



DTS Group Qld Pty Ltd – Urban Planning

101 & 103 Waterworks Road, Ashgrove QLD 4060

Development Permit for Reconfiguring a Lot (2 into 2 Lots) and Building Works to Relocate a Pre-1947 Dwelling House in the TBCO

On behalf of
Nicholas Thallon

August 2026

Impact Assessable Development Application Report
101 & 103 Waterworks Road, Ashgrove QLD 4060
Being described as Lots 113 & 114 on RP20506

On behalf of
Nicholas Thallon
August 2026

Document History				
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Executive Summary

Site Details

Address:	101 & 103 Waterworks Road, Ashgrove QLD 4060
Lot Description:	Lots 113 & 114 on RP20506
Zoning:	CR1 Character (Character) Residential Zone
Neighbourhood Plan:	Ashgrove-Grange District Neighbourhood Plan
Site Area:	827m ²
Registered Landowner:	Nicholas Thallon

Application Details

Application:	Development Permit for Reconfiguring a Lot (2 into 2 Lot Boundary Realignment) and a Development Permit for Building Works to Relocate a Pre-1946 Dwelling House within the TBCO
Preliminary Approval:	N/A
Application Type:	Impact Assessable
Applicant:	Nicholas Thallon C/- DTS Group Qld, PO Box 3128, West End Q 4101
DTS Reference:	BNE250399

Synopsis

This application seeks approval for a Development Permit for Reconfiguring a Lot (2 into 2 Lot Boundary Realignment) and a Development Permit for Building Works to relocate a Pre-1946 Dwelling House within the TBCO located at 101 & 103 Waterworks Road, Ashgrove.

The proposed allotments are being pursued by the applicant to facilitate future residential development on the site, responding to the current demand for increased housing supply. The layout of the proposed reconfiguration has given careful consideration to the site constraints and also the established lot pattern in the vicinity of the site. The development has achieved a layout that suitably reflects the low-density nature of the Ashgrove area. The development is considered to be appropriately sized to facilitate development in accordance with the overall outcomes of the Character Residential Zoning of the *Brisbane City Plan 2014*.

1 Introduction

This planning assessment report accompanies a Development Application for a Development Permit for Reconfiguring a Lot (2 into 2 Lot Boundary Realignment) and a Development Permit for Building Works to relocate a Pre-1946 Dwelling House within the TBCO. The subject site is located at 101 & 103 Waterworks Road, Ashgrove being described as Lots 113 & 114 on RP20506 (hereafter referred to as “the subject site”). The locational context of the subject site is illustrated in ‘**Figure 1 – Aerial Photograph**’ and ‘**Figure 2 – Locational Context**’ to this report.

The site is mapped within the CR1 Character (Character) Residential Zone of the *Brisbane City Plan 2014* and is further identified as being within the Ashgrove-Grange District Neighbourhood Plan area. The development has been assessed against the desired outcomes, intents and acceptable solutions of the relevant planning scheme codes as well as relevant state and regional provisions. Having regard to the definition of “development” at Schedule 2 of the *Planning Act 2016*, the proposal is considered to constitute the Reconfiguration of a Lot and Building Works and is sought to be accompanied by a Development Permit.

The below reporting has been prepared to logically address the town planning considerations relevant to the application, and based on assessment illustrate sufficient urban planning grounds to warrant approval.

Accompanying this report is the:

- **Code Assessment**, prepared by DTS Group QLD, attached under **Appendix A**;
- **Proposed Reconfiguration Plan** prepared by DTS Group QLD, attached under **Appendix B**;
- **Civil Engineering Report** prepared by Civil Works Engineers, attached under **Appendix C**.



Figure 1 Aerial Photograph

Source: Near Map, August 2026

1.1 Level of Assessment

The application is for Reconfiguring a Lot (2 into 2 Lot Boundary Realignment) and Building Work to relocate a pre-1946 Dwelling House within TBCO.

Table 1 below provides an assessment against Part 5 of the *Brisbane City Plan 2014* and has determined that the applicable level of assessment for this application is **Impact Assessment**.

Table 1 Level of Assessment & Applicable Assessment Criteria

City Plan 2014	Level of Assessment	Assessment Criteria
Zoning		
CR1 Character (Character) Residential Zone	Impact Assessment (Lots less than 450m ²)	The Planning Scheme including: Subdivision Code Character Residential Zone Code Prescribed Secondary Codes
Neighbourhood Plan		
Ashgrove-Grange District Neighbourhood Plan	No Change	Ashgrove-Grange District Neighbourhood Plan Code
Overlay		
Airport Environs Overlay (OLS, PANS, & BBS Zone – Distance from airport 8-13km)	Not Applicable	Not Applicable
Bicycle Network Overlay (Waterworks Road: Primary Cycle Route)	Code Assessment	Bicycle Network Overlay Code
Community Purposes Network Overlay	Not Applicable	Not Applicable
Critical Infrastructure and Movement Network Overlay (Critical infrastructure and movement planning area sub-category)	Not Applicable	Not Applicable
Dwelling House Character Overlay	Accepted Development	Not Applicable
Flood Overlay (Creek/Waterway Flood Planning Area 5 sub-category)	Code Assessment	Flood Overlay Code
Potential and Actual Acid Sulfate Soils Overlay (Land above 5m AHD and below 20m AHD sub-category)	Not Applicable	Not Applicable
Road Hierarchy Overlay	Code Assessment	Road Hierarchy Overlay Code

City Plan 2014	Level of Assessment	Assessment Criteria
<i>(Waterworks Road: Arterial Road, Eagar Street: Neighbourhood Road)</i>		
Streetscape Hierarchy Overlay <i>(Waterworks Road: Subtropical Boulevard – out of centre verge width 3.75m/4.25m, Eagar Street: Neighbourhood Street Minor)</i>	Code Assessment	Streetscape Hierarchy Overlay Code
Traditional Building Character Overlay <i>(Neighbourhood Character sub- category)</i>	Code Assessment	Traditional Building Character Overlay (Design & Demolition) Codes
Transport Air Quality Corridor Overlay <i>(Transport Air Quality B sub- category)</i>	Not Applicable	Not Applicable
Transport Noise Corridor Overlay <i>(Noise Corridor – Brisbane: Queensland Development Code MP4.4 Noise Category 2 & 3)</i>	Not Applicable	Not Applicable

2 Site Characteristics

The subject site is located at 101 & 103 Waterworks Road, Ashgrove, being described as Lots 113 & 114 on RP20506. The site includes two small, narrow lots in a single residential land holding, comprising a total area of 827m². The site is located on a corner allotment and has a primary frontage of 20.1m to Waterworks Road along the western property boundary and a secondary frontage of 40.2m to Eagar Street along the northern property boundary. The site is currently improved by a pre-1946 two-storey dwelling house, which is orientated to and gains pedestrian access from Waterworks Road. Vehicular access is achieved via an existing crossover to Eagar Street at the eastern end of the northern boundary. The dwelling house is to be retained and relocated as part of the proposal, and the existing garage and carport structure is to be removed.

In the broader context, the site is located in the suburb of Ashgrove and is situated east of Waterworks Road, west of Kelvin Grove Road, south of Ashgrove Avenue, and north of Ithaca Creek and the Brisbane CBD. The site is located within proximity to a range of retail and commercial activities including Ashgrove Shopping Village, Newmarket Village Shopping Centre, other retail and commercial businesses along Waterworks Road and Kelvin Grove Road. The site is located within close proximity to educational establishments including Ithaca Creek State School, St Ambrose's School, Kelvin Grove State College, QUT Kelvin Grove Campus, Petrie Terrace State School, and Mt St Michael's College; public open spaces and community facilities including Woolcock Park, Gilbert Park, Broncos Club, William Crook Oval, Red Hill Community Club, and Suncorp Stadium. The site has access to the surrounding public transportation network with bus stops along Waterworks Road and the Newmarket train station to the north.

The subject site is located within the Character Residential Zone of the *Brisbane City Plan 2014* and the surrounding lots are located within the Character Residential Zone, Low Density Residential Zone, Open Space Zone, Community Facilities Zone, and the Sport and Recreation Zone. Given the identified zoning, the surrounding land uses generally comprise a mixture of pre- and post-1946 dwelling houses on small and standard allotments, public parkland, environmental areas, sporting facilities, and supporting community infrastructure.

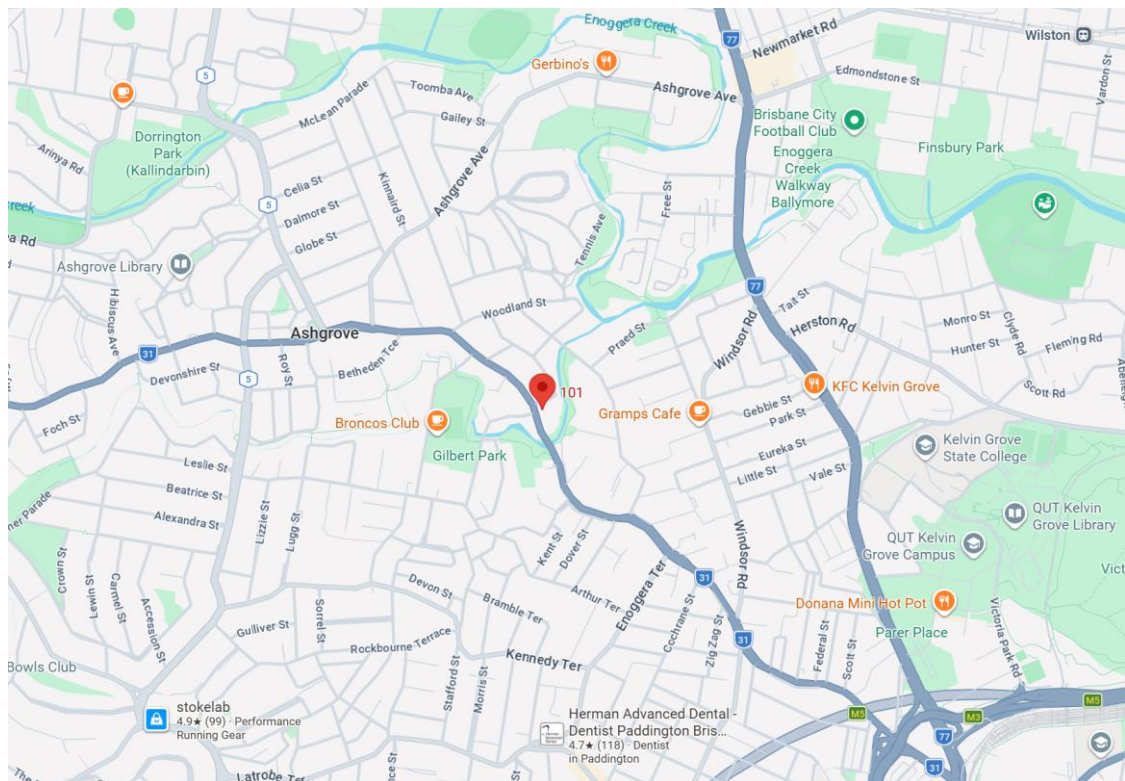


Figure 2 Locational Context
Source: Google Maps, 2026

2.1 Planning Scheme Zoning

Brisbane City Council's *City Plan 2014* Interactive Mapping outlines the zoning that applies to the subject site, as illustrated in **Table 2**.

Table 2 Brisbane City Plan 2014 – Zoning

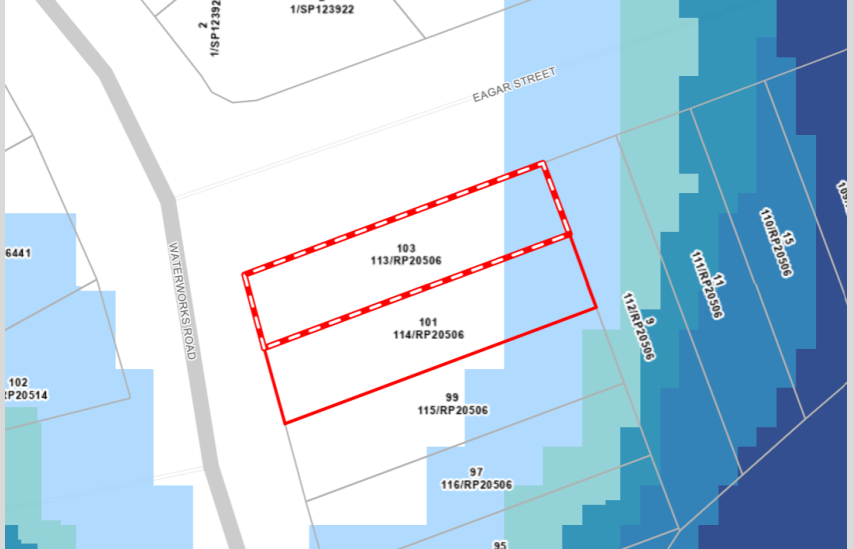
Zone	Mapped Location
CR1 Character (Character) Residential Zone	

2.2 Planning Scheme Overlays

Brisbane City Council's *City Plan 2014* Interactive Mapping outlines the Overlays that apply to the subject site. **Table 3** shows the mapped of the overlays relevant to the proposed development:

Table 3 Brisbane City Plan 2014 – Overlays

Overlay	Mapped Location
Bicycle Network Overlay (Waterworks Road: Primary Cycle Route)	

Overlay	Mapped Location
Dwelling House Character Overlay	
Flood Overlay <i>(Creek/Waterway Flood Planning Area 5 sub-category)</i>	
Road Hierarchy Overlay <i>(Waterworks Road: Arterial Road, Eagar Street: Neighbourhood Road)</i>	

8

the road reserves of Waterworks Road and Eagar Street, which allows for property connections to the subject site.

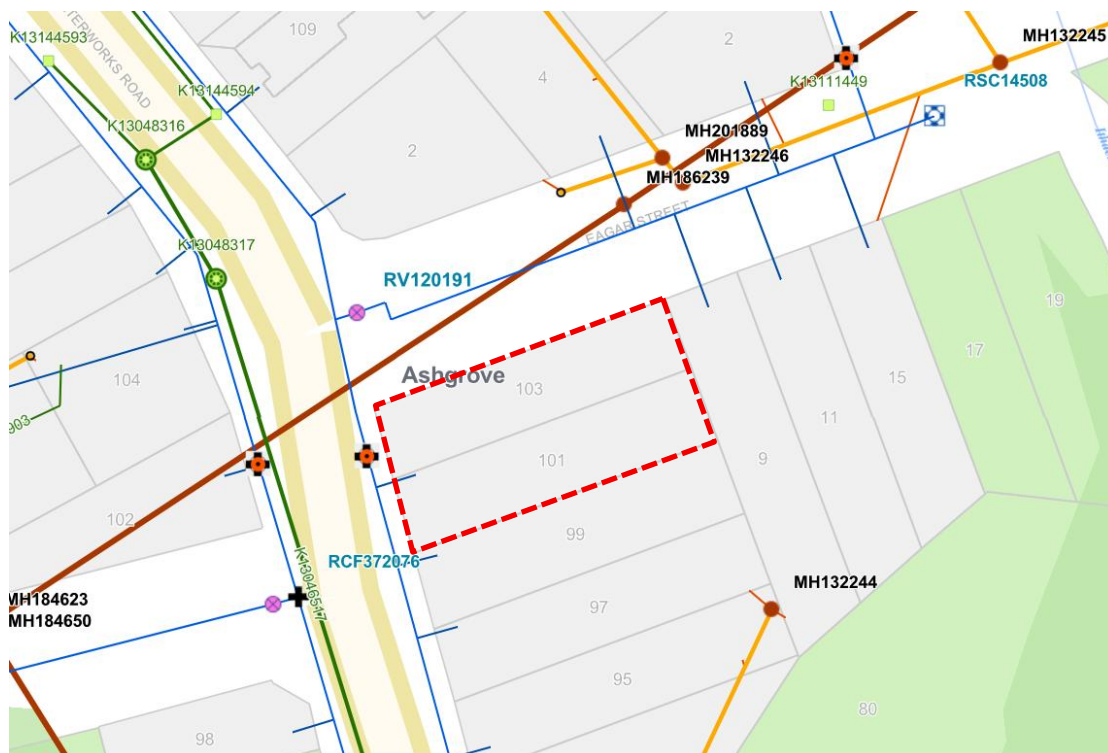


Figure 3 BCC As Constructed Services

Source: BCC, 2026

3 The Proposed Development

3.1 Details

The proposal seeks a Development Permit for Reconfiguring a Lot, being 2 into 2 lot boundary realignment, and a Development Permit for Building Works to relocate a Pre-1946 Dwelling House within the TBCO. The subject site is located at 101 & 103 Waterworks Road Ashgrove, being described as Lots 113 & 114 on RP20506.

As illustrated in **Figure 4** below and in the Proposed Reconfiguration Plan (**Appendix B**), the proposed development seeks to reconfigure the layout of the site from two long, narrow lots into two square lots for future residential development. The development involves the relocation of the existing dwelling house further to the west to be wholly located within proposed Lot 1. The existing garage and carport structure at the north-eastern portion of the site are to be removed. It is highlighted that the works to relocate the existing dwelling house are prescribed accepted development and do not constitute assessable building works.

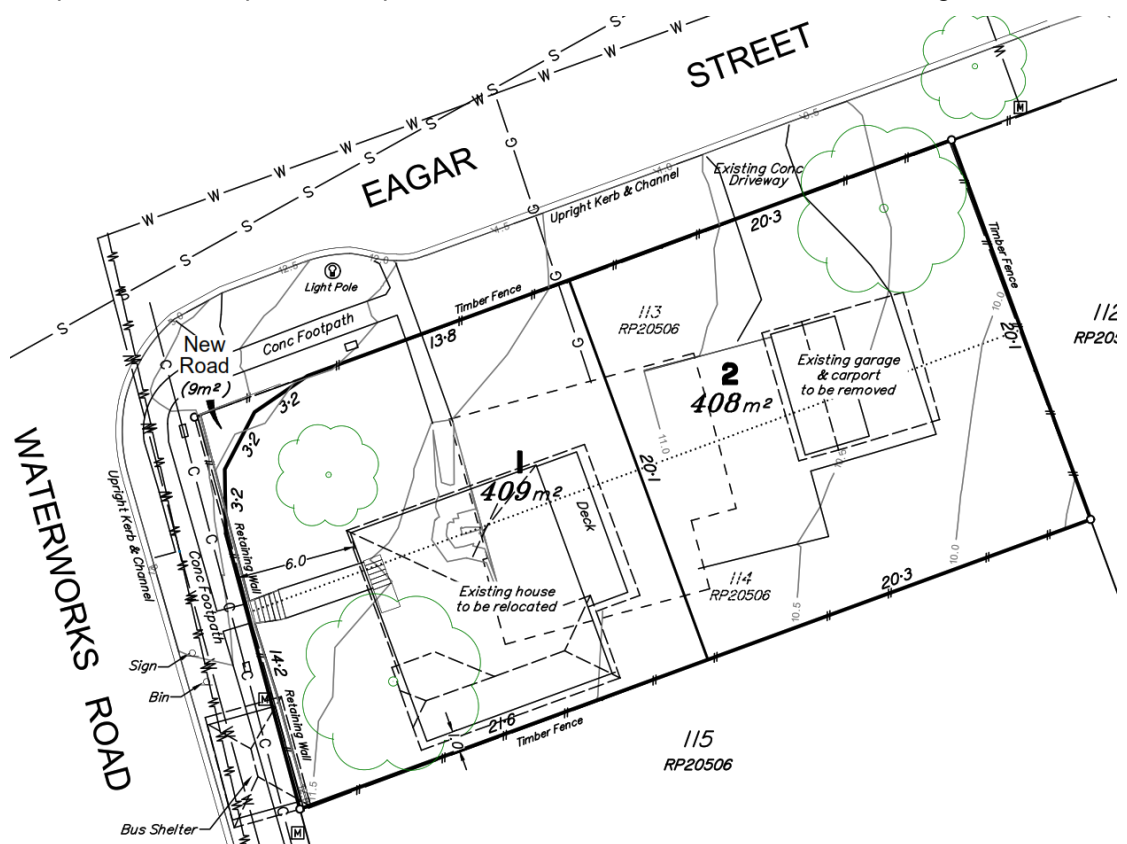


Figure 4 Proposed Lot Configuration

Source: Excerpt from Proposed Reconfiguration Plan attached under Appendix B

The proposed reconfiguration responds to the traditional character of the locality, with the proposed lots having proportions and widths which are responsive to the site characteristics. The proposal is generally compliant with all acceptable solutions of the Subdivision Code, all applicable overlay codes, and secondary codes. Where non-compliance exists, extensive justification has been provided.

Refer to **Appendix A** for detailed assessment against the relevant development codes.

3.2 Lot Reconfiguration

3.2.1 Lot Details

Table 4 details the dimensions and areas of the proposed lots.

Table 4 Proposed Lot Details

Lot	Area	Frontage	Dimensions	Allotment Features	Vehicle Access
1	409m ²	18.6m to Eagar Street & 19m to Waterworks Road	21.6m x 20.1m	Existing dwelling house relocated to be wholly contained within Lot 1.	Via new crossover to Eagar Street
2	408m ²	20.3m to Eagar Street	20.3m x 20.1m	Existing dwelling house relocated to be wholly contained within Lot 1. Existing garage/carport structure removed.	Via existing crossover to Eagar Street

According to Table 9.4.10.3.B of the Subdivision Code, the minimum lot size for small lots in the Character Residential Zone is 450m², with an average lot width of 15m and a minimum rectangle dimension of 14m x 20m. As identified in **Table 4** above, the proposed development results in two lots, each with a total area of 408m² and 409m² respectively. Consequently, the development pursues a Performance Solution against AO1 of the Subdivision Code. The corresponding performance outcome states:

PO1

Development results in lots and an arrangement of lots that:

- enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;*
- are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;*
- feature a useable shape to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;*
- complement the streetscape, local context and character for the locality;*
- address development constraints.*

The proposed development has been designed to support the intended residential use and achieve a suitable small lot reconfiguration which supports the minimum rectangle dimensions of 14m x 15m and a frontage width of 15m identified within the Subdivision Code. The proposed development creates lots of sufficient proportions to allow for the siting of future dwelling houses in accordance with the Dwelling House (Small Lot) Code. The proposal ensures that future residential development is capable of achieving compliant setbacks and an adequate distribution of private open space.

Refer to **Appendix A** for detailed assessment against the Subdivision Code.

3.2.2 Minimum Lot Size, Block Pattern and Character Outcomes

The Character Residential Zone includes the following key overall outcome, which is consistently brought up as a key outcome that needs to be achieved during P & E Court appeals for lots less than 450m² in the Character Precinct of the Character Residential zone:

“Development provides for a minimum lot size of 450 m² to maintain a block pattern that accommodates traditional backyards and large trees.”

This outcome establishes a quantitative benchmark intended to support a qualitative character objective. The purpose of the 450m² minimum is to ensure that subdivision maintains the established block pattern and provides sufficient space for traditional backyards and large subtropical trees. Importantly, the Planning Scheme and relevant case law confirm that this benchmark is not an absolute prohibition and may be varied where the underlying intent is still achieved.

At 101 Waterworks Road, the proposal satisfies the intent of this overall outcome despite creating lots less than 450m². Lot 1, which is 409m² and contains the existing house has two substantial areas that can accommodate large trees, with minimum dimensions of 6m in either direction. As Lot 2 will contain a minimum rear setback of 3.5m, as well as a front setback of at least 5m, this lot will also be capable of having a traditional backyard with large trees.

The Waterworks Road corridor also already contains a diverse mix of lot sizes, including numerous parcels between 350 m² and 450 m², as well as constrained and irregular lots. Smaller lots are therefore characteristic of the locality, and the proposed subdivision does not disrupt the established block pattern that the overall outcome seeks to maintain.

3.2.3 Block Pattern, Surrounding Lot Sizes and Character Context

The proposal provides a design reflective of the surrounding character and built form and is considered to meet the intent and overall outcomes of both the Character Residential Zone Code and the Ashgrove-Grange District Neighbourhood Plan Code. Specifically, there are numerous examples of CR1 Character (Character) Residential Zoned properties in the immediate locality with lot sizes less than 450 m², demonstrating that smaller lots are an established and accepted part of the block pattern (**Figure 5**). These include properties at:

- 67, 91, 95, 97, 98, 99, 102, 108, 114, 115, 116 and 121 Waterworks Road;
- 4, 11 and 15 Eagar Street;
- 2, 8, 10, 16, 18, 20 and 22 Moulton Street; and
- 6 Mara Place.

It is also highlighted that Council has recently approved a similar development application (Impact Assessable) located at 181 Ashgrove Avenue, Ashgrove which involved the creation of two small lots within the Character (Character) Residential Zone (Council Reference: A006934978).



Figure 5 Surrounding Small Lots

Evidently, the prevailing subdivision pattern in this neighbourhood is characterised by a majority of residential lots below 450 m², including many containing pre-1946 dwellings. As such, the proposed development achieves a lot layout that is highly reflective of the established pattern, reinforcing the traditional character of Waterworks Road and Eagar Street and presenting an opportunity for future residential development that is consistent with, and supportive of, the existing character values of the area.

3.2.4 Streetscape Rhythm and Built Form Compatibility

According to the Planning Scheme, the CR1 Character Precinct overall outcomes emphasise maintaining:

- the rhythm of traditional dwellings;
- spacing between houses;
- the green landscaped setting; and
- the established subdivision pattern.

The proposal complies with these outcomes because:

- The retained pre-1946 house continues to anchor the Waterworks Road frontage.
- The proposed lot widths and dimensions are consistent with nearby lots, many of which are already below 450 m².
- Future development on the new lot will be subject to the Dwelling House (Small Lot) Code, ensuring compatible scale, setbacks, roof form and landscaping.
- The subdivision does not introduce any visually disruptive pattern or built form.

Therefore, the proposal maintains the intended character outcomes of the precinct.

3.2.5 Amenity, Access and Infrastructure

The subdivision will not result in any adverse amenity impacts. Both lots can be serviced by existing water, sewer, stormwater, electricity and telecommunications infrastructure. Vehicle access can be safely provided without compromising the function of Waterworks Road or Eagar Street. The proposal supports efficient use of existing infrastructure and contributes to housing diversity in a well-serviced inner-suburban location.

3.2.6 Summary of Compliance with the Character Precinct Overall Outcome

Although the proposed lots are less than 450m², the subdivision at 101 Waterworks Road achieves the full intent of the Character Precinct overall outcome. Specifically:

- The block pattern is maintained, consistent with the existing mix of small and medium-sized lots.
- Traditional building character is preserved through retention of the pre-1946 dwelling.
- Green landscape outcomes are achieved, including deep planting areas and space for large trees.
- Streetscape rhythm remains intact, with compatible lot widths and future dwelling envelopes.
- Amenity is preserved, with no adverse impacts.
- The subdivision supports sensitive, character-respecting infill development consistent with the purpose of the Character Residential Zone.

3.3 Pre-1946 Dwelling House Relocation

The other component of the proposal seeks approval for a Development Permit for Building Works to relocate the existing pre-1946 dwelling house on the site. The existing building is to be relocated toward the west to be wholly located within proposed Lot 1. The relocation of the dwelling house will result in a street frontage setback of 6m to wall to Waterworks Road (western boundary), which is the primary street frontage.

AO1.2 of the Traditional Building Character (Design) Overlay Code states that development is to provide a minimum front setback within 20% of the front setback of a dwelling constructed in 1946 or earlier within the street. The nearest pre-1946 houses fronting the same street are located immediately to the south of the site at 99 and 97 Waterworks Road, and have front setbacks of approximately 12.5m and 6m respectively. As such, the proposed front setback of 6m is not within the 20% of the average adjoining front setback of the nearest pre-1946 houses, and accordingly, triggers a development permit for Building Works for the relocation

of a pre-1947 dwelling house within the Traditional Building Character Overlay. It is noted that the adjoining house at 99 Waterworks Road has an unusually large front setback, with the majority of pre-1947 dwelling houses in the area fronting Waterworks Road having a front setback of closer to 6m. Accordingly, while it may not comply with the 20% average setback requirement due to the property next door having an unusually large front setback, the proposal still complies with PO1 of the Traditional Building Character (Design) Overlay Code, as the setting of the house will still complement nearby buildings in the street built in 1946 or earlier.

The proposal retains the existing pre-1946 dwelling house in accordance with the requirements under the Traditional Building Character (Demolition & Design) Overlay Codes (refer to **Appendix A**).

3.4 Vehicle Access & Streetscape

Each proposed lot will achieve direct access to the existing road network. The existing crossover to Eagar Street is to be retained for Lot 2 and a new 2.5m crossover to Eagar Street is proposed for Lot 1.

The development provides a standard three-chord truncation at the north-western corner of the site at the intersection of Waterworks Road and Eagar Street. The development maintains the existing road reserve and footpath in accordance with the Infrastructure Design Planning Scheme Policy.

Refer to the Civil Engineering Report, attached under **Appendix C**, for further information.

3.5 Infrastructure Provision

The proposed development will be connected to requisite urban services.

3.5.1 Water

There is existing reticulated water infrastructure within the road reserves of Waterworks Road and Eagar Street. The site is currently connected to the existing water main within the road reserve of Eagar Street, with the subject site currently being serviced by a single property connection at the western boundary. The existing connection will be modified to provide connections to each of the proposed lots, in accordance with Queensland Urban Utilities requirements.

3.5.2 Sewer

The subject site is currently serviced by an existing combined sewer connection through the adjoining properties to the south. Both new lots will be connected to the sewer main in Eagar Street as per Queensland Urban Utilities requirements.

Refer to Civil Engineering Report, attached under **Appendix C**, for additional information and preliminary designs.

3.5.3 Stormwater & Flooding

The development proposes stormwater connections for Lots 1 and 2 to discharge to the existing kerb and channel along Eagar Street, which has been achieved via filling and retaining to the proposed lots. The new and existing infrastructure will be able to adequately support the proposed development.

As per the BCC FloodWise Property Report, and Interactive and Flood Awareness Mapping information, the likelihood of flood for the development is 1%. The flood level from the creek is about 9.3m AHD. As such, due to the existing levels exceeding 9.3m AHD and the proposed works being minor in nature, it is not expected that there will be an increase in flood levels and hazards on neighbouring properties.

3.5.4 Earthworks

The proposed earthworks will require retaining walls along the property rear and sides and will be in accordance with BCC infrastructure planning scheme policy. The proposed retaining walls along the boundary line will be limited to 1m in height and will be constructed in accordance with the requirements. These retaining walls will also mitigate stormwater run-off to the adjoining properties.

Refer to the Civil Engineering Report, attached under **Appendix C**, for further information.

4 Town Planning Framework

4.1 Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016* and under related legislation including the *Planning Regulation 2017* and the *Development Assessment Rules*.

4.2 Categories of Development and Benchmarks

The development proposed by this application includes Reconfiguring a Lot and Building Work that is made Impact Assessable under the *Brisbane City Plan 2014*, in accordance with section 45 (2) of the *Planning Act 2016*. In this regard, the benchmarks for a categorising instrument as set out in section 45(3) (a) of the Act have been considered by this report.

“(5) An impact assessment is an assessment that—

(a) must be carried out—

(i) against the assessment benchmarks in a categorising instrument for the development; and

(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.”

The relevant assessment benchmarks are described in section 30 of the *Planning Regulation 2017*, and state:

“(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) a temporary State planning policy applying to the premises;

(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;

(c) if the local government is an infrastructure provider—the local government’s LGIP.

(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”

The category of development and the relevant assessment benchmarks are identified in **section 1.1** of this report. Furthermore, the application is made impact assessable and the relevant benchmarks are addressed in **section 6** of this report.

The proposal is not made assessable under Schedule 10 of the *Planning Regulation 2017*.

4.3 Public Notification

Section 53 of the Planning Act 2016 identifies the circumstances when the notification stage of the development assessment process applies as follows:

- “(a) any part of the application requires impact assessment; or
(b) the application includes a variation request.”*

As identified in **section 1.1** of this report, the application is Impact Assessable, and therefore public notification is required to be carried out in accordance with the *Planning Act 2016*.

4.4 Referral Agencies

The Referral Agencies triggered by this proposal and their jurisdictions have been established with reference to section 55(2) of the *Planning Act 2016* and Schedules 9 and 10 of the *Planning Regulation 2017*. No referral triggers are applicable.

4.4.1 State Development Assessment Provisions

The proposed development does not trigger referral to the Department of Infrastructure, Local Government and Planning and subsequently does not require assessment against the State Development Assessment Provisions.

4.5 South East Queensland Regional Plan

The SEQ Regional Plan defines a spatial framework for the region and allocates land into one of five regional land use categories. Under the SEQ Regional Plan the site is contained within the 'Urban Footprint'. As the proposal is for Reconfiguring a Lot and Building Work within an established residential area, it is clearly appropriate for the development of “urban activities”.

4.6 State Planning Policy

The State Planning Policy has been reviewed relative to the subject site, in particular the development assessment requirements within Part E. The applicant considers that the SPP is not applicable due to the location of the site and the nature of the works being proposed. Furthermore, the subject site is situated within the Brisbane City Council administrative area, and the application is made assessable under the *Brisbane City Plan 2014*. Part 2, section 2.1 of the planning scheme identifies that the SPP was integrated into the planning scheme and no further conflict has been identified.

4.7 Local Government Infrastructure Plan

The proposal is not subject to a Local Government Infrastructure Plan.

4.8 Temporary State Planning Policy

The proposal is not subject to a Temporary State Planning Policy.

5 Categorising Instrument - Brisbane City Plan 2014

5.1 Strategic Framework

The proposed development is Impact Assessable and is assessable against the planning scheme. As demonstrated in the following sections, the proposal complies with the zone code and neighbourhood plan code and therefore compliant with the broader planning scheme's strategic framework.

5.2 Character Residential Zone Code

Section 6.2.1.5, of the *Brisbane City Plan 2014*, details the purpose of the Character Residential Zone Code and outlines how the purpose of the zone is achieved through overall outcomes for (a) zone role, (b) development locations and uses, (c) development form, (d) the following precincts: (i) Character zone precinct, (ii) Infill housing zone precinct.

The following section provides an assessment of the proposal against the overall outcomes of the Character (Character) Residential Zone Code, demonstrating that the proposal is generally compliant with both the overall outcomes and purpose of the zone code.

(6) Character zone precinct overall outcomes:

(a) Development retains a dwelling house built in 1946 or before.

Complies – The proposed development retains the existing pre-1946 dwelling on the site.

(b) Development provides that a new dwelling house:

- (i) is 1 or 2 storeys in height;*
- (ii) is located on an appropriately sized and configured vacant lot.*
- (iii) is compatible in scale and design with existing houses built in 1946 or before;*
- (iv) reinforces the traditional building character of the Character zone precinct*

Not Applicable – The proposed development is for reconfiguring a lot and building work and retains the existing dwelling house on the site, which does not exceed two storeys in height.

(c) Development for a dwelling other than a dwelling house is not accommodated within the Character zone precinct.

Not Applicable – The proposed development is for the reconfiguration of a lot and building work. The development retains the existing dwelling house on the site.

(d) Development provides for a minimum lot size of 450m² to maintain a block pattern that accommodates traditional backyards and large trees.

Performance Solution – The proposed reconfiguration results in two allotments with areas less than 450m². Whilst non-compliant, the proposed lot layout and size is consistent with existing allotments in the vicinity. The proposal is capable of maintaining a block pattern that accommodated traditional backyards, extensive vegetation and sufficient private open space, with a substantial area to the south of the existing dwelling capable of being used as a backyard, and is also capable of accommodating large trees.

5.3 Ashgrove-Grange District Neighbourhood Plan Code

The subject site is located within the Ashgrove-Grange District Neighbourhood Plan Area but is not further identified as being within a specific precinct. As per Section 7.2.1.4 of the *Brisbane City Plan 2014*, the purpose of the Ashgrove-Grange District Neighbourhood Plan Code is achieved through the overall outcomes. The proposed development is for the reconfiguration of a lot for a 2 into 2 lot boundary realignment and building work to relocate the existing pre-1946 dwelling house on the site. Given that the subject site is not located within a specific precinct, no acceptable outcomes have been identified as applicable to the proposed development.

6 Assessment Benchmarks – Planning Scheme Codes

The proposal triggers assessment against the following development codes contained within the *Brisbane City Plan 2014* document:

6.1 Primary Code

- **Subdivision Code** – addressed by DTS Group QLD, attached under **Appendix A**

6.2 Secondary Codes

- **Filling and Excavation Code** – addressed by Civil Works, attached under **Appendix C**
- **Infrastructure Design Code** – addressed by Civil Works, attached under **Appendix C**
- **Landscape Work Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Outdoor Lighting Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Park Planning and Design Code** – no parks are proposed as part of the development application and therefore, this code is not applicable.
- **Stormwater Code** – addressed by Civil Works, attached under **Appendix C**
- **Transport, Access, Parking and Servicing Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Wastewater Code** – the proposed development does not involve an on-site wastewater system and therefore, this code is not applicable.

6.3 Overlay Codes

- **Bicycle Network Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Flood Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Road Hierarchy Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Streetscape Hierarchy Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Traditional Building Character (Demolition) Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Traditional Building Character (Design) Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**

7 Conclusion

This assessment report has identified and analysed the relevant planning issues of this proposed development, which requires a Development Permit for Reconfiguring a Lot (2 into 2 Lot Boundary Realignment) and a Development Permit for Building Works to relocate a Pre-1946 Dwelling House within the TBCO located at 101 & 103 Waterworks Road, Ashgrove.

The conclusions, which can be drawn from this assessment report, are as follows:

- The development application has been made in accordance with the requirements for development under the *Planning Act 2016*.
- The proposal complies with the *City Plan 2014* requirements for an Impact Assessable development application.
- The proposal demonstrates that the development will contribute to the relevant strategic framework themes and elements of the *City Plan 2014* as well as the purpose of the Character Residential Zone.
- The proposed development creates suitably sized allotments consistent with the Character Residential Zone in the immediate vicinity and capable of containing dwelling houses.
- The proposal complies with the performance criterion and / or acceptable solutions of the Subdivision Code, relevant overlay codes and all applicable secondary codes. Where a conflict exists the development application has provided justification for why a performance based assessment of the criteria is warranted.

This Assessment Report supports the development application and is recommended to Council, as the Assessment Manager, for approval subject to reasonable and relevant conditions.

Appendix A
Code Assessment

Appendix B
Proposed Reconfiguration Plan

Appendix C
Civil Engineering Report



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