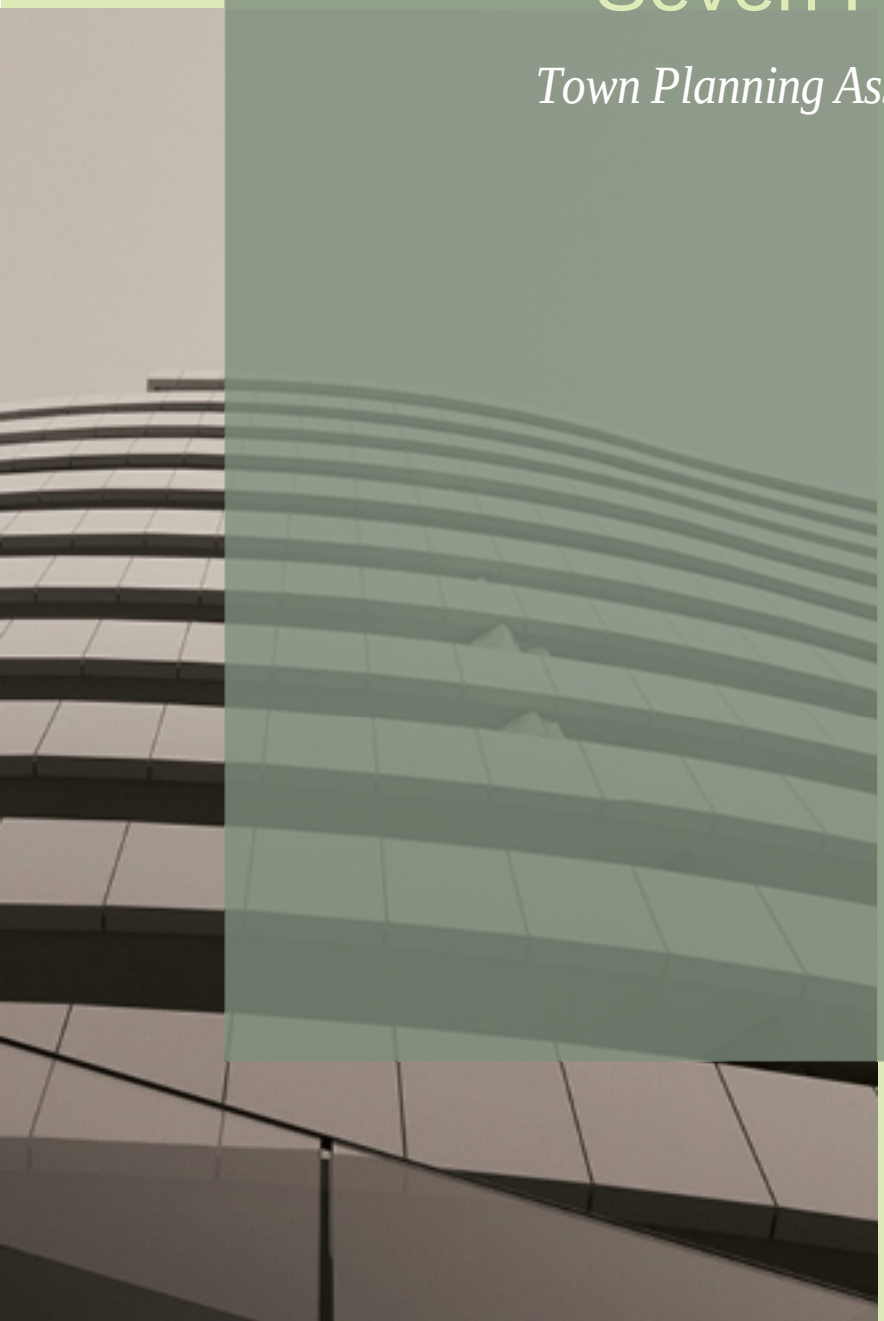
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APPLICATION REF
A007157034

PLANNERY co

163 Darcy Road, Seven Hills

Town Planning Assessment



Reconfiguration of a lot (1 into 2 lots)

plannery.co

Plannery co staff responsible for this report were:

Director	Beth Winkle
Principal	Emma McGeown

Plannery co acknowledges and pays respect to the past, present and future Traditional Custodians and Elders of this nation and the contribution of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

This report has been prepared by Plannery co for J. Fyfe for the sole purposes of the Client. This report is strictly limited to the purpose and the facts and matters stated in it and will not be used for any other application, purpose, use or matter.

The reproduction, adaption, use or communications of the information contained within this report may not be used without the written permission of Plannery co.

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CLIENT DRAFT	20/07/2026	EM	
FINAL	13/10/2026	EM	

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PLANNERY co

1.0 Application Details

The application details include:

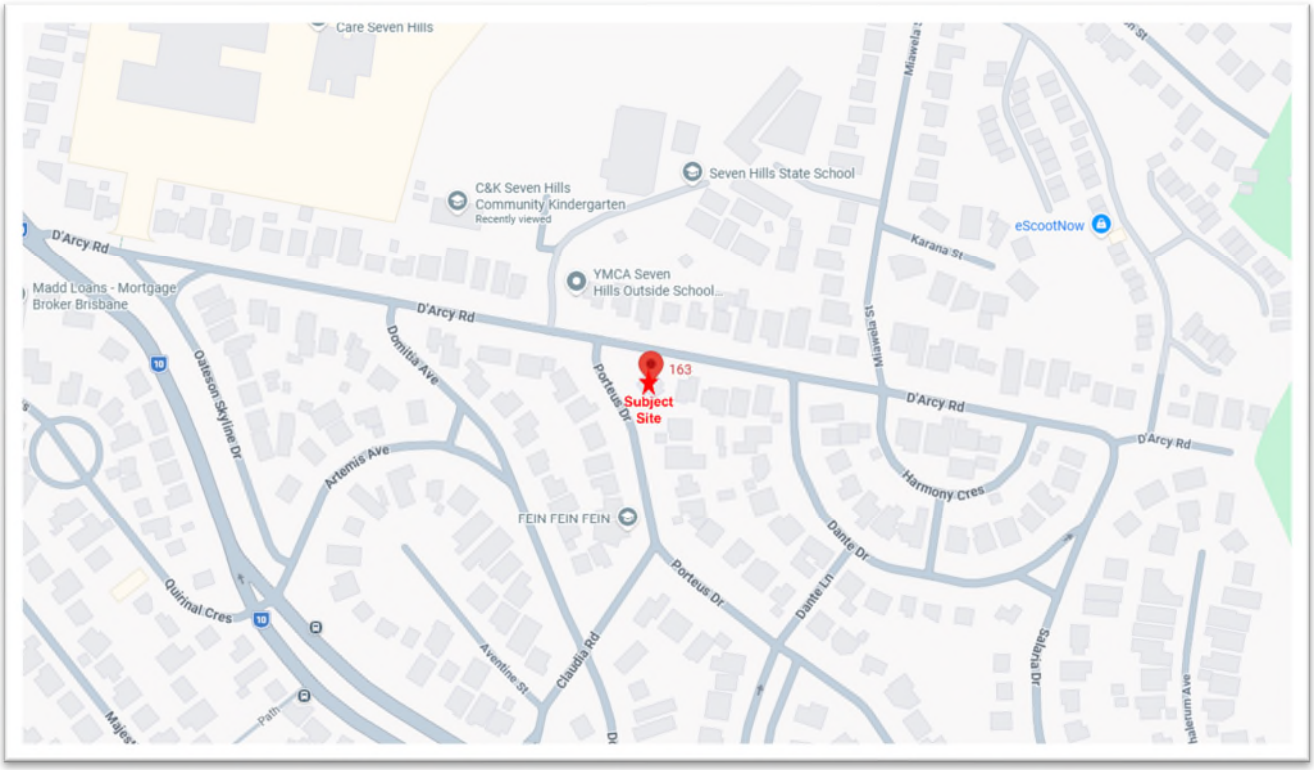
Aspects of Development Sought	**Development Permit** for **Reconfiguration of a Lot** (1 into 2 lots) Refer to **Appendix A** for DA form 1.
Applicant	Joel Fyfe C/- Plannery co Refer to **Appendix A** for the DA Form 1
Contact Person	Plannery co Emma McGeown – 0431 461 796 Beth Winkle – 0408 995 633 Connect@plannery.co

1.1 Site Details

Key details of the Subject Site include:

Address	163 Darcy Road, Seven Hills Refer to **Figure 1 – Locality Plan** & **Figure 2 – Aerial Photograph**.
Real property description	Lot 254 on RP43480 Refer to **Figure 3 – Cadastral Plan**.
Easement	Nil
Ward / Local Councillor	Morningside Ward Councillor Lucy Collier
Site area	Total site area – 754m²
Land owner	Joel Barton Fyfe Refer to **Appendix A** for the Certificates of Title and Land owners consent.

Figure 1 - Locality plan



(Source: Google Maps July 2026)

Figure 2 - Aerial photograph



(Source: Qld Globe July 2026)

1.2 Planning Context

The planning context of the site includes:

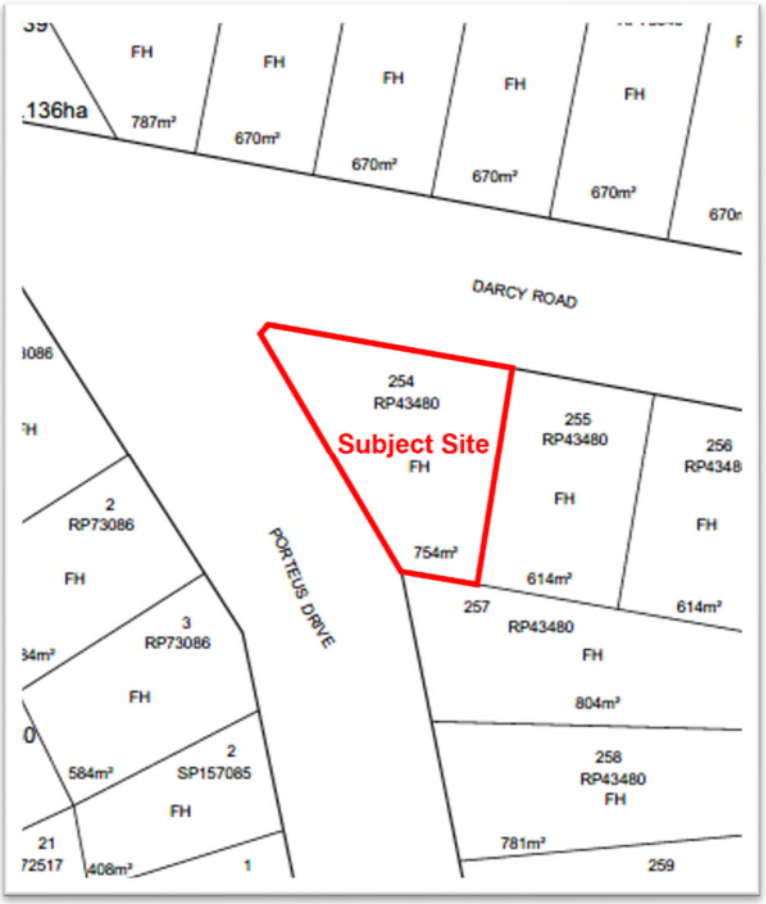
***ShapingSEQ* designation**	Urban Footprint
Planning Scheme	*Brisbane City Plan 2014* (**City Plan**)
Zone	Low Density Residential Zone Refer to **Figure 4 – Zone Plan**.
Neighbourhood Plan	River gateway neighbourhood plan

Overlays	• Airport environs overlay
	  o OLS – Approach and departure limitation surface boundary
	  o Procedures for air navigation surfaces (PANS)
	  o BBS zone – Distance from airport 8-13km
	• Bicycle network overlay
	• Community purposes network overlay
	• Critical infrastructure and movement network overlay
	  o Critical infrastructure and movement planning area sub-category
	• Dwelling house character overlay
	• Road hierarchy overlay
	• Streetscape hierarchy overlay

State Interests (SPPs)	• Natural hazards risk and resilience
	  o Flood hazard area – Local government flood mapping area
	• Strategic airports and aviation facilities
	  o Obstacle limitation surface area
	  o Wildlife hazard buffer zone
	  o Aviation facility

SARA mapping	• ShapingSEQ 2023 - SEQ Regional plan land use sub-category
	  o Urban footprint
	• Water resources
	  o Water resource planning area boundaries

Figure 3 - Cadastral Plan



(Source: Smartmap – July 2026)

Figure 4 - Zone Plan



(Source: City Plan July 2026)

1.3 Site Characteristics

The Subject Site is located within an established residential area and features two street frontages being Darcy Road and Porteus Drive. The Subject Site is an irregular triangular shaped corner lot. Refer to ***Figure 1 – Locality Plan*** and ***Figure 2 – Aerial Photograph***.

Darcy Road and Porteus Drive are characterised primarily by residential dwelling houses of 1-2 storeys in height. Seven Hills State school and Seven Hills C&K Community kindergarten are located opposite the Subject Site on the northern frontage of Darcy Road.

The Corso, Seven Hills is located about 400m to the west of Subject Site. The Corso includes the following centre uses:

- Coffee shop, doctors surgery, dental service, vet, mortgage broker, and service station, amongst other local services.

The Seven Hills Bushland Reserve is located approximately 400m to the east of the Subject Site.

The Subject Site is currently occupied by a single storey post-war timber residential dwelling orientated towards Darcy Road. Existing vehicle access to the site is also via Darcy Road. The existing dwelling house will be removed to accommodate the proposed residential subdivision.

The key site characteristics are summarised as follows:

Topography	The Subject Site is relatively flat with a fall of approximately 2 metres across the site, from 22.5m AHD along the eastern boundary to 20.5m AHD towards the western boundary and Porteus Drive.
Access	Existing vehicle access to the site is via Darcy Road.
Vegetation and street trees	The Subject Site is not affected by any state or local authority environmental overlays. The Subject Site is not mapped under the Natural Assets Local Law vegetation layers. There are 4 existing street trees along the Porteus Drive frontage. No street trees are along the Darcy Road frontage.
Services	The existing house is serviced by all necessary infrastructure. This will be maintained. There are water and sewer network pipelines within both Darcy Road and Porteus Drive. The sewer line runs along the southern boundary of the Subject Site with a sewer manhole in the south eastern corner. There is stormwater infrastructure within Porteus Drive. Electricity is available via overhead powerlines. Telecommunications are provided within the street frontages.
Waterways	The site is not affected by a waterway corridor.
Road frontages and length	The Subject Site has a frontage of approximately 35.754m to Darcy Road and 37.407m to Porteus Drive.
Stormwater management	The lawful point of discharge for the Subject Site is towards Porteus Drive via existing infrastructure within the road reserve. This will be maintained for the proposed development.

1.4 Surrounding Land Uses

The Subject Site is located in a predominantly residential area. The site is adjoined to the immediate east and south by dwelling houses.

Land to the north of the site is within the Community facilities education purposes zone and includes Seven Hills Sate School, C&K Seven Hills Community Kindergarten, and Arcare Aged Care Seven Hills.

Land to the west of the site is within the Neighbourhood centre zone and includes a range of land uses including cafes, dentist, doctor's surgery, pathology centre, dog groomers, hairdressers, disability housing centre, and service station to name a few. These centre land uses are located approximately 380m west of the subject site and are therefore within walking distance.

The Seven Hills Bushland Reserve is located to the east of the subject site.

There are numerous bus stops along Oates Skyline Drive, to the south.

The Subject Site is within a well serviced residential area. Please refer to ***Figure 5*** below for the context of the surrounding land uses. A larger version of this figure is provided within ***Appendix E***.

Figure 5 – Surrounding Land Uses



(Source: City Plan July 2026)

2.0 Proposal

2.1 Lot Layout

It is proposed to create two residential allotments. The proposed lot layout and site areas are as follows:

- Lot 1 has an area of 400m^2 with a frontage of 24.27m to Darcy Road and 33.98m to Porteus Drive.
- Lot 2 has an area of 353m^2 with a frontage of 11.5m to Darcy Road and 3.4m to Porteus Drive.

Please refer to ***Extract 1*** below for a copy of the Subdivision Proposal Plan.

Under Table 9.4.10.3.B Part 2 – Small lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone, lots size requirements are as follows:

- Minimum lot size – 400m^2;
- Minimum rectangle dimension – 9 x 15m; and
- Average lot width & minimum frontage – 10m.

Therefore, proposed Lot 1 meets the minimum area and frontage requirements. Lot 1 is irregularly shaped however it includes more than adequate area for a building pad. Proposed Lot 2 meets the minimum width and rectangle dimension requirements. Therefore, the proposal seeks a performance outcome in regards to the area of proposed Lot 2.

A building location envelope plan has been prepared for the proposed subdivision to demonstrate that a suitably sized house can be accommodated on each allotment, complying with the following requirements under the Dwelling House (Small Lot) Code:

- Setback of 4.3m to Darcy Road (being the front boundary setback of the adjoining dwelling house);
- Setback of 1.5m to Porteus Drive for proposed Lot 1, being the secondary street frontage;
- 1m side boundary setback;
- 6m rear boundary setback for proposed Lot 2 (note: proposed lot 1 has 2 street frontages and therefore no rear boundary);
- Built to boundary walls;
- 4m x 4m areas of private open space; and
- Driveway locations.

Please refer to ***Extract 2*** below for a copy of the Building Location Envelope Plan.

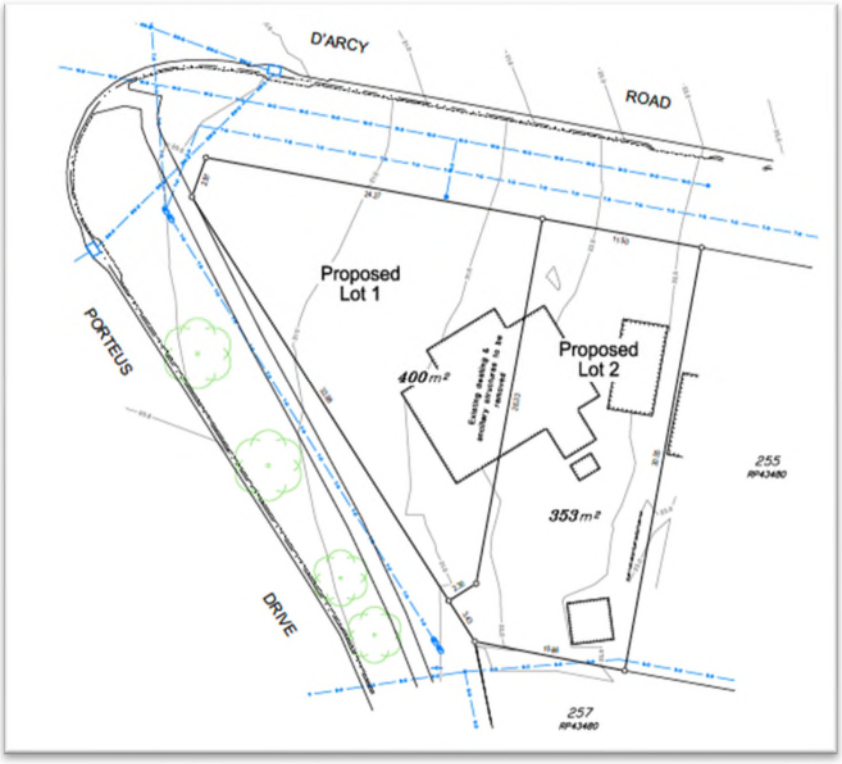
The proposed development will create an infill housing opportunity, on an existing allotment with two street frontages. As such, each lot created has individual street access with no easements.

The Subject Site is well serviced by centre and community land uses. There are a number of services, including a doctors surgery, pathology centre, dentist, hair dresser, cafes, and service station, within walking distance of the Subject Site. There is also a school, kindergarten and aged care centre to the north of the site. High frequency bus routes are located along Oateson Skyline Drive. Therefore, the Subject Site is within a well serviced residential area. Please refer to ***Figure 5*** for further context of the surrounding area.

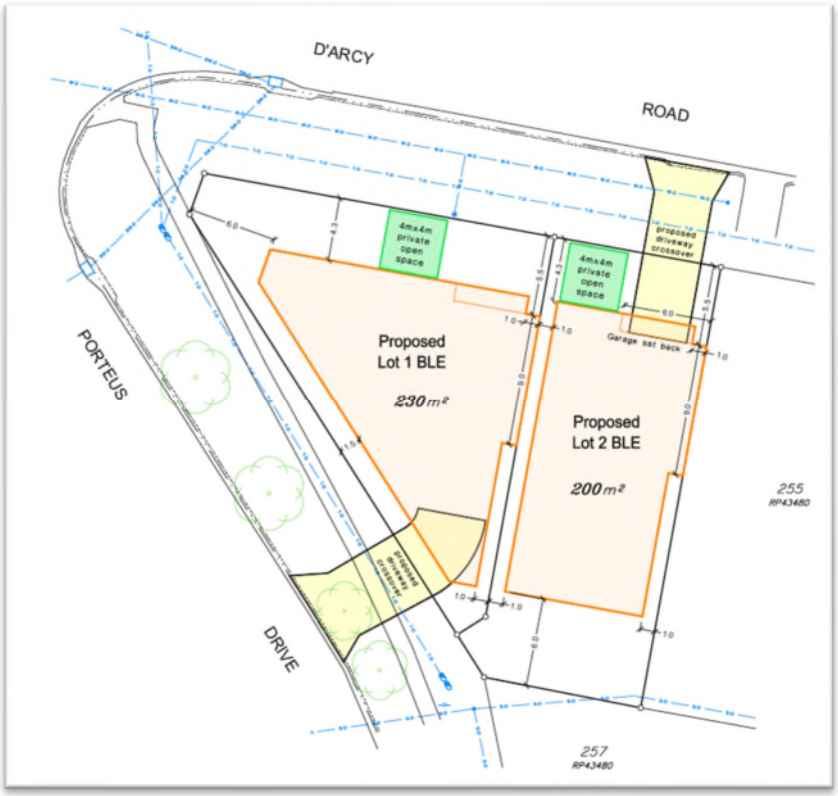
Brisbane City Council have recently adopted some amendments to the City Plan to encourage the development of more homes, sooner. As part of this amendment, properties within the Low density residential zone located within 300m walking distance of a site within the centres zones category with a combined site area of 2,000m^2 may be subdivided into 300m^2 allotments. The Corso, Seven Hills is within the Neighbourhood Centre zone, has a combined site area of over 2,000m^2 and is located approximately 400m from the subject site. Therefore, the Subject Site is just outside the 300m radius but is still within walking distance of the centre

land uses. The proposed development will make better use of the site's development and accommodation potential by offering small lot housing options to contribute to infill dwelling targets and housing stock within Brisbane.

Extract 1 – Subdivision Proposal Plan (prepared by Focus Surveying)



Extract 2 – Building Location Envelope Plan (prepared by Focus Surveying)



The proposal constitutes a form of development which is supported by utilising existing infrastructure and achieving urban consolidation. The proposal is supported by the Strategic Framework of City Plan, as demonstrated in section 4.0 of this report. Importantly, the proposal delivers infill housing within a highly accessible area which is serviced by existing open space networks, centre networks, transport networks and community facilities infrastructure.

Table 1: Proposal overview

Number of existing lots	1
Number of new lots	2
Proposed lot area	Lot 1 – 400m^2 Lot 2 – 353m^2
Road frontage	Darcy Road – 35.754m Porteus Drive – 37.407m
New road	Nil
Access	Lot 1 – via Darcy Road Lot 2 – via Porteus Drive
Easements	Nil
Removal of Street Trees	The removal of 1 street tree is proposed to accommodate the new driveway along Porteus Drive for proposed Lot 1. There are currently 4 street trees along the Porteus Drive frontage with no street trees along the Darcy Road frontage. A replacement street tree could be provided along the Darcy Road frontage to remedy this. The proposed driveway location for Lot 1 is considered the safest design outcome for the site as it is as far as practical from the intersection of Darcy Road and Porteus Drive, where there is an existing traffic median strip with a stop sign and pedestrian access. As there is access to Seven Hills State School along Darcy Road, there is a significant demand for on-street parking during school drop off and pick up hours. As an additional driveway along Darcy Road would remove an on-street parking opportunity, this has not been proposed.

2.2 Existing Development Pattern

There are a number of small lots existing within the immediate and surrounding area. Examples are as follows:

Lot areas less than 400m^2:

- 119 Darcy Road – 301m^2
- 121 Darcy Road – 316m^2
- 123 Darcy Road – 387m^2

Development Permit for a Reconfiguration of a Lot (1 into 3 lots) over 2 stages. Application approved 18/06/2015. BCC reference: A004141208. This development approval created 119, 121 & 123 Darcy Road, Seven Hills.

- 19 Dante Drive – 330m^2
- 6 Dante Lane – 366m^2
- 8 Dante Drive – 327m^2
- 3 Harmony Crescent – 327m^2
- 16 Harmony Crescent – 372m^2

  Development Permit for a Reconfiguration of a Lot (1 into 2 lots). This development approval created 16 Harmony Crescent & 195 Darcy Road. Approved 27/04/2015. BCC reference: A004110584.

- 51 Lunga Street – 328m^2 & 393m^2

  Development Permit for a Reconfiguration of a Lot (1 into 2 lots). Approved 24/10/2024. BCC reference: A006535495.

- 23 Marshall Avenue – 300m^2 (2 lots)

  Development Permit for a Reconfiguration of a Lot (1 into 2 lots). Approved 08/03/2026 by way of minor change. BCC reference: A005943497.

Lots less than 450m^2:

- 141 Darcy Road – 400m^2 & 411m^2 (recently approved – A007048713)
- 174 Darcy Road – 400m^2
- 195 Darcy Road – 410m^2
- 142 Porteus Drive – 408m^2
- 140 Porteus Drive – 413m^2
- 138 Porteus Drive – 448m^2
- 16 Servious Avenue – 434m^2
- 98 Porteus Drive – 439m^2

Please refer to ***Figure 6*** below for a depiction of the lots less than 450m^2 within the area. A larger version of this figure is provided in ***Appendix E***.

As such, the proposed development is consistent with the existing pattern of development within the immediate residential area. Council have approved similar impact assessable development applications for a reconfiguration of a lot within the area in recent times.

The proposal constitutes a form of development which is supported by the *South East Queensland Regional Plan 2023* (**Shaping SEQ 2023**) by utilising existing infrastructure, achieving urban consolidation and providing for infill housing options within Brisbane City. The proposal is also supported by the Strategic Framework of City Plan, as demonstrated in section 4.0 of this report and the above mentioned approvals within the surrounding area.

The proposal delivers infill housing within a highly accessible area which is serviced by existing open space networks, centre networks, transport networks and community facilities infrastructure.

Figure 6 – Existing Lots Less than 450m²



(Source: City Plan July 2026)

2.3 Residential Amenity

The proposal is consistent with the land use and surrounding pattern of development in the local residential neighbourhood.

The new allotments are an appropriate size to be able to achieve suitable boundary setbacks for future dwellings, that will in turn ensure privacy, and access to sunlight and ventilation for future residents.

2.4 Land Use

The subject land is located within the Low density residential zone, and the proposed development to create two lots for residential purposes is consistent with the overall outcomes sought for this zone and the strategic framework of City Plan. The proposal will contribute to the broader residential neighbourhood of Seven Hills increasing housing within an area well serviced by schools, open space and local convenience services.

2.5 Access, Parking and Servicing

Lot 1 is proposed to be accessed via Porteus Drive, in the far southern section of the lot. This is considered the safest access point as it is as far as practical from the intersection with Porteus Drive and Darcy Road which includes a traffic median strip with a stop sign and pedestrian access. The location of the driveway also complies with the requirements under the Transport, Access, Parking and Planning Scheme Policy as it is 10m

from the property boundary of an intersecting road, 10m from the median nose, and 3m from an adjacent driveway. Access to Lot 2 is via Darcy Road, within the same approximate location as the existing crossover. Carparking will be contained within the curtilage of each allotment.

Refuse will be collected via the street frontage, in accordance with standard practice.

The proposed development will not impact on the existing operation of the road network. Additional traffic generated as a result of the proposal will be minor and can be accommodated within the existing road network. Each allotment can accommodate an on-site car parking space ensuring additional on-street car parking is not required as a result of this development.

2.6 Site Servicing

The Subject Site is occupied by an existing house and is serviced by all necessary infrastructure.

Water and sewer infrastructure are within Darcy Road and Porteus Drive. There is a sewer line running along the southern boundary of the site with a sewer manhole located in the south eastern corner of the Subject Site. The proposed new lots will connect to the existing infrastructure.

Electricity is available via overhead power lines within both street frontages. Telecommunications are also within each street frontage.

Pease refer to the Code Compliance Report prepared by Civil Works Engineers within ***Appendix C*** for details.

2.7 Stormwater Management

Stormwater runoff from the development is to discharge to the kerb and channel along Darcy Road and the existing gully pit along Porteus Drive. The proposed design includes a stormwater conveyance system to safely convey flows in accordance with the relevant standards.

Stormwater detention and stormwater quality measures are not required.

Please refer to the Code Compliance Report prepared by Civil Works Engineers within ***Appendix C*** for details.

2.8 Infrastructure Charges

Infrastructure charges relating to any development permit issued will be in accordance with *Brisbane Infrastructure Charges Resolution (No. 15) 2026* which took effect on 1 July 2026.

In accordance with Schedule 2 of the Brisbane Infrastructure Charges Resolution, the infrastructure charges applicable to the proposed development are $18,793.33 per allotment. As credit applies for the existing allotment, the total infrastructure charges are $18,793.33.

Urban Utilities infrastructure charges will also apply for the water and sewer infrastructure.

3.0 Legislative Requirements

3.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017* (**Planning Regulation**) the assessment manager of this is application is Brisbane City Council.

3.2 Categories of Development and Assessment

The table below summarises the categorising instrument and categories of assessment applicable to this application.

Table 2: Categories of Assessment

Aspect of Development	Categorising Instrument	Category of Assessment
Development Permit for **Reconfiguration of a Lot** (1 into 2 lots)	City Plan • Low density residential zone	Impact assessable
	City Plan • River Gateway Neighbourhood Plan	No change
	City Plan • Airport environs overlay	Not applicable
	City Plan • Bicycle network overlay	Code assessable
	City Plan • Community purposes network overlay	Code assessable
	City Plan • Critical Infrastructure and movement overlay	Not applicable
	City Plan • Dwelling house character overlay	Not applicable
	City Plan • Road hierarchy overlay	Code assessable
	City Plan • Streetscape hierarchy overlay	Code assessable

The highest level of assessment prevails, pursuant to section 5.3 of City Plan. The proposed development therefore will trigger Impact assessment against the whole of the planning scheme. The relevant sections of the planning scheme which assessment has been undertaken against is identified in the following sections of this report.

3.3 Referrals

The Subject Site is affected by the following overlays under the State Assessment and Referral Agency mapping:

- SEQ Regional Plan land use categories
    - Urban footprint
- Water resources
    - Water resource planning area boundaries

The application does not trigger referral under Schedule 10 of the Planning Regulation.

3.4 Public Notification

The application is subject to Impact Assessment under the provisions of the City Plan 2014. Public notification pursuant to section 53 of the *Planning Act 2016* (**Planning Act**) and Part 4 of the Development Assessment Rules is required.

4.0 Planning Assessment

This section includes an assesses of the application against relevant assessment benchmarks.

As the application is subject to impact assessment, the assessment benchmarks and the matters 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.

Brisbane City Plan 2014 (**City Plan**) commenced 30 June 2014. Compliance with the provisions of City Plan is outlined in section 4.2 below.

4.1 State and Regional Assessment Benchmarks

4.1.1 State Planning Policy

We have reviewed the *State Planning Policy* (**SPP**). The Subject Site is affected by the following mapped areas:

- Natural hazards risk and resilience
    - Flood hazard area – local government flood mapping area
- Strategic airports and aviation facilities
    - Obstacle limitation surface area
    - Wildlife hazard buffer zone
    - Aviation facility

There are no provisions which are applicable to the Subject Site and the development proposal which have not been appropriately integrated within the City Plan.

4.1.2 Temporary State Planning Policy

There are no temporary state planning policies applicable to the Subject Site and the development proposal.

4.1.3 Regional Plan

The Subject Site is located within the Urban Footprint regional land use classification of the *South East Queensland Regional Plan 2023* (**Shaping SEQ 2023**).

The intent of the Urban Footprint is to identify *"land within which the region's urban development needs to 2046 can be accommodated in a way consistent with the goals, elements and strategies of ShapingSEQ".*

Urban Footprint is intended to support urban uses such as *"housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space".*

The proposal seeks approval to create 2 residential allotments, which is consistent with the intent of the Urban Footprint.

4.1.4 State development assessment provisions

The *State Development Assessment Provisions* (version 3.7, commenced 11 September 2026) set out matters of interest to the State for development assessment where the State, namely the chief executive, is responsible for either assessing or deciding an application. The proposal does not require referral to the State Assessment Referral Agency (**SARA**); therefore, the provisions of Appendix 1 of the State Development Assessment Provisions do not apply to this application.

4.2 Brisbane City Plan 2014 Assessment Benchmarks

4.2.1 Strategic Framework

As the proposed development is subject to Impact assessment, the proposal must be assessed against the planning scheme. The Strategic Framework (Part 3) sets the policy direction and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

The Strategic Framework is structured in the following way:

a) *The strategic intent;*

b) *The following 5 themes that collectively represent the policy intent of the scheme:*

   i. *Brisbane's globally competitive economy;*

   ii. *Brisbane's outstanding lifestyle;*

   iii. *Brisbane's clean and green leading environmental performance;*

   iv. *Brisbane's highly effective transport and infrastructure;*

   v. *Brisbane's CityShape;*

c) *The strategic outcomes proposed for the development in the planning scheme area for each theme;*

d) *The elements that refine and further describe the strategic outcomes;*

e) *The specific outcomes sought for each or a number of elements;*

f) *The land use strategies for achieving each of these outcomes.*

Under the Brisbane CityShape 2031 land use map, the subject site is within the Suburban Living Area, which supports residential development in Brisbane.

Table 3.7.6.1 – Specific outcomes and land use strategies for the suburban living area are addressed as follows:

Table 3: Specific outcomes and land use strategies – Suburban living area – Provision 3.7.6.1

Specific Outcomes	Land Use Strategies	Response
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	**L1** The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.	**Complies** The Subject Site is within the Low density residential zone. Land surrounding the site includes primarily residential dwelling houses with community and centre land uses located within a 400m walkable catchment. The proposal to create an additional residential allotment is suitable within the zoning designation and is consistent with the existing land use pattern.
SO2	**L2.1**	**Complies with L2.1**

Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.	The proposal is for a reconfiguration of a lot. The proposed lots are intended to accommodate detached dwelling houses in the future.
	L2.2 Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.	**Complies with L2.2** The proposed lots have been designed to accommodate small-scale infill housing development, as demonstrated by the proposed Building Location Envelope Plan within ***Appendix B***.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	**L3.1** Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances. Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas.	**Not Applicable** The proposal is for a reconfiguration of a lot. The proposed lots are intended to accommodate dwelling houses in the future.
	L3.2 Development for multiple dwellings in the Emerging community zone: a) is restricted to locations provided for in a neighbourhood plan; or b) is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in the peak periods of 7am to	**Not Applicable** The site is not within the Emerging Community zone and is not for a multiple dwelling.

	9am and 4pm to 6pm and the edge: i. of a centre zone other than the Neighbourhood centre zone; or ii. of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.	
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	**L4.1** Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.	**Complies** The proposed lot layout is consistent with the existing development pattern within the area. There are numerous examples of similar sized allotments within the immediate surrounds.
	L4.2 The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards.	**Not Applicable** The proposal is for a reconfiguration of a lot only. Each allotment is of sufficient areas and dimensions to accommodate a dwelling house including suitable setbacks and landscaped private open space areas.
	L4.3 Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through: a) the retention of mature and significant vegetation; b) the retention of private open space capable of supporting trees and gardens; c) increasing local shade cover along streets; d) local sustainability initiatives such as water-sensitive urban design.	**Complies** There is no existing significant vegetation on the site. New landscaping will be provided at the time of the construction of the future dwelling houses.
SO5 District centres serve local and district catchments and accommodate slightly higher	**L5.1** District centres are located at nodal points within residential neighbourhoods and function as	**Not Applicable** The subject site is not within a district centre. The proposal is for residential purposes.

densities than surrounding neighbourhoods.	community destinations, providing localised access to goods and services, including retail, community facilities and low impact industry and localised employment.	
	L5.2 District centres are the focus for the public transport network within the local catchment of the district centres.	**Not Applicable** The subject site is not within a district centre. The proposal is for residential purposes.
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	**L6.1** Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers.	**Not Applicable** The Subject Site is not within a neighbourhood centre. The proposal is for residential purposes.
	L6.2 Neighbourhood centres are of a scale which is consistent with surrounding detached housing.	**Not Applicable** The Subject Site is not within a neighbourhood centre. The proposal is for residential purposes.
	L6.3 A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to: a) have a gross floor area of 2,500m^2 or less and a maximum tenancy size of 2,000m^2 or less; b) have a frontage predominantly to a major road; c) have vehicle site access from a suburban road, a district road or a neighbourhood road; d) be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 3 or more services per hour in peak periods; e) be more than 400m from an existing retail based centre; f) manage the impact on the amenity and character of adjacent uses and the locality	**Not Applicable** The Subject Site is not within a neighbourhood centre. The proposal is for residential purposes.

	consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.	
SO7 Non-residential uses support local character and amenity.	**L7** A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following: a) local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment; b) schools and other community facilities; c) a range of parks, from district sports parks to local recreation parks; d) vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect; e) pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.	**Not Applicable** The proposal is for residential purposes.
SO8 Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional	**L8** Development: a) considers and responds to known development constraints and those identified	**Not Applicable** The site is not within the Emerging community zone.

communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.	through the assessment process; b) preserves valued character and environmental attributes and mitigates unavoidable impacts; c) provides corridors and linkages required to physically integrate development within the locality; d) concentrates the most intense land uses on well-located sites serviced by appropriate supporting infrastructure; e) is consistent with the scale and pattern of development intended in the zone, zone precinct, or neighbourhood plan.	

The proposal is consistent with the strategic intent of the planning scheme.

4.2.2 Neighbourhood Plan

The Subject Site is within the River Gateway Neighbourhood Plan although it is not within a specific sub-precinct under the Neighbourhood Plan. The purpose of the River Gateway Neighbourhood Plan code is to provide finer grained planning at a local level for the River gateway neighbourhood plan area.

The overall outcomes sought of the River Gateway Neighbourhood Plan are addressed as follows:

Table 4: Overall Outcomes for River Gateway Neighbourhood Plan – Provision 7.2.18.3.2

Overall Outcomes	Proposal
a) The River gateway area is developed as a distinct, mixed use area, supporting additional housing opportunities, improved connectivity and additional local shops, cafes, services and facilities, as well as small- to medium-scale commercial and industrial development.	**Complies** The proposed subdivision will allow for an additional residential allotment within close proximity to existing centre and community land uses. The proposed lots are intended to accommodate dwelling houses in the future.
b) Development is of scale and form that protects nearby residents and respects the interface of adjoining areas by carefully managing transitions.	**Complies** The proposal is for a reconfiguration of a lot, creating residential allotments. The proposed lot sizes are consistent with the existing development pattern within the surrounding area. The proposed lots are intended to accommodate dwelling houses in the future, which is consistent with the adjoining land uses.
c) Development does not constrain the ability of existing development to operate.	**Complies** The proposed development does not constrain the ability of existing development to operate.

d) Development protects and enhances the long-term viability of environmentally significant areas, regional ecosystems, fauna habitat and movement corridors. The Seven Hills Bushland Reserve and Minnippi Parklands continue to provide a range of sustainable open space and recreational opportunities.	**Not Applicable** The Subject Site is not affected by any environmental constraints.
e) Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.	**Not Applicable** A built form is not proposed as part of this development.

The application is consistent with the intent of the neighbourhood plan.

The River Gateway neighbourhood plan code has been addressed and is included within **Appendix C**.

4.2.3 Zone

The Subject Site is within the Low density residential zone. The purpose of the Low density residential zone is to provide for a variety of low density dwelling types, community uses, and small-scale services, facilities, and infrastructure, to support local residents.

The purpose of the Low density residential zone code is to be achieved through the overall outcomes sought for the zone. The overall outcomes are addressed below.

Table 5: Overall Outcomes for Low Density Residential Zone – Provision 6.2.1.1

Overall Outcomes	Proposal
4. Development location and uses overall outcomes are:	
a) Development provides for suburban living in dwelling houses of predominantly 1 or 2 storeys in height, on appropriately sized and configured vacant lots, which maintain the low density detached housing suburban identity of the Low density residential zone.	**Complies** The proposed development includes the creation of two residential allotments, each of adequate areas and dimensions to accommodate a suitably sized residential dwelling.
b) Development provides for other housing types at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages.	**Not Applicable** The proposal is for a reconfiguration of a lot. The lots are intended to accommodate dwelling houses in the future.
c) Development maintains a low density character in which multiple dwellings are not accommodated.	**Complies** A multiple dwelling is not proposed.
d) Development for other housing types, being a residential care facility or retirement facility together with ancillary convenience	**Not Applicable**

	activities and allied services (care co-located uses), which provide housing diversity and enable people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where development meets the bulk and building height requirements of the Retirement and residential care facility code.	
e)	Development for a relocatable home park or tourist park may continue to operate and expand where on an existing site to provide housing diversity.	**Not Applicable**
f)	Development for a dwelling unit may occur as part of a non-residential use.	**Not Applicable**
g)	Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.	**Complies** The proposal for two residential lots will not create any adverse amenity impacts in this residential neighbourhood.
h)	Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	**Not Applicable**
i)	Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit), where not on land within the Commercial character building overlay is to: i. have a gross floor area of less than 250m^2; ii. serve local residents' day-to-day needs; iii. not undermine the viability of a nearby centre.	**Not Applicable**
j)	Development for a home-based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.	**Not Applicable**
k)	Development for a non-residential use serves a local community facility need only, such as a childcare centre or a substation, and is of a bulk and scale that is compatible with and	**Not Applicable**

integrates with the built form intent for the Low density residential zone.	
l) Development for rooming accommodation accommodates five persons or less.	**Not Applicable**
5. Development form overall outcomes are:	
a) Development is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas.	**Not Applicable** A built form is not proposed as part of this development.
b) Development for a dwelling house is of a height, bulk, scale and form which is compatible with the low density detached housing suburban identity of the Low density residential zone.	**Not Applicable** The proposal is for a reconfiguration of a lot.
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^2; ii. where on a rear lot, has a minimum lot size of 600m^2; iii. maintains a block pattern that accommodates traditional backyards and large trees.	**Not Applicable**
d) Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy.	**Not Applicable** The proposal is for a reconfiguration of a lot.
e) Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that: i. provides safety from fire hazards; ii. maximises the retention of backyard spaces as private landscaped space; iii. avoids overbearing development involving bulk or setback which is inconsistent with the character of a dwelling house on an adjoining lot.	**Not Applicable**
f) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	**Not Applicable** The Subject Site does not have any environmental considerations.

g) Development is carried out in an orderly sequence, within the context of the neighbourhood and city.	**Complies** The proposal is for infill development.
h) Development is well planned and integrated with surrounding land uses and infrastructure.	**Complies** The proposal is for infill development and is consistent with the existing pattern of development within the immediate streetscape. Both allotments will be serviced with all necessary infrastructure.
i) Development provides a connected and permeable network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.	**Not Applicable** No new roads are required. The existing footpath along Esther Street will be maintained.

The proposal is consistent the with Low density residential zone.

4.2.4 Overlays

In accordance with the provisions of City Plan the following overlays apply to the Subject Site:

- **Airport environs overlay**
    - OLS – Approach and departure limitation surface boundary
    - Procedures for air navigation surfaces (PANS)
    - BBS zone – Distance from airport 8-13km

Response:
The proposed development does not trigger assessment against the Airport environs overlay code.

- **Bicycle network overlay**
    - Secondary cycle route (Darcy Road)

Response:
As Darcy Road is a minor road, the secondary cycle route can be within the road reserve. No changes are proposed to the existing road infrastructure as part of this development.

- **Community purposes network overlay**

Response:
While the property report for the Subject Site indicates that this overlay applies to the site, the site is not affected by the overlay mapping.

- **Critical infrastructure and movement network overlay**
    - Critical infrastructure and movement planning area sub-category

Response:
The proposed development does not trigger assessment against the Critical infrastructure and movement network overlay code.

- **Dwelling house character overlay**

Response:
The proposed development does not trigger assessment against the Dwelling house character overlay code.

- **Road hierarchy overlay**

Response:
Both Darcy Road and Porteus Drive are identified as a neighbourhood road under the Road hierarchy overlay mapping. A full assessment of the Road Hierarchy Overlay Code is provided within ***Appendix C***.

- **Streetscape hierarchy overlay**

Response:
Both Darcy Road and Porteus Drive are identified as a Neighbourhood Street minor under the Streetscape hierarchy overlay mapping. An assessment of the Streetscape hierarchy overlay code is provided within ***Appendix C***.

The application is consistent with the intent of the above City Plan overlays.

4.3 Local Government Infrastructure Plan

The *Local Government Infrastructure Plan* (**LGIP**) comes into effect during the development assessment process when trunk infrastructure is required or when development generates additional demand on trunk infrastructure networks.

The Subject Site is within the Priority Infrastructure Area (PIA). Under Council's mapping, no future trunk infrastructure is required at the Subject Site. As the proposal will generate additional demand on trunk infrastructure networks, infrastructure charges are applicable. Please refer to section 2.6 above for further details on the infrastructure charges.

4.4 Applicable Codes

The table below identifies the assessment benchmarks applicable to the proposal and the response.

Table 6: Applicable City Plan Codes

Assessment Benchmarks	
Applicable Code	**Assessment**
River Gateway Neighbourhood Plan Code	**Not Applicable** There are no performance outcomes or acceptable outcomes applicable to the Subject Site under the River Gateway Neighbourhood Plan Code as the site is not within a sub-precinct under the neighbourhood plan. The overall outcomes sought for the River Gateway Neighbourhood Plan are addressed in Section **4.2.2** above.

Low Density Residential Zone Code	Please refer to Section **4.2.1** above.
Subdivision Code	Refer to **Appendix D**
Bicycle Network Overlay Code	Refer to **Appendix D**
Community Purposes Network Overlay Code	**Not Applicable** While the property report for the Subject Site indicates that this overlay applies to the site, the site is not affected by the overlay mapping.
Road Hierarchy Overlay Code	Refer to **Appendix D**
Streetscape Hierarchy Overlay Code	Refer to **Appendix D**
Filling and Excavation Code	Prepared by Civil Works Engineers - Refer to **Appendix C**
Infrastructure Design Code	Prepared by Civil Works Engineers - Refer to **Appendix C**
Landscape Works Code	**Complies** Suitable landscaping will be provided for each allotment at the time of the future construction of the dwelling houses.
Outdoor Lighting Code	**Not Applicable** Outdoor lighting is not proposed or required as part of this development.
Park Planning and Design Code	**Not Applicable** A park is not proposed or required as part of this development application.
Stormwater Code	Prepared by Civil Works Engineers - Refer to **Appendix C**
Transport, Access, Parking and Servicing Code	Refer to **Appendix D**
Wastewater Code	**Not Applicable** The site is connected to the reticulated sewer supply.

5.0 Conclusion

This Development Application demonstrates that the proposal to subdivide the Subject Site into two residential lots is appropriate in the context of this low density residential neighbourhood. The proposal constitutes a form of development which is supported by ShapingSEQ by utilising existing infrastructure, supporting the principle of urban consolidation and providing infill housing options within Brisbane City. The proposal is also supported by the Strategic Framework of City Plan, as demonstrated in section 4.0 of this report and the existing approvals within the surrounding residential area.

Importantly, the proposal delivers infill housing within a highly accessible area which is serviced by existing open space networks, centre networks, transport networks and community facilities infrastructure.

We recommend approval of the Development Application subject to reasonable and relevant conditions for the following reasons:

- The proposal is consistent with City Plan's Strategic Framework and accordingly, with ShapingSEQ;
- This proposal supports the outcomes of the Low density residential zone by complementing the pattern previously established in this neighbourhood;
- The proposal is for infill residential development, creating two suitably sized allotments with individual street access;
- The Subject Site is in close proximity to public transport, local schools, and centre land uses providing local convenience and the proposed development takes advantage of the property's urban location without compromising the amenity of the area;
- The proposed development does not require upgrades to, nor does it put undue pressure upon any existing local government infrastructure or water and sewerage infrastructure;
- The proposed development will create a small lot housing opportunity to assist in addressing the shortfall in housing supply in Brisbane; and
- The subject property is in a suburban setting and does not boast any significant environmental values that would be impacted by the proposed subdivision.

This Town Planning Report has carried out a detailed assessment of the application against the relevant assessment benchmarks and it has demonstrated that the proposed development achieves compliance with all relevant assessment benchmark acceptable outcomes or performance outcomes. Where an acceptable outcome has not been achieved, the proposed development is able to achieve compliance with the corresponding performance outcomes, therefore the proposal meets the overall outcomes of each relevant code. The development warrants approval subject to reasonable and relevant conditions.

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Appendix A

DA form 1, Land Owners Consent, and Certificate of Title

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Appendix B

Proposal Plan

Prepared by Focus Surveying

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Appendix C

Engineering Services Report

Prepared by Civil Works Engineers

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Appendix D

City Plan Code response

Prepared by Plannery co

PLANNERY co

Appendix E

Figures

Prepared by Plannery co

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