

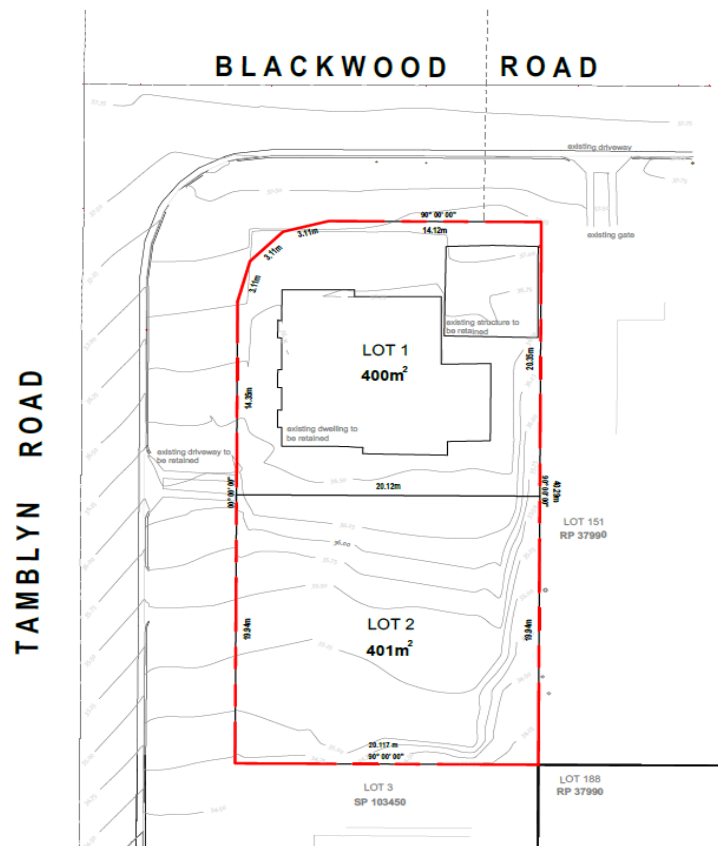
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TOWN PLANNING
& DEVELOPMENT CONSULTANTS

TOWN PLANNING REPORT

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

147 Blackwood Road, Salisbury
Lot 51 on RP37990



Prepared for **Macdonald Restumping Pty Ltd**

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VERSION NO.	DATE OF USE	REVISION BY	APPROVED BY
Final	August 2026	David Fisk	Vassili Stammes

1.0 Executive Summary

This report is in support of an application seeking a Development Permit for Reconfiguring a Lot (One (1) Lot into Two (2) Lots) at 147 Blackwood Road, Salisbury on land described as Lot 51 on RP37990, subject to Impact Assessment.

This application is made in the approved form to the Brisbane City Council as the assessment manager, subject to the relevant assessment benchmarks for Impact Assessment under the *Planning Act 2016*. The application does not trigger referral to a Referral Agency under the *Planning Regulation 2017*.

Under the Brisbane City Plan 2014 (Version 36), the subject site is identified as being contained within the Character Residential Zone. The purpose of the Character Residential Zone is to “ensure the character of a residential area is protected or enhanced and provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.”

As detailed on the Reconfiguration Plan included in Appendix C, the proposed development seeks to subdivide (One (1) Lot into Two (2) Lots) at 147 Blackwood Road, Salisbury on land described as Lot 51 on RP37990.

The proposed development provides two (2) residential allotments comprising 400m² for Lot 1 and 401m² for Lot 2. Both allotments provide regular and highly useable configurations, with Lot 1 providing dimensions of approximately 20.12m (w) x 20.35m (l) and Lot 2 approximately 20.12m (w) x 19.94m (l). The proposed allotments provide generous frontage widths of approximately 20m and are capable of accommodating a minimum 6m x 15m rectangle, providing sufficient area and dimensions to accommodate the existing and future dwelling houses, private open space, landscaping, vehicle access and parking.

The resulting subdivision is considered appropriate having regard to the established subdivision pattern and residential character of the immediate locality. In particular, existing residential allotments of a smaller size are established directly opposite the site at 12 Tamblyn Road and 139 Blackwood Road, demonstrating that smaller residential lots already form part of the prevailing subdivision pattern and streetscape character within this section of Blackwood Road and Tamblyn Road. The proposal therefore does not introduce an unfamiliar or incompatible subdivision pattern to the locality.

Furthermore, the proposed allotments are not narrow or constrained. Each provides an approximately 20m frontage and a regular rectangular configuration, allowing greater flexibility for the siting of future dwelling houses, landscaping and private open space while helping maintain the spacious, landscaped residential character sought for the area. The subdivision therefore creates useable residential lots that complement the established streetscape, local context and character of the locality, consistent with PO1 of the Subdivision Code.

Accordingly, the proposed lot size, dimensions and configuration represent an appropriate site responsive outcome and are considered consistent with the overall character and low density residential intent of the Character Residential Zone.

The proposed development is considered consistent with the Overall Outcomes of the Character Residential Zone, as the proposed lots provide appropriate areas and dimensions to accommodate existing and future detached dwelling houses and respond appropriately to the established subdivision pattern and character of the locality.

The proposed development will be connected to all appropriate urban services and infrastructure networks, including the reticulated water supply network, reticulated sewerage network, stormwater management, telecommunication services and an electricity supply, in accordance with the

relevant standards.

A full assessment of the proposed development against the assessment benchmarks has determined that the proposal generally complies. Any alternative solutions proposed are justified and provide an appropriate design response. The proposed development should be considered appropriate, and the application should be supported by Council in this instance.

It is recommended that the Brisbane City Council approve the proposed development subject to relevant and reasonably required conditions, having regard for details of this application.

This planning report, together with the accompanying plans, demonstrate that the application should be supported by the Council, subject to relevant and reasonably required conditions, and that approval of this application is warranted.

2.0 Development Overview

2.1 Application Details

Applicant:	Macdonald Restumping Pty Ltd C/- VMS Town Planning & Development Consultants Pty Ltd
Address:	147 Blackwood Road, Salisbury QLD 4107
Lot / Plan Description:	Lot 51 on RP37990
Proposed Development:	Development Permit for Reconfiguring a Lot (One (1) Lot into Two (2) Lots)
Area:	809m ²
Easements:	NIL
Owner of the Premises:	JOHN ALASTAIR MACDONALD
Local Government Area:	Brisbane City Council
Pre-lodgement Meeting:	N/A

2.2 Planning Instrument Details

QLD Planning Legislation:	<i>Planning Act 2016</i> <i>Planning Regulation 2017</i>
State Planning Policy:	<i>State Planning Policy (July 2017):</i> • State Interest – Natural Hazards Risk and Resilience • State Interest – Strategic Airports and Aviation Facilities
Regional Plan Designation:	<i>South East Queensland Regional Plan 2023</i> <i>Shaping SEQ – Urban Footprint</i>
Temporary Local Planning Instrument:	N/A
Existing Variation Approval:	N/A

Planning Scheme:	<i>Brisbane City Plan 2014 (Version 36)</i>
Zone:	Character Residential Zone (Character Precinct)
Neighbourhood Plan:	Nathan-Salisbury-Moorooka Neighbourhood Plan
Overlays:	• Airport Environs Overlay • Community Purposes Network Overlay • Critical Infrastructure and Movement Network Overlay • Dwelling House Character Overlay • Road Hierarchy Overlay • Significant Landscape Tree Overlay • Streetscape Hierarchy Overlay • Traditional Building Character Overlay
Category of Assessment:	Impact Assessment (15 business days public notification)
Assessment Benchmarks:	• Strategic Framework • Character Residential Zone Code • Subdivision Code • Filling and Excavation Code • Infrastructure Design Code • Stormwater Code • Transport, Access, Parking and Servicing Code • Community Purposes Network Overlay Code • Road Hierarchy Overlay Code • Streetscape Hierarchy Overlay Code • Significant Landscape Tree Overlay Code
Infrastructure Charges:	<i>Brisbane Infrastructure Charges Resolution (No. 15) 2026</i> <i>Queensland Urban Utilities (QUU) Water Netserv Plan Part A</i>

2.3 Referral

Referral Agency:	N/A
State Development Assessment Provisions:	N/A

2.4 Common Material

In addition to this Planning Report, the following documents have been attached in support of the application as appendices for Council consideration:

Appendix A

DA Form 1 - Development Application Details

Appendix B

Assessment Benchmarks (*Brisbane City Plan 2014 (Version 36)*)

Appendix C

Reconfiguration Plan, prepared by VMS Town Planning & Development Consultants Pty Ltd

Appendix D

Engineering Services Report, prepared by Simforia Pty Ltd

Appendix E

Landowners Consent Letter & Current Title Document

3.0 Site Analysis

3.1.1 Location

As shown on Figures 1 below, the premises (identified in red below) is located at 147 Blackwood Road, Salisbury, on land described as Lot 51 on RP37990. The premises is identified as one (1) allotment on a total land area of 809m² and street frontages to Tamblyn Road of approximately 37.4m and Blackwood Road of 17.23m. Both Tamblyn Road and Blackwood Road are categorised as Neighbourhood Roads (minor road).



Figure 1 – Subject Site

3.1.2 Existing Land Use

The premises is currently occupied by an existing pre-1946 dwelling and associated structures, which are proposed to be retained over proposed Lot 1.

3.1.3 Land Ownership, Easements and Encumbrances

The premises is freehold land, owned by JOHN ALASTAIR MACDONALD, as per the Current Title Search enclosed within this application (Appendix E). The premises is not identified as containing any registered easements.

3.1.4 Topography

The site is identified as being sloped toward the south eastern corner boundary of the premises. The highest point in the site of approximately R.L. 37m AHD is located at the western corner of the northern Blackwood Road street frontage of the premises. The lowest point in the site of approximately R.L. 34m AHD occurring at the south eastern corner of the premises representing a fall of 3m.

3.1.5 Surrounding Land Use

Under the *Brisbane City Plan 2014 (Version 36)*, the subject site (identified in red below) is located within the Character Residential Zone and a number of notable overlays.

As demonstrated in Figure 2, the surrounding locality is identified as comprising of land predominately designated within the Character Residential Zone, Low Density Residential Zone, and Neighbourhood Centre Zoned land.



Figure 2: Surrounding Land Use Designation

3.1.6 Vegetation

The subject site does not contain any significant vegetation. Notwithstanding this, the proposed development does not involve the removal of significant vegetation.

3.1.7 Infrastructure

The subject site is located within a well-established area and therefore has adequate access to all necessary services, including Council's reticulated water supply, electricity, sewer, telecommunications and transport.

4.0 Proposal Summary

4.1 Development Type and Definition

4.1.1 Description

The proposal seeks a Development Permit for Reconfiguring a Lot (One (1) Lot into Two (2) Lots).

4.1.2 Definition under the Planning Act

The proposal constitutes development, as defined under schedule 2 of the *Planning Act 2016*, as it involves-

reconfiguring a lot means—

- a) creating lots by subdividing another lot; or
- b) amalgamating 2 or more lots; or
- c) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or
- d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—
 - i. a lease for a term, including renewal options, not exceeding 10 years; or
 - ii. an agreement for the exclusive use of part of the common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or
- e) creating an easement giving access to a lot from a constructed road.

4.1.3 Proposal Details

The proposed development delivers two components including a 1 into 2 residential small lot subdivision.

As detailed on the Reconfiguration Plan included in Appendix C, the proposed development seeks to subdivide (One (1) Lot into Two (2) Lots) at 147 Blackwood Road, Salisbury on land described as Lot 51 on RP37990.

Proposed Development Details			Compliance
Proposed Lot	1	2	-
Proposed Lot Size	400m ²	401m ²	-
Frontage Width	14.12m to Blackwood Road	19.94m to Tamblyn Road	
Minimum Rectangular Dimension	6m x 15m	6m x 15m	
Access	A proposed crossover and driveway to Blackwood Road	Future driveway and crossover Tamblyn Road	

The proposed development provides two (2) residential allotments comprising 400m² for Lot 1 and

401m² for Lot 2. Both allotments provide regular and highly useable configurations, with Lot 1 providing dimensions of approximately 20.12m (w) x 20.35m (l) and Lot 2 approximately 20.12m (w) x 19.94m (l). The proposed allotments provide generous frontage widths of approximately 20m and are capable of accommodating a minimum 6m x 15m rectangle, providing sufficient area and dimensions to accommodate the existing and future dwelling houses, private open space, landscaping, vehicle access and parking.

The resulting subdivision is considered appropriate having regard to the established subdivision pattern and residential character of the immediate locality. In particular, existing residential allotments of a smaller size are established directly opposite the site at 12 Tamblyn Road and 139 Blackwood Road, demonstrating that smaller residential lots already form part of the prevailing subdivision pattern and streetscape character within this section of Blackwood Road and Tamblyn Road. The proposal therefore does not introduce an unfamiliar or incompatible subdivision pattern to the locality.

Furthermore, the proposed allotments are not narrow or constrained. Each provides an approximately 20m frontage and a regular rectangular configuration, allowing greater flexibility for the siting of future dwelling houses, landscaping and private open space while helping maintain the spacious, landscaped residential character sought for the area. The subdivision therefore creates useable residential lots that complement the established streetscape, local context and character of the locality, consistent with PO1 of the Subdivision Code.

Accordingly, the proposed lot size, dimensions and configuration represent an appropriate site responsive outcome and are considered consistent with the overall character and low density residential intent of the Character Residential Zone.

The existing driveway crossover will be removed as part of the development; however, the existing dwelling will be retained on proposed Lot 1. The existing clothesline will be demolished to ensure proposed Lot 2 is clear of structures associated with the existing dwelling.

The proposed Lot 1 and Lot 2 will provide appropriate site area for the construction of a future dwelling with access via new vehicular crossovers and driveways.

As demonstrated within **Figures 3**, there are 129 small allotments that are within the proximity to subject site, Myra Road, Ness Road, Henson Road, Blackwood Road, Tamblyn Road, Lillian Road and Fred Street which provide small lots that range in lot sizes from 324m² to 440m². In Figure 3 the below shows lots size that are 300m² – 399m² (18 yellow dots) & 400m² – 449m² (111 red dots). We note that all lots in **Figures 3** are within the Low Density Residential Zone and the Character Residential Zone in Salisbury.

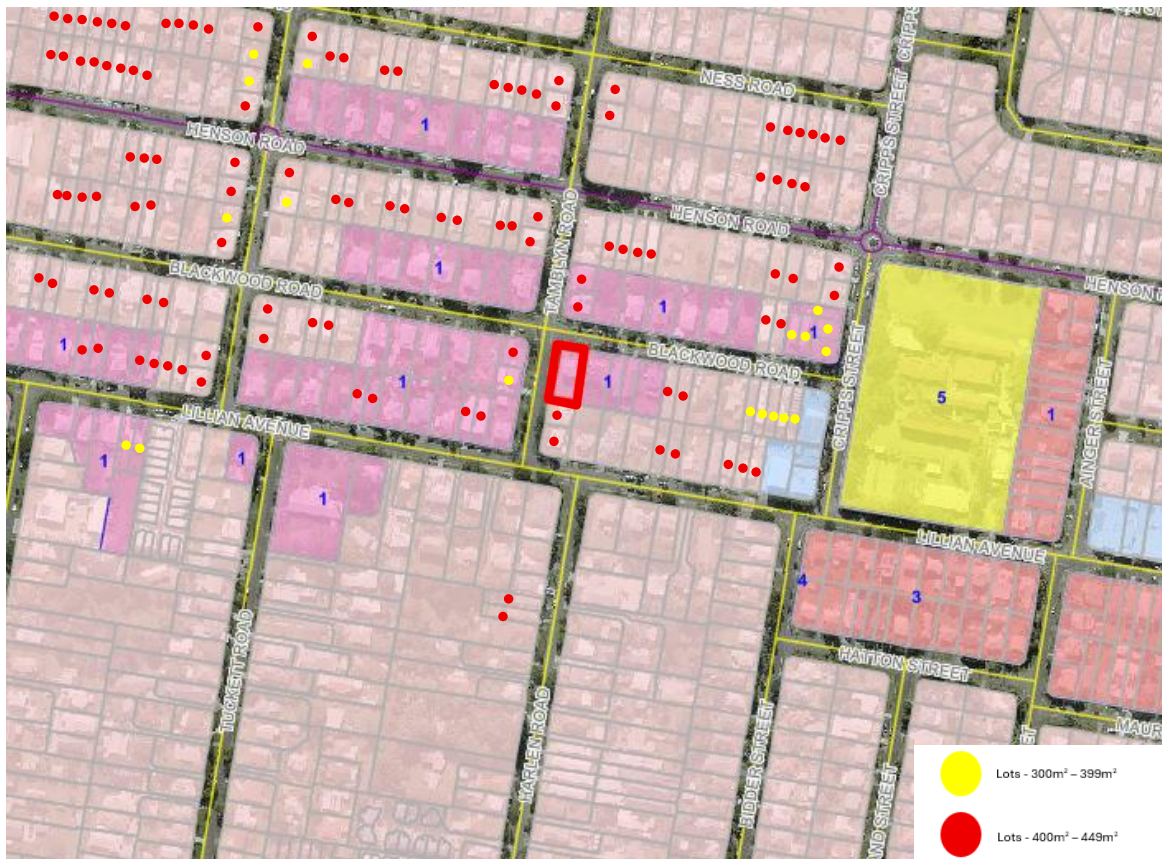


Figure 3: Surrounding Small Lots (under 450m²)

Lot 1 has been designed to create a slightly smaller lot, however, is still suitable for an existing pre-1946 Dwelling House which will suitably sit on the allotment with appropriate setbacks and separation to adjoining allotments. Whilst it is noted that Lot 2 provides a lot size of 401m², the allotment can deliver an appropriate area for a new dwelling and contribute to this existing pre and post-1946 streetscape.

Both allotments have been designed to address the location, amenity, land constraints, and existing pattern of development to ensure an integrated development outcome. Whilst the layout provides for a reduced lot area and dimension design, the development presents an attractive design reflecting surrounding local area. The surrounding locality provides a Character Residential design with compliant access to services and infrastructure.

The intended design provides for appropriately sized lots which is anticipated to provide for future residential development. The lot sizes and designs are consistent with surrounding approvals and applications and the site's Character Residential zoning and is not considered out of character or of a reduced size not capable of supporting the intended future residential development.

Accordingly, the proposed development considers the existing patterns of development, particularly with regard to development north, south and east of the site, which the delivers a development pattern that is consistent with the strategic framework which is expected within this area. The proposed reconfiguration will result in the creation of lots which provides rectangular shaped lots, contributing to the character of the local area.

An Engineering Services Report has been prepared by Simforia Pty Ltd in support of the proposed development. The assessment confirms that the proposed subdivision can be adequately serviced by the necessary infrastructure.

Earthworks and retaining walls will be required to establish suitable building platforms, with appropriate erosion and sediment control measures to be implemented during construction. The

site is not affected by river, creek or overland flow flooding, with stormwater proposed to discharge to the kerb and channel within Tamblyn Road via new kerb adaptors providing a lawful point of discharge.

The development can be adequately serviced by the existing sewerage and water supply networks, with new connections provided to each allotment. Vehicular access can be appropriately provided, while existing electricity and telecommunications infrastructure is available to service the development. Overall, the report concludes that the development is suitable for approval from an engineering servicing perspective.

The proposed development is considered to be consistent with the Overall Outcomes of the Character Residential Zone as the proposal will result in lots that meet appropriate lot size requirements and furthermore contain appropriate area and dimensions to accommodate the existing and future detached houses in keeping with the intent for the Zone.

The proposed development will be connected to all appropriate urban services and infrastructure networks, including the reticulated water supply network, reticulated sewerage network, stormwater management, telecommunication services and an electricity supply, in accordance with the relevant standards.

5.0 State Planning Framework

5.1 Matters Established in the Planning Regulation

The following are the key considerations under Schedule 10 of the *Planning Regulation 2017*, as relevant to the application. It is noted that the proposed development does not constitute prohibited development under the regulation.

5.1.1 Planning Act 2016 – Framework

The *Planning Act 2016* which replaced the *Sustainable Planning Act 2009* (SPA) on the 3 July 2017 provides the statutory planning framework for the State of Queensland. As outlined within the *Planning Act 2016* all Local Government Areas must prepare *Planning Act 2016* compliant Planning Schemes that advance the purpose of the Act. It is noted that the *Brisbane City Plan 2014* was prepared in accordance with *Sustainable Planning Act 2009*.

On 3 July 2017 a major amendment became effective to align *Brisbane City Plan 2014* with the *Planning Act 2016* (under the Alignment amendment rules made by the Planning Minister under section 293 of the *Planning Act 2016*). The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the *Planning Act 2016*.

5.1.2 Referral Agencies

In accordance with Section 54 and 55 of the Act, Schedule 9 and 10 of the *Planning Regulation 2017* prescribe any referral agencies applicable to a development application, as well as the matters a referral agency may, must or must only have regard to in their assessment. A review of Schedule 9 and 10 confirms the proposed development does not trigger referral to a Referral Agency under Schedule 10 of the *Planning Regulation 2017*.

5.1.3 State Planning Policies

The State Planning Policy 2017 relates to 17 separate State interests grouped together under 5 broad themes and provides direction to local governments in the preparation of planning documents and assessment of development applications.

Of the 17 separate State interests, the premises is mapped as the following:

- Natural Hazards Risk and Resilience; and

In accordance with section 2.1 of the *Brisbane City Plan 2014 (Version 36)*, at the time of commencement of the planning scheme the Minister had identified that the state planning policy was integrated in the planning scheme. Having regard for the above, it is considered the State Government overlays identified over the premises are aspects which are appropriately addressed in the *Brisbane City Plan 2014 (Version 36)*, and therefore further assessment of the proposed development against the current State Planning Policy 2017 is not required in this instance.

5.1.4 Regional Plan

The premises are identified within the Urban Footprint of the *SEQ Regional Plan 2017* ('*ShapingSEQ*'). The stated intent for the Urban footprint is to identify 'land in which the region's urban development needs to 2046 can be accommodated in a way consistent with the outcomes and strategies of *ShapingSEQ 2023*'. Therefore, it is considered that the proposal is in keeping with the intent of the regional plan and further assessment is not required in this instance.

6.0 Local Planning Framework

6.1 Matters Established in the Planning Scheme

The following are the key considerations under the *Brisbane City Plan 2014 (Version 36)*, as relevant to the application.

6.1.1 Category of Assessment

Under the *Brisbane City Plan 2014 (Version 36)*, the site is identified as being contained within the Character Residential Zone.

Additionally, the site is located in the following overlays:

- Airport Environs Overlay
- Bicycle Network Overlay
- Community Purposes Network Overlay
- Critical Infrastructure and Movement Network Overlay
- Dwelling House Character Overlay
- Road Hierarchy Overlay
- Significant Landscape Tree Overlay
- Streetscape Hierarchy Overlay
- Traditional Building Character Overlay

In accordance with Part 5 of the *Brisbane City Plan 2014 (Version 36)*, the proposed development is subject to the following category of assessment:

CATEGORY OF ASSESSMENT	
ZONE	
CHARACTER RESIDENTIAL ZONE	
Impact Assessment (Reconfiguring a Lot)	In accordance with Section 5.6 – Category of Assessment Reconfiguration of a Lot, Impact Assessment is triggered for the Character Residential Zone if a Reconfigured Lot is: • less than 450m²; or • less than 600m², where a rear lot The proposed development provides for a two small lots under the prescribed 450m² lot size. As such, the proposal is identified as triggering Impact Assessment.
NEIGHBOURHOOD PLAN	
NATHAN-SALISBURY-MOOROOKA NEIGHBOURHOOD PLAN	
No Change	In accordance with Table 5.9.84A - Categories of Assessment for Nathan-Salisbury-Moorooka Neighbourhood Plan: Reconfiguring a Lot. There is no change to the Categories of Assessment, however, is assessable against the Nathan-Salisbury-Moorooka Neighbourhood Plan Code
OVERLAYS	
AIRPORT ENVIRONS OVERLAY	
Not Applicable	In accordance with Table 5.10.2 – Category of Assessment for Airport Environs Overlay, Reconfiguring a Lot is not listed. As such, there is no change to the Category of Assessment, and the application is not assessable against the Airport Environs Overlay Code.
COMMUNITY PURPOSES NETWORK OVERLAY	

Not Applicable	In accordance with Table 5.10.7A – Category of Assessment for Community Purposes Network Overlay, Reconfiguring a Lot is not listed. As such, there is no change to the Category of Assessment and the application is not assessable against the Community Purposes Network Overlay Code.
CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK OVERLAY	
No Change	In accordance with Table 5.10.8 – Category of Assessment for Critical Infrastructure and Movement Network Overlay, Building Work for a Dwelling House is not listed as being subject to change. However, the table identifies the Critical Infrastructure and Movement Network Overlay Code as an assessment benchmark for the development and is addressed as part of this application.
DWELLING HOUSE CHARACTER OVERLAY	
Not Applicable	In accordance with Table 5.10.9 – Category of Assessment for Dwelling House Character Overlay, there is no Category of Assessment nominated for the proposed Reconfiguration of a Lot. As such, there is no change to the Category of Assessment, and the application is not assessable against any Dwelling House Codes.
ROAD HIERARCHY OVERLAY	
Code Assessable	In accordance with Table 5.10.18 – Category of Assessment for Road Hierarchy Overlay, Reconfiguring a Lot is listed as being subject to compliance with identified requirements. As such, there is no change to the Category of Assessment, and the application is assessable and addressed against the Road Hierarchy Overlay Code.
SIGNIFICANT LANDSCAPE TREE OVERLAY	
Code Assessable	In accordance with Table 5.10.19 – Category of Assessment for Significant Landscape Tree Overlay, Reconfiguring a Lot is listed as being subject to compliance with identified requirements. As such, there is no change to the Category of Assessment, and the application is assessable and addressed against the Significant Landscape Tree Overlay Code.
STREETSCAPE HIERARCHY OVERLAY	
Not Applicable	In accordance with Table 5.10.20 – Category of Assessment for Streetscape Hierarchy Overlay, Reconfiguring a Lot is not listed as being subject to change. As such, there is no change to the Category of Assessment, and the application is assessable and addressed against the Streetscape Hierarchy Overlay Code.
TRADITIONAL BUILDING CHARACTER OVERLAY	
Not Applicable	In accordance with Table 5.10.21 – Category of Assessment for Traditional Building Character Overlay, Reconfiguring a Lot is not listed as being subject to change. As such, there is no change to the Category of Assessment, and the application is not assessable and addressed against the Traditional Building Character Overlay Code.

Pursuant to Section 53 of the Planning Act 2016, this application is to be assessed using the Code Assessment procedures of the Development Assessment Rules (DA Rules) and does require public notification.

6.1.2 Strategic Framework

The strategic framework of the *Brisbane City Plan 2014 (Version 36)* identifies the policy direction for the *Brisbane City Plan 2014 (Version 36)* and forms the basis for ensuring appropriate development occurs.

In accordance with the relevant codes, the strategic intent of the planning scheme is to be achieved through compliance with the following key elements:

- Theme 2 – Element 2.1, 2.2
- Theme 5 – Element 5.5

It is considered the proposed development will achieve the specific outcomes and land use strategies identified in the strategic framework.

6.1.3 Zone

Under the Brisbane City Plan 2014 (Version 36), the subject site is identified as being contained within the Character Residential Zone. The purpose of the Character Residential Zone is to “ensure the character of a residential area is protected or enhanced and provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.” The proposed development is considered to be consistent with the Overall Outcomes of the Character Residential Zone as the proposed 1 into 2 lot subdivision development enhances the character of a residential area is protected and supports local residents.

6.1.4 Neighbourhood Plan

Under the Brisbane City Plan 2014 (Version 36), the subject site is identified as being contained within the Nathan Salisbury Moorooka Neighbourhood Plan. The purpose of the Nathan Salisbury Moorooka Neighbourhood Plan is to “*provide finer grained planning at a local level for the Nathan—Salisbury—Moorooka neighbourhood plan area and will be achieved through overall outcomes, including overall outcomes for each precinct of the neighbourhood plan area.*”. The proposed development is considered to be consistent with the Overall Outcomes of the Nathan Salisbury Moorooka Neighbourhood Plan as the proposed 1 into 2 lot subdivision development enhances the character of the Nathan Salisbury Moorooka Neighbourhood Plan area is protected and supports local residents.

6.1.5 Relevant Codes

In accordance with Part 5 of the Brisbane City Plan 2014 (Version 36), the following Codes are identified as being applicable to the proposal:

APPLICABLE CODES	
Zone Code	Character Residential Zone Code
Neighbourhood Plan	Nathan Salisbury Moorooka Neighbourhood Plan Code
Use Code	Subdivision Code
Prescribed Secondary Codes	Filling and Excavation Code Infrastructure Design Code Stormwater Code Transport, Access, Parking and Servicing Code
Overlay Codes	Community Purposes Network Overlay Code Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code Significant Landscape Tree Overlay Code

The codes mentioned above have been addressed and included in Appendix B of this report.

6.1.6 Planning Scheme Policies

It is considered that the Planning Scheme Policies have been appropriately incorporated as part of the assessment of the relevant Codes; therefore, further assessment against these documents is considered unnecessary in this instance.

6.1.7 Temporary Local Planning Instruments

There are no Temporary Local Planning Instruments currently in effect in the Brisbane City Council that affects the premises or this development application.

6.1.8 Infrastructure Charges

The proposed development is for a Reconfiguring a Lot and therefore is subject to infrastructure charges, to be calculated based on the *Brisbane Infrastructure Charges Resolution (No. 15) 2026* and the *Queensland Urban Utilities (QUU) Water Netserv Plan Part A*.

7.0 Recommendation

This report is in support of an application seeking a Development Permit for Reconfiguring a Lot (One (1) Lot into Two (2) Lots) at 147 Blackwood Road, Salisbury on land described as Lot 51 on RP37990, subject to Impact Assessment.

This application is made in the approved form to the Brisbane City Council as the assessment manager, subject to the relevant assessment benchmarks for Impact Assessment under the *Planning Act 2016*. The application does not trigger referral to a Referral Agency under the *Planning Regulation 2017*.

Under the Brisbane City Plan 2014 (Version 36), the subject site is identified as being contained within the Character Residential Zone. The purpose of the Character Residential Zone is to “ensure the character of a residential area is protected or enhanced and provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.”

As detailed on the Reconfiguration Plan included in Appendix C, the proposed development seeks to subdivide (One (1) Lot into Two (2) Lots) at 147 Blackwood Road, Salisbury on land described as Lot 51 on RP37990.

The proposed development provides two (2) residential allotments comprising 400m² for Lot 1 and 401m² for Lot 2. Both allotments provide regular and highly useable configurations, with Lot 1 providing dimensions of approximately 20.12m (w) x 20.35m (l) and Lot 2 approximately 20.12m (w) x 19.94m (l). The proposed allotments provide generous frontage widths of approximately 20m and are capable of accommodating a minimum 6m x 15m rectangle, providing sufficient area and dimensions to accommodate the existing and future dwelling houses, private open space, landscaping, vehicle access and parking.

The resulting subdivision is considered appropriate having regard to the established subdivision pattern and residential character of the immediate locality. In particular, existing residential allotments of a smaller size are established directly opposite the site at 12 Tamblyn Road and 139 Blackwood Road, demonstrating that smaller residential lots already form part of the prevailing subdivision pattern and streetscape character within this section of Blackwood Road and Tamblyn Road. The proposal therefore does not introduce an unfamiliar or incompatible subdivision pattern to the locality.

Furthermore, the proposed allotments are not narrow or constrained. Each provides an approximately 20m frontage and a regular rectangular configuration, allowing greater flexibility for the siting of future dwelling houses, landscaping and private open space while helping maintain the spacious, landscaped residential character sought for the area. The subdivision therefore creates useable residential lots that complement the established streetscape, local context and character of the locality, consistent with PO1 of the Subdivision Code.

Accordingly, the proposed lot size, dimensions and configuration represent an appropriate site responsive outcome and are considered consistent with the overall character and low density residential intent of the Character Residential Zone.

The proposed development is considered consistent with the Overall Outcomes of the Character Residential Zone, as the proposed lots provide appropriate areas and dimensions to accommodate existing and future detached dwelling houses and respond appropriately to the established subdivision pattern and character of the locality.

The proposed development will be connected to all appropriate urban services and infrastructure networks, including the reticulated water supply network, reticulated sewerage network, stormwater management, telecommunication services and an electricity supply, in accordance with the

relevant standards.

A full assessment of the proposed development against the assessment benchmarks has determined that the proposal generally complies. Any alternative solutions proposed are justified and provide an appropriate design response. The proposed development should be considered appropriate, and the application should be supported by Council in this instance.

It is recommended that the Brisbane City Council approve the proposed development subject to relevant and reasonably required conditions, having regard for details of this application.

This planning report, together with the accompanying plans, demonstrate that the application should be supported by the Council, subject to relevant and reasonably required conditions, and that approval of this application is warranted.