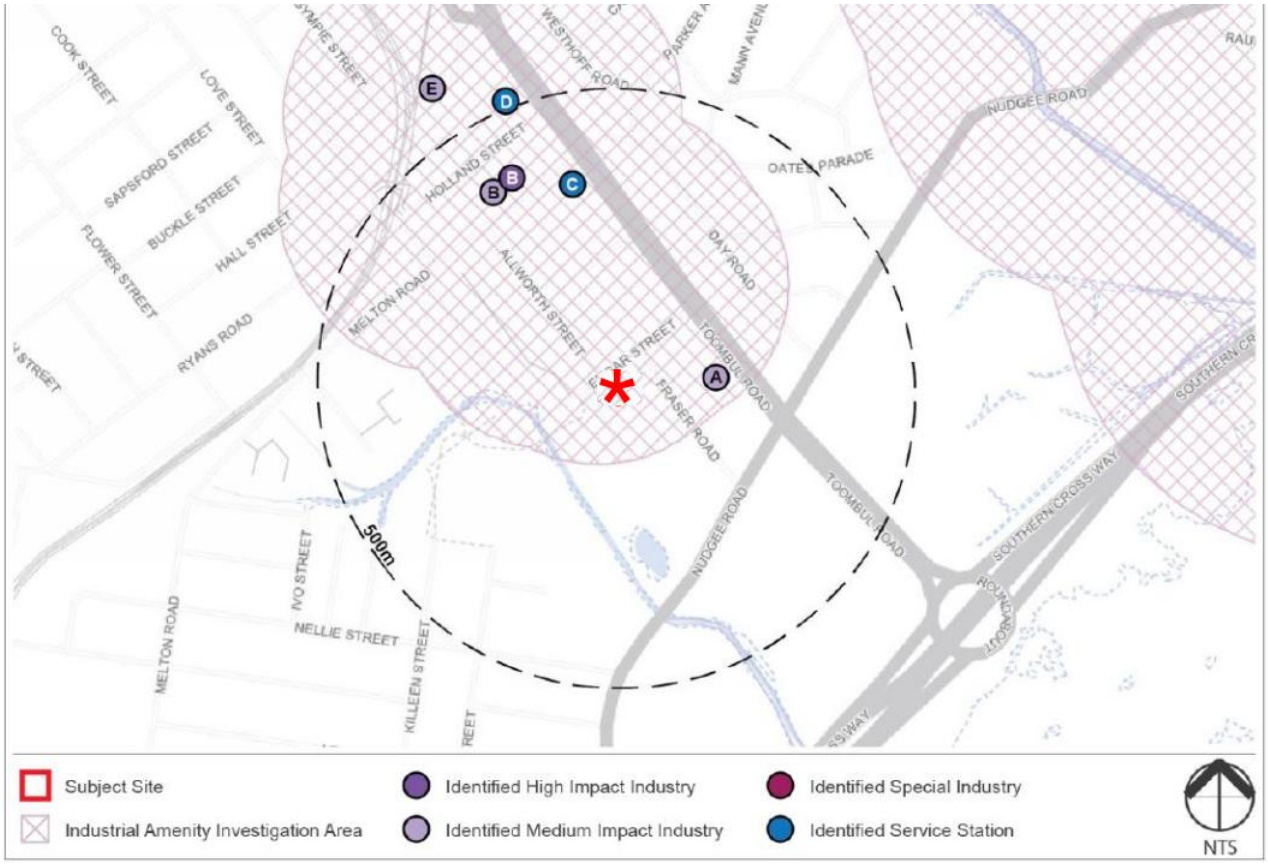


Figure 6: 500m Radius

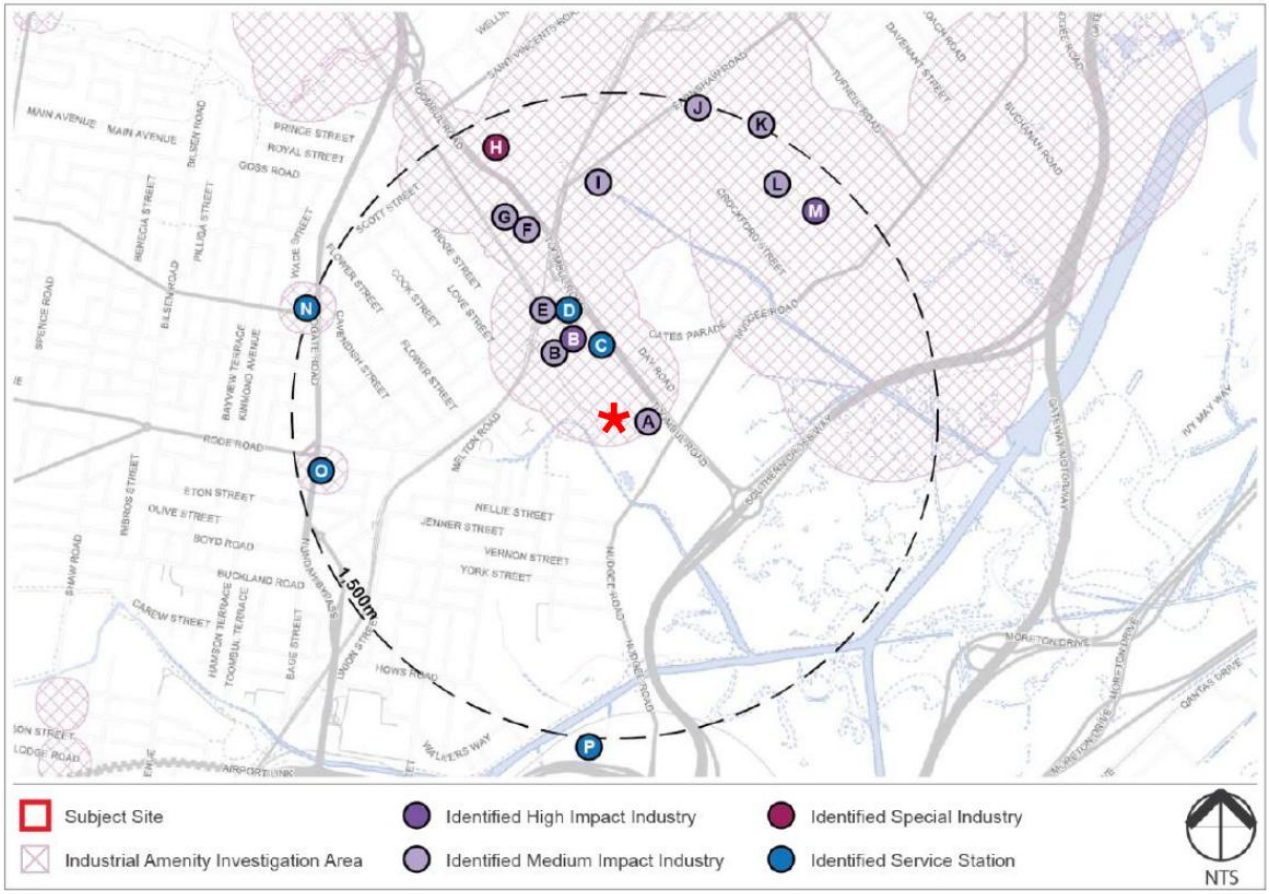


Figure 7: 1,500m Radius

Map Ref	Address	Identified Use	Assessment against AO2 and AO3
A	277 Toombul Road, Northgate	Industry (Sch 2), ERA 7(2b), ERA 7(5a), ERA 8(3a)	In accordance with the approved Air Quality Assessment and Noise Impact Assessment (A003053344), the manufacture and storage of chemicals achieved the relevant air quality (planning) criteria and noise (planning) criteria at the time of assessment. It is assumed that the use has not changed and **compliance with PO2 and PO3 is achieved** in lieu of the acceptable outcomes' separation distance.
B	340 Melton Road, Northgate	Medium Impact Industry, High Impact Industry	The brewery's approved Medium Impact Industry land use (A005159393) is located approximately 340m from the subject site and **complies with AO2 and part (b) of AO3.** The approved High Impact Industry quantity of production (A005893449) is supported by an approved Air Quality and Noise Impact Assessment. The assessment confirms that the activities achieve the air quality (planning) criteria at the surrounding sensitive zones. Given this and the additional separation to the subject site, **compliance with PO2 is achieved.** Similarly, the assessment confirms that that the facility achieves the noise (planning) criteria. Therefore, **compliance with PO2 is achieved.** Provision of an Air Quality Report and Noise Impact Assessment is not necessary to demonstrate compliance.
C	207 Toombul Road, Northgate	Service Station	The approved Service Station (A003574651) is located approximately 310m from the subject site and **complies with AO2.** Compliance with AO3 is not required.
D	185 Toombul Road, Northgate	Service Station, Warehouse	The approved Service Station (A005867600) is located approximately 450m from the subject site and **complies with AO2.** Compliance with AO3 is not required.
E	21 Hamilton Street, Northgate	Medium Impact Industry, Hotel	The approved microbrewery component is a Medium Impact Industry B (A005287345) and is located approximately 560m from the subject site which **complies with AO2 and AO3.**
F	108 Old Toombul Road, Northgate	Caretaker's Accommodation, Medium Impact Industry	The approved microbrewery (A004996163) is located approximately 930m from the subject site which **complies with AO2 and AO3.**
G	101 Old Toombul Road, Northgate	Food And Drink Outlet, Medium Impact Industry	The approved microbrewery (A004996163) is located approximately 1,040m from the subject site which **complies with AO2 and AO3.**
H	33 Harold Street, Virginia	Special Industry	The approved testing facility (A005887779) is located approximately 1,200m from the subject site and **complies with AO3.** In accordance with the code assessment provided for A005887779, the approved facility does not generate air emissions (including dust and odour) beyond the site. Therefore, the facility will not exceed the air quality (planning) criteria at the subject site and **compliance with PO2 is achieved.** Provision of an Air Quality Report is not necessary to demonstrate compliance.

Map Ref	Address	Identified Use	Assessment against AO2 and AO3
I	5 Frederick Street, Northgate	Medium Impact Industry, Transport Depot, Warehouse	The approved crane storage facility (A005607161) is located approximately 1,060m from the subject site and **complies with AO2 and AO3**.
J	16 Crockford Street, Northgate	Medium Impact Industry	The approved scrap metal recycling facility (A004031603) is located approximately 1,330m from the subject site and **complies with AO2 and AO3**.
K	56 Depot Street, Northgate	Medium Impact Industry	The approved motor vehicle repairs and spray painting (A004271734) is located approximately 1,450m from the subject site and **complies with AO2 and AO3**.
L	35 Wentworth Place, Banyo	Low Impact Industry, Medium Impact Industry	The approved storage of regulated waste (A006249269) is located approximately 1,220m from the subject site and **complies with AO2 and AO3**.
M	42 Wentworth Place, Banyo	High Impact Industry, Low Impact Industry	The approved storage of regulated waste (A006249269) is located approximately 1,200m from the subject site and **complies with AO2 and AO3**.
N, O, P	Various	Service Station	These Service Stations are located approximately 1,500m from the subject site and **complies with AO2**. Compliance with AO3 is not required.

Table 1.

The provision of an Air Quality Assessment and Noise Impact Assessment is not essential to demonstrating compliance with PO2 and PO3 of the Industrial amenity overlay code. The note under each performance outcome simply states that these reports "can assist in demonstrating achievement".

As discussed in Table 1, assessments previously undertaken to support the identified industrial activities already confirm compliance with the relevant criteria. Furthermore, it is noted that other residential development applications in the locality (i.e. Council ref. A006160717 & A006934296) have been approved on the basis of these previously conducted assessments rather than new assessments prepared specifically for the proposed development. Hence, the proposed development complies with PO2 and PO3 of the Industrial amenity overlay code even where the separation distances required by AO2 and PO3 are not met.

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.

5.0 STATUTORY PLANNING REQUIREMENTS

5.1 STATE FRAMEWORK

The development application requires assessment against the relevant provisions of the *Planning Act*, SPP and SEQRP. Consideration of these matters are outlined below:

5.1.1. PLANNING ACT 2016

The statutory framework for decision making in relation to land use and development in Queensland is contained within the *Planning Act 2016* and its subordinate legislation.

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

5.1.2 SOUTH EAST QUEENSLAND REGIONAL – SHAPING SEQ 2023

Shaping SEQ 2023 is the Queensland Government's 25 year strategic plan to guide regional development and growth of the SEQ region. The SEQ region encompasses the 12 local government areas (LGAs) of Brisbane, Gold Coast, Ipswich, Lockyer Valley, Logan, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent). Shaping SEQ allocates all land in SEQ into one of three regional land use categories: Urban Footprint, Regional Landscape and Rural Production Area (RLRPA), and Rural Living Area (RLA). In doing so, it provides a framework for delivering efficient urban and rural residential growth, a more compact urban form, economic agglomeration, and the protection and sustainable use of SEQ's natural assets, landscape and productive rural areas.

Shaping SEQ 2023 helps to advance the purpose of the Urban Footprint through the Brisbane City Plan 2014, which acts as the primary instrument to help establish desired uses on the site. The subject site is appropriately located in the Urban Footprint.

5.1.3 STATE PLANNING POLICY

The State Planning Policy was released on 3 July 2017. Under Section 26 of the Planning Regulation, the State Planning Policy is an assessment benchmark that the Assessment Manager must have regard to if not appropriately integrated into the Planning Scheme.

An assessment of the proposed development has been carried out against the State Planning Policy (SPP). It has been determined that the proposed development does not require further assessment against the SPP.

5.1.4 REFERRALS AND STATE DEVELOPMENT ASSESSMENT PROVISIONS

Referral matters for this proposal have been assessed against the *Planning Regulation 2017*. The proposed development does not require any referral.

5.2 LOCAL FRAMEWORK

The site is located within the Brisbane City Council local government area and is required to be assessed against the relevant provisions of the *City Plan 2014*. The relevant provisions are identified and addressed below.

5.2.1 STRATEGIC FRAMEWORK

The site is located within the Suburban Living Area of the Strategic Framework and the proposed development involves residential subdivision and building works to a dwelling, which is intended within the Suburban Living Area. The proposal demonstrates compliance with the applicable codes and, therefore a detailed assessment against the Strategic Framework is not warranted in this instance.

5.2.2 LEVEL OF ASSESSMENT

Under the Brisbane *City Plan 2014*, the site is located within the Character Residential Zone and the Banyo - Northgate Neighbourhood Plan. The following Overlays apply to the subject site:

- Airport Environs Overlay;
- Bicycle Network Overlay;
- Community Purposes Network Overlay;
- Critical Infrastructure and Movement Network Overlay;
- Dwelling House Character Overlay;
- Industrial Amenity Overlay;
- Potential and Actual Acid Sulfate Soils Overlay;
- Road Hierarchy Overlay;
- Streetscape Hierarchy Overlay;
- Traditional Building Character Overlay.

In accordance with Part 5 of the Brisbane *City Plan 2014*, the application is subject to **Impact Assessment**, on the following basis:

LEVEL OF ASSESSMENT	
ZONE	
Character Residential Zone	
Impact Assessment	In accordance with Section 5.6.1 – Level of Assessment Reconfiguration of a Lot, Impact Assessment is triggered for the Character Residential Zone if a Reconfigured Lot is: *If a reconfigured lot is:* *a. less than 450m^2; or* *b. less than 600m^2, where a rear lot.* The proposed subdivision results in lot sizes below the above requirements. As such, the proposal is identified as triggering **Impact Assessment**.
NEIGHBOURHOOD PLAN	
Banyo - Northgate Neighborhood Plan	
No Change	In accordance with Table 5.9.7.B&C – Banyo - Northgate Neighborhood Plan Neighbourhood Plan, there is no change to the level of assessment for the proposed

	development. The table identifies the Banyo - Northgate Neighbourhood Plan Code as an assessment benchmark for the development. As such, the proposal is assessed against the Banyo - Northgate Neighborhood Plan Code within Appendix 1.
OVERLAYS	
Airport Environs Overlay	
Not Applicable	In accordance with Table 5.10.2 – Level of Assessment for the Airport Environs Overlay, a reconfiguring of a lot or Building Work involving a dwelling house is not listed. As such, there is no change to the level of assessment and the application is not assessable against the Airport Environs Overlay Code.
Bicycle Network Overlay	
Impact Assessment	In accordance with Table 5.10.3 – Level of Assessment for Bicycle Network Overlay, the Reconfiguration of a Lot triggers Code Assessment. Notwithstanding this, the note in the table identifies where the ROL is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Bicycle Network Overlay Code is addressed within Appendix 1.
Community Purposes Network Overlay	
Impact Assessment	In accordance with Table 5.10.7A – Community Purposes Network Overlay, the Reconfiguration of a Lot triggers Code Assessment. Notwithstanding this, the note in the table identifies where the ROL is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Community Purposes Network Overlay Code is addressed within Appendix 1.
Critical Infrastructure and Movement Network Overlay	
Not Applicable	In accordance with Table 5.10.8 – Level of assessment for the Critical Infrastructure and Movement Network Overlay, a reconfiguring of a lot is not listed. Therefore, there is no change to the level of assessment and no assessment required against the Critical Infrastructure and Movement Network Overlay Code.
Dwelling House Character Overlay	
Impact Assessable	In accordance with Table 5.10.9 – Dwelling house character overlay, Building Work for an extension to a dwelling house is Accepted Development subject to compliance with identified acceptable outcomes of the Dwelling House (small lot) Code. Where not complying with all the acceptable outcomes, code assessment is triggered. Notwithstanding this, the note in the table identifies where the ROL is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. The level of assessment is Impact Assessable and the Dwelling House (small lot) Code is assessed within Appendix 1.
Industrial Amenity Overlay	
Impact Assessable	In accordance with Table 5.10.13 – Industrial Amenity Overlay, the Reconfiguration of a Lot triggers Code Assessment. Notwithstanding this, the note in the table identifies where the ROL is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Industrial Amenity Overlay Code is addressed within Appendix 1.
Potential and Actual Acid Sulfate Soils Overlay	
Not Applicable	In accordance with Table 5.10.15 – Potential and actual acid sulfate soils overlay, there is no level of assessment nominated for the Reconfiguration of a lot or Building Works involving a Dwelling House. As such, there is no change to the category of assessment and no assessment required against the Potential and actual acid sulfate soils overlay code.

Road Hierarchy Overlay	
Impact Assessment	In accordance with Table 5.10.18 – Road hierarchy overlay, the Reconfiguration of a Lot triggers Code Assessment. Notwithstanding this, the note in the table identifies where the ROL is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Road Hierarchy Overlay Code is addressed within Appendix 1.
Streetscape Hierarchy Overlay	
Impact Assessment	In accordance with Table 5.10.20 – Streetscape hierarchy overlay, the Reconfiguration of a Lot triggers Code Assessment. Notwithstanding this, the note in the table identifies where the ROL is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Streetscape Hierarchy Overlay Code is addressed within Appendix 1.
Traditional Building Character Overlay	
Impact Assessable	In accordance with Table 5.10.21 – Traditional building character overlay, the proposed Building Work for extensions to a Pre-1947 Dwelling House triggers assessment against the Traditional building character (design) overlay code. Notwithstanding this, the note in the table identifies where the level of assessment is Impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to Code assessment. As such, the level of assessment is Impact assessable and the Traditional Building Character Overlay Codes are addressed within Appendix 1.

5.2.3 ASSESSABLE DEVELOPMENT

Following a detailed review of the relevant planning provisions, the following table summarises the level of assessment and relevant codes for all assessable development associated with the proposal.

APPLICABLE CODES	
Zone Code	Character Residential Zone Code
Neighbourhood Plan	Banyo - Northgate Neighbourhood Plan Code
Development Code	Subdivision Code
Overlay Codes	Bicycle Network Overlay Code Community Purposes Network Overlay Code Industrial Amenity Overlay **(refer to Section 4.2.2)** Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code
Prescribed Secondary Codes	Filling and Excavation Code Infrastructure Design Code Landscape Work Code Outdoor Lighting Code Park Planning and Design Code Stormwater Code Transport, Access, Parking and Servicing Code Wastewater Code

A full assessment of the codes is provided within Appendix 1.

It is noted that no assessment is undertaken against the following codes:

- Assessment against the **Landscape Work Code** is not required as no Landscaping works form part of this proposal;
- Assessment against the **Outdoor Lighting Code** is not required as no outdoor lighting is proposed as part of this proposal;
- Assessment against the **Park Planning and Design Code** is not required as no park planning and design is required as part of this proposal; and
- Assessment against the **Wastewater Code** is not required as the subject site is serviced by sewerage infrastructure.

6.0 CONCLUSION

This report has been prepared on behalf of *Four Pockets Pty Ltd* (applicant) to obtain a Development Approval on land at 10 Cambage Road, Northgate formally described as Lot 43 on RP41920. The approval sought is for the following:

- Development Permit – Building Works – Extensions to a Pre-1947 Dwelling House in the Traditional Building Character Overlay.

- Development Permit – Reconfiguring a Lot – 1 into 2 Lots.

This report addresses the merits of the proposal against the relevant provisions of the *Brisbane City Plan 2014* (the Planning Scheme), the *Planning Act 2016* (the Act) and other relevant legislation. A detailed analysis of the proposal against the local and state planning framework is included within this report and appendices.

Under the Brisbane *City Plan 2014*, the subject site is identified as being contained within the Character (infill housing) Residential Zone and Banyo – Northgate Neighbourhood Plan. The planning scheme intends the Character Residential Zone to:

> *"Development achieves a maximum dwelling yield of one dwelling per 300m² of site area."*

The proposed development is identified as being consistent with the Overall Outcomes of the Character (infill housing) Residential Zone as the proposal will result in a dwelling yield of one dwelling per 300m² and will provide lots that can comfortably accommodate the existing and future detached houses, in keeping with the intent for the Zone.

It has been demonstrated that the proposed development provides each lot with the following:

- will not visually disrupt any rhythm of lots or patterns of development in Cambage Road;

- will not visually disrupt any rhythm of lots or patterns of development in the wider locality, being one that is a 'mixed bag';

- will facilitate the land being developed with an anticipated lawful use in the zone, namely the retention and re-use of a Pre-1947 character house; and

- will facilitate the land being developed (sometime in the future) with a lawful use that is consistent with development anticipated in the zone, namely a dwelling that is designed to comply with the Traditional building character (design) overlay code.

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.

7.0 APPENDIX 1

7.1 CODE ASSESSMENT