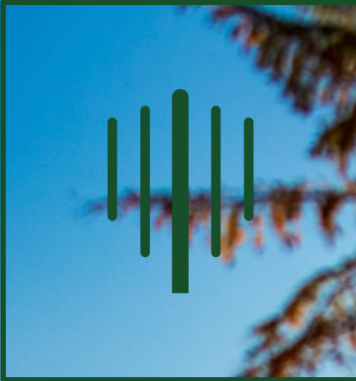


27 March 2026

Ref: WTJQ26-008
Contact: Darcy Thynne

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PLANNING ASSESSMENT REPORT:

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

2 Lemnos Street, Nundah QLD 4012
Lot 31 RP46019

—
Prepared by Willowtree Planning Pty Ltd
on behalf of Nicholas Jack Parkinson and Annabel Kate Parkinson

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WILLOWTREE
PLANNING

In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders - past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located.

PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)

DOCUMENT CONTROL TABLE			
Document Reference:	WTJQ26-008 - Planning Assessment Report		
Contact	Darcy Thynne		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 - 27/03/2026	Sophia Constantine Student Planner	Darcy Thynne Associate (QLD)	Ben Russell Director (QLD)
			

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APPENDICES

Document	Prepared by
Appendix 1 DA Form 1	Willowtree Planning
Appendix 2 Title Search	Titles Queensland
Appendix 3 Code Responses	Willowtree Planning
Appendix 4 Plan of Development	RDC Engineering
Appendix 5 Engineering Code Responses	RDC Engineering
Appendix 6 Services Layout	RDC Engineering

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PART A PRELIMINARY

1.1 INTRODUCTION

This Planning Assessment Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Nicholas and Annabel Parkinson (the Applicant) and is submitted to Brisbane City Council (Council) to support a Development Application (DA) made over the land at 2 Lemnos Street, Nundah QLD 4012, legally described as Lot 31 RP46019 (the Site).

Specifically, the Applicant is seeking development approval for the following aspects of development:

- **Development Permit for Reconfiguring a Lot (1 into 2 Lots)**

The Site is located in the *Brisbane City Council Local Government Area* (LGA) and is mapped as being in the Character residential zone of the *Brisbane City Council City Plan 2014* (CP2014). It is also located within the Nundah district neighbourhood plan area and is subject to a range of overlays which have been considered as part of the proposed design.

Pursuant to the tables of assessment within Part 5 of the CP2014, the proposed development is categorised as **impact assessable** and will be assessed accordingly.

This Planning Assessment Report provides greater detail on the nature of the proposed development and provides an assessment of the proposal against the strategic framework, planning intent and code requirements of the relevant statutory documents.

A Subdivision Layout Plan has been prepared to further detail the proposal and is included in **Appendix 4**. A series of technical reports have also been prepared in support of the proposed development and form part of the application material.

The proposal has been demonstrated to generally comply with the relevant acceptable outcomes, performance outcomes and overall outcomes of the assessment benchmarks.

The structure of the Planning Assessment Report is as follows:

- **Part A** Preliminary
- **Part B** Site Analysis
- **Part C** Proposed Development
- **Part D** Legislative and Policy Framework
- **Part E** Planning Assessment
- **Part F** Conclusion

In summary, the assessment has found the proposed development is appropriate for the Site both from a statutory planning and contextual perspective. It is therefore requested that the application be viewed favourably by Council and approved subject to reasonable and relevant conditions.



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)

1.2 DEVELOPMENT SUMMARY

TABLE 1. DEVELOPMENT STATISTICS	
Site Details	
Address	2 Lemnos Street, Nundah QLD 4012
Land Description	Lot 31 RP46019
Site Area	721m ²
Landowner	Nicholas Jack Parkinson & Annabel Kate Parkinson
Tenure	Freehold
Easements	None
Local Government	Brisbane City Council
Local Government Matters	
Planning Scheme	<i>Brisbane City Council City Plan 2014</i>
Zoning / Precinct	CR1 Character residential zone
Neighbourhood Plan / Precinct	Nundah district neighbourhood plan
Overlays	Airport environs overlay Community purposes network overlay Critical infrastructure and movement network overlay Dwelling house character overlay Road hierarchy overlay Streetscape hierarchy overlay Traditional building character overlay
State Government Matters	
DAMS Mapping Layers	SEQ Regional Plan land use categories - Urban footprint Water resource planning area boundaries
Application Details	
Applicant	Nicholas Jack Parkinson and Annabel Kate Parkinson c/- Willowtree Planning Pty Ltd
Proposal	Subdivision (1 into 2 Lots)
Approval Sought	Development Permit for Reconfiguring a Lot
Assessment Manager	Brisbane City Council
Category of Assessment	Impact assessment
Public Notification	Yes - 15 business days
Referrals	No
Applicant Representative	
Primary Contact	Darcy Thynne - Associate (QLD) Willowtree Planning Pty Ltd P: 0448 972 959 E: dthynne@willowtp.com.au
Reference	WTJQ26-008



1.3 PRE-LODGEMENT CONSULTATION

A pre-lodgement meeting was held with Brisbane City Council on 5 March 2026 with Council Officers Peter Richards, Rowena Sheard and Alex King (Council reference: A006958311). **TABLE 2** below outlines the notes provided by Council and commentary against each matter.

TABLE 2. PRE-LODGEMENT CONSULTATION	
Council Comments	Response
<p><i>Lot size and zoning</i></p> <p><i>The site is located within the Character residential zone (and Nundah district neighbourhood plan), of City Plan 2014. The site is a corner lot within the Traditional building character overlay - Neighbourhood character sub-category.</i></p> <p><i>Reconfiguring a lot less than 450sqm in the Character zone requires an Impact assessable Development Application, in accordance with Table of Assessment 5.6.1 of City Plan 2014. The Traditional building character overlay does not change the category of assessment.</i></p> <p><i>A future development application for subdivision will be subject to impact assessment and therefore require public notification. Any properly made submissions made by the community will be considered by Council as part of the assessment of the application and when making a decision on the proposal.</i></p> <p><i>The proposal is significantly below the minimum 450sqm for the Character (character) zone. Council noted in the meeting that the lot sizes were not meeting the acceptable outcome of the Subdivision code and it was not apparent that the proposal could comply with the Character zone code to maintain a block pattern that accommodates traditional backyards and large trees.</i></p> <p><i>However, Council acknowledged that the pre-war dwelling was being retained in situ, the site had a large frontage along Imbros St characteristic of the character zone, was close walking distance to a centre to the west and was broadly surrounded by Low density residential zoning (where lot sizes could be less).</i></p>	<p>Refer to Part E of this Planning Assessment Report for a comprehensive review against the requirements of the CP2014, including Strategic Framework, and other relevant matter / overriding need (s45 (5) of the Planning Act 2016).</p>



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)

<p><i>A future application would need to provide an analysis of lot pattern in the locality to demonstrate if consistent with the lot pattern in the locality, demonstrate it would not impact on the setting of the pre-war house including how it can still provide a setting, show how access to both lots can be achieved, justify setbacks and its proximity to the centre.</i></p> <p><i>Council recommended identifying a rectangle for a future house on Lot 2 with appropriate setbacks on future plans. The Traditional building character overlay would prevail for road frontage setbacks and the Dwelling house (small lot) code for side setbacks.</i></p> <p><i>Where the existing dwelling house is retained, design and technical matters are addressed and any future Development Application can demonstrate a lot pattern, size and layout that is appropriately sized and configured, consistent with the character of the locality, there maybe be merit with a reduced lot size where justification is provided. There are street trees and there could be other infrastructure in the street which would need to be considered.</i></p> <p><i>Any future impact assessable development application should seek to provide comprehensive justification against the requirements of the City Plan 2014 (including the overall outcomes of the zone code, neighbourhood plan and Strategic Framework) and may also have regard to, any other relevant matter / overriding need (s45 (5) of the Planning Act 2016).</i></p>	
<p>Stormwater</p> <p><i>No easement would be required for stormwater, however may be required from Urban Utilities regarding the sewer. Council noted in the meeting that there was no particular issue with stormwater to Lemnos St.</i></p>	<p>Noted.</p>

1.4 DEVELOPMENT HISTORY

TABLE 3 below provides a summary of the Development Approvals relating to the Site that have been determined by Council.

TABLE 3. EXISTING DEVELOPMENT APPROVALS		
DA Reference	Summary	Approval Date
A002382742	DA - Carry Out Building Work, DA - Material Change of Use - Extension to a House in a Demolition Control Precinct	25 August 2009



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)



PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

2.1.1 Site Identification

The Site is identified as 2 Lemnos Street, Nundah QLD 4012, legally described as Lot 31 RP46019. The Site comprises a rectangularly shaped corner lot, with a total area of 721m² and approx. 19.7m frontage to Lemnos Street along the northern boundary and 40.7m frontage to Imbros Street along the eastern boundary.

See **Figure 1** below.



Figure 1: Cadastral Map (SmartMap, 2026)

2.1.2 Existing Use / Improvements

The Site is currently improved by a 2-storey pre-1946 dwelling house and associated outbuilding, of which some post war extensions will be demolished to facilitate the proposed subdivision. Vehicular access is provided via two (2) points, comprising one (1) crossover at Imbros Street and one (1) crossover at Lemnos Street. The Site is within an established residential area and bordered by neighbouring houses to the south and west.



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)



Figure 2: Aerial Map (Nearmap, 2026)



Figure 3. Streetview Image of the Site looking from Lemnos Street (Google Maps, 2026)



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)



Figure 4. Streetview Image of Site looking from Imbros Street (Google Maps, 2026)

2.1.3 Topography

According to Council's 2002 contours (extracted in **Figure 5** below), the Site falls from an elevation of 31m AHD along the eastern boundary to 30m AHD along the western boundary, with an average grade of 5.5%.



Figure 5: Contours Map (Brisbane City Council, 2026)

2.1.4 Encumbrances

The Site is not identified as being subject to any encumbrances or identified as being subject to any mapped environmental values.



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)

2.1.5 Existing Use / Improvements

The Site contains a pre-1946 dwelling house with post war extensions and thus is mapped within the Traditional building character overlay and within the Neighbourhood character sub-category. Post war components will be removed in order to ensure buildings are not located over newly created lot boundaries, in which, these works are categorised as accepted development and do not constitute an assessable component of the proposal.

2.1.6 Servicing

As identified in **Figure 6** below, the Site is proximate to existing infrastructure connections as follows:

- Sewer - existing 150mm gravity main along the northern boundary of the premises (orange)
- Water - existing 150mm main along both Imbros Street and Lemnos Street (dark blue)

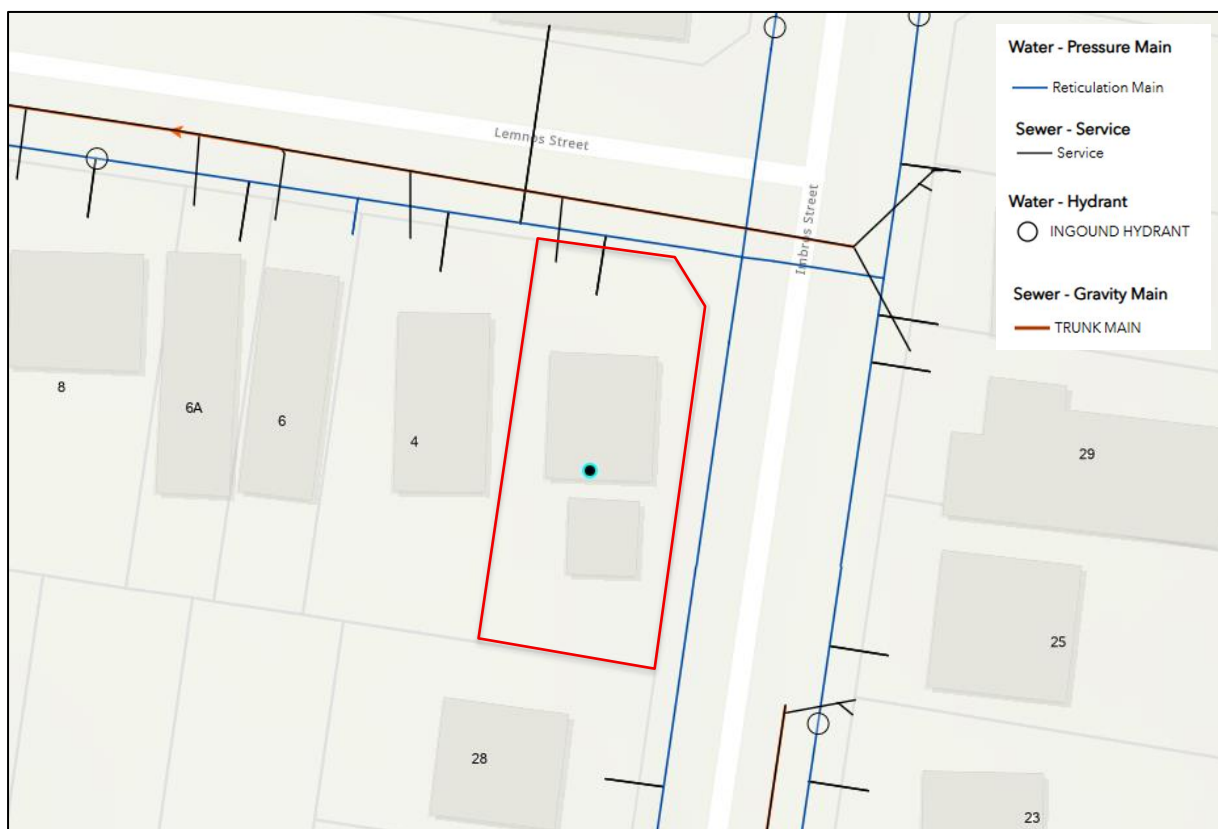


Figure 6: Infrastructure and Services Map (Urban Utilities, 2026)

2.2 SITE CONTEXT

Contextually, the Site is situated in Nundah, central of the Brisbane region. The surrounding area is characterised as predominately residential, comprising mostly Low density residential zoning with some Character residential zoned lots presents. Surrounding land uses are predominantly residential in nature, with a variety of nearby parks, schools, and centre activities along Shaw Road. The Site benefits from strong connectivity via Sandgate Road, with public transport access including Nundah Station approximately 1.4km to the east and multiple bus stops along Buckland Road and Park Road providing local connections.



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)

Refer

to

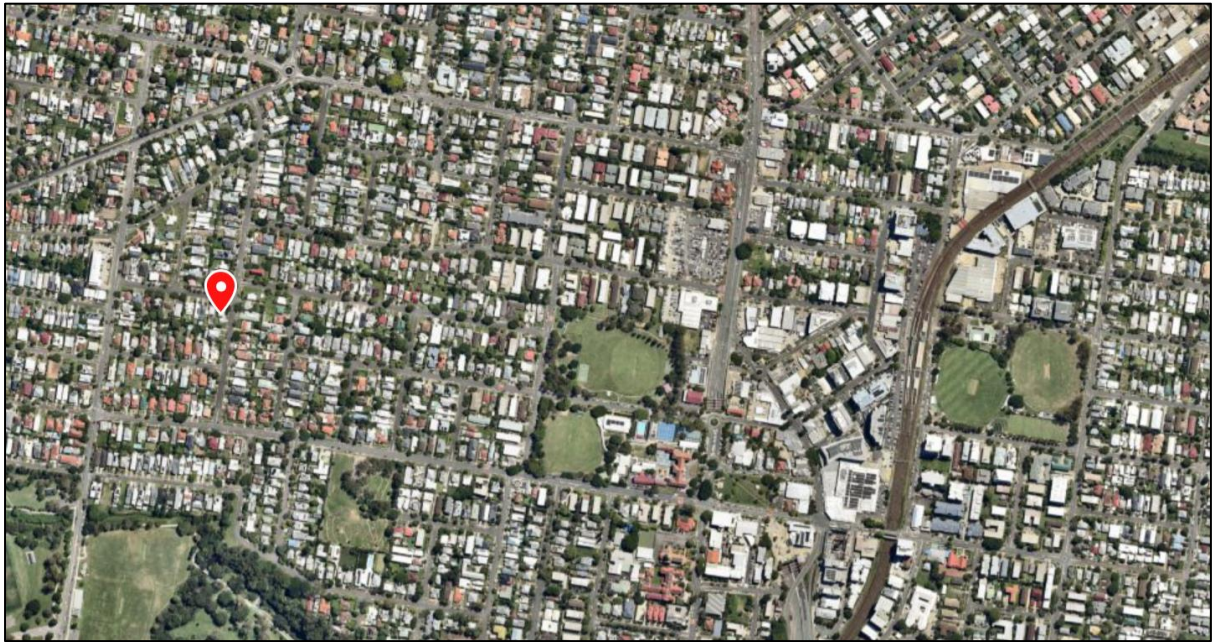


Figure 7 below.



Figure 7: Site Context Map (Google Maps, 2026)



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)

PART C PROPOSED DEVELOPMENT

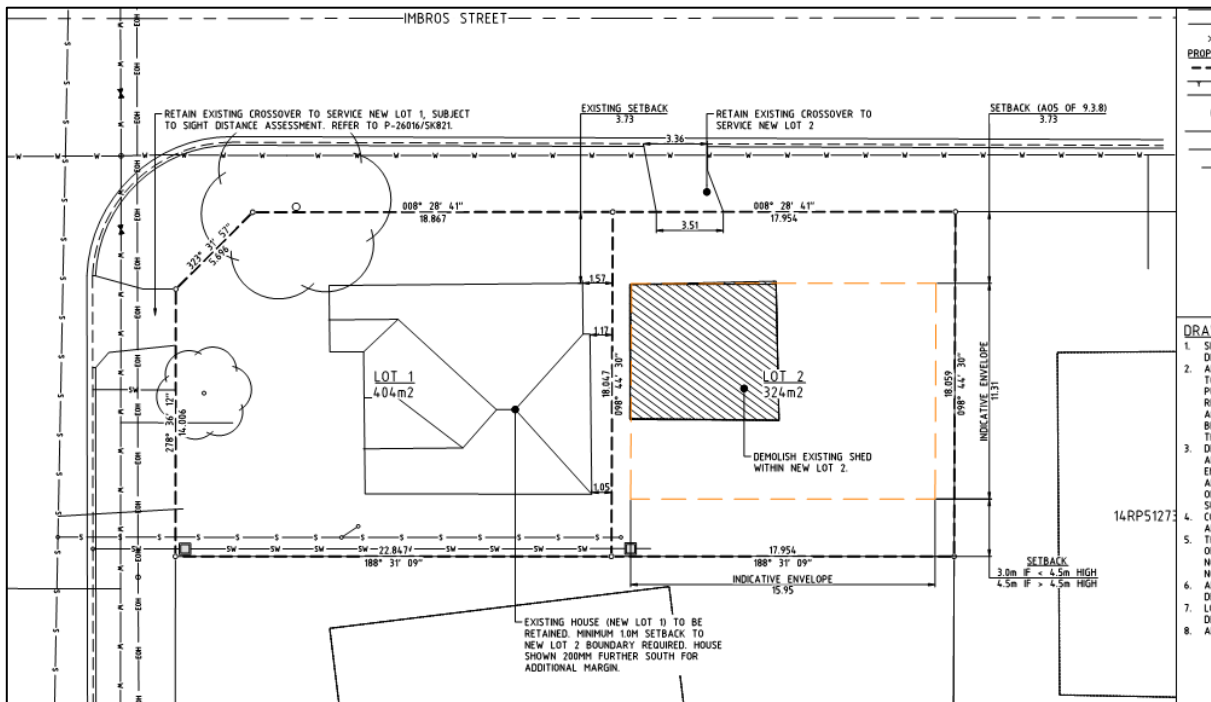
4.1 OVERVIEW

The proposal seeks development approval for Reconfiguring a Lot (1 into 2).

The proposal seeks to subdivide the Site into two lots: Lot 1, comprising an area of 404m² and retaining the existing dwelling house in situ, and Lot 2, comprising an area of 324m² for future development. The existing carport and post-war extensions are to be demolished to facilitate the subdivision. Both existing crossovers will be retained to service their respective lots.

Minor construction works for the proposed development will consist of the following:

- Construction of an inter-allotment drainage system is provided to service Lot 2 with Lot 1 discharging in accordance with its existing discharge characteristics (kerb adaptor).
- New sewer & water connection(s) required for the development, resolved via non-standard application with Urban Utilities (UU); and
- New electrical and telecommunication services.



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)

TABLE 4 below provides a detailed analysis of the key details of the reconfiguring a lot.

TABLE 4: SUBDIVISION PARTICULARS	
Proposed lot sizes	Lot 1- 404m ² Lot 2 - 324m ²
Proposed lot dimensions	Refer to Appendix 4 Subdivision Proposal Plan. Both lots can accommodate a dwelling house that achieves compliance with the Dwelling House (Small Lot) Code and the Traditional Building Character (Design) Overlay. The minimum building envelope of 6m x 15m has been demonstrated on the Subdivision Proposal Plan, consistent with similar outcomes sought under Table 9.4.10.3.B.
Servicing requirements	Refer to Appendix 6 Services Layout.
Access arrangements / crossover	Both existing crossovers will be retained to service their respective lots. While the existing driveway to Lot 1 is located in a non-conforming position, a sightline assessment confirms that the crossover operates safely in its current location. The existing line markings further support its suitability as an established condition
Existing/Proposed built improvements	Existing carport and post-war extensions are to be demolished.
Lawful point of discharge	Refer to Appendix 6 Services Layout.
Removal of street trees	None
Filling and/or cutting	None
Current verge width	Approx 4.5m along Lemnos Street Approx 3.5m along Imbros Street
Other key details relevant to this development proposal	The development is located within within 200m of a Neighbourhood Centre with a combined area of 3,115.67m ² .



PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 LEGISLATIVE REQUIREMENTS

4.1.1 Assessable Development

Pursuant to Section 44(5) of the *Planning Act 2016* (Planning Act), a categorising instrument (being a regulation or local categorising instrument) may categorise development.

In the case of the proposed development, the local categorising instrument is the Brisbane City Council City Plan 2014, in which the proposed development is categorised as assessable development, requiring development approval for a Reconfiguring a Lot, where the local government is the assessment manager.

4.1.2 Assessment Manager

This development application is made to the Brisbane City Council as the assessment manager, in accordance with Schedule 8 of the *Planning Regulation 2017* (Planning Regulation).

4.1.3 Category of Assessment

The category of assessment has been determined through sequential consideration of zoning, local or neighbourhood plans (where applicable) and overlays (where applicable), of the CP2014 and summarised in below.

TABLE 5. CATEGORIES OF ASSESSMENT	
Planning Scheme Component	Category of Assessment
Zone	
Character residential zone	Assessable development – Impact assessment If a reconfigured lot is: a. less than 450m ² ; or b. less than 600m ² , where a <u>rear lot</u>
Neighbourhood Plan	
Nundah district neighbourhood plan	No change
Overlays	
Airport environs overlay	Not applicable
Community purposes network overlay	No change
Critical infrastructure and movement network overlay	Not applicable
Dwelling house character overlay	Not applicable
Road hierarchy overlay	No change
Streetscape hierarchy overlay	No change
Traditional building character overlay	Not applicable
Level of Assessment	
Resulting level of assessment	Impact assessment



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)

4.2 REFERRALS

Schedules 9 and 10 of the Planning Regulation set out aspects of development which are assessable or require referral. The Development Assessment Mapping System (DAMS) also assists by mapping development assessment triggers and referrals.

The Site and proposed development have been reviewed against the identified sections and the DAMS (extracted in **Figure 9** below) and it has been determined the development application will not trigger referral.

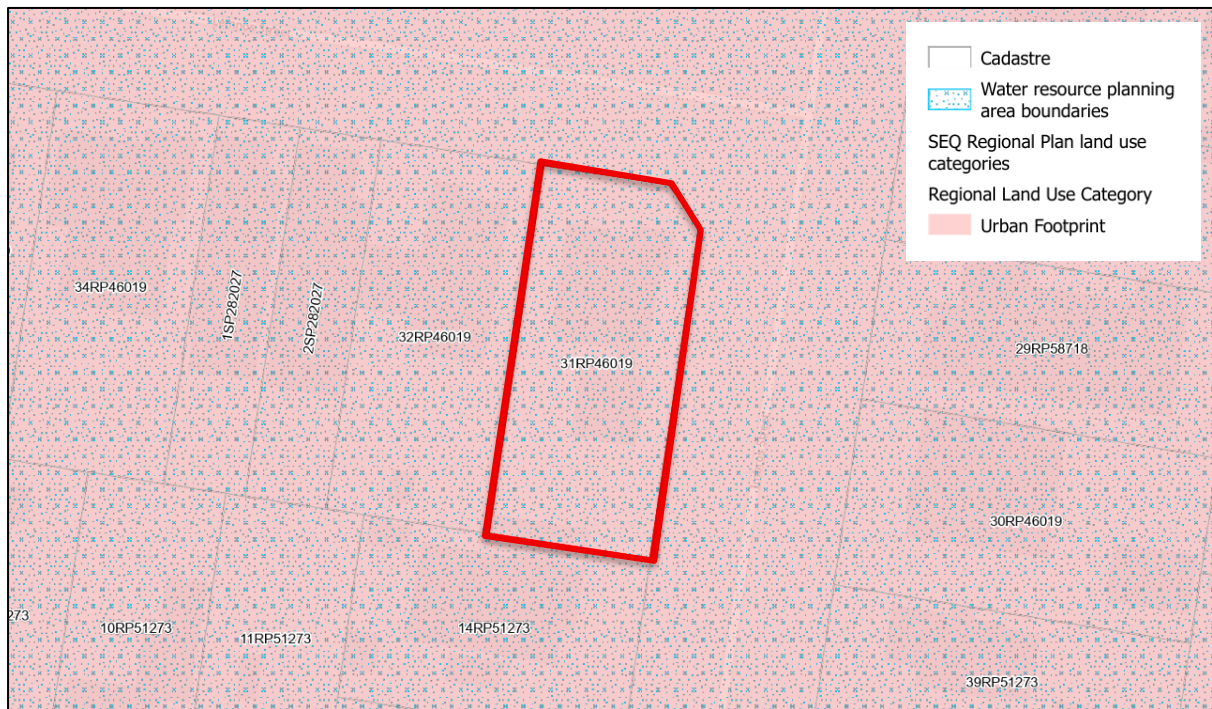


Figure 9: Development Assessment Mapping System (QLD Government, 2026)

4.3 PUBLIC NOTIFICATION

This development application, being subject to impact assessment, requires public notification to be undertaken for a period of fifteen (15) business days, in accordance with Section 53 of the Planning Act.



PART E PLANNING ASSESSMENT

This section of the Planning Assessment Report assesses the application against the relevant assessment benchmarks.

As this DA is subject to impact assessment, the assessment benchmarks and the matters that 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.

5.1 STATE AND REGIONAL ASSESSMENT BENCHMARKS

5.1.1 Regional Plan

Section 30(2)(a)(i) of the *Planning Regulation 2017* requires that impact assessment must be carried out against the assessment benchmarks stated in the Regional Plan, to the extent the assessment benchmark is relevant to the development.

The Site is within the area of the *Shaping SEQ, South-East Queensland Regional Plan 2023* (SEQ Regional Plan) and is included in the Urban Footprint. The proposal constitutes an urban activity which supports the intent of the urban footprint designation by providing further residential land supply to accommodate future population growth and economic development.

In summary, the proposal facilitates the achievement of and is therefore consistent with not only the intent of the Urban Footprint classification but associated goals, elements, strategies, and planning principles under the *SEQ Regional Plan Regulatory Provisions*.

Specifically, Goal 1 – Grow of the SEQ Regional Plan outlines outcomes and strategies aiming to boost housing supply within established urban areas by introducing more diverse housing and lot sizes in existing and underutilised urban areas. With an aim establish significant contribution to achieving more market-affordable housing options by delivering new homes in better service locations at different price points.

5.1.2 State Planning Policy

Section 30(2)(a)(ii) of the Planning Regulation requires the assessment manager to assess applications against the assessment benchmarks contained within Part E of the *State Planning Policy* (SPP), to the extent Part E is not identified in the planning scheme as having been appropriately integrated.

Pursuant to Part 2 of the Planning Scheme, the only aspects of the SPP not integrated include:

- State interest – Natural hazards, risk and resilience – The bushfire prone area in the planning scheme does not reflect the State mapping layer.
- State interest – Strategic airports and aviation facilities – The building restricted area is not identified in the planning scheme.



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)

As identified in

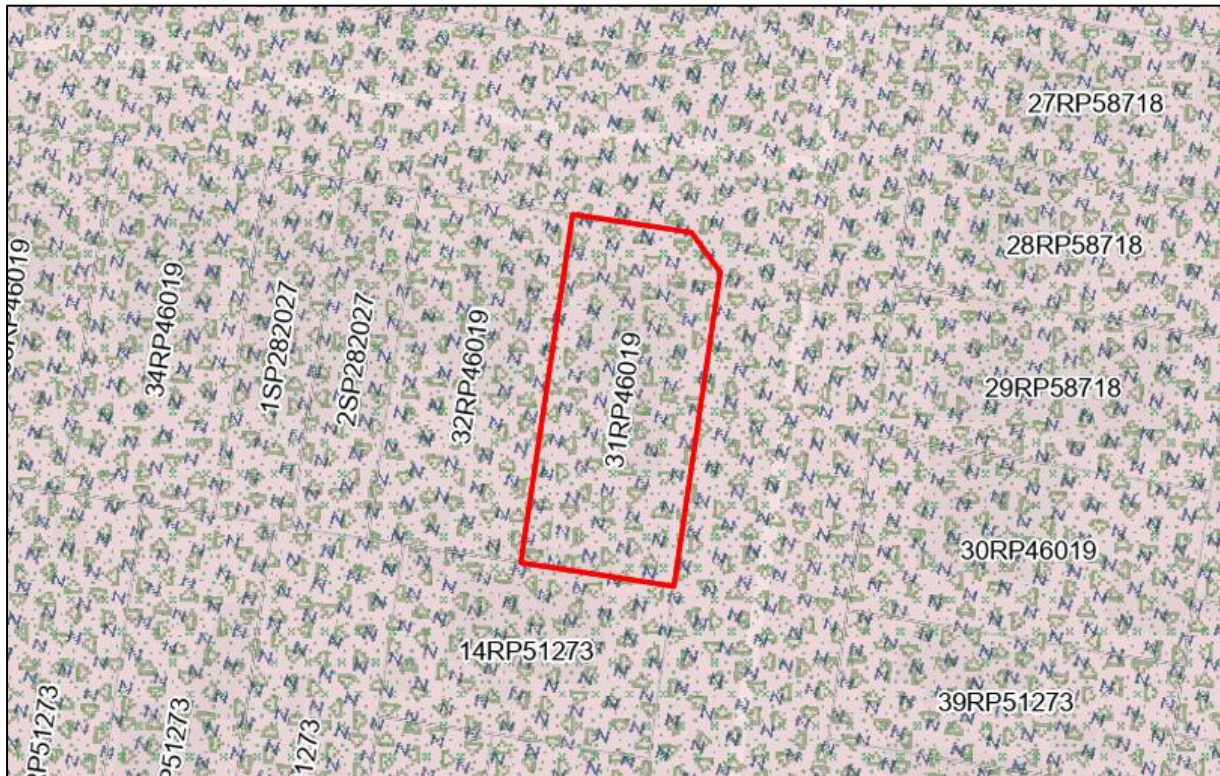


Figure 10 below, the abovementioned State interests are not applicable to the Site, meaning further investigation is not required.



Figure 10: State Planning Policy Mapping (QLD Government, 2026)

5.1.3 Temporary State Planning Policy



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)

Section 30(2)(a)(iii) of the Planning Regulation requires that impact assessment must be carried out having regard to any temporary SPP applying to the premises. In this instance, no temporary SPP applies to the Site or proposal.

5.1.4 State Development Assessment Provisions

Section 30(1) of the Planning Regulation requires that impact assessment must be carried out against the assessment benchmarks for the development stated in Schedules 9 and 10, where applicable.

In this instance, the proposed development does not trigger assessment against any of the State Development Assessment Provisions (SDAP).

5.2 LOCAL ASSESSMENT BENCHMARKS

5.2.1 Local Planning Instrument

The *Brisbane City Plan 2014 v35* is the applicable planning scheme for the Brisbane City Council and provides the relevant framework for development assessment and approval. The provisions of the CP2014 that are relevant to the proposed development are identified and addressed in the following sections of this report.

5.2.2 Assessment Benchmarks

TABLE 6 below includes a summary of the assessment benchmarks which have been identified as relevant to the development application as determined in **Section 4.1.3** of this report.

TABLE 6. SUMMARY OF LOCAL ASSESSMENT BENCHMARKS	
Section	Comment
Strategic Framework	
Theme 2: Brisbane's outstanding lifestyle, Element 2.1 - Brisbane's identity and Element 2.2 - Brisbane's housing and accommodation choices; Theme 5: Brisbane's CityShape and Element 5.5 - Brisbane's Suburban Living Areas.	Refer to Section 5.2.3 of this Planning Assessment Report.
Neighbourhood Plan Code	
Nundah district neighbourhood plan code	An assessment of the relevant performance outcomes and acceptable outcomes is included in Appendix 3 .
Zone Code	
Character residential zone code	An assessment of the relevant performance outcomes and acceptable outcomes is included in Appendix 3 .
Overlay Code(s)	
Community purposes network overlay Road hierarchy overlay Streetscape hierarchy overlay	An assessment of the relevant performance outcomes and acceptable outcomes is included in Appendix 3 .
Development Code(s)	



PLANNING ASSESSMENT REPORT

Development Permit for Reconfiguring a Lot (1 into 2 Lots)
2 Lemnos Street, Nundah QLD 4012 (Lot 31 RP46019)

Subdivision code	An assessment of the relevant performance outcomes and acceptable outcomes is included in Appendix 3 .
Secondary Code(s)	
Filling and excavation code Infrastructure and design code Landscape work code Stormwater code Transport access and parking and servicing	An assessment of the relevant performance outcomes and acceptable outcomes is included in Appendix 3 and Appendix 4 . The following secondary codes are not applicable to the proposal: <ul style="list-style-type: none">▪ Park and planning design code▪ Wastewater code

5.2.3 Strategic Framework

The Strategic Framework of the City Plan prevails to the extent of the inconsistency for impact assessment.

The proposal pertaining to Element 5.5 – Brisbane's Suburban Living Areas, specifically Land Use Strategies L1, L2.1, L2.2 and L4.1 applies.

L1

The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.

L2.1

Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.

L2.2

Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.

L4.1

Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.

In response to these land use strategies, the Site is surrounded by land within the Low-density residential zone, where lots located within 200m of a centre zone can be subdivided to a minimum lot size of 300m². As depicted in **Figure 11** below, the Site falls within this 200m proximity to the Neighbourhood centre zone at the corner of Shaw Road and Vale Street, which would ordinarily permit these smaller lot sizes.

The existing pre-1946 dwelling house will be retained in situ on proposed Lot 1, with sufficient remaining land to facilitate a future small-scale infill development on proposed Lot 2.

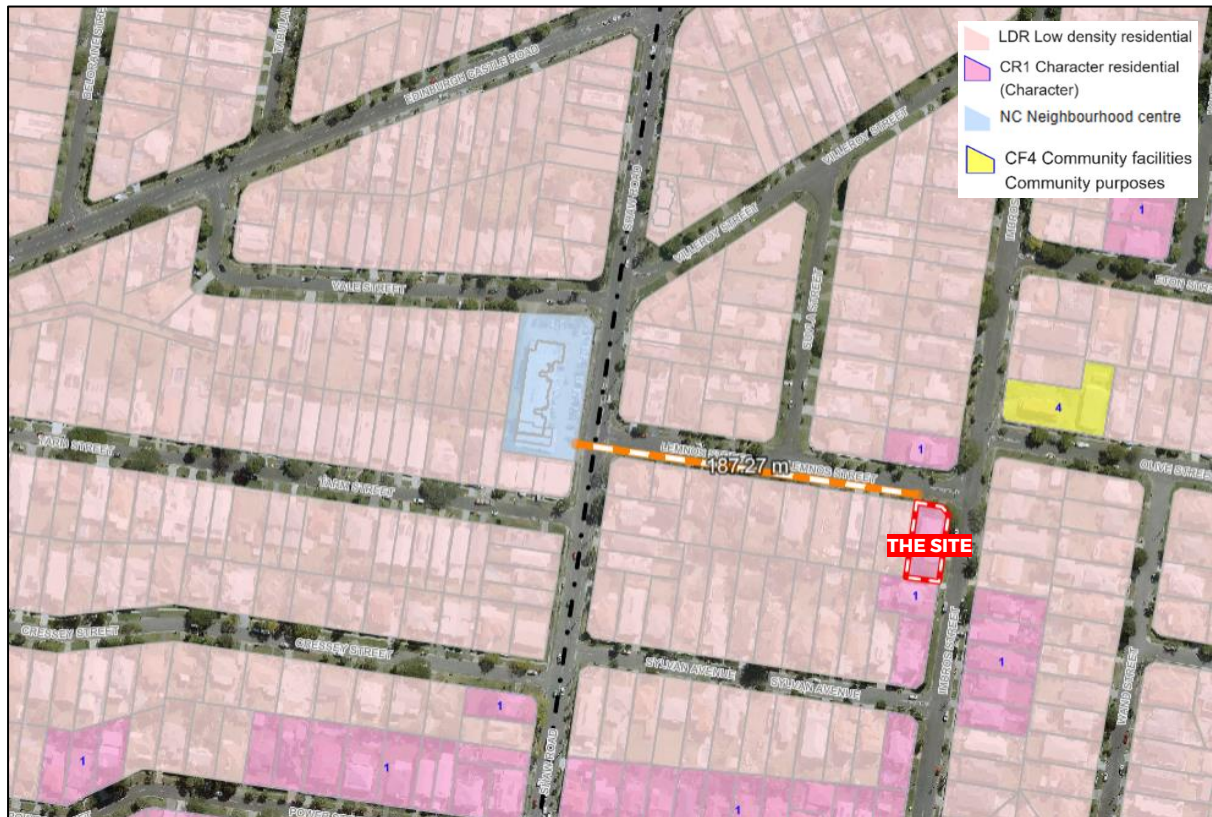
The proposed development responds to the evolving housing needs of Brisbane's established suburbs. Household sizes are changing, and there is a growing demand for smaller, more manageable homes that allow residents to remain connected to their existing neighbourhoods and communities. The proposed development is well located in proximity to public transport and centre zone amenities, and reflects the broader shift for a variety housing typology needed to address the critical undersupply of new dwellings in well-located suburban locations.



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Having regard to the Site's favourable corner lot frontages and suitable location for this form of development, the Site is considered appropriate for subdivision resulting in smaller lots. This position is supported by the Strategic Framework, which provides a basis for approval where compliance with the relevant Overall Outcome of the zone cannot be achieved.



5.2.4 Zone

As depicted in

The proposed development is unable to demonstrate compliance with Overall Outcome 6(d) of the Character residential zone. Compliance has instead been assessed against the Strategic Framework as demonstrated in section 5.2.3 above.

Overall Outcome 6(d) states:

'Development provides for a minimum lot size of 450m² to maintain a block pattern that accommodates traditional backyards and large trees.'

A detailed assessment of the relevant overall outcomes, performance outcomes and acceptable outcomes provided in **Appendix 3**.

Figure 12 below, the Site is located within the CR1 Character residential zone of the CP2014.

The proposed development is unable to demonstrate compliance with Overall Outcome 6(d) of the Character residential zone. Compliance has instead been assessed against the Strategic Framework as demonstrated in section 5.2.3 above.

Overall Outcome 6(d) states:



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'Development provides for a minimum lot size of 450m2 to maintain a block pattern that accommodates traditional backyards and large trees.'

A detailed assessment of the relevant overall outcomes, performance outcomes and acceptable outcomes provided in **Appendix 3**.



Figure 12: Zoning Map (Brisbane City Council, 2026)

5.2.5 Neighbourhood Plan

The Site is located within the Nundah district neighbourhood plan area. The Nundah district neighbourhood plan does not comprise a code; accordingly, further assessment is not applicable and has not been undertaken.

5.2.6 Overlays

The Site is mapped as being subject to a variety of overlays as identified in **TABLE 1** of this report. A response to each overlay is included in below.

TABLE 7. RESPONSE TO OVERLAYS	
Overlay Map	Response
	<p>Airport environs overlay</p> <p>Table 5.10.2 under CP2014 does not identify the proposal as being subject to assessment against this overlay. Further assessment has not been undertaken.</p>



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Community purposes network overlay
Table 5.10.7A under CP2014 identifies the proposal as being subject to assessment against this overlay. Refer to **Appendix 3** for a detailed assessment against the Community purposes network overlay code. Overall, it is not anticipated that the proposal would conflict with the intent of this overlay.



Critical infrastructure and movement network overlay
Table 5.10.8 under CP2014 does not identify the proposal as being subject to assessment against this overlay. Further assessment has not been undertaken



Dwelling house character overlay
Table 5.10.9 under CP2014 does not identify the proposal as being subject to assessment against this overlay. Further assessment has not been undertaken



Road hierarchy overlay
Both Imbros Street and Lemnos Street are identified as Neighbourhood roads. Table 5.10.18 under CP2014 identifies the proposal as being subject to assessment against this overlay. Refer to **Appendix 3** for a detailed assessment against the Road hierarchy overlay code. Overall, it is not anticipated that the proposal would conflict with the intent of this overlay, given no new access is proposed and the increase in density is not expected to introduce a negative impact on the road hierarchy given the consistent low order of the surrounding road network.



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	<p>Streetscape hierarchy overlay</p> <p>Both Imbros Street and Lemnos Street are identified as Neighbourhood street minor. Table 5.10.20 under CP2014 identifies the proposal as being subject to assessment against this overlay. Refer to Appendix 3 for a detailed assessment against the Airport environs overlay code. Overall, it is not anticipated that the proposal would conflict with the intent of this overlay, given the Site is afforded corner lot presence, allowing for preservation of streetscape interface and associated positive outcomes preserved through the strategic allotment layout.</p>
	<p>Traditional building character overlay</p> <p>Table 5.10.21 under CP2014 does not identify the proposal as being subject to assessment against this overlay. Further assessment has not been undertaken.</p>

5.3 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

The Site is identified as being located within Council's Priority Infrastructure Area. The LGIP does not identify any future or existing infrastructure that would be impacted by the proposed development.

5.4 INFRASTRUCTURE CHARGES

The proposed development would be subject to infrastructure charges under the *Brisbane Infrastructure Charges Resolution (No. 14) 2025* (as amended). Noting, the applicable infrastructure charges are applied against the increased demand only as estimated in **TABLE 8** below.

TABLE 8. INFRASTRUCTURE CHARGES ESTIMATE					
Type	Existing Demand (per lot)	Development Demand (per lot)	Adopted Charge (\$)	Charges Calculation	Total Charges
Reconfiguring a Lot	1	2	\$36,052.58	(\$36,052.58 + \$36,052.58) - \$36,052.58	\$36,052.58
Total Charges Estimate					\$36,052.58

5.5 OTHER RELEVANT MATTERS

Section 45 of the Planning Act identifies the categories of assessment and states impact assessable applications may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

This section includes further information on other matters which are considered to be relevant to carrying out an assessment of the proposed development.

5.5.1 Housing Supply

Brisbane's Housing Supply Action Plan is identified as a non-statutory policy framework to support the implementation of Council's housing strategy, *Brisbane's Sustainable Growth Strategy*, through targeted actions to address short-to-medium-term housing supply. One of the actions is to ensure new homes continue to meet community needs.

The proposed development responds to the evolving housing needs of Brisbane's established suburbs. Household sizes are changing, and there is a growing demand for smaller, more manageable homes that allow residents to remain connected to their existing neighbourhoods and communities. The proposed development is well located in proximity to public transport and centre zone amenities, and reflects the broader shift for a variety housing typology needed to address the critical undersupply of new dwellings in well-located suburban locations.



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PART F CONCLUSION

In summary, this Planning Assessment Report has assessed the proposed Reconfiguring a Lot on the land at 2 Lemnos Street, Nundah QLD 4012 and it has been determined that the proposal warrants approval for the following reasons:

- The proposed subdivision layout, configuration and density creates functional, rectangular lots which will accommodate residential dwellings in a manner observed and expected within the prevailing area;
- The retention of the pre-1946 dwelling house on-site maintains and respects the traditional character.
- The proposal facilitates the creation of an additional lot, increasing the availability of land for future residential purposes.
- The reconfiguration supports additional housing supply and accommodates growth in a well-located area, consistent with emerging planning policy directions of Brisbane City Council.
- The proposed subdivision will not result in any adverse environmental impacts or unreasonable impacts upon the amenity of the surrounding residential environment

As demonstrated by the assessment provided in this Planning Assessment Report, the proposal generally complies with the outcomes sought by the CP2014 and other relevant matters, and has been found to be suitable for the Site.

In light of the merits of the proposed development and in absence of any significant adverse impacts, it is considered the proposed development warrants support by Council. As such, it is requested the proposed development be viewed favourably by Council and approved, subject to reasonable and relevant conditions.

Should you require any further clarification or confirmation on details contained within this Planning Assessment Report, please do not hesitate to contact the undersigned on dthynne@willowtp.com.au.

Yours faithfully,



Darcy Thynne
Associate (QLD)
Willowtree Planning Pty Ltd

