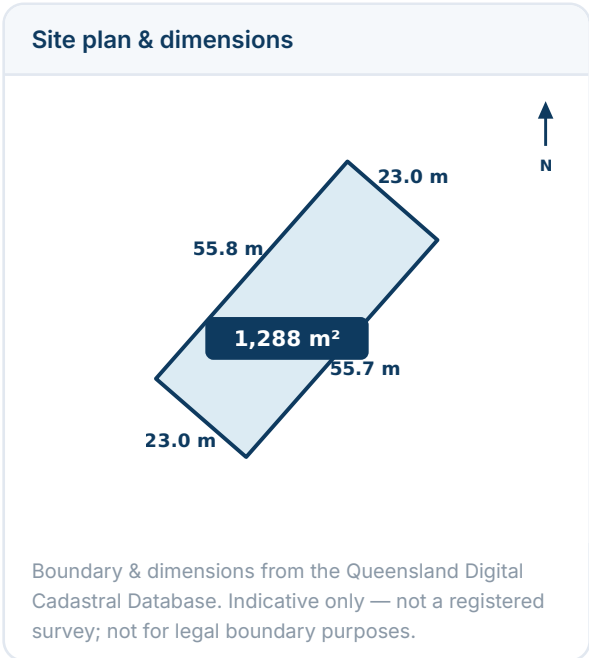


Property planning report

388 BOWEN Terrace, New Farm, QLD, 4005

13RP54676 • 1,288 m² • Brisbane City

PLANNER REPORT



At a glance

Land area	1,288 m ² (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	388 BOWEN Terrace, New Farm, QLD, 4005
Lot Reference	13RP54676
Site Area	1,292 m ² Source: QLD cadastre (computed from polygon) · guide only — verify with a surveyor before reliance
LGA	Brisbane City
Tenure	Freehold Title
Zone	LMDR — 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 ² , 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 DA Preparation Checklist

Required Documentation

Document	Required?	Reason
Planning Report (DA Supporting Information)	Required	All DAs — Development Assessment Rules (DA Rules) Part 1 (Stage 1: Lodgement) + the assessment manager's information requirements
Heritage Impact Assessment	Required	Property is heritage listed — Heritage place (planning scheme heritage overlay code)
Bushfire Hazard Assessment (BAL Report — AS 3959)	Not required	Not within a bushfire hazard area
Flood Impact Assessment	Not required	Not within a flood hazard overlay
Acid Sulfate Soils Management Plan	Likely	regional_indicative — typically required where excavation disturbs the water table (arcgis)

Document	Required?	Reason
Contamination Assessment	Not required	Not on the EMR/CLR
Contamination-adjacent enquiry (PFAS/UPSS/NPI)	Advisory	2 signal(s) nearby — NPI-reporting emitter (~702 m); NPI-reporting emitter (~820 m). Distinct from EMR/CLR; consider in the site-history assessment.
Traffic & Parking Assessment	Check planning-scheme codes	May be required depending on use, scale, and parking generation per the planning scheme transport / parking codes
Arborist Report	Check	Check for protected vegetation on site

Key Controls to Address in the Planning Report

- Heritage conservation — address impact on cultural heritage significance under the planning scheme heritage overlay code
- Acid sulfate soils — address management approach (arccgis)

Assessment Manager

Brisbane City — assessment manager for most code-assessable and impact-assessable applications under the Planning Act 2016. Where state interests trigger referral, the State Assessment and Referral Agency (SARA) acts as referral or (less often) assessment authority under Planning Regulation 2017 Sch 9/10.

Pre-Lodgement Meeting

Recommended for this site: heritage-affected site. A pre-lodgement meeting can clarify the assessment manager's expectations and reduce the risk of an information request under the Development Assessment Rules (Stage 2: Information request).

5 Applicable Controls

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.
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 Performance Solution Assessment

Performance Solution Assessment

Under the Queensland Planning Provisions, planning-scheme codes set out development standards as paired Performance Outcomes (POs) and Acceptable Outcomes (AOs). A proposal may comply via either route:

- **Meet the AO directly** — the prescribed measure (numeric or descriptive). Treated as compliant with the corresponding PO; assessment proceeds via the code's standard pathway.
- **Submit a performance solution against the PO** — the proposal demonstrates how it achieves the PO through alternate means. Assessment manager evaluates against the PO directly.

This is a structurally different mechanism from NSW Clause 4.6 (which is a written variation request requiring environmental planning grounds + public interest). QLD performance solutions are the standard pathway for any departure from an AO; no separate variation request is required.

Performance-solution benchmarks are not available for this property — no planning-scheme instrument resolved or no use codes loaded for this LGA.

8 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	Regional Indicative	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	Regional Protection	arcgis · #1
Koala district	District Designation	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	Rvm Exempt	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.

9 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
<p><u>Potential and actual acid sulfate soils overlay</u> Section 143</p>	<p>Potential and actual acid sulfate soils overlay code Outcome text not loaded — see source.</p>
<p>Flood Hazard Area 1 code — spatial trigger confirmed via state-level mapping</p>	
Overlay code	Substance
<p><u>Flood overlay</u> 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>Queensland Heritage Register 5 codes — spatial trigger confirmed via state-level mapping</p>	
Overlay code	Substance
<p><u>Commercial character building (activities) overlay</u> Section 134</p>	<p>Commercial character building (activities) overlay code Outcome text not loaded — see source.</p>
<p><u>Commercial character building (demolition) overlay</u> Section 135</p>	<p>Commercial character building (demolition) overlay code Outcome text not loaded — see source.</p>
<p><u>Heritage overlay</u> 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><u>Traditional building character (demolition) overlay</u> Section 149</p>	<p>Traditional building character (demolition) overlay code Outcome text not loaded — see source.</p>
<p><u>Traditional building character (design) overlay</u> 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.

10 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

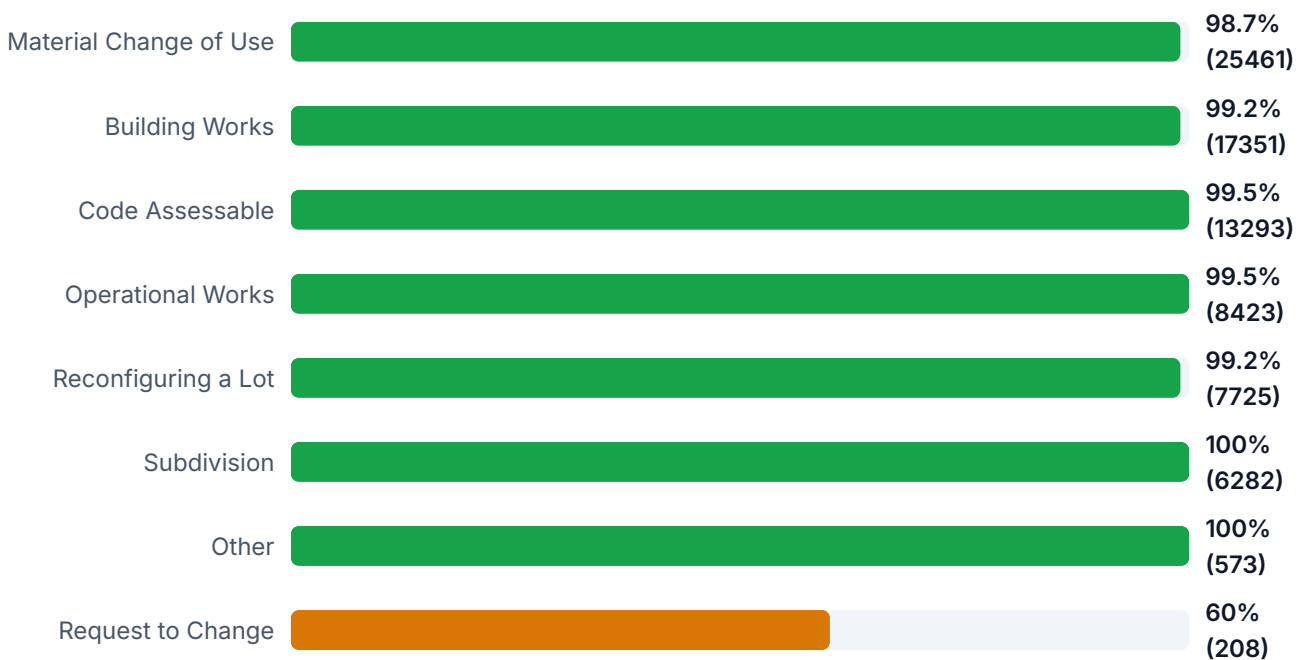


Avg Days to Decision

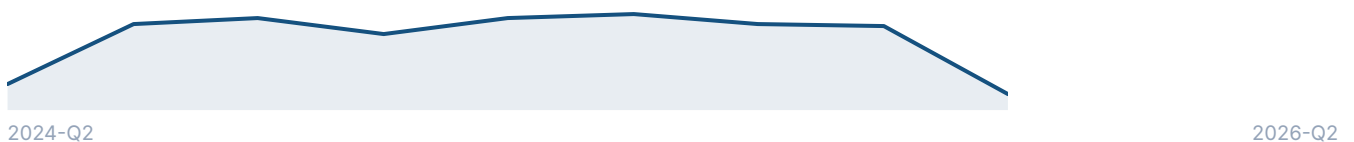


Historical Approval Rates by Development Type

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

60
Within 300m
4 active

1326
Within 1km
48 active

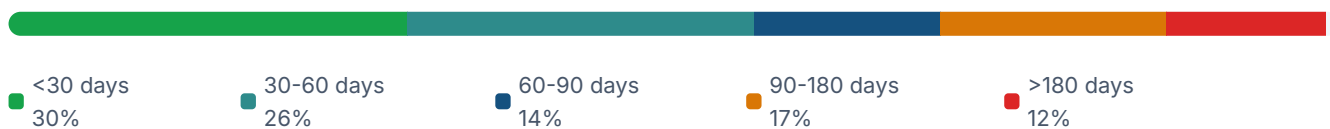
11562
Within 3km
273 active

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.

11 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	Dis- tance
Clem Jones Tunnel 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

Project	Industry	Status	Distance
Airport Link Project 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
Cross River Rail Project Proponent: Cross River Rail Delivery Authority · Est. \$5.4B capital investment	trans- port_infra- structure	report_issued	1.4 km
Legacy Way Proponent: Brisbane City Council · Est. \$1.7B capital investment · 1,400 peak construction jobs	trans- port_infra- structure	approved	2.2 km
Cairncross Dockyard Brisbane Project Proponent: Cairncross Dockyard Brisbane Project · Est. \$2.5B capital investment	defence	eis_preparation	3.3 km
Underground Bus and Train Project Proponent: Queensland Department of Transport and Main Roads · Est. \$5.0B capital investment	trans- port_infra- structure	lapsed	3.7 km
Northern Queensland Prawn Precinct Development (Hamilton Bay)	agricultural	declared	3.9 km
Gateway Upgrade 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).

12 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	Brisbane City Plan 2014	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) and confirm with Brisbane City and a qualified professional before acting. © 2026 ZoneDSS.