

2 June 2026

Urbicus Ref: URB26-171
Primary Contact: Mark Kierpal

Grant Weston
75 North Street
Kedron, QLD 4031

Dear Grant,

**Re: Urban Planning Advice
75 North Street, Kedron**

This urban planning advice relates to the subdivision (the Proposal) of 75 North Street, Kedron (the Site) into 2 lots.

1. Property Snapshot

Address:	75 North Street, Kedron 4031
Description:	Lot 66 on SP177074
Area:	1,379m ²
Contours:	RL50.5 to RL42.5 falls from the rear boundary towards North Street
Easements:	Nil
Street Trees:	Nil
Improvements:	Post-1946 Dwelling House
SEQ Regional Plan:	Urban Footprint
Local Government:	Brisbane City Council
Zoning	Low Density Residential Zone
Neighbourhood Plan:	Chermside centre neighbourhood plan

Refer to attached Property Searches and **Figures 1-6**.

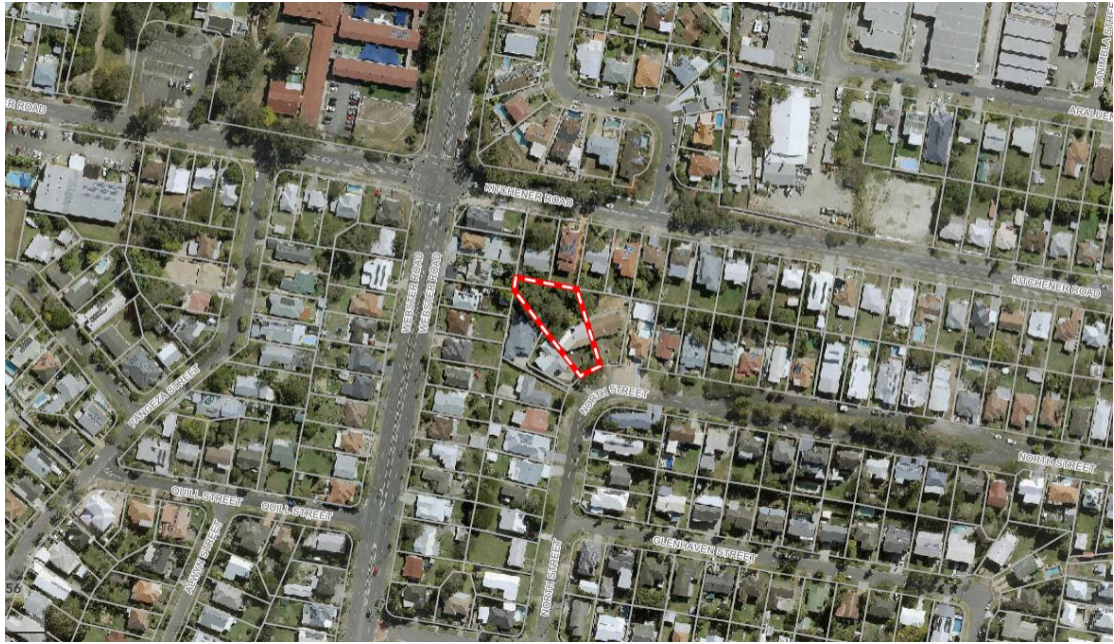


Figure 1 2021 Aerial photo of the Site and surrounding properties

Source: BCC City Plan 2014



Figure 2 Pre-1946 Aerial of the Site

Source: BCC City Plan 2014



Figure 3 Aerial of the Site and its contents

Source: QLD Globe

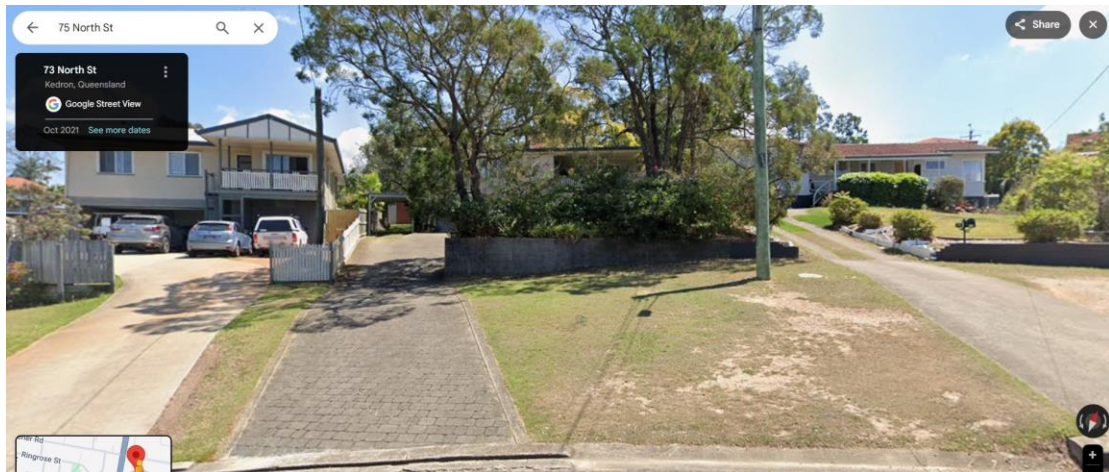


Figure 4 The Site as viewed from North Street

Source: Google Maps

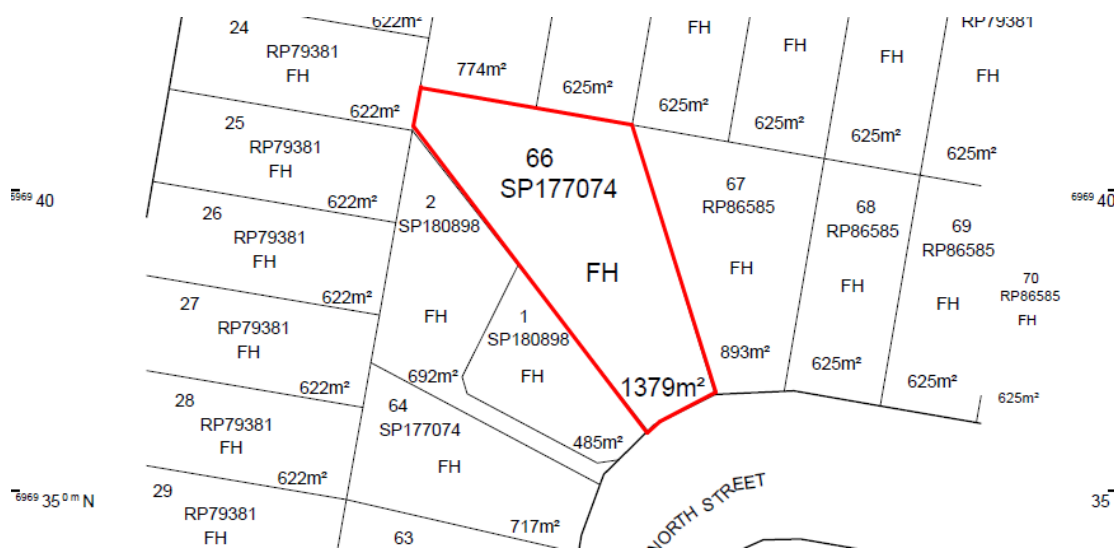


Figure 5 SmartMap Extract

Source: DNRM SmartMap

2. Site History

There is no record of historical development approvals issued, or development applications lodged over the Site since January 1, 2004.

3. Southeast Queensland (SEQ) Regional Plan 2023

The Site is located within the SEQ Regional Plan (Regional Plan) 2023 and included in the Urban Footprint Land Use Area that is intended to accommodate urban development including subdivision of land. Refer to **Figure 6**.

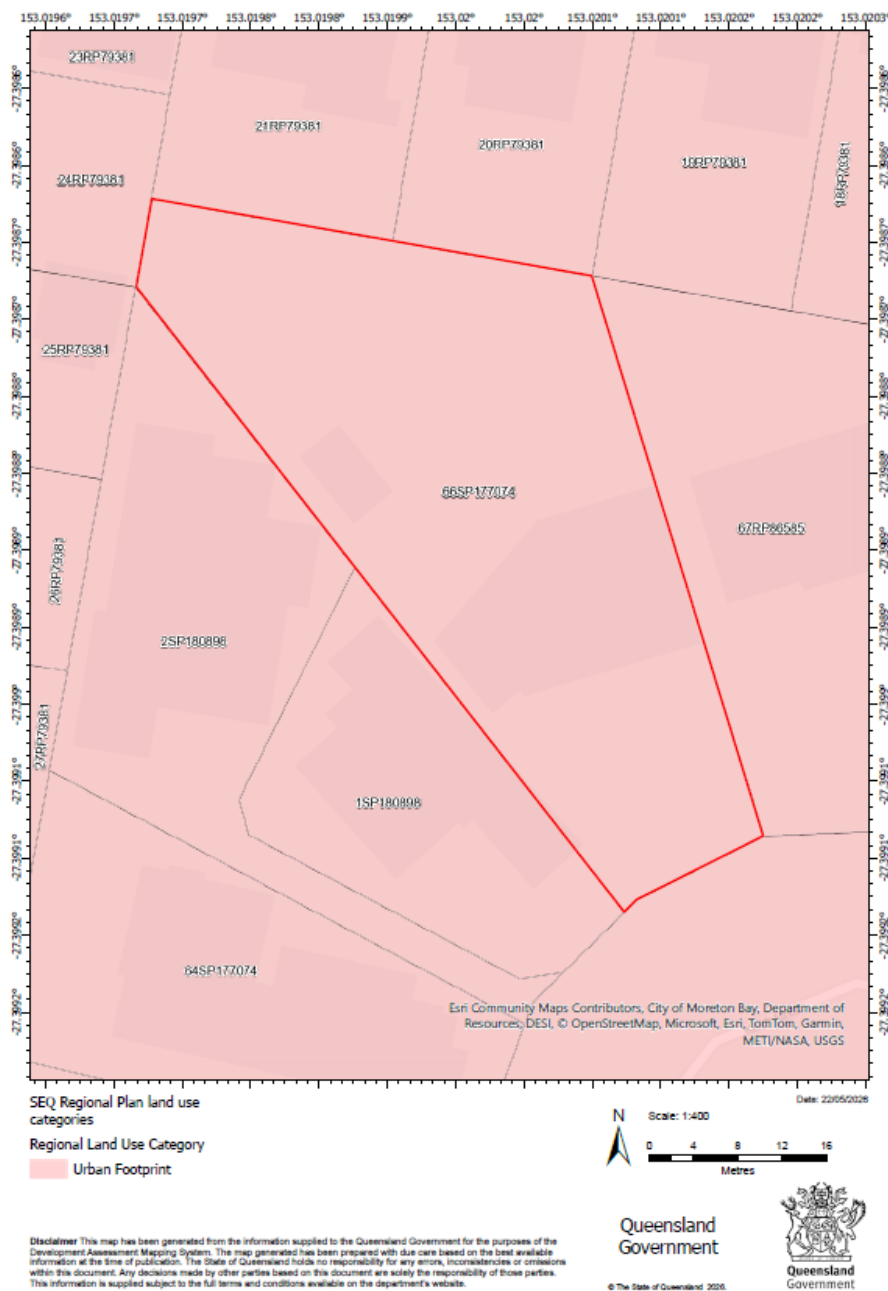


Figure 6 SEQ Regional Plan Land Use Categories

Source: SARA Interactive Mapping

4. Brisbane City Plan 2014

4.1 Site Zoning

Under Brisbane City Plan 2014 (BCP2014), the Site is included within the Low Density Residential Zone. Refer to **Figure 7**.



Figure 7 Site Zoning
Source: Brisbane City Plan 2014

The purpose of the LDR zone is to provide for:

- a variety of low density dwelling types; and
- community uses, and small-scale services, facilities and infrastructure, to support local residents.

Within the LDR zone, dwelling houses are to be located on appropriately sized and configured lots that have a minimum area of **400m²** and frontage width of 10m.

We note that the Site:

- has an area of 1,379m²
- a frontage of 12.78m to North Street
- is capable of being subdivided into 2 standard lots, each with a minimum area of 450m² or greater (400m² for Small lots); or
- is capable of being subdivided into 1 standard lot and 1 rear lot. The standard lot has a minimum area of 400m² or greater (400m² for Small lots); and the rear lot has a minimum area of 600m².

4.2 Neighbourhood Plan

The Site is located within the Chermside centre neighbourhood plan but is not located within a Precinct.

The provisions of the NP will have negligible impact upon the Proposal.

4.3 Overlay Maps

The “City Plan 2014 Property Holding Report” identifies the following overlay maps that apply to the Site:

- Airport environs
- Community purposes network
- Critical infrastructure and movement network
- Dwelling house character
- Road hierarchy
- Streetscape hierarchy

Of particular relevance to the Proposal is the Streetscape Hierarchy Overlay (SHO). Refer to **Figure 8**.



Figure 8 Streetscape Hierarchy Overlay Mapping

Source: Brisbane City Plan 2014

Refer to Section 7.0 for details regarding required verge widths under the SHO.

5.0 Subdivision Layout

Indicative 1 into 2 lot subdivision layouts have been outlined in **Figure 9**.

The proposed subdivision options have been outlined below:

Lot Description	Existing Lot Size	Proposed Lot Size	
		Option 1	Option 2
Lot 9 on RP83044	1,379m ²	Proposed Lot 1 – 500.93m ² Or variation (see Option 1B)	Proposed Lot 1 – 709.86m ² Or variation (see Option 2B)
		Proposed Lot 2 – 755.35m ² (Rear Lot)	Proposed Lot 2 – 633m ²
		Access Easement	Access Easement

Please note that these are only indicative examples of layouts that could occur and is subject to a full detail and level survey.

Naturally the common boundary of the proposed lots can shift to vary lot size and frontage width. This can be explored in more detail upon receipt of a survey.

Note - to avoid a small lot, each proposed lot requires a minimum area of 450m². Refer to Section 6.4.

Either configuration has merit and the choice on a subdivision configuration is often dictated by the market or personal preference. There are advantages and disadvantages associated with both a **side by side configuration** and a **front/rear ("battle-axe" or rear lot) configuration**. The preferred outcome often depends on frontage, topography, access, services, character considerations, and ultimate marketability.

Front/Rear Configuration – Option 1

May be preferable where:

- The wedge shape causes one side-by-side lot to become excessively narrow.
- A rear lot can achieve a superior building envelope.
- Topography or existing dwelling retention (if warranted) favours this arrangement.

Side-by-Side Configuration – Option 2

May be preferable where:

- The site has extensive road frontage.
- Both lots can have frontage widths, albeit narrower than normal.
- Corner truncation impacts are manageable.

As part of the application the proposal needs to meet the requirements of the Subdivision Code and **Table 9.4.10.3.B**—Minimum lot dimensions and size of a lot. The details of **Table 9.4.10.3.B** are outlined below. This table defines Minimum lot size, Minimum rectangle dimension, and Average lot width.

Both scenarios require an easement for access / services for the respective allotments.

Table 9.4.10.3.B—Minimum lot dimensions and size of a lot – Extract from City Plan 2014 (Subdivision Code)

Note—This table provides minimum lot size and dimensions information and does not amend the categories of development and assessment. Consult the tables of assessment in [Part 5](#) for applicable categories of development and assessment.

Table 9.4.10.3.B Part 1—Standard lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

Zone or Zone precinct	Minimum lot size (m ²) ⁽¹⁾	Minimum rectangle dimension (m)	Average lot width (m)
If in the Low density residential zone, Character residential zone, Low-medium density residential zone or Emerging community zone			
Development of a residential lot	450	14 x 20	15

Table 9.4.10.3.B Part 2—Small lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

Zone or Zone precinct	Minimum lot size (m ²) ⁽¹⁾	Minimum rectangle dimension (m)	Average lot width & minimum frontage (m)
If in the Low density residential zone			
Development for a residential lot	400	9 x 15	10

Table 9.4.10.3.B Part 3—Rear lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

If in the Low density residential zone			
Development for a residential lot	600 ⁽³⁾	14 x 20	15

Notes applying to [Table 9.4.10.3.B](#) Parts 1, 2 and 3—

⁽¹⁾ Minimum lot size is calculated including the land area of an easement in favour of Council or truncation to be dedicated as road at the time the lot is created, provided the minimum rectangle dimension is accommodated within the balance area of the lot.

⁽²⁾ Minimum lot size is an average lot size for the development (calculated excluding all lots greater than 900m² and including only those lots intended for a [dwelling house](#)) provided all lots comply with minimum rectangle dimension requirements.

⁽³⁾ The minimum lot size is calculated excluding the [access way](#) to a [rear lot](#) or the area of any easement that also serves as an [access way](#).

Subdivision options – For illustrative purposes

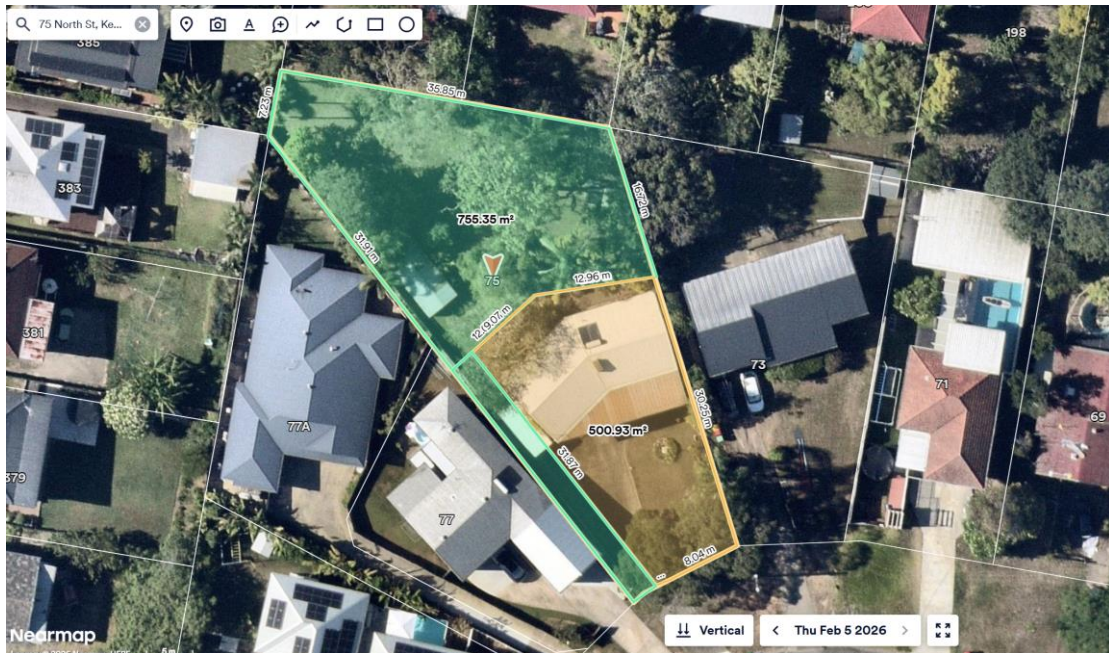


Figure 9 Indicative Lot Layout (Option 1a)



Figure 10 Indicative Lot Layout (Option 2a)



Figure 11 Indicative Lot Layout (Option 1b)



Figure 12 Indicative Lot Layout (Option 2b)

6.0 Assessable Development

6.1 Removal of On-Site Improvements

The removal/demolition of the existing dwelling house is not assessable development under the BCP2014 and does not require a **development** permit for assessable Building Works (BW).

A building approval issued by a private certifier will be required prior to any removal/demolition work.

6.2 Removal of Vegetation

Mature trees are located on-site. However, vegetation on the Site is not protected under the BCP2014 or the Natural Assets Local Law 2003. **See Figure 14.**

We recommend clearing the site of mature vegetation prior to lodging any development applications over the Site with Council.

Street trees are Council assets which cannot be removed without a Council approved works order. Nil are present.

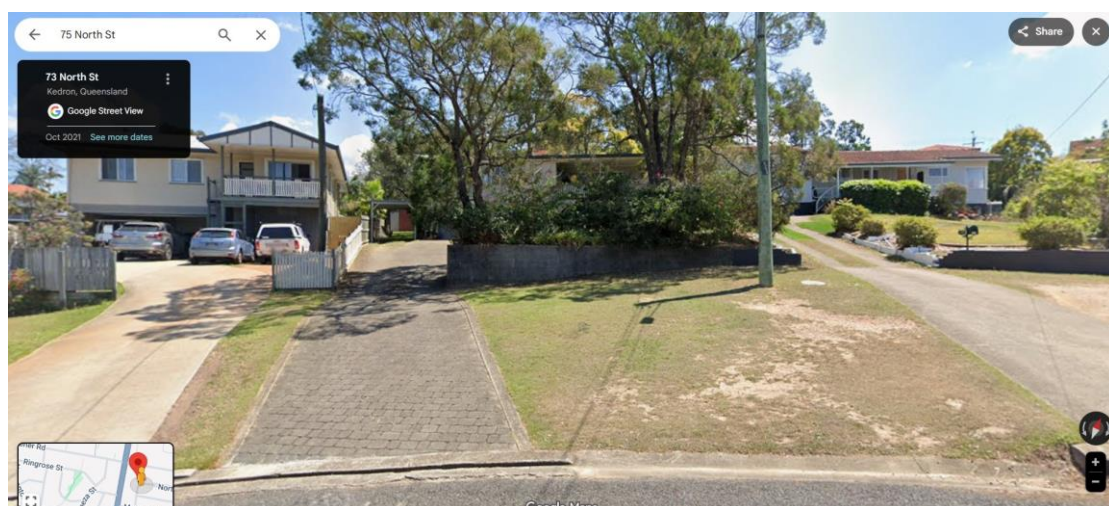


Figure 13 Street View

Protected Vegetation Report

Friday 22 May, 2026 9:17 PM



Case Number
23547259

Dedicated to a better Brisbane

The Protected Vegetation Report provides property or lot-based protected vegetation information for property owners and managers. This report provides existing information extracted from Council systems on the presence of protected vegetation for the requested address. Refer to the Terms and Definitions section for a glossary of terms. To find out more about how the contents of this report may affect decisions to carry out work on existing vegetation, please visit <https://www.brisbane.qld.gov.au/laws-and-permits/laws-and-permits-for-residents/protected-vegetation>. Please note that all trees on the footpath adjacent to or abutting the boundary of a property in Brisbane are protected.



Figure 14 Protected Vegetation Report Extract

Subdivision

The Proposal will require a development permit to Reconfiguring a Lot (ROL).

The level of assessment for the development application to a ROL (the Application) is **Code** if all lots are **400m²** in area or greater.

For an ROL application where lots less than **400m²** are proposed, the level of assessment is raised to **Impact**. This is not recommended.

A note on Impact Assessment and Public Notification: Public notification enables relevant stakeholders within the community to make formal submissions supporting or objecting to a specific development application. These submissions – if ‘properly made’ and dependent on the validity of their content – can influence BCCs final decision. Properly made submissions enable the submitter to ‘appeal’ (known as third party appeal rights) BCCs decision to the Planning and Environment Court (P & E Court).

The **Code** assessable Application will trigger assessment against the following codes:

Zone Codes

LDR Low-Density Residential Zone

Development Codes

Subdivision code

Overlay Code

Community purposes network overlay

Road hierarchy overlay

Streetscape hierarchy overlay

Secondary Code

Filing and excavation code

Infrastructure design code

Landscape work code

Outdoor lighting code

Park planning and design code

Stormwater code

Transport, access, parking and servicing code

Where compliance with the above codes is demonstrated, Council will approve the Proposal.

The Application will require supporting documentation prepared by the following consultants:

- Urban Planner
- Surveyor
- Civil Engineer

The Council fee for the Application is \$4,290. (25/26 Financial year)

The Application will not trigger referral to SARA (State Government) or assessment under the State Development Assessment Provisions.

6.3 Dwelling Houses

The construction of a dwelling house on each proposed lot is not assessable development under the BCP2014 where complying with all Acceptable Outcomes within the Dwelling House Code or Dwelling House (small lot) Code. A small lot is less than 450m² in area.

Where compliance is not achieved, a development permit for a Material Change of Use (MCU) - Dwelling House is required. The level of assessment for the MCU is Code.

In terms of this, we suggest that you liaise with your builder and building certifier on the building requirements.

7.0 Development Considerations

Verge Widening

Under the Streetscape Hierarchy Overlay (SHO), the Site fronts a Neighbourhood Street Minor. Refer to **Figure 8**.

Under the SHO, a minimum verge (footpath) width of 3.75m is required. The existing verge appears **on or about 9m** in width (to be confirmed following a survey of the Site). Council is not likely to require a verge widening to achieve 3.75m.

Civil Engineering

Sewer infrastructure traverses the site. Stormwater does not. Refer to **Figures 15 & 16**.

Advice prepared by Civil Engineer will be required that addresses:

- Proposed stormwater infrastructure
- Lawful point of discharge
- Water supply
- Sewerage reticulation
- Easements

Sewer Alignment

As the existing sewer line terminates on the easter from corner of the site in the verge (footpath) any subdivision will see the extension of the sewer line to accommodate the lot configuration proposed.

An additional connection point will be a requirement for the new lot. A standard sewer connection point (often called a "standard connection") under Queensland Urban Utilities (QUU) is the default, compliant way a property connects into the public sewer network without requiring major upgrades or non-standard works.

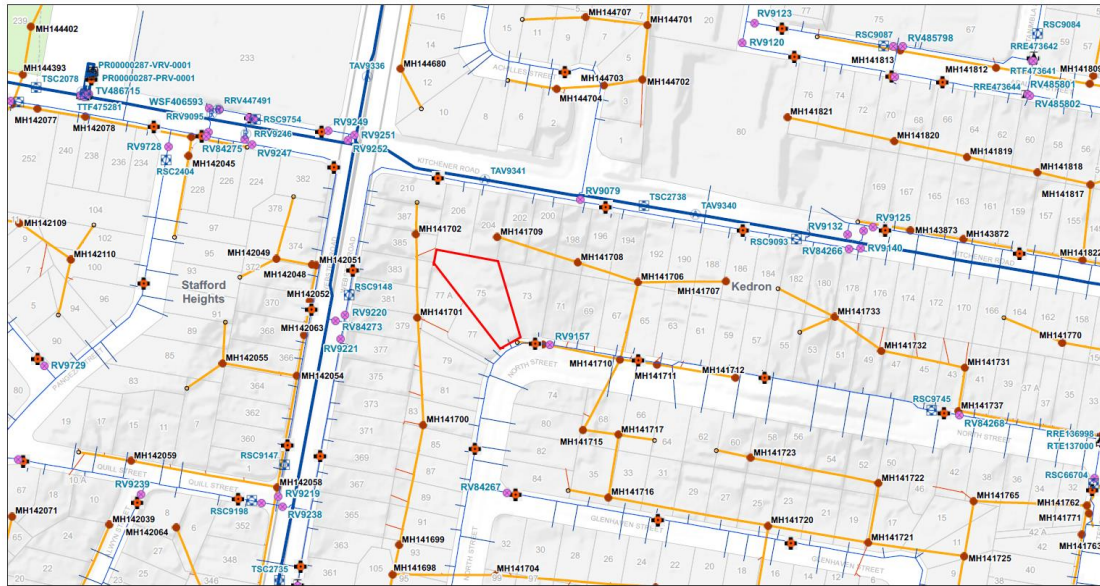


Figure 15 Sewer (orange) and Water (blue) services
 Source: BCC Community Maps

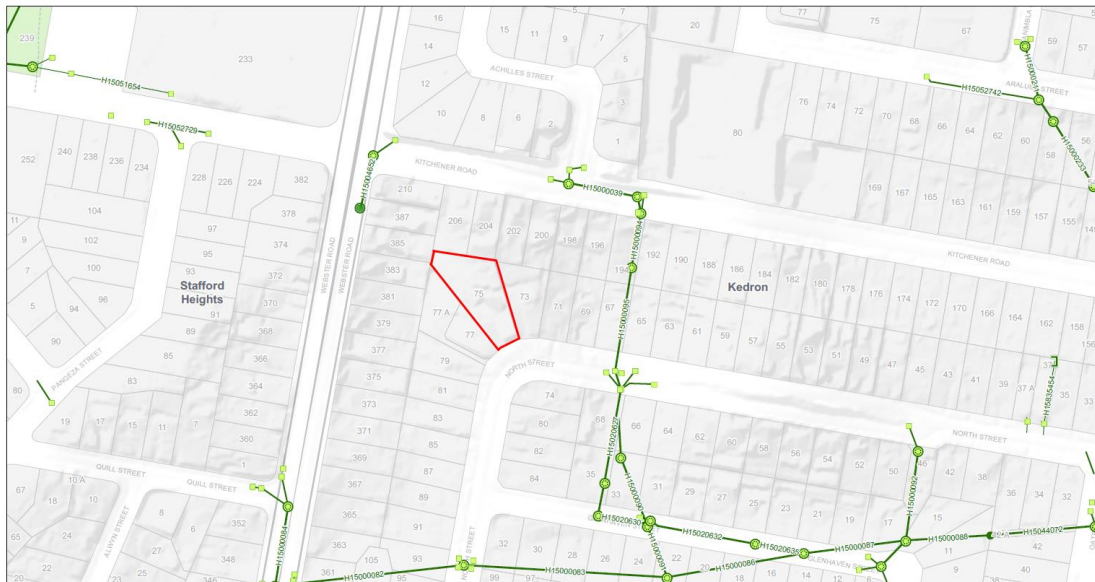


Figure 16 Stormwater (green) services
 Source: BCC Community Maps

Lawful Point of Discharge / Stormwater Discharge

When creating new lots, Council places significant emphasis on ensuring each lot has a lawful and practical means of stormwater discharge, commonly referred to as a Lawful Point of Discharge (LPD).

An LPD is the approved location where stormwater from a property can be legally discharged without causing nuisance, damage, or adverse impacts on adjoining properties or infrastructure.

Typical LPDs include:

- Council stormwater pipes or kerb and channel
- Underground drainage systems within the road reserve
- Inter allotment drainage systems (drainage easements)
- Natural watercourses (where approved and controlled)

Importantly, BCC can also impose an upstream stormwater easement to facilitate a **lawful point of discharge**.

When undertaking a Reconfiguring a Lot (ROL), BCC requires:

Each lot must have its own LPD

- Every newly created lot must demonstrate it can connect to a **lawful point of discharge**.
- This must be demonstrated at DA stage (conceptually) and resolved in detail during engineering design

Gravity discharge is preferred

- Council strongly prefers **gravity fed systems**
- If a lot cannot achieve gravity discharge, alternative solutions (e.g. pump systems) may be considered, but are generally **discouraged** due to maintenance and long-term risk. Generally speaking such solutions are NOT supported by BCC.

Inter allotment drainage

- Where a lot cannot directly access the street drainage system, BCC may require:
 - **Drainage easements** over downstream lots (75 North St)
- Construction of an **inter allotment drainage system**
- This is likely to occur for this proposal. See **Figure 17** Upstream LPD potential alignment

No adverse impact

- The discharge must not:
 - Increase flooding on neighbouring properties
 - Cause erosion, scour, or nuisance
- Often this requires **hydraulic assessment** by a civil engineer

In this instance as lot falls towards North Street, discharge will be North Street. **Refer to Figure 17.**

In terms of a **Lawful Point of Discharge (LPD)**, it's not just about identifying where the water could go, it's about the **physical ability** to discharge stormwater to that point. E.g. Installation of the service.

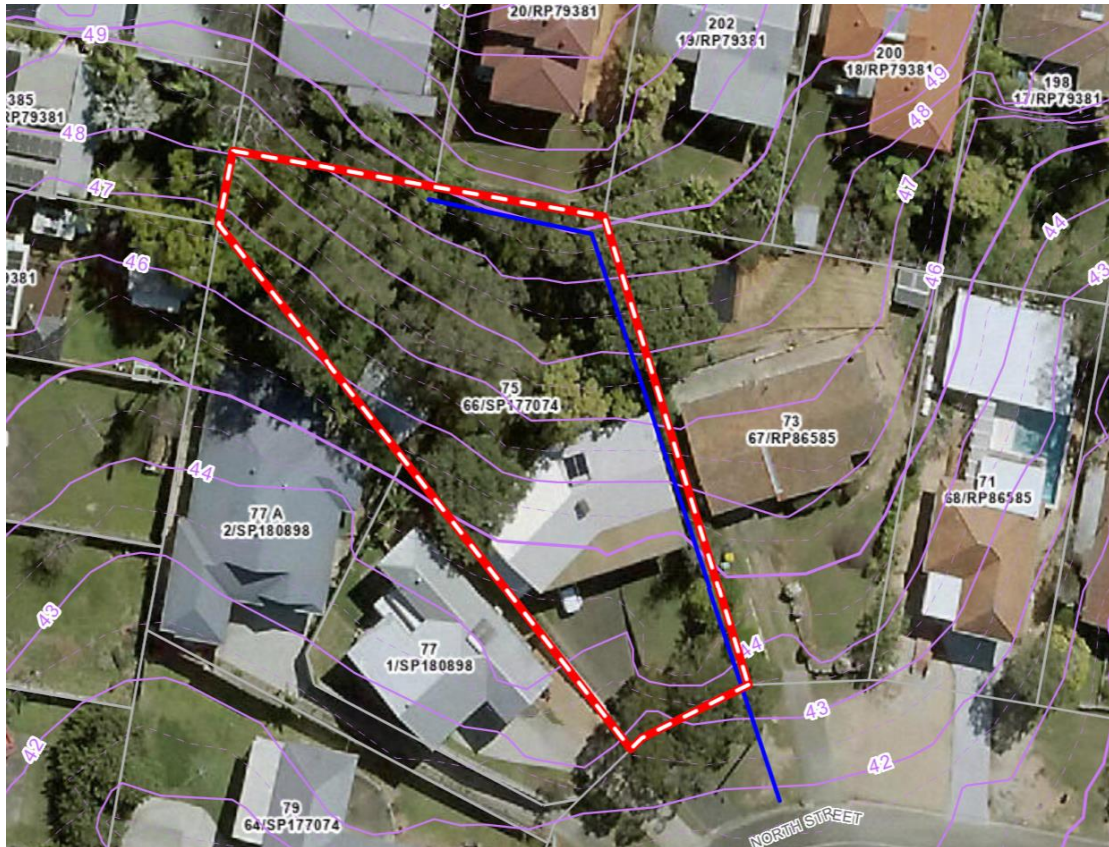


Figure 17 Upstream LPD potential alignment

Source: BCC interactive mapping

Easement for Drainage (Most Common)

- For upstream discharge a **registered drainage easement** is created over the burdened property (75 North)
- This gives the benefiting lot a **legal right to install, maintain, and use stormwater infrastructure**
- Requires:
 - Agreement from the affected landowner / Requirement of Subdivision Application.
 - Survey plan and legal registration on title
- This is the **preferred and most robust solution** from Council's perspective

Council will not accept, informal or verbal agreements between neighbours.

- Infrastructure Charges

Under Councils Infrastructure Charges Resolution infrastructure charges will apply to the Proposal. The charge is estimated at approximately \$33,000 (1 additional lot). Infrastructure charges are indexed and will be applied at the rate prevailing at the time of payment.

8.0 Summary

- Under the Regional Plan, The Site is included in the Urban Footprint and suitable for urban development including subdivision.
- Under the BCP2014:
 - The Site is included within the LDR zone.
 - Removal of all on-site structures and vegetation is not assessable development.
 - The Proposal is assessable development requiring a development permit to ROL.
 - The level of assessment for the Application is **Code** if all lots have a minimum area of **400m². 600m²** for rear Lots (independent of the access handle)
 - Every newly created lot must demonstrate it can connect to a lawful point of discharge and likely require an upstream easement / service for the upstream lots
 - Infrastructure charges will be approximately \$36,000 (1 additional lot)
 - Every newly created lot must demonstrate it can connect to water and sewer services. The site can be connected to all services.

We trust the above information is of assistance. Should you have any queries or require additional information please call our office on 3367 1582.

Yours sincerely



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Disclaimer:

The advice provided in this report is based on a desktop analysis undertaken in accordance with the scope supplied by the client. This advice is provided in good faith and is not binding on Urbicus Pty Ltd. While all reasonable efforts have been made to ensure the accuracy and relevance of the advice, the ultimate outcome will be determined through the formal application process with the relevant local authority, applicable referral agencies, and any third parties or consultants involved.