

REC'D
RECEIVED
04/06/2026
APPLICATION REF:
A0254182

TOWN PLANNING ASSESSMENT REPORT



Aspley Motor Inn

**1159 Gympie Road,
Aspley, QLD 4034**

Lot 1 on RP131812

Project No. 7919

Proposed Development Permit for a Material Change of
Use for Short Term Accommodation

May 2026

REPORT CONTROL SHEET

Report Title	Town Planning Assessment Report 7919
Site Address	1159 Gympie Road Aspley, QLD 4034
Our Ref No	7919
Date	May 2026
Author / Certifier	Ian Adams – Principal Town Planner

COMPANY DETAILS

Company	The Planning Place
Postal Address	PO Box 716, Spring Hill, QLD 4004
Telephone	(07) 3257 7833
Fax	(07) 3257 7844
Email	mail@theplanningplace.com.au

Disclaimer:

This report is a professional opinion based on the information available at the time of writing. It is not intended as a quote, guarantee or warranty and does not cover any latent defects.

This report will comment on Town Planning aspects of the project and may outline probable costs but the extent of the commission of The Planning Place Pty Ltd does not extend to detailed cost feasibility, as such the costs should not be relied on for financing arrangements.

This report has been prepared specifically for the aforementioned client, site and project. It has been written solely for the purpose of providing town planning advice on the above issues for Council for this development site. Please note that this report has been compiled based on the information that is current at the time of report printing, and that the recommendations supplied within this report are based solely on the above.

COPYRIGHT © The Planning Place ABN: 52 088 377 047

This work is copyright, apart from any fair dealings for the purposes of study, research, criticism, or review as permitted under the Copyright Act, no part may be reproduced by any process without written permission.

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	4
2.0 INTRODUCTION	6
3.0 The Proposed Development	7
3.1 Application Type:	7
3.2 Material Change of Use (Short Term Accommodation)	7
4.0 SITE CHARACTERISTICS.....	8
4.1 Surrounding Land Use and Existing Built Form of the Area	9
4.2 Availability of Services	11
5.0 STATE AND REGIONAL PLANNING FRAMEWORK ASSESSMENT	11
5.1 State Planning Policies	12
5.2 ShapingSEQ: South East Queensland Regional Plan 2017	12
5.3 State Referrals & Requirements	12
5.4 State Development Assessment Provisions	12
5.5 Public Notification	12
6.0 LOCAL PLANNING ASSESSMENT OF THE APPLICATION	13
6.1 Brisbane City Plan 2014	13
6.2 Strategic Framework	13
6.3 Zone Code.....	13
6.4 Local Plan.....	13
6.5 Overlays	13
6.6 Applicable City Plan Codes	14
6.7 Infrastructure Charges	14
6.8 Common Materials.....	14
7.0 CONCLUSION	15

Appendix A - Assessment of Planning Scheme Codes

Appendix B - Proposal Plans

Appendix C – Traffic Assessment Report

Appendix D – Landscape Concept Plan

Appendix E – Civil Engineering Plans (to be provided under separate cover)

Appendix F – Architect Design Statement

EXECUTIVE SUMMARY

Premises Details			
Applicant	Sustainable Planning Pty Ltd		
Name of Owner	Barker CW Pty Ltd ACN 678822010		
Site Address	159 Gympie Road Aspley QLD 4034		
Real Property Description	Lot 1 on RP131812		
Area of Site	2501m ²		
Pre-lodgement / Consultation history	Prelodgement Meeting held on 25/11/2025: A006894069		
Applicable Assessment Details			
Zone	Low Density Residential Zone		
Local Plan	Aspley District Neighbourhood Plan		
Overlays	Airport environs overlay Bicycle Network overlay Community purposes network overlay Road hierarchy overlay Streetscape hierarchy overlay Transport Air Quality overlay code Transport Noise Corridor overlay code		
Public Notification	Yes		
Infrastructure Charges	Adopted Infrastructure Charges Resolution		
Assessment Manager	Brisbane City Council		
State Planning Policy	Nil		
South East Queensland Regional Plan	Urban Footprint		
State Assessment and Referral Agency	Nil		
State Development Assessment Provisions	Nil		
Proposed use as defined in City Plan	Short term accommodation		
Level of Assessment	Impact Assessment		
Details of proposal	Material Change of Use (MCU's)		
	▪ Gross Floor Area (GFA)	Proposed 597m ² Total 1,313m ²	
	▪ Building height	<6.9m	
	▪ Site Cover	25.5%	
	▪ Number of car parks	32 car parking spaces	
	▪ Number of storeys	2	
	Reconfiguration of Lots		
	▪ Number of existing lots	N/A	
▪ Number of new lots	N/A		
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit

	Material Change of Use (MCU)			✓
	Reconfiguration of a Lot (ROL)			
	Building Work (BW)			
	Operational Work (OW)			
Plans / reports	Drawing No.	Title	Prepared By	Date
	Proposal Plans			
	DA DWG 1	Existing/Proposed Site Plan	Munro Davidson	11 May 2026
	DA DWG 2	Elevations Existing & Existing Ground Floor Plans		
	DA DWG 3	South Elevation Section and Proposed Upper Floor Plan		
	DA DWG 4	Elevations		
	DA DWG 5	Dimensioned typical Room Layout		
	26.114	Landscape Concept Plan	AGLA	May 2026
	25.05.26	Architect Design Statement	Munro Davidson	25/5/026
		Traffic Engineering Assessment	PTT	29 May 2026

I declare that the development application is properly documented to meet *the Planning Act 2016 (PA)* requirements as a properly made application, including all relevant application forms, consent of the land owner and mandatory information.

Signed:



.....

Name: Ian Adams
Principal Town Planner

Date: June 2026

INTRODUCTION

This report has been prepared in respect to a development application seeking a development permit for a Material Change of Use for Short Term Accommodation, - Proposed Motel Extensions (23 rooms to 38 rooms) over land described as Lot 1 on RP131812 situated at 1159 Gympie Road, Aspley. The subject site has a total area of 2501m² and is contained within a Low-Density Residential Zone.

The report reviews the characteristics of the site, its locality, describes the proposed development and evaluates the relevant town planning issues and requirements. The report is an assessment of the facts, conditions and statutory planning legislation pertaining at the time of preparation of this report.

This report will address the relevant provisions of the *Planning Act 2016* and the requirements of the policies and codes of the *Brisbane City Plan 2014* as it relates to this proposal.

In this instance, The Planning Place considers that the proposed development should be approved, subject to reasonable and relevant conditions.

Type of Application

An application is made for a **Development Permit** (s.49(3) PA) for a **Material Change of Use** (Schedule 2 PA), to be processed in accordance with s.51 of the *Planning Act 2016*.

Level of Assessment

The Planning Scheme identifies this development application is subject to **Assessable (Impact) Assessment**.

THE PROPOSED DEVELOPMENT

The proposal seeks a development permit for a Material Change of Use for a Short-term accommodation, proposed Motel Extensions (23 rooms to 38 rooms) over land described as Lot 1 on RP131812, situated at 1159 Gympie Road, Aspley.

The existing motel has a gross floor area of approximately 716m². An additional floor area of 597m² is proposed. The current building has a site coverage of approximately 640m² or 25.58%. There will be slight increase due to additional external stairs. The overall height of the motel will increase to be two (2) storeys and a height of approximately 6.5m above ground level. The number of motel rooms will increase from 23 rooms to 38 rooms. The carpark area will increase from 23 car spaces to 32 car spaces with the removal of the swimming pool. The existing driveway and cross-over is proposed to be maintained or upgraded to meet TAPS standards. New landscaping is proposed along the site frontage and side boundary setback. The hours of operation of the Motel will remain unchanged. An on-site manager remains appointed to manage the motel

Proposed kerb-side collection of wheelie refuse bins is proposed to be maintained.

In accordance with the *Brisbane City Plan 2014*, the relevant level of Assessment Tables indicates that the application for proposed development is subject to Impact Assessment.

3.1 Application Type:

The development application encompasses the following aspects:

- Material Change of Use – Short Term Accommodation – Motel Extensions (23 rooms to 38 rooms)

3.2 Material Change of Use (Short Term Accommodation)

- The proposed development is for Motel Extensions (23 rooms to 38 rooms)

For further details, please refer to **Appendix B** - Proposal Plans.

4.0 SITE CHARACTERISTICS

The subject site is located in the Low-Density Residential Zone of Aspley. Photographs of the site are contained in **Figure 1** below.



Photo 1: Subject Premises – 1159 Gympie Road, Aspley



Photo 2: Adjoining Premises – 1175 Gympie Road, Aspley



Photo 3: Adjoining Premises – 1157 Gympie Road, Aspley



Photo 4: Adjacent – Gympie Road, Aspley

Figure 1 – Site Photographs

4.1 Surrounding Land Use and Existing Built Form of the Area

The premises are located in a Low Density residential area in Aspley. Please refer below to **Figure 2** for site locality, **Figure 3** for aerial photography, **Figure 4** for zoning, and **Figure 5** for services,

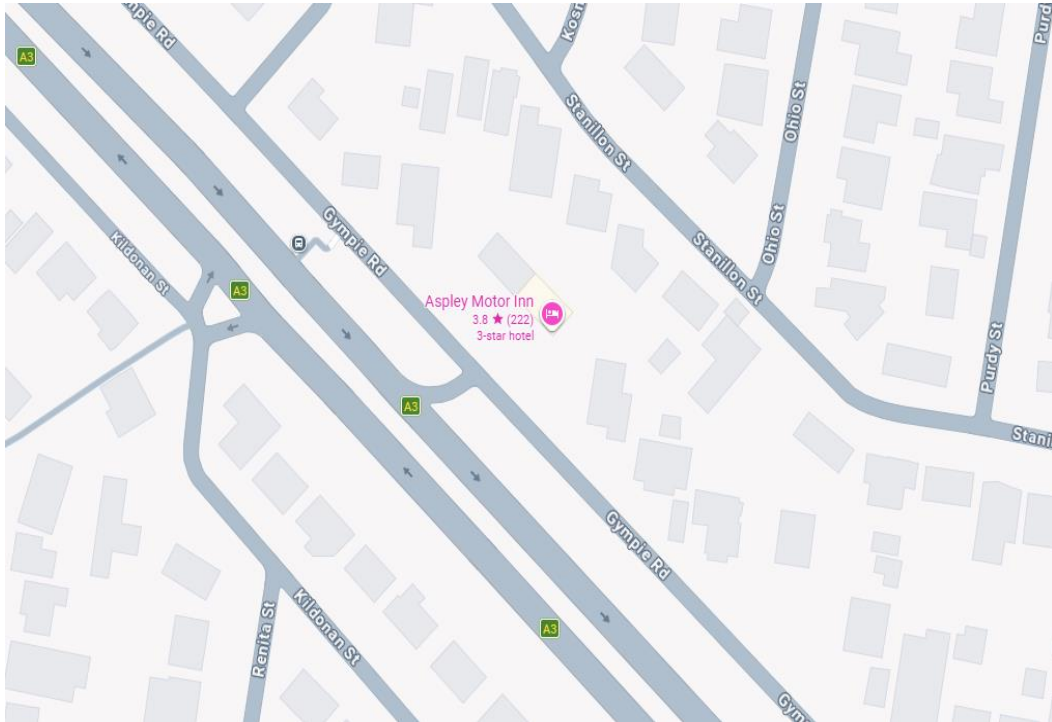


Figure 2 – Site Locality



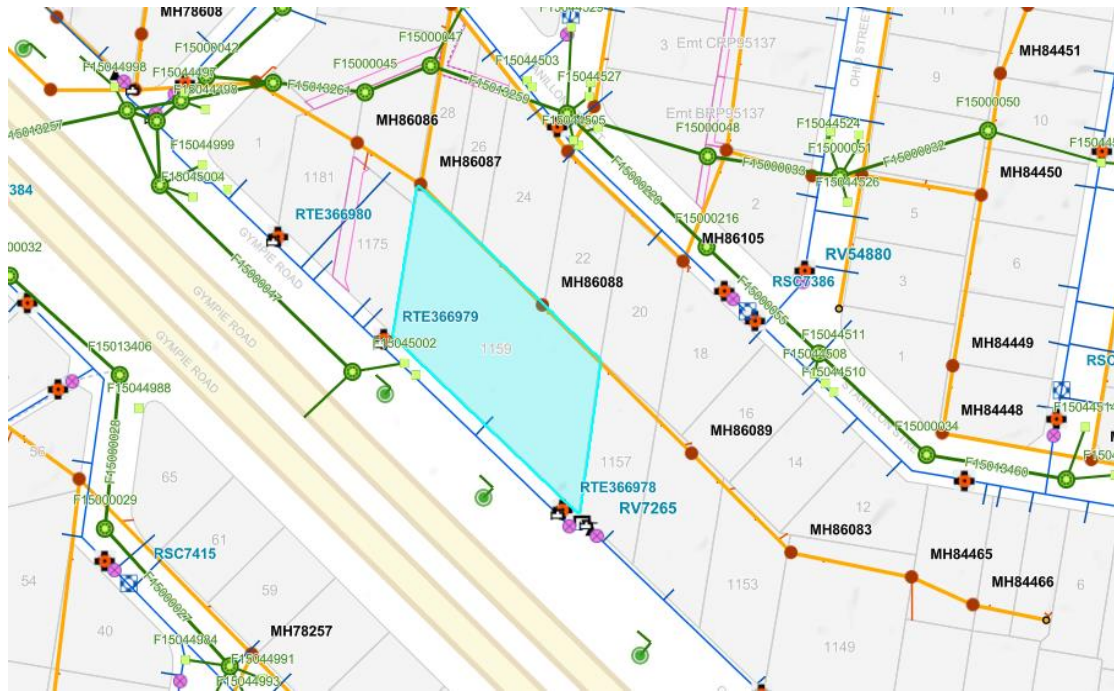
Figure 3 – 2017 Aerial Photography



Figure 4 – Zoning Map of Premise

4.2 Availability of Services

Water, sewerage, stormwater, electrical and telecommunications facilities are all available to the site and are of a standard suitable for short-term accommodation. Services available to the land are shown in Council's community mapping attached as **Figure 5**.



5.0 STATE AND REGIONAL PLANNING FRAMEWORK ASSESSMENT

The following sections are in regard to state and regional planning framework assessment material.

5.1 State Planning Policies

Section 2.1 of the *Brisbane City Plan 2014* has identified that the State Planning Policies have been appropriately reflected within the scheme.

5.2 ShapingSEQ: South East Queensland Regional Plan 2017

The premises is mapped in the Urban Footprint of ShapingSEQ: *South East Queensland Regional Plan 2017* and is for an urban land use. The proposed development is considered to comply with the intent of the ShapingSEQ: *South East Queensland Regional Plan 2017*.

5.3 State Referrals & Requirements

Under the *Planning Regulation 2017*, a review of Schedule 10 was undertaken to identify any relevant triggers for referral to the State Assessment and Referral Agency (SARA).

In this instance a trigger has not been identified, therefore referral is not required.

5.4 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. The SDAP is prescribed under the *Planning Regulation 2017* and defined within Schedule 10 of this legislative document. This document contains the matters that the chief executive may have regard to when assessing a development application as either an assessment manager or as a referral agency.

As no referral agencies are triggers, SDAP codes will not be addressed further.

5.5 Public Notification

The proposed development is Assessable (Impact) Assessment.

6.0 LOCAL PLANNING ASSESSMENT OF THE APPLICATION

In accordance with the Level of Assessment Table for Low Density Residential Zone for a Material Change of Use (Section 5.5.2 of v16.00/2019 of the *Brisbane City 2014*), the proposed development Short Term Accommodation, proposed Motel Extensions (23 rooms to 38 rooms) is subject to **Impact Assessment**.

This development application has been prepared in accordance Code Assessment requirements pursuant to Section 45(3) of the *Planning Act 2016*.

6.1 Brisbane City Plan 2014

The subject premises is located within the Brisbane City Council Local Government area and has adopted an applicable local planning instrument in this instance being the *Brisbane City Plan 2014*. The following key *Brisbane City Plan 2014* requirements have been addressed in the subsequent sections.

6.2 Strategic Framework

The proposed development is increasing residential densities within closes proximity to transportation corridors and growth nodes. It is considered that the proposed development is meeting Brisbane CityShape theme requirements throughout the proposal.

6.3 Zone Code

The *Brisbane City Plan 2014* includes the premises within the Low Density Residential Zone, please refer to **Figure 4 - Zoning Map of Premises**.

6.4 Local Plan

The proposed development is located within the Aspley District Neighbourhood Plan. No specific provisions apply in thee assessment of this land and will not further examination is required.

6.5 Overlays

The following table identifies the Applicable Overlay Codes that will be addressed in **Appendix A – Assessment of Planning Scheme Codes** and which overlays are not applicable and will not be addressed further:

Table Two – Applicable Overlays

Applicable Overlays	
Airport Environs Overlay	Applicable. The Airport Environs Overlay Code will be addressed, please refer to Appendix A – Assessment of Planning Scheme Codes .
Bicycle Network Overlay	Applicable. The Bicycle Network Overlay Code will be addressed, please refer to Appendix A – Assessment of Planning Scheme Codes .
Community Purposes Network Overlay	Applicable. The Community Purposes Network Overlay will be addressed, please refer to Appendix A – Assessment of Planning Scheme Codes .
Road Hierarchy Overlay	Applicable. Assessment against Section A, B & C of the Road Hierarchy Overlay Code will be addressed, please refer to Appendix A – Assessment of Development Codes .
Street Hierarchy Overlay	Applicable.

	Assessment against Section A & B of the Streetscape Hierarchy Overlay Code will be addressed, please refer to Appendix A – Assessment of Development Codes .
Transport Air Quality Overlay	Applicable. The Transport Air Quality Overlay Code will be addressed, please refer to Appendix A – Assessment of Planning Scheme Codes .
Transport Noise Corridor	Applicable. The Transport Noise Corridor Overlay Code will be addressed, please refer to Appendix A – Assessment of Planning Scheme Codes .

6.6 Applicable City Plan Codes

The level of assessment table Section 5.5.2 for a Material Change of Use sets out the required development codes for the assessment of the proposed development. The following listed codes are applicable and are assessed within **Appendix A – Assessment of Development Codes**.

Prescribed Primary Codes

- Low Density Residential Zone Code; and
- Short Term Accommodation Use Code.

6.7 Infrastructure Charges

The infrastructure charges will be paid in accordance with the Brisbane City Council's Adopted Infrastructure Charges Resolution.

6.8 Common Materials

Appendix A - Assessment of Planning Scheme Codes
Appendix B - Proposal Plans
Appendix C – Traffic Assessment Report
Appendix D – Landscape Concept Plan
Appendix E – Civil Engineering Plans (under separate cover)
Appendix F – Architect Design Statement

7.0 CONCLUSION

The proposal seeks a development permit for a Material Change of Use for a Short-Term Accommodation Proposed Motel Extensions (23 rooms to 38 rooms) over land described as Lot 1 on RP131812 situated at 1159 Gympie Road, Aspley. The proposal is in compliance with the applicable Codes of the *Brisbane City Plan 2014*.

The proposal does not adversely impact on surrounding uses and the intensity and scale of the development reflects the nature of Council's vision for locality in this area. In addition, the proposal will contribute to meeting *Brisbane City Plan 2014* Strategic Framework by continuing to contribute short-term accommodation.

The proposed development is appropriate and can be supported as:

- The proposed development supports the purpose of the Low-Density Residential Zone Code by providing a development that is integrated within the surrounding locality and is appropriately positioned to access necessary infrastructure;
- The appearance of the bulk and scale of the proposed development is typical for the Zone;
- The building exhibits a high level of architectural merit, by being well articulated, contains mixture of projections and variation of building materials to be visually appealing; and
- The proposal is reflective of appropriate outcomes in regard to a performance-based Planning Scheme and is a reasonable proposal for residential development on this premises.

It is recommended that Brisbane City Council approve the development application for the proposed use, subject to reasonable and relevant conditions.

Prepared and Approved by:



.....
Ian Adams
Principal Town Planner