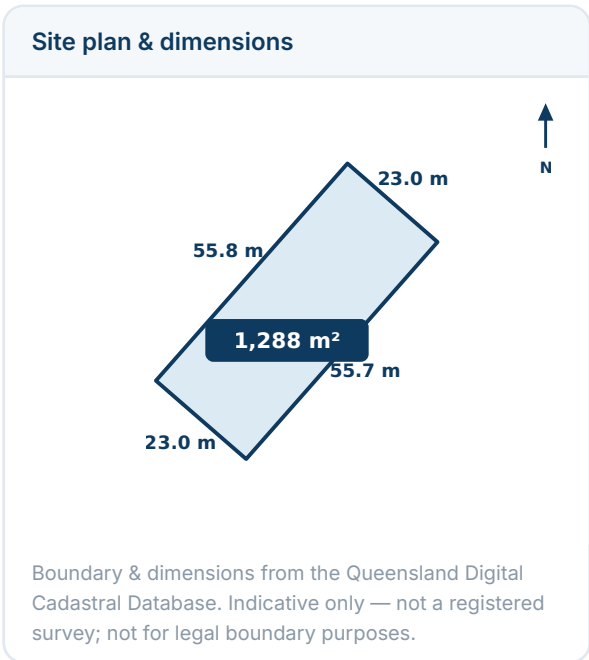


# Property planning report

388 BOWEN Terrace, New Farm, QLD, 4005

13RP54676 • 1,288 m<sup>2</sup> • Brisbane City

REPORT



## At a glance

Land area	1,288 m <sup>2</sup> (cadastre)
Approx. dimensions	55.8 × 23.0 m
Lot / Plan	13RP54676
Zone	LMDR — Low-medium density residential
Council	Brisbane City
Postcode	4005

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## 1 Site Summary

Address	<b>388 BOWEN Terrace, New Farm, QLD, 4005</b>
Lot Reference	13RP54676
Site Area	1,292 m <sup>2</sup> Source: QLD cadastre (computed from polygon) · guide only — verify with a surveyor before reliance
LGA	Brisbane City
Tenure	<b>Freehold Title</b>
Zone	<b>LMDR</b> — Low-medium density residential (residential)
planning scheme	Brisbane City Plan 2014
Heritage	Yes — 1 item
Environmental Overlays	6 overlays applicable
Contamination Status	Not on EPA register
State Planning Policy Count	0
Population Context	12,454 persons, density 5809/km <sup>2</sup> , 2.1 persons/dwelling (s7.11 contribution basis)

## 2 Zoning & Permissibility

### LMDR — Low-medium density residential

Category: residential | Instrument: [Brisbane City Plan 2014](#)

#### Zone Objectives (cl. 2.3)

- 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.

## 3 Development Standards

Queensland planning schemes regulate built form through the zone code and overlay codes (height, residential density, site cover, setbacks) rather than a single floor space ratio. Development potential below is derived from the planning scheme's published controls where available; permitted-use eligibility is assessed against the scheme's categorising tables of assessment under the Planning Act 2016.

**REZONING / UPLIFT INDICATORS****Uplift potential: low (1/100)**

Within a planning precinct · 3 state project(s) nearby · 7609 building approvals (12mo, SA2) · suburb dwelling growth +24.1%

Indicative signal from transit access, precinct status, nearby development activity and suburb growth — not a rezoning recommendation.

Numeric dwelling yield and subdivision potential are not shown for this lot because the planning scheme's height / residential-density controls are not published in machine-readable form for this council. Permitted-use eligibility (below) is still available.

**Permitted Residential Uses**

Use	Assessability (Planning Act 2016)
Dwelling house	Accepted / self-assessable
Dual occupancy	Code assessable
Multiple dwellings	not applicable in this zone
Secondary dwelling (granny flat)	Likely eligible

Permissibility is **indicative** — inferred from the QLD→NSW zone equivalence because this scheme's table of assessment is not yet parsed. Confirm against the planning scheme before relying on it.

Estimated development profit and per-lot land value are planned for a future release, once Queensland statutory land valuations are loaded.

## 4 Assessment Checklist

**Planning Act 2016 — Assessment Considerations**

Assessment is governed by the Planning Act 2016 (QLD). The assessment manager must consider the following matters under s60 (assessment benchmarks) and ss43–46 (categories of assessment):

Matter	Applicable Instruments / Controls	Status
Planning scheme assessment benchmarks (s60)	Brisbane City Plan 2014 (LMDR); 0 obligations identified across applicable codes	Manual code review required
Proposed planning-scheme amendments (Ch 2 Pt 3)	Check current proposed amendments + temporary local planning instruments	Manual check required
Planning-scheme codes (overlay / zone / use)	6 environmental overlays mapped to property	Overlay codes apply
State Planning Policy 2017 — state interests	0 state-interest mappings apply	No SPP state interests mapped

Matter	Applicable Instruments / Controls	Status
Site suitability (heritage / hazard / sensitivity)	Heritage: Yes, Bushfire: No, Flood: No	Site-specific assessment
Public notification (DA Rules Stage 4)	Required for impact-assessable applications only	Determine assessment category under planning-scheme tables of assessment
Public interest (Planning Act 2016 s60 — impact-assessment discretion)	General merit + public-interest considerations	Officer assessment

## Referrals

- Heritage referral — planning-scheme heritage overlay code; State heritage register listing additionally engages the QLD Heritage Act 1992

## Delegation

Determine whether this application falls within officer delegation or requires council determination. Check:

- Council delegation register thresholds (typically by category of assessment + cost)
- Submission count + type for impact-assessable applications
- Departure from acceptable outcome / use of performance solution
- Contentious or politically sensitive applications

## 5 Controls Register

No obligation data available.

## 6 Heritage & Environmental

### Heritage Items (cl. 5.10)

Item ID	Name	Significance	Type	Clause
	Queensland heritage register places (ESA Cat B)	Queensland	Heritage place	Queensland Heritage Act 1992

### Environmental Overlays

Overlay	Classification	Clause	Implication
Flood Hazard Area	investigation_only	arcgis	This land is within a mapped flood hazard area. A flood study or flood hazard assessment may be required under the relevant planning scheme's flood overlay code.
Acid Sulfate Soils	regional_indicative	arcgis	This land is mapped as potential or actual acid sulfate soils. Disturbance below 5 m AHD may require an Acid Sulfate Soil Management Plan.

Overlay	Classification	Clause	Implication
Queensland Heritage Register	qhr_listed	arcgis	This place is listed on the Queensland Heritage Register under the Queensland Heritage Act 1992. Development requires heritage assessment.
Regulated Vegetation	rvm_exempt	arcgis	This land contains regulated vegetation under the Vegetation Management Act 1999. Clearing may require a permit or code notification through the Department of Resources.
Koala Habitat Area	regional_protection	arcgis	This land is mapped as koala habitat under the State Planning Regulatory Provisions (Koala Conservation). Clearing and development are subject to additional assessment.
Important Agricultural Area	priority_living_area	arcgis	This land is mapped as Important Agricultural Area under the State Planning Policy. Non-agricultural development requires state-interest assessment.

## 7 State Planning Policy Considerations

### State Planning Policy Considerations

Under the Planning Act 2016 (Qld), the Queensland Government's State Planning Policy 2017 (SPP) sets out the state interests that local councils must integrate into their planning schemes. State-level spatial datasets identify where those state interests are mapped — when they intersect with this property, the corresponding planning-scheme overlay code becomes assessable.

**Note on mechanism:** The SPP is interpretive policy, not a direct statutory override of local planning schemes. Where a state interest has been integrated into a planning scheme via an overlay code, that overlay code is the operative statutory mechanism (see the Overlay Codes section). The SPP itself is consulted for any state interest that the planning scheme has not yet incorporated, or where state-interest assessment is required directly by a state agency. This is materially different from NSW SEPPs, which override LEPs under s.3.28 of the EP&A Act.

12 state-level overlay layers triggered at this property, across 6 state-interest categories.

**Regional Indicative Acid Sulfate Soils** — SPP 2017 Part E §1.6

**State interest:** Water quality — acid sulfate soils

This land is mapped as potential or actual acid sulfate soils. Disturbance below 5 m AHD may require an Acid Sulfate Soil Management Plan.

1 layer triggered:

Layer	Severity	Source
Acid sulfate soils - National scale project polygons	<b>Regional Indicative</b>	arcgis · #70841

**Priority Living Area** **Important Agricultural Area** — SPP 2017 Part E §2.1

**State interest:** Agriculture

This land is mapped as Important Agricultural Area under the State Planning Policy. Non-agricultural development requires state-interest assessment.

1 layer triggered:

Layer	Severity	Source
Priority Living Area	Priority Living Area	arcgis · #82

**Investigation Only** **Flood Hazard Area** — SPP 2017 Part E §1.4

**State interest:** Natural hazards, risk and resilience — flood

This land is within a mapped flood hazard area. A flood study or flood hazard assessment may be required under the relevant planning scheme's flood overlay code.

6 layers triggered:

Layer	Severity	Source
Flood Comprehensive Studies	Investigation Only	arcgis · #430
Flood Study - Level 3	Investigation Only	arcgis · #430
Flood Comprehensive Studies	Investigation Only	arcgis · #429
Flood Study - Level 3	Investigation Only	arcgis · #429
Flood Study - Level 3	Investigation Only	arcgis · #1321
Flood Comprehensive Studies	Investigation Only	arcgis · #1321

**Qhr Listed** **Queensland Heritage Register** — SPP 2017 Part E §1.3

**State interest:** Cultural heritage

This place is listed on the Queensland Heritage Register under the Queensland Heritage Act 1992. Development requires heritage assessment.

1 layer triggered:

Layer	Severity	Source
Queensland heritage register places (ESA Cat B)	Qhr Listed	arcgis · #1740

**Regional Protection** **Koala Habitat Area** — SPP 2017 Part E §1.7

**State interest:** Biodiversity — koala habitat

This land is mapped as koala habitat under the State Planning Regulatory Provisions (Koala Conservation). Clearing and development are subject to additional assessment.

2 layers triggered:

Layer	Severity	Source
South East Queensland koala protection area	<b>Regional Protection</b>	arcgis · #1
Koala district	<b>District Designation</b>	arcgis · #1

**Rvm Exempt** **Regulated Vegetation** — SPP 2017 Part E §1.7

**State interest:** Biodiversity — regulated vegetation

This land contains regulated vegetation under the Vegetation Management Act 1999. Clearing may require a permit or code notification through the Department of Resources.

1 layer triggered:

Layer	Severity	Source
RVM category X - exempt clearing work	<b>Rvm Exempt</b>	arcgis · #416560

State-interest data is sourced from Queensland Government spatial datasets. Refer to [State Planning Policy 2017](#) for the full state-interest framework, and to the planning scheme's overlay codes (in the Overlay Codes section above) for the operative statutory requirements.

## 8 Planning Scheme Codes

### Brisbane City Plan 2014

Statutory overlay codes triggered: 7

**Note:** Overlay codes form part of the statutory planning scheme under the Planning Act 2016 (Qld). Where an overlay applies to land, the code's purpose, performance outcomes, and acceptable outcomes are assessment benchmarks for any development application. This is materially different from NSW DCP guidelines.

**Acid Sulfate Soils** 1 code — spatial trigger confirmed via state-level mapping

Overlay code	Substance
<b><u>Potential and actual acid sulfate soils overlay</u></b> Section 143	Potential and actual acid sulfate soils overlay code Outcome text not loaded — see source.

**Flood Hazard Area** 1 code — spatial trigger confirmed via state-level mapping

Overlay code	Substance
<p><b><u>Flood overlay</u></b> Section 139</p>	<p>This code applies to assessing development in the Flood overlay, if: accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (... Outcome text not loaded — see source.</p>
<p><b>Queensland Heritage Register</b> 5 codes — spatial trigger confirmed via state-level mapping</p>	
Overlay code	Substance
<p><b><u>Commercial character building (activities) overlay</u></b> Section 134</p>	<p>Commercial character building (activities) overlay code Outcome text not loaded — see source.</p>
<p><b><u>Commercial character building (demolition) overlay</u></b> Section 135</p>	<p>Commercial character building (demolition) overlay code Outcome text not loaded — see source.</p>
<p><b><u>Heritage overlay</u></b> Section 140</p>	<p>This code applies to assessing development in the Heritage overlay, if: assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay ( section 5.10 ); or impact as... Outcome text not loaded — see source.</p>
<p><b><u>Traditional building character (demolition) overlay</u></b> Section 149</p>	<p>Traditional building character (demolition) overlay code Outcome text not loaded — see source.</p>
<p><b><u>Traditional building character (design) overlay</u></b> Section 150</p>	<p>Traditional building character (design) overlay code Outcome text not loaded — see source.</p>

Spatial triggers are derived from the Queensland state-government overlay datasets. Refer to [the planning scheme's own overlay maps](#) for the LGA's authoritative spatial extent.

## 9 Local DA Analytics

**99.1%**

Approval Rate  
Brisbane City

**92**

Avg Days to Decision  
median: 51d

**79,461**

Total DAs Since 2019

Based on 79,461 actual DA outcomes since 2019. Historical data — not a prediction for future applications.

### How does your council compare?

#### Approval Rate

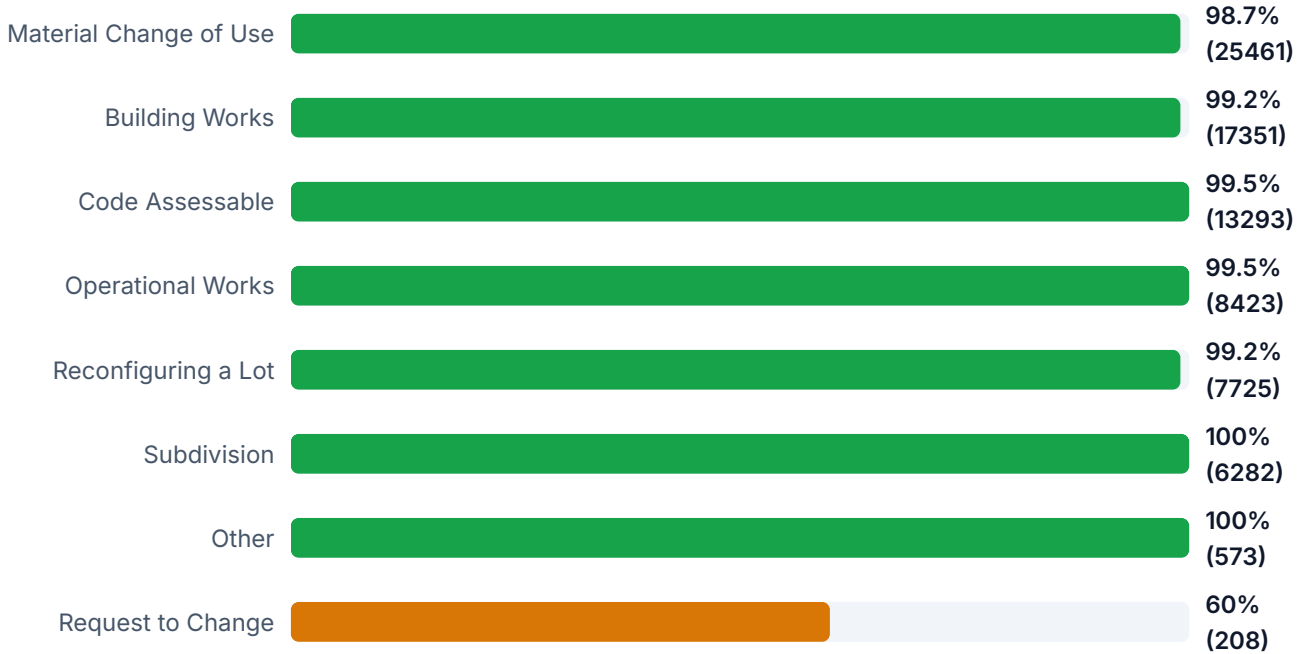


### Avg Days to Decision



### Historical Approval Rates by Development Type

Based on actual DA decisions in Brisbane City. Individual outcomes depend on the specific proposal and merit assessment.



### DA Activity Trend



↓ 72% fewer DAs this year vs last year

### Activity Around You



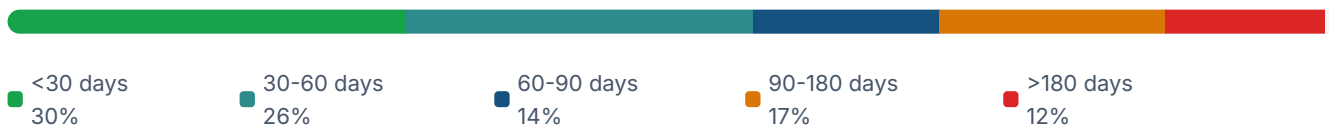
### Nearby Councils Comparison

Council	Approval	Avg Days	Total DAs
Brisbane City	99.1%	92d	79,461
Gold Coast City	99.9%	0d	48,305
Logan City	99.7%	79d	26,984

Moreton Bay City	99.5%	84d	15,847
Sunshine Coast Regional	98.4%	105d	13,651
Townsville City	99%	63d	9,616

### Historical Time to Decision

Based on past DA processing times. Actual timeframes vary depending on application complexity.



### What's Popular Nearby? (3km)

1. Material Change of Use	4123 DAs	98.8%
2. Code Assessable	3017 DAs	99.3%
3. Building Works	2854 DAs	99%
4. Subdivision	577 DAs	100%
5. Operational Works	399 DAs	99.7%
6. Reconfiguring a Lot	399 DAs	99.7%

Based on 79,461 development applications lodged since January 2015. Source: QLD council DA portals via DataQLD.

## 10 State Significant Projects

Major projects declared or assessed by the Office of the Coordinator-General (Queensland) — coordinated projects, state development areas, and large-scale developments within 25 km that may affect the surrounding area.

Project	Industry	Status	Distance
<b>Clem Jones Tunnel</b> Proponent: Brisbane City Council . RiverCity Motorways was contracted to build, finance and maintain the project. · Est. \$900M capital investment	trans-port_infra-structure	approved	718 m
<b>Airport Link Project</b> Proponent: The State of Queensland. The State contracted BrisConnections to finance, design, construct, commission, operate and maintain Airport Link for 45 years. State-owned City North Infrastructure Pty Ltd provides management services related to the agreement between the State and BrisConnections. · Est. \$1.2B capital investment · 615 peak construction jobs	trans-port_infra-structure	approved	1.2 km
<b>Cross River Rail Project</b> Proponent: Cross River Rail Delivery Authority · Est. \$5.4B capital investment	trans-port_infra-structure	report_issued	1.4 km

Project	Industry	Status	Distance
<b>Legacy Way</b> Proponent: Brisbane City Council · Est. \$1.7B capital investment · 1,400 peak construction jobs	trans- port_infra- structure	approved	2.2 km
<b>Cairncross Dockyard Brisbane Project</b> Proponent: Cairncross Dockyard Brisbane Project · Est. \$2.5B capital investment	defence	eis_preparation	3.3 km
<b>Underground Bus and Train Project</b> Proponent: Queensland Department of Transport and Main Roads · Est. \$5.0B capital investment	trans- port_infra- structure	lapsed	3.7 km
<b>Northern Queensland Prawn Precinct Development (Hamilton Bay)</b>	agricultural	declared	3.9 km
<b>Gateway Upgrade</b> Proponent: Department of Transport and Main Roads	trans- port_infra- structure	approved	5.3 km

Source: Queensland Office of the Coordinator-General project register (BL-QLD-024).

## 11 Regulatory Landscape

Regulatory landscape data is not available for this location.

# Appendices

The planning instruments and land-use permissibility this report relies on, reproduced in full as the legal reference basis. The complete defined-terms dictionary is provided as a free companion glossary (referenced below).

## A Planning Scheme Defined Terms

### Brisbane City Plan 2014 — Defined Terms

The defined terms of **Brisbane City Plan 2014** are reproduced in full in a free companion glossary, so this report stays focused on your property. The glossary is shared across every report under this instrument and updated with it.

Download the full defined-terms glossary (PDF) → <https://zonedss.com/glossary/brisbane-city-plan-2014.pdf>

## B Applicable Instruments

### Applicable Instruments

Type	Instrument	Description
Planning scheme	<a href="#">Brisbane City Plan 2014</a>	Primary planning instrument under Chapter 3 of the Planning Act 2016 (Qld). Sets zones, overlays, and the codes that trigger code- or impact-assessment for development.
Overlay codes	7 codes triggered — see Overlay Codes section	Statutory overlay codes from the planning scheme. Form part of the Chapter 3 instrument; trigger code-assessment or impact-assessment depending on scheme tables.
State Planning Policy 2017	12 state-level layers triggered — see State Planning Policy Considerations section	State-interest framework under the Planning Act 2016. Interpretive policy; statutory weight delivered via the planning scheme's overlay codes.
Local Government Infrastructure Plan (LGIP)	In Priority Infrastructure Area — see LGIP detail below	Council-adopted plan under Chapter 4 of the Planning Act 2016. Sets out trunk infrastructure networks and supports the council's adopted Charges Resolution.

### Local Government Infrastructure Plan (LGIP)

**Note on charges:** Under Chapter 4 of the Planning Act 2016 (Qld), the council levies infrastructure charges via its adopted Charges Resolution to fund trunk infrastructure listed in the LGIP. Charges apply to development inside the Priority Infrastructure Area. The dollar rates per use type are NOT shown here — refer to the council's adopted Charges Resolution document for current rates.

**In Priority Infrastructure Area**    **Network Key:** R193 / SW193 / APT193 / PCF193

## Service catchments — 5 networks

Network	Catchment
APT	Citywide
Community Facility	Urban North
Parks	North
Stormwater	INES
Transport	City wide

## Desired standards of service — level-of-service categories

Network	Category
Community Facility	General Urban

**LGIP Projection Area:** SA2 New Farm · SA3 Brisbane Inner · SA4 Brisbane Inner City. Demographic projections for this area drive the council's infrastructure-network sizing.

Statutory framework: [Planning Act 2016 \(Qld\) Chapter 4 — Infrastructure](#).

**Sources.** the Queensland Digital Cadastral Database (boundaries, areas & dimensions), Queensland planning schemes (zoning & overlay codes) and ABS Census 2021 (demographics). All figures are **indicative only and are not legal, survey, or valuation values** — they may contain errors and must not be relied on for development, financial, or legal decisions. This automated summary is general information, not professional advice; verify current operative provisions against Queensland Legislation ([legislation.qld.gov.au](http://legislation.qld.gov.au)) and confirm with Brisbane City and a qualified professional before acting. © 2026 ZoneDSS.