

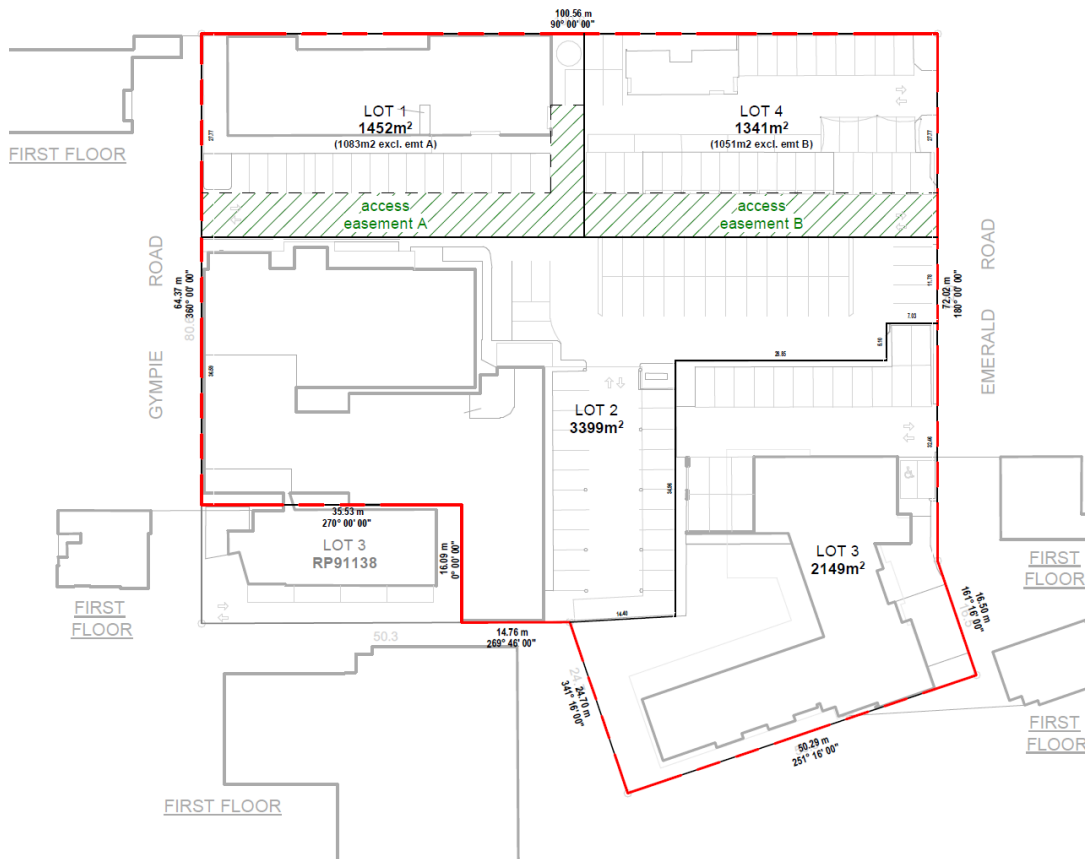
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**TOWN PLANNING**  
& DEVELOPMENT CONSULTANTS

## TOWN PLANNING REPORT

**Development Permit for Reconfiguring a Lot  
One (1) Lot into Four (4) Lots and Access Easements**

257 Gympie Road, Kedron  
Lot 1 on SP288094



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Final	March 2026	David Fisk	Vassili Stammes

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## 1.0 Executive Summary

This report is in support of an application seeking a Development Permit for Reconfiguring a Lot (One (1) Lot into Four (4) Lots) and Access Easements at 257 Gympie Road, Kedron on land described as Lot 1 on RP288094, subject to Code Assessment.

This application is made in the approved form to the Brisbane City Council as the assessment manager, subject to the applicable assessment benchmarks for Code Assessment under the *Planning Act 2016*. The application does trigger referral to a Referral Agency under the *Planning Regulation 2017*.

*Under the Brisbane City Plan 2014 (Version 35)*, the subject site is identified as being contained within both the Low-Medium Density Zone (2 or 3 Storey Mix Precinct) and the Neighbourhood Centre Zone. The purpose of the Low-Medium Density Residential Zone is to provide for “a variety of low to medium density dwelling types and community uses, and small-scale services, facilities and infrastructure, to support local residents.” The purpose of the Low-Medium Density Residential Zone is to provide for “a small variety of uses and activities to service local residents and other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices”.

As detailed on the Reconfiguration Plan included in Appendix C, the proposed development seeks to (One (1) Lot into Four (4) Lots) and Access Easement at 257 Gympie Road, Kedron on land described as Lot 1 on RP288094. The proposed development provides four (4) lots with land areas of 1,452m<sup>2</sup> for Lot 1, 3,399m<sup>2</sup> for Lot 2, 2,149m<sup>2</sup> for Lot 3 and 1,341m<sup>2</sup> which are defined as standard and large lots. The proposed development provides average dimensions of 27.77m x 40.24m for Lot 1, 27.91m x 100.94m for Lot 2, 50.28m x 51.11m for Lot 3 and 27.77m x 47.45m for Lot 4. The proposed development delivers rectangular shaped lots providing for a minimum rectangle of 14m x 20m for lots in the Low-Medium Density Residential Zone and 18m x 20m in the Neighbourhood Centre Zone, which are consistent with the surrounding zonings, and can accommodate for the existing land uses and buildings land is generally in accordance with local context and character for the locality.

The proposed development is considered to be consistent with the Overall Outcomes of both the Low-Medium Density Zone (2 or 3 Storey Mix Precinct) and the Neighbourhood Centre Zone as the proposal will result in lots that meet the minimum specified lot size requirements and furthermore contain appropriate area and dimensions to accommodate the existing and future commercial buildings 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.

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

<b>Applicant:</b>	Trident Capital Group Pty Ltd C/- VMS Town Planning & Development Consultants Pty Ltd
<b>Address:</b>	257 Gympie Road, Kedron QLD 4031
<b>Lot / Plan Description:</b>	Lot 1 on SP288094
<b>Proposed Development:</b>	Development Permit for Reconfiguring a Lot (One (1) Lot into Four (4) Lots) and Access Easement
<b>Area:</b>	8,347m <sup>2</sup>
<b>Easements:</b>	Easement Q on SP288127
<b>Owner of the Premises:</b>	TRIDENT CAPITAL GROUP PTY LTD A.C.N. 649 965 908
<b>Local Government Area:</b>	Brisbane City Council
<b>Pre-lodgement Meeting:</b>	NIL

### 2.2 Planning Instrument Details

<b>QLD Planning Legislation:</b>	<i>Planning Act 2016</i> <i>Planning Regulation 2017</i>
<b>State Planning Policy:</b>	<i>State Planning Policy (July 2017):</i> <ul style="list-style-type: none"> <li>• State Interest – Natural Hazards Risk and Resilience</li> <li>• State Interest – Strategic Airports and Aviation Facilities</li> </ul>
<b>Regional Plan Designation:</b>	<i>South East Queensland Regional Plan 2023</i> <i>Shaping SEQ – Urban Footprint</i>
<b>Temporary Local Planning Instrument:</b>	N/A
<b>Existing Variation Approval:</b>	N/A
<b>Planning Scheme:</b>	<i>Brisbane City Plan 2014 (Version 35)</i>

<b>Zone:</b>	<ul style="list-style-type: none"> <li>• Low-Medium Density Residential Zone (2 or 3 Storey Mix Precinct)</li> <li>• Neighbourhood Centre Zone</li> </ul>
<b>Neighbourhood Plan:</b>	Lutwyche Road Corridor Neighbourhood Plan
<b>Overlays:</b>	<ul style="list-style-type: none"> <li>• Airport Environs Overlay</li> <li>• Bicycle Network Overlay</li> <li>• Community Purposes Network Overlay</li> <li>• Critical Infrastructure and Movement Network Overlay</li> <li>• Dwelling House Character Overlay</li> <li>• Flood Overlay</li> <li>• Industrial Amenity Overlay</li> <li>• Potential and Actual Acid Sulfate Soils Overlay</li> <li>• Road Hierarchy Overlay</li> <li>• Streetscape Hierarchy Overlay</li> <li>• Traditional Building Character Overlay</li> <li>• Transport Air Quality Corridor Overlay</li> <li>• Transport Noise Corridor Overlay</li> </ul>
<b>Category of Assessment:</b>	Code Assessment
<b>Assessment Benchmarks:</b>	<ul style="list-style-type: none"> <li>• Low-Medium Density Residential Zone Code</li> <li>• Neighbourhood Centre Zone Code</li> <li>• Lutwyche Road Corridor Neighbourhood Plan Code</li> <li>• Subdivision Code</li> <li>• Filling and Excavation Code</li> <li>• Infrastructure Design Code</li> <li>• Stormwater Code</li> <li>• Transport, Access, Parking and Servicing Code</li> <li>• Bicycle Network Overlay Code</li> <li>• Community Purposes Network Overlay Code</li> <li>• Industrial Amenity Overlay Code</li> <li>• Flood Overlay Code</li> <li>• Road Hierarchy Overlay Code</li> <li>• Streetscape Hierarchy Overlay Code</li> </ul>
<b>Infrastructure Charges:</b>	<p><i>Brisbane Infrastructure Charges Resolution (No. 14) 2025</i></p> <p><i>Queensland Urban Utilities (QUU) Water Netserv Plan Part A</i></p>

## 2.3 Referral

<b>Referral Agency:</b>	<p>State Assessment and Referral Agency</p> <ul style="list-style-type: none"> <li>• State Transport Corridors And Future State Transport Corridors <ul style="list-style-type: none"> <li>- Sch. 10, Part 9, Div. 4, Sub Div 2, Table 4 of the PR2017</li> </ul> </li> <li>• State-controlled transport tunnels and future State-controlled transport tunnels <ul style="list-style-type: none"> <li>- Sch. 10, Part 9, Div. 4, Sub Div 3, Table 1 of the PR2017</li> </ul> </li> </ul>
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**State Development  
Assessment Provisions:**

SDAP Version 3.5-

State Code 1: Development in a State-Controlled Road  
Environment

State Code 5: Development in a State-Controlled Transport  
Tunnel Environment

## 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 35)*)

**Appendix C**

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

**Appendix D**

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 257 Gympie Road, Kedron on land described as Lot 1 on SP288094. The premises is identified as one allotment with an overall area of 8,347m<sup>2</sup>, with street access to Gympie Road and Emerald Street, which are categorised as an Arterial Road (Major Road) and Neighbourhood Road (Minor Road) respectively.



Figure 1 – Subject Site

### 3.1.2 Existing Land Use

The premises currently contains multiple land uses which include a Childcare Centre, Shops and a Community Care Centre within existing buildings which will be retained on their own separate allotments.

### 3.1.3 Land Ownership, Easements and Encumbrances

The premises is freehold land, owned by TRIDENT CAPITAL GROUP PTY LTD A.C.N. 649 965 908, as per the Current Title Search enclosed within this application (Appendix D). The premises is identified as containing a registered easement.

### 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.

### 3.1.4 Surrounding Land Use

Under the *Brisbane City Plan 2014 (Version 35)*, the subject site (identified in red below) is located within the Low-Medium Density Residential Zone (2 or 3 Storey Mix Precinct), Neighbourhood Centre Zone and a number of overlays.

As demonstrated in Figure 2, the surrounding locality is identified as comprising of land predominately designated within the Low-Medium Density Residential Zone (2 or 3 Storey Mix Precinct), Neighbourhood Centre Zone, Low Density Residential Zone and the Character Residential Zone.

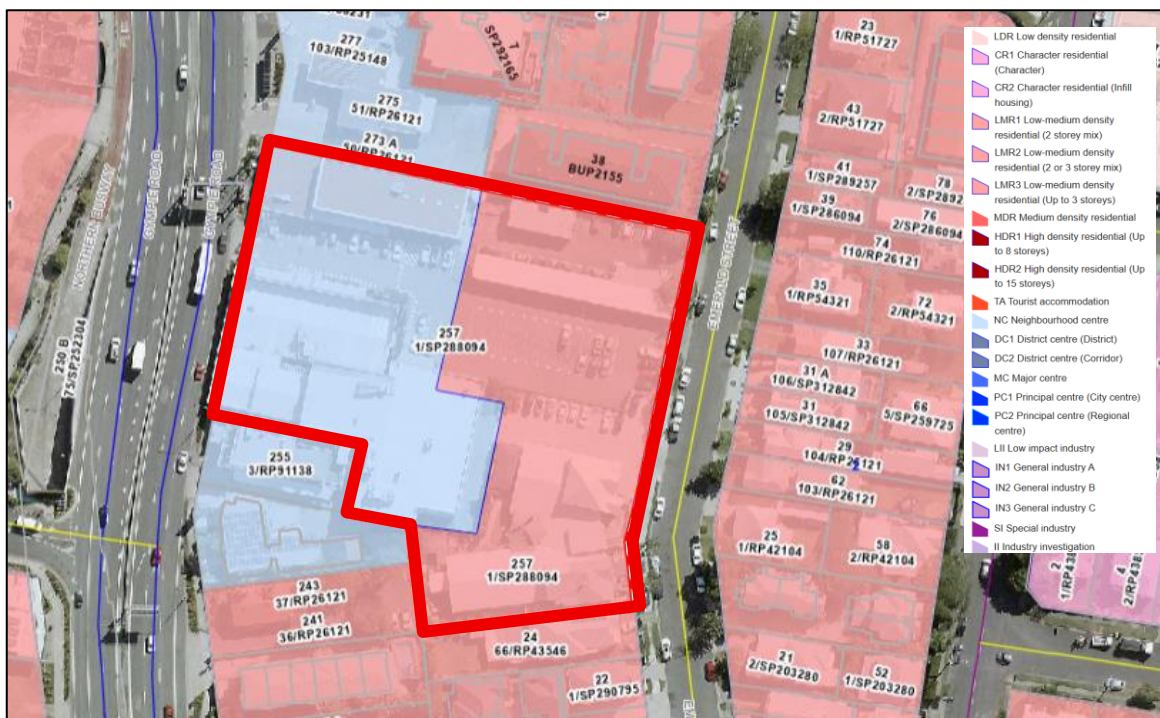


Figure 2: Surrounding Land Use Designation

### 3.1.5 Vegetation

The subject site does not contain any significant vegetation. Notwithstanding this, the proposed development is for a reconfiguration of a lot and does not involve the removal of significant vegetation.

### 3.1.6 Topography

The site is identified as being having a gradual slope across of the premises towards the northern western area of the site towards Gympie Road. The highest point in the site of approximately R.L21 AHD located at the south eastern boundary of the premises, towards Gympie Road. The lowest point in the site of approximately R.L17m AHD occurring at the north western corner of the premises.

### 3.1.7 Existing Approvals

- A004282515 – Development Approval for Building Work for Demolition of pre-1946 Dwelling Houses, Material Change of Use for a Child Care Centre and Reconfiguring a Lot (Eight (8) Lots into One (1) Lot Amalgamation).
- A005003845 - Reconfiguring a Lot (One (1) Lot into Two (2) Lot Subdivision) – Note, 10 year lease if land.

## 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 Four (4) Lots) and Access Easements.

#### 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

This report is in support of an application seeking a Development Permit for Reconfiguring a Lot (One (1) Lot into Four (4) Lots) and Access Easements at 257 Gympie Road, Kedron on land described as Lot 1 on RP288094, subject to Code Assessment.

*Under the Brisbane City Plan 2014 (Version 35), the subject site is identified as being contained within both the Low-Medium Density Zone (2 or 3 Storey Mix Precinct) and the Neighbourhood Centre Zone. The purpose of the Low-Medium Density Residential Zone is to provide for “a variety of low to medium density dwelling types and community uses, and small-scale services, facilities and infrastructure, to support local residents.” The purpose of the Low-Medium Density Residential Zone is to provide for “a small variety of uses and activities to service local residents and other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices”.*

As detailed on the Reconfiguration Plan included in Appendix C, the proposed development seeks to (One (1) Lot into Four (4) Lots) and Access Easements at 257 Gympie Road, Kedron on land described as Lot 1 on RP288094.

Proposed Lot	Lot Area	Average Lot Dimensions	Building Rectangle
Lot 1	1,452m <sup>2</sup>	27.77m (W) x 40.24m (L)	18m (W) x 20m (L)
Lot 2	3,399m <sup>2</sup>	27.91m (W) x 100.94m (L)	18m (W) x 20m (L)
Lot 3	2,149m <sup>2</sup>	50.28m (W) x 51.11m (L)	14m (W) x 20m (L)
Lot 4	1,341m <sup>2</sup>	27.77m (W) x 47.45m (L)	14m (W) x 20m (L)

The proposed development provides four (4) lots with land areas of 1,452m<sup>2</sup> for Lot 1, 3,399m<sup>2</sup> for Lot 2, 2,149m<sup>2</sup> for Lot 3 and 1,341m<sup>2</sup> for Lot 4 which are defined as standard and large lots.

The proposed development provides average dimensions of 27.77m x 40.24m for Lot 1, 27.91m x 100.94m for Lot 2, 50.28m x 51.11m for Lot 3 and 27.77m x 47.45m for Lot 4. The proposed development delivers rectangular shaped lots providing for a minimum rectangle of 14m x 20m for lots in the Low-Medium Density Residential Zone and 18m x 20m in the Neighbourhood Centre Zone, which are consistent with the surrounding zonings, and can accommodate for the existing land uses and buildings land is generally in accordance with local context and character for the locality.

The purpose of the proposed development is to deliver each existing building over their own individual allotment to allow for more effective management of each existing land use. The proposed development will create more manageable and appropriately shaped lots and will continue to allow for compliant land uses that are currently in use.

Currently a 10 year lease lot over the existing Childcare Centre as noted in Section 3.1.7 which is proposed to be removed as part of this subdivision development.

Existing access from both Gympie Road and Emerald Street utilising the existing crossovers. It is noted to ensure access is maintained between all lots, two access easements are proposed over Lots 1 and 4 in favour of Lots 2 and 4.

The proposed development is considered to be consistent with the Overall Outcomes of both the Low-Medium Density Zone (2 or 3 Storey Mix Precinct) and the Neighbourhood Centre Zone as the proposal will result in lots that meet the minimum specified lot size requirements and furthermore contain appropriate area and dimensions to accommodate the existing and future commercial buildings 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.

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.

## 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.

Based on a review of schedule 10 of the *Planning Regulation 2017* (detailed in next section), the application triggers referral to the Referral Agencies detailed in Table 2 below, which will be carried out in accordance with the Development Assessment Rules:

TABLE 2 | Referral Details

TRIGGER	MATTER	ASSESSMENT BENCHMARK	REFERRAL AGENCY & TYPE
Sch. 10, Part 9, Div. 4, Sub Div 2, Table 4	State transport corridors and future State transport corridors	SDAP Code 1 – Development in a State-Controlled Road Environment	State Assessment and Referral Agency (SARA)
Sch. 10, Part 9, Div. 4, Sub Div 3, Table 1	State-controlled transport tunnels and future State-controlled transport tunnels	SDAP Code 5 – Development In A State-Controlled Transport Tunnel Environment	State Assessment and Referral Agency (SARA)

Based on the referral matters and assessment benchmarks identified above, the proposal requires assessment against the *State Development Assessment Provisions (SDAP Version 3.5)*, which will provided at a later date under separate cover.

#### 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
- Strategic Airports and Aviation Facilities.

In accordance with section 2.1 of the *Brisbane City Plan 2014 (Version 35)*, 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 35)*, 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 2023 ('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 35)*, as relevant to the application.

#### 6.1.1 Category of Assessment

Under the *Brisbane City Plan 2014 (Version 35)*, the site is identified as being contained within the Low-Medium Density Residential Zone (2 or 3 Storey Mix Precinct), Neighbourhood Centre Zone and the Lutwyche Road Corridor Neighbourhood Plan.

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
- Flood Overlay
- Industrial Amenity Overlay
- Potential and Actual Acid Sulfate Soils Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Traditional Building Character Overlay
- Transport Air Quality Corridor Overlay
- Transport Noise Corridor Overlay

In accordance with Part 5 of the *Brisbane City Plan 2014 (Version 35)*, the proposed development is subject to the following category of assessment:

CATEGORY OF ASSESSMENT	
<b>ZONE</b>	
<b>LOW-MEDIUM DENSITY RESIDENTIAL ZONE</b>	
<b>Code Assessment</b>	<p>In accordance with Table 5.6.1 – Category of Assessment Reconfiguration of a Lot, Impact Assessment is triggered for the Low-Medium Density Residential Zone if a Reconfigured Lot is:</p> <ol style="list-style-type: none"> <li>a. less than 260m<sup>2</sup> with no associated assessable MCU, where in the 2 storey mix zone precinct or 2 or 3 storey mix zone precinct; or</li> <li>b. less than 180m<sup>2</sup> with no associated assessable MCU, where in the Up to 3 storeys zone precinct; or</li> <li>c. less than 350m<sup>2</sup> with no associated assessable MCU, where a rear lot in the 2 storey mix zone precinct, 2 or 3 storey mix zone precinct or Up to 3 storeys zone precinct</li> </ol> <p>The proposal involves four (4) standard commercial lots with a minimum lot size above 350m<sup>2</sup>. As such, the proposal is identified as triggering Code Assessment.</p>
<b>NEIGHBOUR CENTRE ZONE</b>	
<b>Code Assessment</b>	<p>In accordance with Table 5.6.1 – Category of Assessment Reconfiguration of a Lot, Impact Assessment is triggered If ROL is a volumetric subdivision, where not associated with an existing or approved building.</p> <p>The proposal involves four (4) standard freehold commercial lots with a minimum lot size above 350m<sup>2</sup>. As such, the proposal is identified as triggering Code Assessment.</p>

<b>CATEGORY OF ASSESSMENT</b>	
<b>NEIGHBOURHOOD PLAN</b>	
<b>LUTWYCHE ROAD CORRIDOR NEIGHBOURHOOD PLAN</b>	
<b>Not Applicable</b>	In accordance with Table 5.9.39.B – Category of Assessment for Lutwyche Road Corridor Neighbourhood Plan, Reconfiguration of a Lot states that there is no change to the Category of Assessment, however for assessable development, the Lutwyche Road Corridor Neighbourhood Plan Code is an assessment benchmark and therefore has been addressed as part of the application.
<b>OVERLAYS</b>	
<b>AIRPORT ENVIRONS OVERLAY</b>	
<b>Not Applicable</b>	In accordance with Table 5.10.2 – Category of Assessment for Airport Environs Overlay, a Reconfiguration of 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.
<b>BICYCLE NETWORK OVERLAY</b>	
<b>Code Assessment</b>	In accordance with Table 5.10.3 – Category of Assessment for Bicycle Network Overlay, a Reconfiguration of a Lot is listed as Code Assessable.  As such, the application is an assessable against the Bicycle Network Overlay Code.
<b>COMMUNITY PURPOSES NETWORK OVERLAY</b>	
<b>Code Assessment</b>	In accordance with Table 5.10.7A – Category of Assessment for Community Purposes Network Overlay, the proposal triggers Code Assessment. As such, the community purposes network overlay code is addressed as part of the application.
<b>CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK OVERLAY</b>	
<b>Not Applicable</b>	In accordance with Table 5.10.8 – Category of Assessment for Critical Infrastructure and Movement Network Overlay, the Category of Assessment for a Reconfiguration of 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 against the Critical Infrastructure and Movement Network Overlay Code.
<b>DWELLING HOUSE OVERLAY</b>	
<b>Not Applicable</b>	In accordance with Table 5.10.9 – Category of Assessment for the Dwelling House Overlay, the Category of Assessment for a Reconfiguration of 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 against the Dwelling House Overlay Code.
<b>FLOOD OVERLAY</b>	
<b>Code Assessment</b>	In accordance with Table 5.10.11 – Category of Assessment for the Flood Overlay, the proposal triggers Code Assessment. As such, the Flood Overlay Code is addressed as part of the application.
<b>INDUSTRIAL AMENITY OVERLAY</b>	
<b>Code Assessment</b>	In accordance with Table 5.10.13 – Category of Assessment for Industrial Amenity Overlay, a Reconfiguration of a Lot is listed as Code Assessable.  As such, the application is an assessable against the Industrial Amenity Overlay Code.

<b>POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY</b>	
<b>Not Applicable</b>	In accordance with Table 5.10.15 – Category of Assessment for Potential and Actual Acid Sulfate Soils 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 the Potential and Actual Acid Sulfate Soils Overlay.
<b>ROAD HIERARCHY OVERLAY</b>	
<b>Code Assessment</b>	In accordance with Table 5.10.18 – Category of Assessment for Road Hierarchy Overlay, a Reconfiguration of a Lot triggers Code Assessment. As such, the Road Hierarchy Overlay Code is addressed as part of this application.
<b>STREETSCAPE HIERARCHY OVERLAY</b>	
<b>Code Assessment</b>	In accordance with Table 5.10.20 – Category of Assessment for Streetscape Hierarchy Overlay, a Reconfiguration of a Lot triggers Code Assessment. As such, the Streetscape Hierarchy Overlay Code is addressed as part of this application.
<b>TRADITIONAL BUILDING CHARACTER OVERLAY</b>	
<b>Not Applicable</b>	In accordance with Table 5.10.21 – Category of Assessment for the Traditional Building 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 the Traditional Building Character Overlay Code.
<b>TRANSPORT AIR QUALITY CORRIDOR OVERLAY</b>	
<b>Not Applicable</b>	In accordance with Table 5.10.22 – Category of Assessment for the Transport Air Quality Corridor 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 the Traditional Building Character Overlay Code.
<b>TRANSPORT NOISE CORRIDOR OVERLAY</b>	
<b>Not Applicable</b>	In accordance with Table 5.10.23 – Category of Assessment for The Transport Noise Corridor 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 the Transport Air Quality Corridor 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 not require public notification.

### 6.1.2 Applicable Codes

In accordance with Part 5 of the *Brisbane City Plan 2014 (Version 35)*, the following Codes are identified as being applicable to the proposal:

<b>APPLICABLE CODES</b>	
<b>Zone Code</b>	Low-Medium Density Residential Zone Code Neighbourhood Centre Zone Code
<b>Neighbourhood Plan</b>	Lutwyche Road Corridor Neighbourhood Plan Code
<b>Use Code</b>	N/A
<b>Prescribed Secondary Codes</b>	Subdivision Code

<b>APPLICABLE CODES</b>	
	Filling and Excavation Code Infrastructure Design Code Stormwater Code Transport, Access, Parking and Servicing Code
<b>Overlay Codes</b>	Bicycle Network Overlay Code Community Purposes Network Overlay Code Industrial Amenity Overlay Code Flood Overlay Code Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code

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

It is noted that the Flood Overlay Code has not been addressed as it only encroaches on the north west corner of the site and existing built form is already constructed and has no bearing on this subdivision.

### **6.1.3 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.

### **6.1.4 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.

### **6.1.5 Infrastructure Charges**

The proposed development is for Reconfiguring a Lot and therefore is subject to infrastructure charges, to be calculated based on the *Brisbane Infrastructure Charges Resolution (No. 14) 2025*.

## 7.0 Recommendation

This report is in support of an application seeking a Development Permit for Reconfiguring a Lot (One (1) Lot into Four (4) Lots) and Access Easements at 257 Gympie Road, Kedron on land described as Lot 1 on RP288094, subject to Code Assessment.

This application is made in the approved form to the Brisbane City Council as the assessment manager, subject to the applicable assessment benchmarks for Code Assessment under the *Planning Act 2016*. The application does trigger referral to a Referral Agency under the *Planning Regulation 2017*.

*Under the Brisbane City Plan 2014 (Version 35)*, the subject site is identified as being contained within both the Low-Medium Density Zone (2 or 3 Storey Mix Precinct) and the Neighbourhood Centre Zone. The purpose of the Low-Medium Density Residential Zone is to provide for “a variety of low to medium density dwelling types and community uses, and small-scale services, facilities and infrastructure, to support local residents.” The purpose of the Low-Medium Density Residential Zone is to provide for “a small variety of uses and activities to service local residents and other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices”.

As detailed on the Reconfiguration Plan included in Appendix C, the proposed development seeks to (One (1) Lot into Four (4) Lots) and Access Easement at 257 Gympie Road, Kedron on land described as Lot 1 on RP288094. The proposed development provides four (4) lots with land areas of 1,452m<sup>2</sup> for Lot 1, 3,399m<sup>2</sup> for Lot 2, 2,149m<sup>2</sup> for Lot 3 and 1,341m<sup>2</sup> which are defined as standard and large lots. The proposed development provides average dimensions of 27.77m x 40.24m for Lot 1, 27.91m x 100.94m for Lot 2, 50.28m x 51.11m for Lot 3 and 27.77m x 47.45m for Lot 4. The proposed development delivers rectangular shaped lots providing for a minimum rectangle of 14m x 20m for lots in the Low-Medium Density Residential Zone and 18m x 20m in the Neighbourhood Centre Zone, which are consistent with the surrounding zonings, and can accommodate for the existing land uses and buildings land is generally in accordance with local context and character for the locality.

The proposed development is considered to be consistent with the Overall Outcomes of both the Low-Medium Density Zone (2 or 3 Storey Mix Precinct) and the Neighbourhood Centre Zone as the proposal will result in lots that meet the minimum specified lot size requirements and furthermore contain appropriate area and dimensions to accommodate the existing and future commercial buildings 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.

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.