

Our Ref: 9952

19 May 2026

Proposed subdivision (2 into 2 lots) in the Low-density residential zone

44-46 Constellation Way, Wynnum QLD 4300



BRISBANE

2221 Wynnum Road, Wynnum

PO Box 689
Wynnum QLD 4178

Ph: 07 3893 0557
Email: eda@gsp-land.com.au
www.gsp-land.com.au

Contents

1	Site Location & Background Review	4
1.1	Site Characteristics	4
1.2	Site History	5
1.3	Surrounding Development in the Locality.....	5
2	Proposal	5
2.1	Lot Size and Dimensions	5
2.2	Access and Servicing	5
2.3	Stormwater	6
2.4	Bushfire Hazard Overlay	6
2.5	Heritage Overlay	6
2.6	Utilities.....	7
3	Assessment Benchmarks and Compliance	8
3.1	South East Queensland Regional Plan.....	8
3.2	State Planning Policy	8
3.3	Temporary Local Planning Instruments	8
3.4	Public Notification	8
3.5	Referral Agencies	8
3.6	Planning Scheme	9
4	Recommendation & Conclusion	9

Annexures

- A Subdivision Proposal Plan**
- B Code Compliance**

Report Summary

Site Details

Applicant name	Rachael Hardacre
Report prepared by	Braydon Jones (Gateway Survey & Planning)
Site address	44-46 Constellation Way, Wynnum QLD 4178
Real Property Description (RPD)	Lot 93 and 94 on RP863824
Site area	1600 m ²
Zone	Low density residential zone
Local plan	Wynnum-Manly neighbourhood plan – Wynnum north precinct
Applicable overlays	<ul style="list-style-type: none"> ▪ Airport environs overlay ▪ Bushfire overlay ▪ Community purposes network overlay ▪ Critical infrastructure and movement network overlay ▪ Dwelling house character overlay ▪ Heritage overlay ▪ Road hierarchy overlay ▪ Streetscape hierarchy overlay

Aspects of Development

Type of development	Reconfiguring a lot
Proposed use	—
Brief description of proposal	Subdivision (2 into 2 lots)
Category of assessment	Impact assessment
Referral agencies	—
Specialist reports provided	---
Pre-lodgement advice	—

1 Site Location & Background Review

This report has been prepared by Gateway Survey & Planning in relation to a proposed boundary realignment at 44-46 Constellation Way, Wynnum legally described as Lot 93 and 94 on RP863824.

The proposed development involves a boundary realignment, so the existing dwelling and associated outbuildings are wholly located on the proposed larger lot which allows for a smaller vacant lot to be created, requiring the existing tennis court to be removed. The proposed new boundary allows the existing dwelling to comply with the setbacks prescribed by the QDC (Queensland Development Code).

The proposed lots are consistent with the character and development pattern of the surrounding locality and comply with the intent of the Low-Density Residential Zone. As the lots measure at least 400m² each, the subdivision complies with the Subdivision Code.

Despite the subdivision complying with all the relevant acceptable outcomes of the subdivision code and the Wynnum- Manly NP (neighbourhood plan), the application triggers assessment as it is located within the Wynnum north precinct – NPP-001.

Refer to recent nearby subdivision approvals at 2 and 4 Constellation Way.

It is noted the bushfire overlay merely encroaches the front part of the proposed lots as such we do not believe a bushfire report is required in this instance. In addition, the existing dwelling (to be retained) is outside of this overlay and the future dwelling on proposed lot 93 will need to be setback at least 6m, thereby falling outside of this overlay too. We also note the subject property already consists of two lots, this application is merely for a boundary realignment.

The site is located within an established residential area with access to existing infrastructure and services and therefore suitable for infill development

1.1 Site Characteristics

Site Shape/Dimensions	Lot 93 – Rectangular—26.18 × 30.96 m Lot 94 – Irregular Pentagon—25.73 x 30.97 m.
Access	Lot 93 has no access to the street, the site is normally accessed via the existing crossover to Lot 94.
Existing Vegetation	The sites contain no protected or significant vegetation. There are two existing street trees within the site frontage.
Topography	The sites slope generally northwest, towards Constellation Way.
Flooding	The site is unaffected by flooding.
Infrastructure	All utilities (water, electricity, sewer and telecommunications) and stormwater are located within Constellation Way.
Easements	The lots are not affected by any easements.

1.2 Site History

The site was most recently utilised for residential purposes, containing a tennis court and a dwelling with associated outbuildings.

Council's public records do not identify any recent development applications involving the property, and no further site history is relevant to this application.

1.3 Surrounding Development in the Locality

The site is located within an established residential neighbourhood comprising a mix of detached dwelling houses and townhouses.

The site is within walking distance of the a nearby bus stop in Wynnum North Road, which provides connectivity to Wynnum Plaza and surrounding areas in Wynnum.

2 Proposal

The development results in 2 residential lots realigned to ensure the existing dwelling and associated outbuildings are wholly located on one lot complying with QDC setbacks and no structures straddle the new boundary. The existing tennis court will need to be demolished to ensure there are no structures on the proposed vacant lot.

→ Refer to Annexure B—Subdivision Proposal Plan

2.1 Lot Size and Dimensions

The proposed development realigns boundaries for residential allotments to create two lots that are 498m² and 1,100m².

The site is located within the Low-Density Residential Zone and Wynnum-Manly neighbourhood plan – Wynnum north precinct which does not prescribe a minimum lot area, however the level of assessment is impact assessment where creating lots of less than 2,000m². Despite the level of assessment being impact assessment the proposal complies with all relevant outcomes of the subdivision code and neighbourhood plan code.

Refer to similar nearby subdivision approvals at 2 and 4 Constellation Way.

The proposed lot sizes therefore provide flexibility for future residential development while maintaining consistency with the planning scheme intent. The dimensions of the proposed lots are summarised in **Error! Reference source not found.** below:

Table 1. Summary of proposed lots and minimum requirements in the Subdivision code.

Proposed lot	Area		Frontage / Average width		Rectangle dimensions	
	Minimum	Proposed	Minimum	Proposed	Minimum	
Lot 93	400 m ²	498 m ² ✓	10 m	16.38 m ✓	6 × 15 m	✓
Lot 94		1,100 m ² ✓		35.528 m ✓		✓
Lot 94		1,100 m ² ×				

2.2 Access and Servicing

Vehicle access to Lot 93 will be facilitated during future building works to Constellation Way, while Lot 94 will retain the existing access from Constellation Way. It is noted there is adequate space on either side of the existing street tree within verge to lot 93 to accommodate a future crossover.

All proposed lots will obtain direct frontage and access to Constellation Way a minor road.

2.3 Refuse Collection

The development facilitates refuse collection from within the frontage of each respective lot.

2.4 Stormwater

The lawful point of discharge for the site is the kerb and channel along Constellation Way.

2.5 Bushfire Hazard Overlay

The subject site is partially mapped within the Bushfire overlay – Medium hazard buffer area sub-category.

Importantly, the extent of the bushfire located on the site does not prevent development outside this area, evidently there is ample space for a dwelling house outside the identified area. See image below:

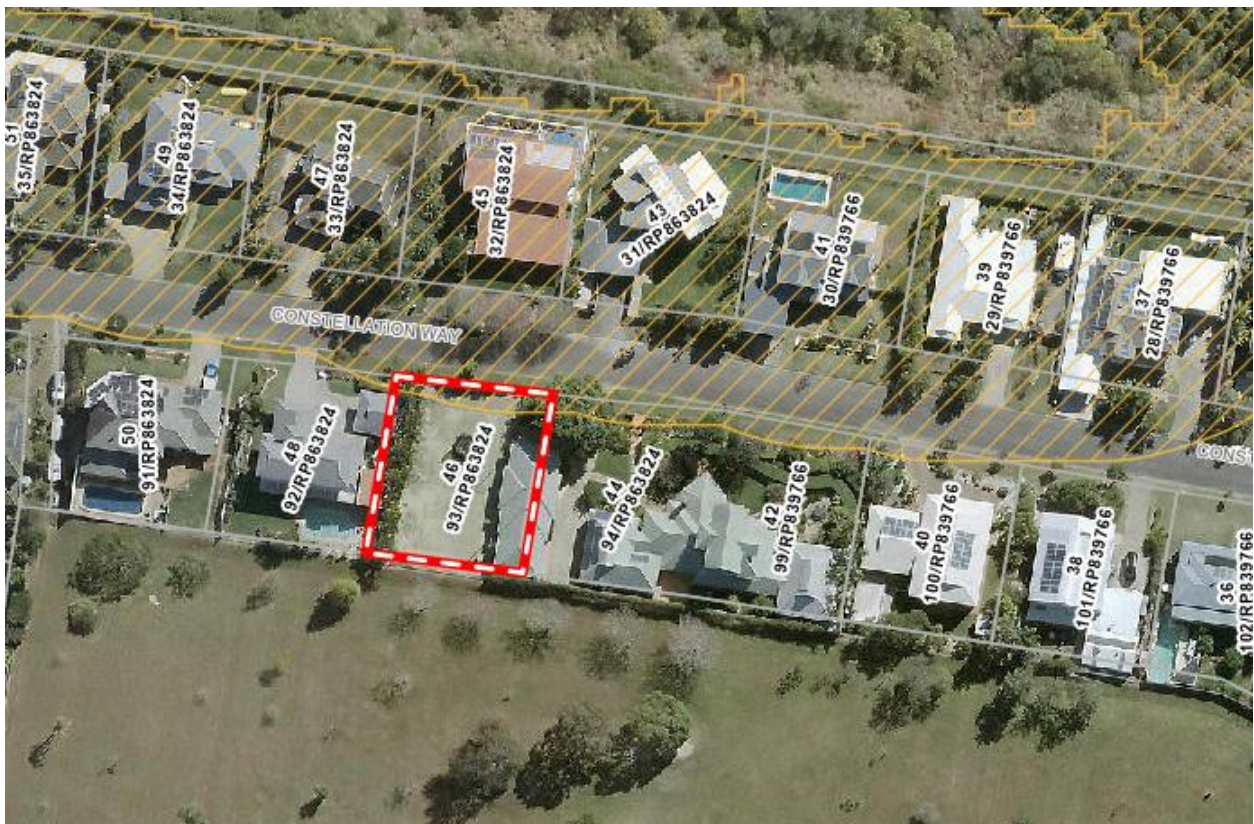


Figure 1: Extract of City Plan Mapping showing the extent of bushfire hazard on the site.

2.6 Heritage Overlay

The subject site is mapped within the Heritage overlay – Area adjoining heritage sub-category.



Figure 2: Extract of City Plan mapping showing adjoining heritage site.

The overlay ensures that areas adjoining heritage sites are designed to protect the heritage value of the adjoining lot at the rear which contains the Nazareth House. For the proposed development no additional lots or an increase to people adjoining this site will be proposed. The site is adequately buffered from any heritage structures and/or buildings and does not propose any changes to character.

2.7 Utilities

Water and sewer connections are available to the property.

The proposed development will connect to existing infrastructure including:

- water supply
- sewer network
- electricity
- telecommunications.

The existing water connection for Lot 93 will need to be removed and replaced to be within the new lot boundary.

3 Assessment Benchmarks and Compliance

3.1 South East Queensland Regional Plan

The development involves lots for residential use within the Urban Footprint and, as such, is consistent with the intent of the *South East Queensland Regional Plan 2023* (ShapingSEQ).

3.2 State Planning Policy

The site is located in the following *State Planning Policy* mapped areas:

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours (90)
- Lighting area buffer
- Wildlife hazard buffer zone
- Aviation facility.

In complying with the planning scheme, the proposal is taken to comply with the *State Planning Policy*.

3.3 Temporary Local Planning Instruments

There are currently two Temporary Local Planning Instruments in effect within the Brisbane City Council area.

Table 1. Current TLPIs in effect (Brisbane City Council).

TLPI	Description	Comments
02/25 (Qld)	Kurilpa Sustainable Growth Precinct	No effect on the site.
01/25 (Qld)	Colmslie Road Industry Precinct	No effect on the site.

3.4 Public Notification

The application requires impact assessment and, as such, is subject to public notification requirements under section 53 of the *Planning Act 2016*.

3.5 Referral Agencies

No applicable referral requirements are identified in Schedule 10 of the *Planning Regulation 2017*.

3.6 Planning Scheme

The categories of development and assessment for the application are prescribed in Part 5 of *Brisbane City Plan 2014* as follows:

Table 2. *Brisbane City Plan 2014* categories of assessment & applicable codes—subdivision.

Category of Assessment		Applicable Codes
Zone		
Low density residential zone	Code assessment	Subdivision code Filling and excavation code Infrastructure design code Landscape works code Stormwater code Transport, access, parking and servicing code
Neighbourhood Plan		
Wynnum-Manly neighbourhood plan	Impact assessment	Wynnum-Manly neighbourhood plan code
Overlays		
Airport environs overlay	Not applicable	Airport environs overlay code
Bushfire hazard overlay	Code assessment	Bushfire hazard overlay code
Community purposes network overlay	Code assessment	Community purposes network overlay code
Critical infrastructure and movement network overlay	Not applicable	Critical infrastructure and movement network overlay code
Dwelling house character overlay	Not applicable	Dwelling house character overlay code
Heritage overlay	Code assessment	Heritage overlay code
Road hierarchy overlay	Code assessment	Road hierarchy overlay code
Streetscape hierarchy overlay	Code assessment	Streetscape hierarchy overlay code

The development complies with all relevant assessment benchmarks in the applicable *Brisbane City Plan 2014* codes.

→ Refer to Annexure B—Code Compliance

4 Recommendation & Conclusion

The proposed subdivision supports residential infill development consistent with the density and lot type requirements anticipated in *Brisbane City Plan 2014's* low density residential zone. Site constraints associated with Heritage and Bushfire are effectively managed through effective future house design and existing house locations. The application demonstrates compliance with all outcomes sought under the Subdivision code, neighbourhood plan code, development codes and relevant overlay codes.

More broadly, the development advances the strategic intent of *Brisbane City Plan 2014* and the *Southeast Queensland Regional Plan 2023* by facilitating efficient use of land for targeted residential intensification within the urban footprint.

With these considerations, the development should be approved by Council, subject to relevant standard conditions.