

TOWN PLANNING REPORT

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Prepared by Planpro Town Planning

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Development Permit for Reconfiguring of a Lot

1 into 2 Lots – Standard Format Lots

3 Bronte Place, Eight Mile Plains Qld 4113

Lot 55 on RP131636



Prepared by: Planpro Town Planning on behalf of Mr Rajendra Prasad and Ms Roshni Sharma

Date: 8th of June 2026

Our Reference: 26101

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Eight Mile Plains, Brisbane Queensland Australia

1.0 Executive Summary

This town planning report has been prepared by Planpro Town Planning, Principal Town Planner Sonja Dahler on behalf of property owner Mr Rajendra Prasad. This development application seeks a development permit for Reconfiguration of a lot to create two standard format frontage lots, each with their own separate access to Bronte Place.

The subject site is formally described as Lot 55 on RP131636 and has a total site area of 790m². The subject site is in Bronte Place in the long established Brisbane suburb of Eight Mile Plains. It is currently improved by an existing brick veneer double storey detached Dwelling house, two separate single vehicle crossovers from Bronte Place, and a rear shed. A Queensland Urban Utilities sewer main encumbers the site. The Roma to Brisbane gas pipeline traverses the width of the site and is contained within an easement. The APA is the owner and operator of the gas pipeline and has been advised of this development application. As per the Planning Regulation 2017, this development application will be referred to the APA in an advice capacity following the issuing of the Brisbane City Council confirmation notice. The Moonee to Brisbane oil pipeline is in close proximity to the subject site and is owned and operated by SANTOS EABU. SANTOS EABU has been informed of this development application and has provided advice. No other extraordinary overlays affect the site.

In accordance with Planning Scheme mapping, the subject site is within the Low density residential zone. Proposed Lot 11 is 400m² and complies with the minimum frontage lot size of 400m². However, proposed Lot 12 is 390m² and does not comply with the minimum frontage lot size of 400m² thereby triggering impact assessment. An in person pre-lodgement meeting was had with Brisbane City Council officers (A006395616). Responses to the pre-lodgement meeting points are discussed in detail in Section 5.1 of this town planning report. The subject site is in close proximity to an abundance of soft and hard infrastructure providing the community with employment, education, health care, day to day services and high level access to private and public transport options. The site is also in close proximity to the "A9" growth node in Council's strategic framework.

The suburb of Eight Mile Plains has continued to evolve and change with recently approved subdivisions containing lots as small as 300m². The surrounding land uses are mixed and commensurate with a very well located Brisbane suburb that has continued to change and evolve over time. As illustrated, the volume of Emerging community zoned sites and the nearby infrastructure will mean that Eight Mile Plains as a whole will continue to increase in density and housing type.

The proposal has been assessed against the Low density residential zone code; Subdivision code; Transport, access, parking and servicing code; Infrastructure design code; all applicable overlay codes, and the applicable sections of the Strategic Framework. An alternative outcome is proposed in response to point 5c of the Low density residential zone code and AO1.1 of the Subdivision code. The alternative outcome proposed relates to proposed lot size of 390m² and complies with the relevant performance outcome. The proposal complies with all other relevant acceptable outcomes. The proposed development complies with all relevant sections of the Strategic Framework.

In accordance with the above, it is recommended that the development be approved by Council officers subject to reasonable and relevant conditions.

2.0 Introduction

2.1 Development Application Details

Proposed Development	Reconfiguration of a Lot – 1 into 2 Lots (Standard Format Lots)
Type of Approval Sought	Development permit Reconfiguration of a Lot
Site Address	3 Bronte Place, Eight Mile Plains Qld 4113
Real Property Description	Lot 55 on RP131636
Site Area	790m ²
Assessment Manager	Brisbane City Council
Ownership Details	Mr Rajendra Prasad
Applicant Details	Planpro Town Planning
Our Reference	26101

2.2 Planning Instrument Details

Regional Plan Designation	Urban Footprint
Planning Scheme	City Plan 2014
Applicable Preliminary Approval	None Applicable
Strategic Framework	3.4.2 Element 2.1 Brisbane's Identity; 3.4.3 Element 2.2 – Brisbane's housing and accommodation choices
Zone	Low density residential zone
Local Plan	None Applicable
Level of Assessment	Impact Assessment
Applicable Overlays	<ul style="list-style-type: none"> • Airport environs • Community purposes network • Critical infrastructure and movement network • Dwelling house character • Regional infrastructure corridors and substations • Road hierarchy • Streetscape hierarchy
Applicable Codes	<ul style="list-style-type: none"> • Low density residential zone code • Reconfiguring a Lot code • Infrastructure design code • Transport, access, parking and servicing code • Airport environs overlay code • Community purposes network overlay code • Critical infrastructure and movement network overlay code • Regional infrastructure corridors and substations overlay code • Road hierarchy overlay code • Streetscape hierarchy overlay code

2.3 Referral Agency

Referral Agency Trigger	Referral Agency and Role
Planning Regulation 2017 – Schedule 10, Part 9, Division 3, Table 1	APA as a referral agency may give advice only

3.0 Site Details

3.1 Site Description

Site Characteristic	Description
Existing land use	Detached dwelling house and class 10 outbuilding
Existing structures	Detached dwelling house and class 10 outbuilding
Frontage and access	24.4m slightly irregular frontage and direct access to Bronte Place
Topography	Gentle slope – approximate 1.5m fall from south to north. For contour details see Appendix A.
Existing vegetation	None Applicable
Existing waterways	None Applicable

The subject site is 790m² in size and is located on Bronte Place in the southside Brisbane suburb of Eight Mile Plains. Figure 1 below, illustrates an aerial view of the subject site.



Source: Brisbane City Council Online Interactive Mapping

Figure 1: Aerial view of the subject site

The subject site contains a double storey detached Dwelling house. The design of the house is typical of the early 1980's style of orange brick and a pitched concrete tile roof. A detached shed is at the rear southeastern corner of the property.

Two existing single vehicle crossovers are located along the frontage.

Figure 2 below, shows the subject site when viewed from Bronte Place.



Figure 2: Subject site when viewed from Bronte Place

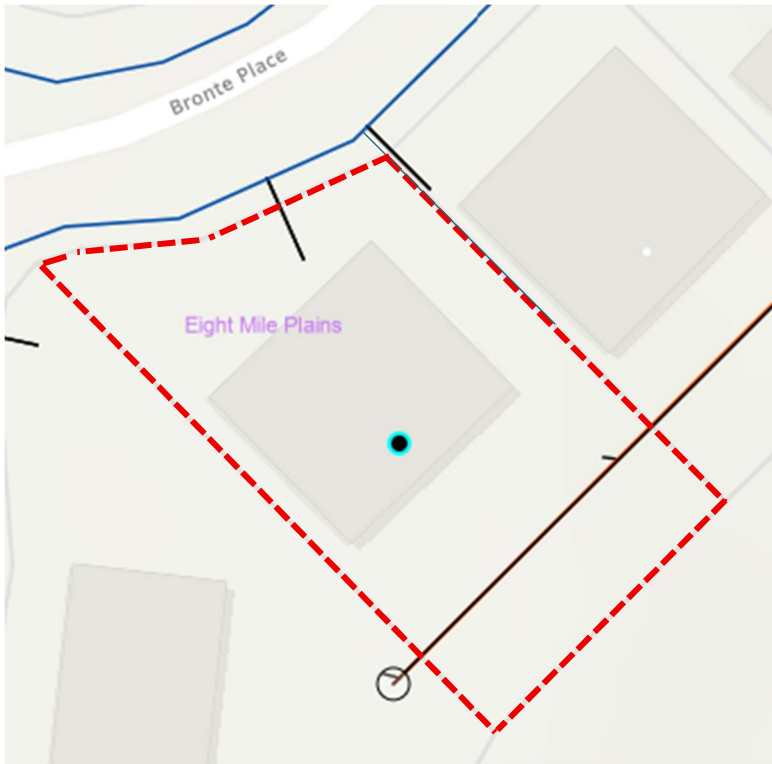
Figure 3 below shows the backyard of the subject site.



Figure 3: Backyard of subject site

Overall, the subject site represents a typical low density residential detached property in a suburb of Brisbane that was built circa early 1980's.

The subject site is connected to reticulated sewer and water. Please see Figure 4 overleaf that illustrates the Queensland Urban Utilities reticulated sewer and water connections.



Source: Queensland Urban Utilities

Figure 4: Subject site denoted by black and blue dot and blue line shows the water connection and the red line the sewer connection

A sewer main runs through the rear portion of the property approximately 7m inward from the rear boundary. The water main is shown in blue, located in Bronte Place and property connection is shown as a black line in Figure 4 above. A gas pipeline and associated easement runs through the rear of the site. The gas pipeline is owned and operated by the APA. Please see Figure 5 below.



Source: Qld Globe

Figure 5: APA gas pipeline easement over the subject site – red dashed line

As per Council's online interactive mapping tool, the subject site is burdened by the Gas pipeline 20 sub-category; the Gas pipeline 100m sub-category; Oil pipeline 15m sub-category; and the Oil pipeline 100m sub-category.

The gas pipeline runs through the subject site and is protected via Easement C. The APA owns and operates the gas infrastructure. An oil pipeline is in close proximity to the site and is owned and operated by SANTOS EABU.

The subject site is connected to electricity and telecommunications infrastructure.

3.2 Surrounding Land Uses

North	Opposite to the north is a property that is zoned Low density residential. The site contains a detached Dwelling house and associated outbuildings and fronts/gains access from Devonlea Street. Further north are Low density residential zoned properties with detached Dwelling houses.
South	Adjoining to the south are properties that contain detached Dwelling houses. The sites are zoned as Low density residential and are 1,326m ² in size and 4,445m ² in size. Further south are Low density residential zoned properties with detached Dwelling houses. With the exception of a large site that is zoned as Emerging community, zoning to the south is Low density residential.
East	Adjoining to the east is a site containing a detached Dwelling house. The site is zoned as Low density residential.
West	Opposite to the west (Devonlea Street) is a site containing a detached Dwelling house. The site is zoned as Low density residential.



Source: Brisbane City Council online mapping system

Figure 6: Zoning of the subject site and immediate surrounds

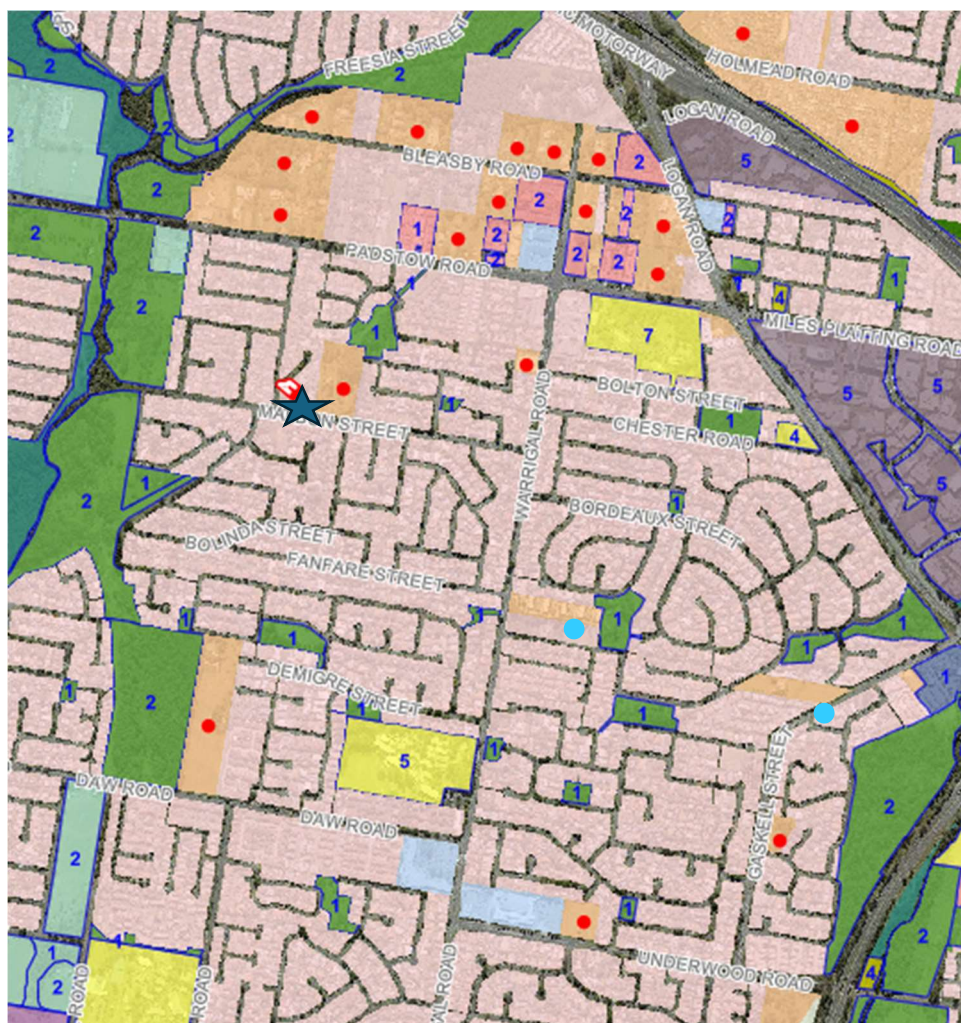
Overall, the surrounding land uses adjoining and beyond are low density residential blocks with detached dwelling houses and associated outbuildings. Figure 7 shows the predominate zoning in the area as Low density residential. However, further to the immediate vicinity of the subject site there is a change in zoning to Emerging community and centre zoning. The Sunnybank commercial

centre comprising Sunny Park, Sunnybank Plaza, Market Square, the Sunnybank Hotel, Sunnybank Hospital and medical suites, and multiple commercial tenancies west of Sunnybank Plaza is approximately 2.0 kilometres from the subject site. Garden City Westfield Upper Mount Gravatt and the designated growth node of Upper Mount Gravatt and key corridor of Logan Road is located 3 kilometres from the subject site. The subject site is in very close proximity to the identified “A9” growth node reference on the SFM-003 Strategic Framework Map.

The predominant lot size in this section of Eight Mile Plains is 550m² to 750m². Nearby lots over 800m² and able to be subdivided under current provisions are 4 and 10 Bronte Place. The adjoining property to the southwest at 65 Malbon Street is of a size suitable for subdivision. A large parcel of land fronting Malbon Street (see Figure 6) is zoned as Emerging community and will be developed for either small lots or Multiple dwellings. Properties at 11 and 9 Kentlyn Street are also of a size suitable for subdivision under current planning scheme provisions.

Throughout Eight Mile Plains, multiple properties are zoned as Emerging community and will be developed either for subdivision of lots as small as 300m² or for Multiple dwellings. Recent approved subdivisions in Eight Mile Plains are shown in the table below. Figure 7 below, shows areas and sites that are zoned as Emerging community.

Recent ROL Approval	Address	Brisbane City Council Ref
22 Lot Subdivision	393 Warrigal Road, Eight Mile Plains	A006801750
26 Lot Subdivision	77 Gaskell Street, Eight Mile Plains	A006796822



Source: Brisbane City Council – Interactive Mapping System

Figure 7: Emerging Community Zoning sites in Eight Mile Plains ● Recent ROL Approvals ●

★ Subject site

The subject site is approximately 15 kilometres from the Brisbane Central Business District. Nearby community facilities include numerous primary and secondary government schools, non-government schools, neighbourhood, regional and district level centres, the M1 and Gateway motorway – please refer to the table below.

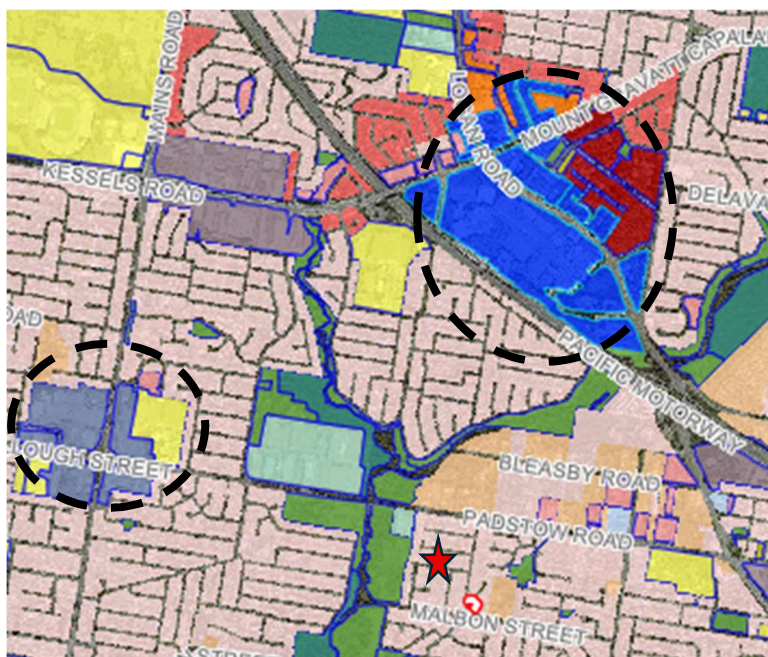
The following table is a list of infrastructure and services within 5km – 6km of the subject site.

	Facility	Approximate Distance
Public Transport	Eight Mile Plains Busway Station	2.9 km's
	Garden City Busway Station	3.6km's
	Commuter and cross suburban bus stops – Warrigal Road and Padstow Road	850m walk – 4 bus routes
	Private school bus routes on Warrigal Rd Eight Mile Plains - Redeemer Lutheran College, St Thomas More College, John Paul College, Citipointe College	850m walk
	Fruitgrove Train Station	3.7 km's
	Eight Mile Plains Metro Station	3.2 km's
Arterial Roads and Motorways	Logan Road	1.6 km's
	M3 Motorway – North to Brisbane City	2.3 km's
	M1 Motorway – south to Gold Coast and beyond	2.8 km's
	Connections to Logan Motorway	3.3 km's
	Connections to Mains Road Sunnybank	2.9 km's
	Connections to the west via McCullough Street, Kessels Road, Riawena Road, Beaudesert Road	4.7 km's - 7 km's
Commuter Cycle Facilities	V1 Bikeway	2 km's
Educational Facilities	Warrigal Road State Primary School	1.6 km's
	Runcorn State High School	3.2 km's
	Macgregor State Primary School	1.9 km's
	Macgregor State High School	3.0 km's
	Rochedale State High School	4.3 km's
	Sunnybank State Primary and Sunnybank State High School	1.9 km's
	St Thomas More College	3.8 km's
	Griffith University – Nathan and Mt Gravatt Campus	5 km's and 8.7 km's
	Piptree Child Care Centre	1.0 km's
	Eight Mile Plains Community Childrens Centre	1.1 km's
Health Facilities	Eight Mile Plains Satellite Hospital	3.5 km's
	QEll Hospital	5.1 km's
	Sunnybank Private Hospital and Medical Suites	2.3 km's
	Mt Gravatt Private Hospital	3.0 km's
	Metro South Health Community Health Centre	2.0 km's
	General Practice and Allied Health Services	Various in Eight Mile Plains, Runcorn, Sunnybank, Upper Mt Gravatt
Shops	Eight Mile Plains Shopping Centre	1.0 km's
	Warrigal Square Shopping Centre	1.9 km's
	Runcorn Plaza	1.9 km's
	Sunny Park Shopping Centre, Sunnybank Plaza, Market Square	2.3 km's
	Westfield Garden City	2.9 km's
	Commercial and office tenancies in Upper Mt Gravatt – Logan and Kessels Road	4.2 km's
Major Employment Nodes	Garden City Office Park	1.9 km's
	Freeway Office Park	3.9 km's
	Brisbane Technology Park	3.2 km's
	Brisbane CBD via private, public transport or V1	16 km's

Major Recreational Areas	Bulimba Creek bike paths and recreational parks	600m
	Karawatha Forest Discovery Centre	7.5 km's
	Sunnybank and Community Sports Club, Macgregor Netball and Cricket Association and DM Henderson Park.	1.4 km's

Table 1: Soft and hard infrastructure in close proximity to the subject site

The facilities listed in the above table are those that are in close and immediate proximity to the subject site and are by no means exhaustive or complete. An additional range of facilities exist beyond that listed above. The above facilities are those that service the day to day needs of residents. Figure 8 below shows the zoning of the surrounding area with Eight Mile Plains in the centre and Sunnybank to the west and Upper Mount Gravatt to the northeast. The subject site is denoted by the red star in Figure 8 below.



Source: Brisbane City Council Interactive Mapping Tool

Figure 8: Subject site depicted by the red star. Proximity of nearby centres of Sunnybank and Upper Mt Gravatt

A large existing industrial zoned area on Bonemill Road at Runcorn has been designated as a suburban renewal precinct as part of Brisbane's Sustainable Growth Strategy. The site is approximately 3 km's south of the subject site and is strategically chosen by Council due to its location alongside existing transport and infrastructure, and its accessibility to jobs, social and community services.

Overall, the surrounding land uses are mixed and commensurate with a very well located Brisbane suburb that has continued to change and evolve over time. As illustrated, the volume of Emerging community zoned sites and the nearby infrastructure will mean that Eight Mile Plains as a whole will continue to increase in density and housing type.

4.0 Proposed Development Details

The proposed development is for a 1 into 2 lot subdivision – 2 standard format frontage lots. Proposed Lot 11 is 400m² and proposed Lot 12 is 390m². Each proposed lot has direct vehicular access to Bronte Place via an existing single vehicle crossover. Refer to Figure 9 below.

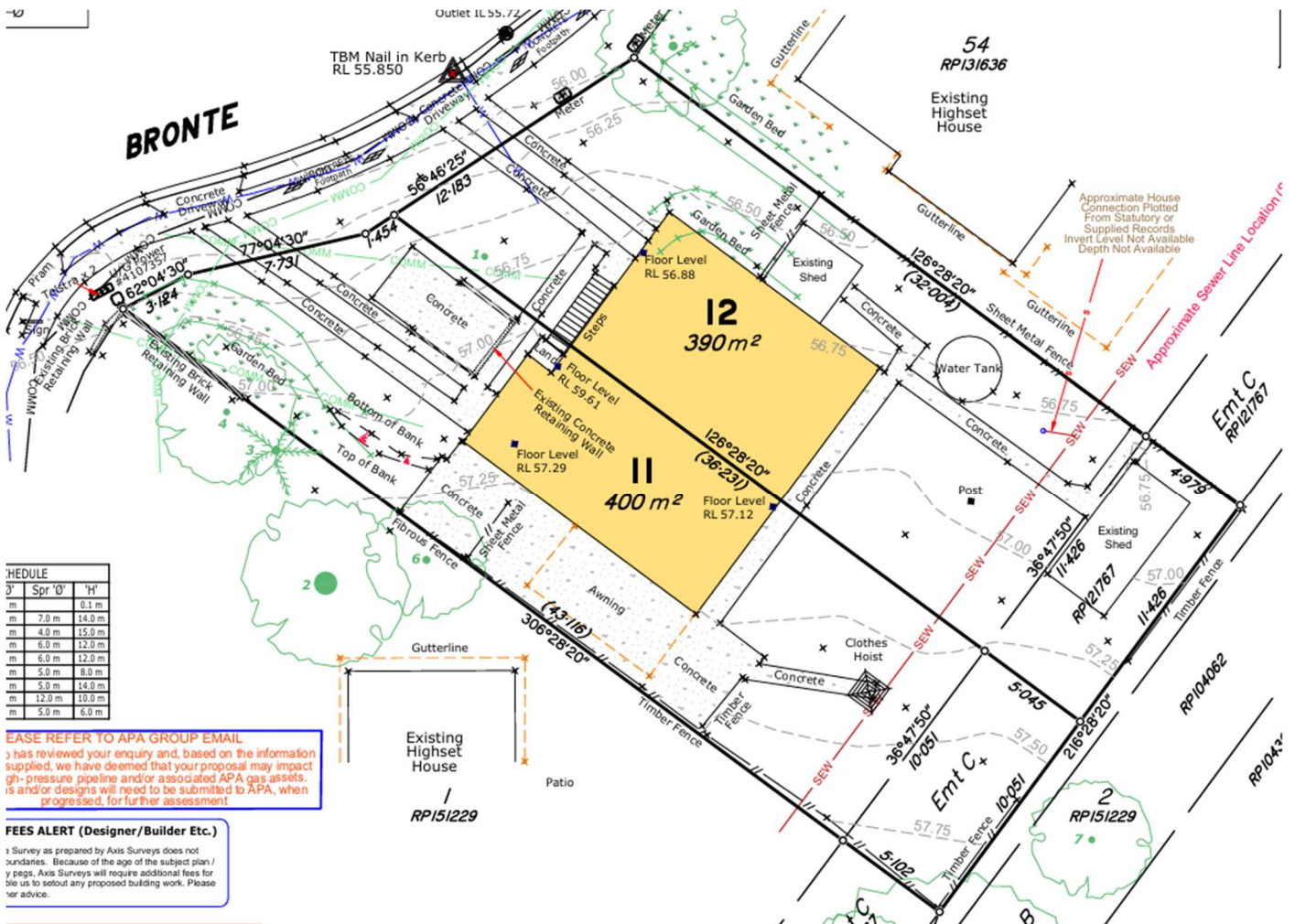


Figure 9: Proposed 1 into 2 Lot Subdivision – drawn by Axis Surveys

The existing detached Dwelling house and shed will be removed to facilitate the proposed subdivision. Each proposed lot will be connected to reticulated sewer, water and stormwater infrastructure, and telecommunications and electrical infrastructure. Please see Appendix G.

5.0 Planning Assessment

5.1 Pre-lodgement

A formal pre-lodgement meeting was held in person with Council officers in the development lounge on the 12th of December 2023. The Brisbane City Council pre-lodgement meeting reference is A006395616. Key points from the pre-lodgement meeting are written below in black font and the applicant response is written in blue as follows:

1. The subject site is located within the Low density residential zone. The proposed development seeks to create a lot less than the minimum lot size of 400m², thereby the development is categorised as impact assessable in accordance with section 5.6.1 of the Brisbane City Plan 2014.

This point is noted.

2. It is noted that the subject site is not located within 200m walking distance of a site within the Centre zone category with a combined site area of more than 2,000m².

This point is noted.

3. It is acknowledged that the subject site is located within close proximity to soft and hard infrastructure and that the supporting information provided with the pre-lodgement request provides details as to numerous facilities and transport connections with respect to the location of the subject site.

This point is noted.

4. As discussed during the prelodgement meeting, Council has historically been stringent on the minimum lot size when there is no pattern of development available in the area.

As listed in Section 3.2 of this town planning report, very recently two large infill sites have had subdivisions approved by Council.

- 393 Warrigal Road Eight Mile Plains (corner of Bordeaux Street) (A006801750) was for a 1 into 22 lot subdivision. The lot sizes vary from 381m² to 484m² with the most common lot size being 403m². The most common lot width fronting Bordeaux Street is 10 metres.
- 77 Gaskell Street Eight Mile Plains (A006796722) was for a 1 into 26 lot subdivision. The lot sizes vary from 300m² to 450m² with the most common lot size being 300m² to 350m².

As shown on Figure 8 on page 11, Eight Mile Plains in particular on the western side of Logan Road has several Emerging community zoned sites that will be subdivided into small lots or developed with Multiple dwellings in the coming years. There are also several lots throughout the whole of Eight Mile Plains that are 800m² or larger that will continue to have existing houses demolished and 1 into 2 lot subdivisions carried out. The face of Eight Mile Plains will continue to change in the coming years and a distinct pattern of development that is already emerging throughout the suburb will continue to be reinforced. Recent proposed changes to *City Plan 2014* to allow sites within 300m walking distance to centre zonings will see more sites subdivided that are within such walking distance of Warrigal Square, Daw Road Plaza and the Eight Mile Plains Shopping Centre.

5. Due to the above, the future development application may be a difficult application to progress.

This point is noted. Please refer to the response to code templates in the Appendix section for details of how this development application meets all relevant performance outcomes. Furthermore, as outlined throughout this town planning report the proposal meets all relevant parts of the Strategic Framework, advances the purpose of the Low density residential zone and

supports the Brisbane's Sustainable Growth Strategy and Brisbane's Housing Supply Action Plan. Please also refer back to point 4 above.

6. Despite the above, it is noted that, a detailed assessment will be required against the strategic framework of the *Brisbane City Plan 2014*.

This point is noted – please find the detailed assessment against the strategic framework in Appendix D.

7. Consideration should be given to providing further details in the form of justification to the “need” of housing taking notes from the Brisbane's Sustainable Growth Strategy and Brisbane's Housing Supply Action Plan.

As extensively outlined in the two above policies, the Brisbane local government area as well as SEQ as a whole, is in much need of additional housing in all forms for residents in various stages of their lives. This includes the needs for detached Dwelling houses to accommodate families. It is well documented in both the media and town planning academic journals and texts that many families living within attached dwellings and apartments are living there not necessarily by choice but due to the lack of volume of suitably sized and well located detached housing.

While the subject site is not within the identified centre of Upper Mount Gravatt as per Council's *Brisbane's Housing Supply Action Plan*, the subject site is well located in close proximity to high frequency public transport, an array of services and multiple types and tiers of full time, part time and casual employment. The subject site is not greenfield but infill development and ensures that development is occurring in a well located area.

In response to Brisbane's Sustainable Growth Strategy, the proposed subdivision advances the four key housing priorities as follows.

The suburb of Eight Mile Plains is in a strategic infill location that will supply much needed additional housing in a location that has access to infrastructure and employment opportunities to connect, sustain and support residents. The proposal ensures that growth is accommodated in an appropriate location which includes an area that does not contain character or heritage nor is there a disruption to environmental values. The subject site is very close to the A9 growth node and key transit corridor of Logan Road.

Eight Mile Plains and the subject site is well situated to provide well located and conveniently located housing and services to support residents through various stages of life and circumstances – refer to Table 1. The proposed lot sizes are of a size that can comfortably support a secondary dwelling on site to allow multigenerational living. This allows the advancement of priority two of the strategy.

As per priority 3, the subject site is well positioned to provide housing in an infill area well located accessible to jobs, social and community services and transport.

The subject site is close to the major centre and “A9” growth node of Upper Mount Gravatt and the key corridor of Logan Road. The proposed additional lot is well located near existing key day to day services such as local centres containing centre activities, public and active transport, parks and schools.

As per priority 4, the proposed lots are of a size and configuration that allows for an appropriately designed detached Dwelling house that includes appropriate front, side and rear building setbacks to allow natural light, ventilation and well dimensioned private open space. The size and configuration of each lot will be suitable for Brisbane's subtropical climate and complement the existing and envisaged future built form.

- As noted in the meeting, to date the Sustainable Growth Strategy and Housing Supply Action Plan, have been directed towards inner city, infill development areas seeking to support higher density living.

This point is noted. Please see the response to point 7.

- Given the subject developments close proximity to the intersection a shared vehicle access arrangement for both lots would be required with a reciprocal access easement.

The long standing vehicular access arrangement is from Bronte Place where there are two separate single vehicle crossovers. This section of Eight Mile Plains is long established, and the current subdivision has been in place since the late 1970's/early 1980's. The proposed access has remained unchanged and is in the current format. The proposed access arrangement will not worsen the current ingress and egress on the site.

- Nominating this on the subdivision plans with the minimum rectangular dimensions would be beneficial in demonstrating that a dwelling house would be able to be adequately positioned on the site while providing a suitable area for private open space which allows for active and passive recreational opportunities.

As per the Subdivision code, specifically Table 9.4.3.10.B, lots that are a minimum of 400m² with a minimum width of 10m have a preferred rectangular dimension of 9m x 15m to accommodate a detached Dwelling house; and lots of minimum 350m² have a minimum preferred width of 10m and a preferred rectangular dimension of 6m x 15m to accommodate a detached Dwelling house. Please see Figure 10 below that shows that each proposed lot can accommodate Dwelling houses on appropriately sized lots. As demonstrated, large rear setbacks and compliant front building setbacks ensure that future dwelling houses are well positioned on site with having suitable area for private open space allowing active and passive recreational opportunities.

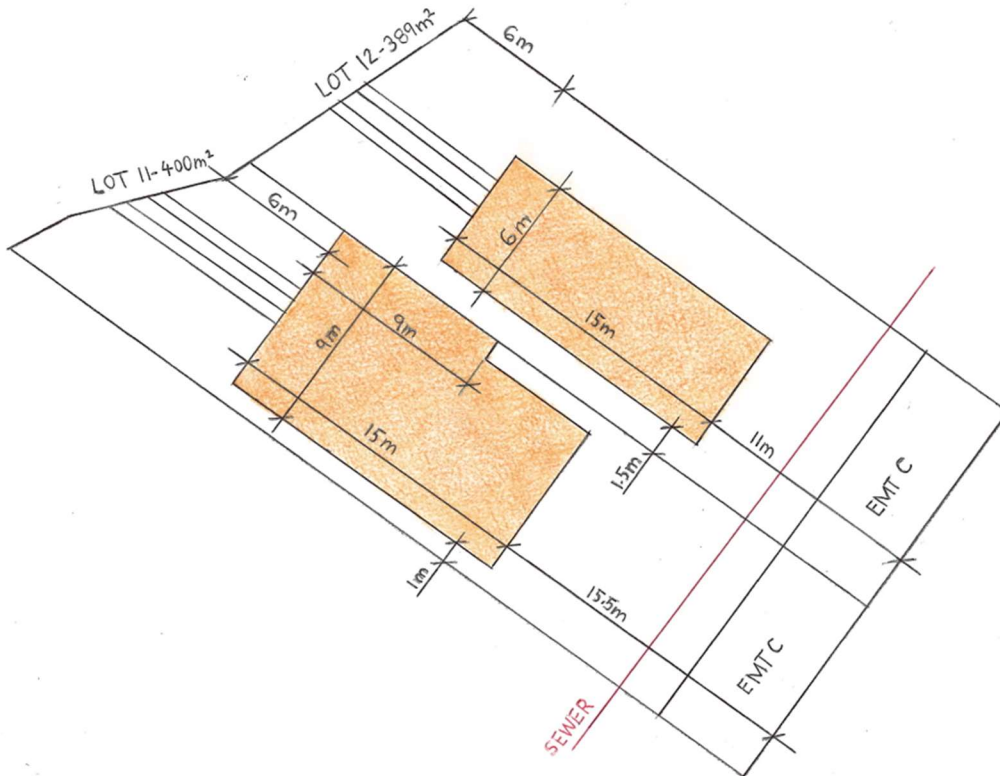


Figure 10: Detached Dwelling house sizes as per Subdivision code requirements

11. Council is open to considering each development on its own merit and would require the above information to complete a comprehensive assessment of the proposed development.

This point is noted and information has been provided for Council officers to make a comprehensive merits based assessment of the proposed development commensurate with Queensland's performance based planning system.

12. As the development would be subject to impact assessment, the development will be required to be publicly notified.

This requirement is recognised and will be carried out during the formal public notification stage as set out by the DA Rules. The public advertising will be carried out by an advertising contractor.

13. The subject site has been identified to be within proximity to an oil pipeline. In particular the site is mapped in the Oil pipeline 15m and 100m sub-categories and Gas pipeline 20m and 100m sub-categories of the Regional infrastructure corridors and substations overlay. Compliance will need to be demonstrated against the purpose, overall outcomes and outcomes in sections A and B of the Regional infrastructure corridors and substations overlay code.

Written confirmation will be required from the pipeline license holder.

Liaison with APA, the licence holder for the Roma to Brisbane gas pipeline easement on the site and SANTOS EABU the licence holder for the Moonee to Brisbane oil pipeline has been carried out. Please see the attached Appendix H which includes the response from SANTOS EABU. The development application will be referred to the APA as per the Planning Regulation 2017 and the DA Rules.

14. A lawful point of discharge to the kerb and channel would be appropriate for the proposed subdivision.

This point is noted. Please refer to Appendix G for the engineering services concept plans by Bravo Consult.

5.2 Planning Scheme Assessment Triggers

In accordance with *City Plan 2014*, the following has triggered impact assessment:

- Table 5.6.1 states that *if a reconfigured lot is less than 400m², where any part of the lot frontage is greater than 200m walking distance of any part of the lot frontage of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m² is subject to impact assessment.*

Proposed lot 11 is 400m² and proposed lot 12 is 390m², with both lots standard format frontage lots. As the subject site is not within 200m walking distance to a site/s within the Centre zones category the proposed subdivision is subject to [impact assessment](#).

5.3 Applicable Planning Scheme Codes

The following *City Plan 2014* codes apply to the proposed development:

- Low density residential zone code.
- Subdivision code.
- Transport, access, parking and servicing code.
- Infrastructure design code.

- Regional infrastructure corridors and substations overlay code.
- Road hierarchy overlay code.
- Streetscape hierarchy overlay code.

The above codes can be found in the Appendix section of this report.

5.4 Assessment against the Strategic Framework

As the proposed development triggers impact assessment, an assessment against the applicable parts of the Strategic Framework is required. Specifically, as per the Low density residential zone code, an assessment against the following has been undertaken:

- 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 City Shape and Element 5.5 – Brisbane's Suburban Living Areas.

The proposed subdivision has been assessed against the above themes in Appendix D. The proposal complies with all relevant parts of the strategic framework.

5.5 Key Issues

The proposed 1 into 2 lot subdivision proposes an alternative outcome in response to the following City Plan 2014 provisions:

1. Point 5c of the Low density residential zone code – please refer to Appendix B.
2. AO1.1 of the Subdivision code – please refer to Appendix C.

The performance based outcomes for the above both comply with the relevant performance outcome.

Otherwise, the proposal complies with all relevant planning scheme codes. The proposed development complies with the applicable sections of the Strategic Framework – please see Appendix D.

6.0 State Assessment and Other Matters

6.1 State Interests

In accordance with the *Planning Regulation 2017*, Schedule 10 is relevant to the proposed subdivision. Specifically, Schedule 10, Part 9, Division 3, Table 1 states that a development application for reconfiguring a lot that is assessable development under section 21 (of the Regulation) if all or part of the lot is subject to an easement for the benefit of the holder of a pipeline licence under the Petroleum and Gas Act; and the easement is for the construction or operation of the pipeline that is the subject of the pipeline licence requires referral to the APA as a referral agency in an advice capacity.

The proposal will be referred to the APA as the gas pipeline holder as per the DA Rules.

7.0 Summary of Supporting Information

The following supporting information has been submitted with this town planning report:

- Subdivision Proposal Plan by Axis Surveys.
- Services Concept Plan by Bravo Consult.
- Email and documentation from SANTOS.

8.0 Conclusion

The proposed development application involves a Reconfiguration of a Lot development application for a 1 into 2 lot subdivision – two standard format frontage lots. The subject site is in the Low density residential zone. The size of proposed Lot 12 (390m²) triggers impact assessment. Proposed Lot 11 is 400m² and complies with the minimum frontage lot size of 400m². The proposed lots comply with all applicable performance outcomes within relevant City Plan 2014 codes, and the relevant sections of the Strategic Framework.

It is considered that planning officers recommend approval of the development application subject to reasonable and relevant conditions.

9.0 Appendices

Appendix A – Subdivision Proposal Plan drawn by Axis Surveys

Appendix B – Low density residential zone code template by Planpro Town Planning

Appendix C – Subdivision code template by Planpro Town Planning

Appendix D – Strategic Framework Assessment by Planpro Town Planning

Appendix E – Transport, access, parking and servicing code and Infrastructure design code template by Planpro Town Planning

Appendix F – Overlay code templates by Planpro Town Planning

Appendix G – Proposed Services Concept Plan by Bravo Consult

Appendix H – SANTOS Email and documents advice