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R E S I D E N T I A L P L A N N I N G C O N S U L T A N T S

TOWN PLANNING ASSESSMENT **REPORT**

***RECONFIGURATION OF A LOT (1 INTO 2) IN THE
LOW-DENSITY RESIDENTIAL ZONE
AT 15 KITTABILLA ST CHERMSIDE WEST 4032,***

DESCRIBED AS LOT 62 ON RP97618

Prepared by:



For:

THE G A KORDIC FAMILY TRUST

29 September 2026

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PI Home Pty Ltd

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2. DEVELOPMENT EXECUTIVE SUMMARY

RiskSMART	No		
RPD	Lot 62 on RP97618		
Area of Site	612m ²		
Applicant's name	Gary Kordic		
Zone / Neighbourhood or Local Plan	Zone: Low Density Residential Zone Neighbourhood Plan: Aspley district neighbourhood plan		
Proposed use as defined in City Plan	Subdivision (1 into 2) for Residential purposes.		
Details of proposal	Reconfiguration of Lots		
	▪ Number of existing lots	1	
	▪ Number of new lots	2	
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (ROL)		✓
	Building Work (BW)		
	Operational Work (OW)		
Level of Assessment	Impact Assessable		
Pre-lodgement / Consultation history	Nil		
Key planning issues	Lot Size		
Referral agencies	Agency	Concurrence/ Advice	
	N/A	N/A	
Specialist reports provided	Survey Plan, Subdivision Plan, Concept Architectural Plans, Services Plan		
Public notification	Yes		

3. INTRODUCTION

PI Home Pty Ltd has been engaged by The G A Kordic Family Trust (the applicant) to prepare and lodge a development application seeking a development permit for Reconfiguring a Lot (1 into 2 subdivision) for 2 small lots located at 15 Kittabilla St Chermside West 4032.

The existing lot is a standard lot (612m²) located within the Low density residential zone under the City Plan 2014.

City Plan Amendment v37.00/2026 became effective on 18 September 2026 and amended the LDR subdivision provisions to increase the walking-distance threshold for the small-lot centre concession from 200 m to 300m. The assessment in this report has been undertaken following that amendment.

It is acknowledged that the centre within proximity of the site does not meet the 2000sqm threshold for small lots. However, it is considered that the centre provides the same capacity as a centre of acceptable size and that due to the cumulative matters in support of the proposal, such as favourable locational characteristics and extenuating housing supply circumstances, there are sound town planning grounds for the departure from the acceptable lot size criteria in this instance

Concept dwelling house plans of 2 readily available turn key dwellings have been prepared over the proposed lots to demonstrate the limited potential for impact upon low density residential amenity as well as the functionality of the proposed development with regard to vehicle access and serviceability. It is noted that this application does not seek a development permit for these dwelling houses which would be prohibited from assessment in accordance with Schedule 6 of the Planning Regulation 2017.

The application seeks a development permit for Reconfiguring of a Lot under the Planning Act 2016 (the Act) and requests Council approval via the **Impact Assessable** process.

This report considers the proposed development against the applicable planning framework including the Planning Act 2016, The Planning Regulation 2017, Shaping SEQ Regional Plan, and the relevant assessment criteria of the Brisbane City Plan 2014.

4. SITE DETAILS

4.1. City Plan 2014 Designations

Address: 15 Kittabilla St Chermside West 4032

RPD: Lot 62 on RP97618

Site Area: 612m²

Zone: Low density residential zone

Neighbourhood Plan: Aspley district neighbourhood plan

Applicable Overlays:

- Airport environs overlay
 - OLS - Horizontal limitation surface boundary
 - Procedures for air navigation surfaces (PANS)
 - BBS zone - Distance from airport 8-13km
- Community purposes network overlay
- Critical infrastructure and movement network overlay
- Critical infrastructure and movement planning area sub-category
- Dwelling house character overlay
- Flood overlay
- Creek/waterway flood planning area
 - Creek/waterway flood planning area 5 sub-category
- Road hierarchy overlay
- Streetscape hierarchy overlay

4.2. Aerial Photograph of Site



Figure 1: Aerial view (Nearmap 8 June 2025)

4.3. Existing Land Use

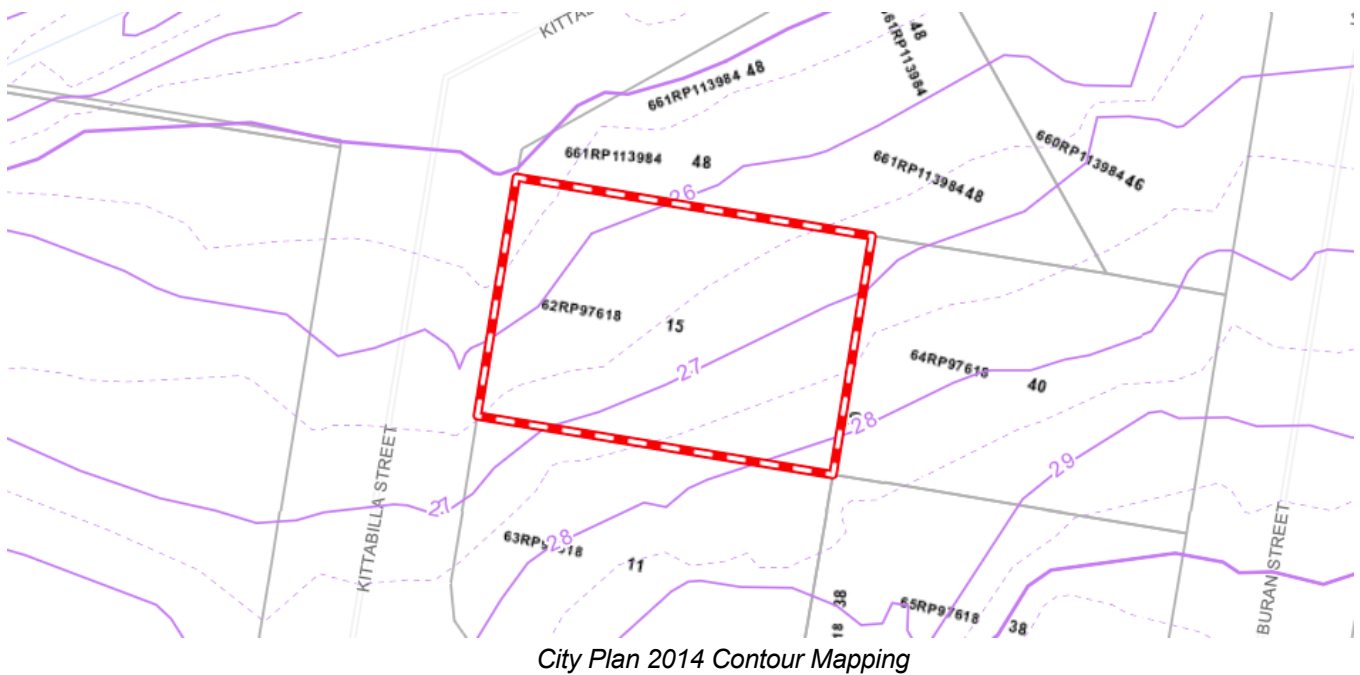
The subject site accommodates an existing dwelling house (post – 1946) in addition to domestic outbuildings.

4.4. Lot Shape and Orientation

The site occupies an area of 612m² and is rectangular in shape with a frontage of 20.88 metres. The lot is orientated generally West-East with the primary street frontage to the west of the site.

4.5. Topography

The site falls from the Southeast toward corner with a gradient of approximately 28.5m AHD down towards the Northwest corner along the Kittabilla Street frontage with an approximate gradient of 25m AHD.



City Plan 2014 Contour Mapping

4.6. Accessibility

Access to the site is currently provided via a single existing crossover to Kittabilla St. Kittabilla Street is a Council owned road designated as a Neighbourhood Road under the City Plan 2014 road hierarchy.

4.7. Public Domain

There are several improvements within the public domain of the existing premises. Two (2) street trees are identified within the road reserve located on either side of the existing driveway. The full frontage width is provided with kerb and channel as well as a concrete pedestrian footpath which ends at the interface with the road reserve of 48 Craigslea Street.



Street view 15 Kittabilla Street

4.8. Surrounding Development

The proposed development has been identified within proximity to numerous examples of open space, education, employment and lifestyle and social infrastructure including the following:

- Frederick Annand Park
- Milburn Street Neighbourhood Centre
- Craigslea Kindergarten
- Craigslea State School
- Craigslea State High School
- Bright Beginnings Edu-Care Centre
- Happy Tots Education on Hamilton



4.9. Services and Utilities.

The premises contains existing connections to all relevant civil services, including the reticulated water, sewerage, stormwater, telecommunications and electricity. Existing water, sewer, telecommunications, gas and electricity infrastructure are provided within the lot frontage. The site currently utilises kerb and channel for stormwater drainage. A telegraph pole is located within the frontage on the southern side of the driveway.

5. APPLICATION HISTORY

There is no available history of previous development applications on Council's Development.i system. To the applicant's knowledge, there have not been any refusals or unauthorised development on the site. In this instance pre-lodgement advice has not been sought from Council.

6. PROPOSAL

The application seeks the creation of 2 new residential lots over land at 15 Kittabilla St Chermside West 4032. The subject land is currently improved by an existing (post 1946) two storey dwelling house which is to be removed to accommodate the proposed lots.

The proposed reconfiguration will result in two (2) small lots of 306m² in area with dimensions of 10.36m x 29.55m. It is intended that the proposed lots will obtain access to Kittabilla Street via 2 new crossovers generally in the location of the existing crossover. The proposal will retain the existing on-street parking capacity.

The proposal intends to utilise existing utilities and services within the lot frontage. Queensland Urban Utilities have confirmed there is sufficient capacity in their networks to service the additional demand. The site falls to the street and therefore lawful discharge will be maintained within the kerb and channel.

Concept dwelling house designs have been prepared by Zenith Design and provided within Attachment 4. It is noted that this application does not seek a development permit for associated dwelling houses which would be prohibited from assessment in accordance with Schedule 6 of the Planning Regulation 2017. As such, these plans are for context purposes only to support the subdivision assessment.



Concept Dwelling house facade prepared by Zenith Design

7. PLANNING FRAMEWORK:

The *Planning Act 2016* (“the Act”) and the associated Planning Regulation 2017 are the primary statutory instruments for administering and regulating development assessment in Queensland. The Category of Development, Assessment Benchmarks and Public Notification provisions applicable to the proposed development under the Act are described below:

7.1. Category of Development:

Development for the purpose of the Act means:-

- a) *carrying out –*
 - (i) *building work; or*
 - (ii) *plumbing or drainage work; or*
 - (iii) *operational work; or*
- b) *reconfiguring a lot; or*
- c) *making a material change of use of premises.*

Having regard to the meaning of “development”, the proposal development constitutes Reconfiguring a Lot.

7.2. Assessment Benchmarks Generally – Impact:

Pursuant to Section 45 of the Planning Act 2016:

- 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.*

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017 as follows:

- 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.*

It is noted that the category of assessment for this application is prescribed as Impact Assessment under City Plan 2014. The applicable assessment benchmarks in accordance with Section 30 of the Planning Regulation 2017 are listed below:

- The SEQ Regional Plan
- The State Planning Policy (SPP)
- Schedule 10 of the Planning Regulation.
- Local Government Categorising Instrument (City Plan 2014)

8. SEQ REGIONAL PLAN

The site is identified within Shaping SEQ, South-East Queensland Regional Plan 2023 (SEQ Regional Plan) and is included in the Urban Land Use Area.

The proposed development constitutes an urban activity which supports the intent of the urban footprint designation by providing further residential supply to accommodate future population growth and economic development.

The proposal is considered to be consistent with the intent of the Regional Plan. Specifically, the proposed development is considered to meet with the outcomes and strategies under Goal 1, 'Grow' of the SEQ Regional Plan. The proposed development is considered to represent urban consolidation of underutilised land and therefore supports outcomes 1 – 5.

9. STATE PLANNING POLICY

Part 2.1 of the City Plan 2014 state the following:

The State Planning Policy July 2017 is integrated into the Brisbane City Plan 2014 according to section 2.1 of the planning scheme in the following ways:

State interests in the State Planning Policy appropriately integrated:

- *All, unless identified below as not integrated or not relevant.*

State interests in the State Planning Policy not integrated:

- *State interest – Natural hazards, risk and resilience – The bushfire prone area in the planning scheme does not reflect the State mapping layer.*
- *State interest – Strategic airports and aviation facilities – The building restricted area is not identified in the planning scheme. State interest policy (4) and Assessment*

benchmark (5), if the development and associated activities within the building restricted area are not addressed via the Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety area, lighting buffer areas, light restriction zones or wildlife hazard buffer zones.

On the basis that the state planning policies are integrated within City Plan 2014 and the proposed development is not impacted by the elements that are not integrated, City Plan 2014 successfully encompasses the state planning policy in this instance.

Notwithstanding, the state interests of Housing Supply and Diversity is specifically addressed below:

Assessment Benchmark	Assessment Response
(1) Land for housing development and redevelopment in areas that are accessible and well-connected to services, employment and infrastructure are identified.	The proposed development is considered to represent redevelopment in areas that are accessible and well-connected to services, employment and infrastructure.
(2) The development of residential land is facilitated to address and cater for all groups in the current and projected demographic, economic and social profile of the local government area, including households on low to moderate incomes.	The proposed development is considered to enhance the diversity of residential land to facilitate affordability.
(3) A diverse, affordable and comprehensive range of housing options in accessible and well-serviced locations, is facilitated through: a) appropriate, responsive and proactive zoning b) supporting an appropriate mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living c) considering incentives to promote affordable and social housing outcomes, particularly in areas in close proximity to services and amenities.	a) The current land zoning in this instance is not considered to adequately reflect the serviceability and accessibility of the subject premises. b) The proposal seeks a variation from the acceptable lot size, whilst respecting the existing lot format in order to enhance diversity of housing options and address affordability. c) The proposed lot could be utilised by a variety of land uses.
(4) Best practice, innovative, and adaptable housing design and siting is provided for and encouraged.	The proposed development innovatively recognises an opportunity presented by the development pattern resulting in sufficient frontage to accommodate an additional lot whilst maintaining low density residential amenity.
(5) Sufficient land for housing is provided in appropriate locations to support the projected non-resident workforce population associated with approved largescale mining, agriculture, industry or infrastructure projects.	The proposed development may contribute to support the non-resident work force population.

10. STATE ASSESSMENT AND REFERRAL AGENCIES

Schedule 10 of the Planning Regulation 2017 identifies the development applications requiring referral and the relevant referral agency for all assessable development under the Act. The following section addresses the relevant state matters to determine referral and assessment requirements.

Part 1- Airport Lands

The subject site is not located on land identified as being airport land. As such referral is not required in this instance.

Part 2- Battery Storage Facilities

The proposed development is not for a battery storage facility.

Part 2A Caboolture West interim structure plan

The proposed development is not identified within the Caboolture West interim structure plan area.

Part 3- Clearing Native Vegetation

This proposal does not involve the clearing of native vegetation. As such referral is not required under this matter.

Part 4- Contaminated Land Register

The proposed land use is consistent with the existing land use. It is understood that the site is not listed on the contaminated land register or on the environmental management register.

Part 5- Environmentally Relevant Activities

The proposal does not involve an environmentally relevant activity. As such referral is not required under this matter.

Part 6- Fisheries

The proposal does not involve a material change of use of the premises for aquaculture and is not located within a declared fish habitat. The proposal does not involve the removal, destruction or damage of a marine plant and does not involve work that is constructing or raising waterway barriers. As such referral is not required under this matter.

Part 7- Hazardous Chemical Facilities

The proposal does not involve a hazardous chemical facility. As such referral is not required under this matter.

Part 8- Heritage Place

Division 1- Local Heritage Place

The subject site is not located on a Local Heritage Plan. As such referral is not required under Part 8, Division 1.

Division 2- Queensland Heritage Place

The subject site is not located on a Queensland Heritage Plan. As such referral is not required under Part 8, Division 2.

Part 9- Infrastructure-Related

Division 1- Designated Premises

The subject development application does not involve a premises that is the subject of a designation made by the Minister.

Division 2- Electricity infrastructure

The subject site is not located within 100m of an Energex substation or subject to an easement granted in favour of Energex.

Division 3- Oil and gas infrastructure

No part of the lot is subject to an easement for the benefit of the holder of a pipeline license. As such no referral is required.

Division 4- State transport infrastructure

The proposal does not require referral to the state for state transport infrastructure purposes as outlined below:

Subdivision 1 - State transport infrastructure generally

The proposal is not identified under Schedule 20 as being development that has the potential to impact on State transport infrastructure.

Subdivision 2 - State transport corridors and future State transport corridors

The proposal does not involve a premise on or within 25m of a State transport corridor or a future State transport corridor.

Subdivision 3 - State-controlled transport tunnels and future State-controlled transport tunnels

The proposal does not involve a premise on or within 50m of a State-controlled transport tunnel or future State-controlled transport tunnel.

Part 10- Koala Habitat Area

The site is not identified within a priority koala assessable development area, a koala assessable development area or a koala broad hectare area or in a Koala habitat area. As such no referral is required under this matter.

Part 11- Noise Sensitive Place on Noise Attenuation Land

No referral is identified under Part 11 of Schedule 10 of the Planning Regulation.

Part 12- Operational Work for Reconfiguring a Lot

The proposal does not involve Operational Work.

Part 13- Ports

The subject site is not located on Brisbane core port land. As such no referral is required under this matter.

Part 14- Reconfiguring a lot under Land Title Act

For the referral agencies for particular development applications for reconfiguring a lot that is assessable development under section 21, referral is listed in other Parts of Schedule 10.

Part 15- SEQ Development Area

The subject site is not included within either a Local Development Area or Regional Development Area under the SEQ Regional Plan. As such no referral is required.

Part 16 SEQ Regional Landscape & Rural Production Area and SEQ Rural Living Area

The subject site is not included within the Regional Landscape and Rural Production Area of the SEQ Regional Plan. As such no referral is required.

Part 16AA Solar Farms

The proposal is not for a solar farm.

Part 16A Southport Spit

The proposed development is not identified within the Southport Spit area.

Part 16B SEQ northern inter-urban break

The proposed development is not identified within the northern inter-urban break area.

Part 17 Tidal Works or Work in a Coastal Management District

The subject site is not located within a Coastal Management District and the proposal does not involve any operational works.

Part 18 – Repealed.

Part 19 Water-Related Development

The proposal does not involve the taking or interfering with water. As such no referral is required.

Part 20 Wetland Protection Area

The proposal does not involve operational work that is high impact earthworks in a wetland protection area.

Part 21 Wind Farms

The proposal is not for a wind farm. Furthermore, it is noted that no referral agencies are identified for this Division.

11. BRISBANE CITY PLAN 2014

11.1. Level of Assessment:

The proposal constitutes development for Reconfiguring of a lot (Subdivision 1 into 2). In accordance with Table 5.6.1 of City Plan 2014, development for Reconfiguration of a Lot within the Low density residential zone is Impact Assessable if a reconfigured lot is:

If the entirety of all frontages of the subject site is within 300m walking distance of the nearest point of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m², a reconfigured lot is:

- a. less than 300m²; or*
- b. less than 600m², where a rear lot*

If a part of the frontage of the subject site is greater than 300m walking distance of the nearest point of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m², a reconfigured lot is:

- a. less than 400m²; or*
- b. less than 600m², where a rear lot*

The proposed lots are less than 400 sqm and part of the frontage is greater than 300m walking distance of the nearest site in a centre zones category and the centre zone is less than 2,000sqm. Therefore, the proposed development is Impact Assessable against the Brisbane City Plan 2014. The level of assessment is not changed by any other provision of Brisbane City Plan 2014.

Having regard to the proposed dwelling houses, on the basis that the development for the proposed houses meets with Schedule 6, Part 2, 2(2), of the Planning Regulation 2017, this development represents development that the local categorising instrument in prohibited from stating is assessable development. Whilst the flood overlay applies to part of the site, the application of the overlay does not result in the material change of use being categorised as assessable development.

11.2. Assessment Benchmarks

The following assessment benchmarks of the Brisbane City Plan 2014 are identified as being relevant to the proposed development:

- **Zone Code**
 - 6.2.1.1 Low density residential zone code
- **Neighbourhood Code**
 - 7.2.1.5 Aspley district neighbourhood plan code
- **Development Codes**
 - 9.4.10 Subdivision code.
- **Overlay Codes**
 - Community purposes network overlay code
 - Flood overlay code
 - Road hierarchy overlay code
 - Streetscape hierarchy overlay code
- **Prescribed Secondary Codes**
 - Infrastructure design code
 - Stormwater code
 - Transport access, parking and servicing code
 - Wastewater code

12. KEY MATTERS

12.1. Lot Size

The proposed subdivision seeks the creation of 2 small lots, each with an area of 306m2. The subject site is located within the low density residential (LR2) zone and therefore the proposed lot sizes do not strictly comply the applicable lot size requirements under Table 9.4.10.3.B of the subdivision code provided below:

Table 9.4.10.3.B Part 2

If in the Low density residential zone			
	Minimum lot size (m2)	Minimum rectangle dimension (m)	Average lot width & minimum frontage (m)

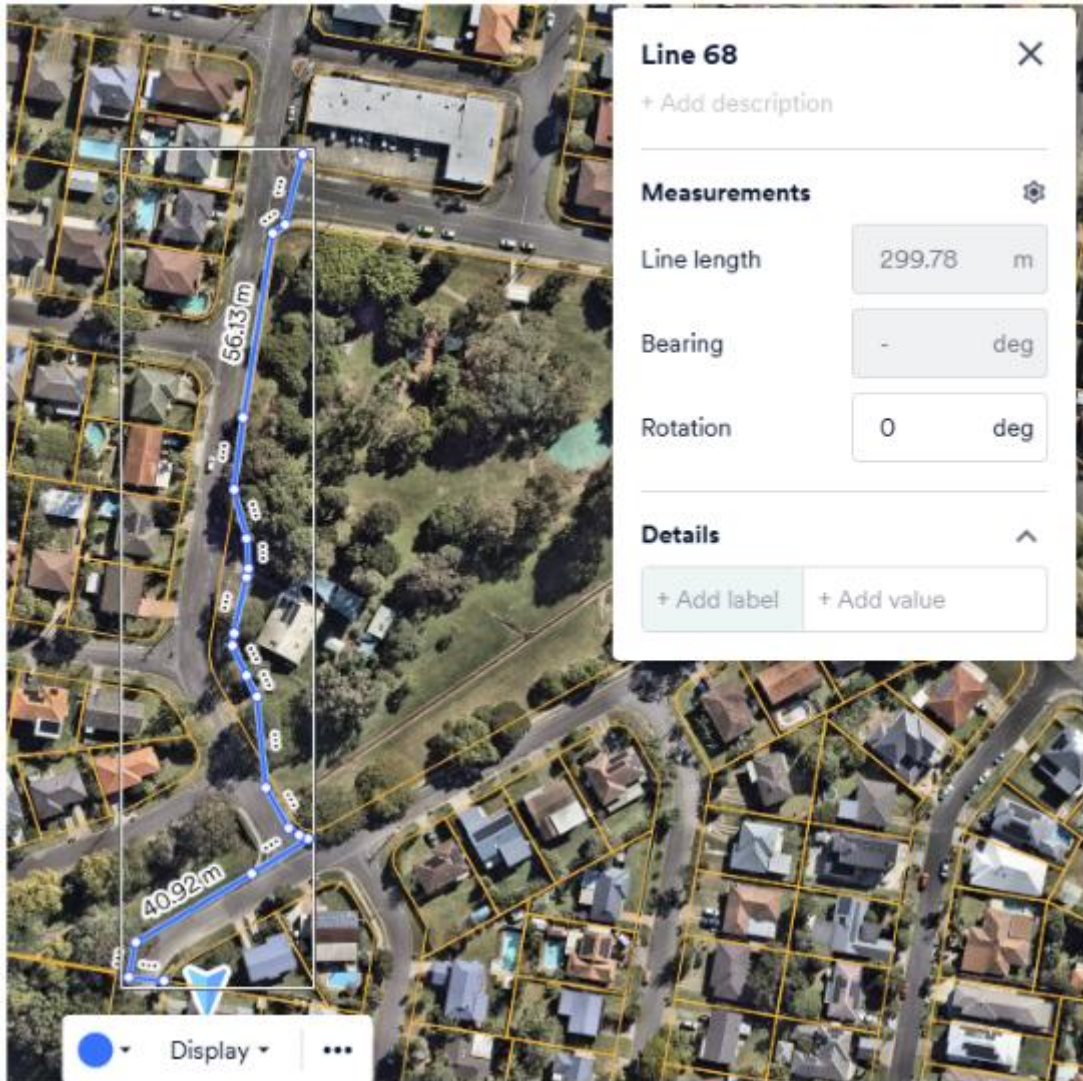
Development for a residential lot	400	9 x 15	10
Where average lot size is 400m ² for the development (calculated excluding rear lots) and all lots comply with minimum rectangle dimension and average lot width requirements	350	6 x 15	10
Where any part of the lot frontage is within 300m walking distance of any part of the lot frontage of a site or sites in a zone in the Centre zones category with a combined site area of more than 2,000m ²	300	6 x 15	7.5
Proposed lots	306	10.36 x 29.55	10.36

However, on the basis of walkability, centre role, average lot size, development pattern, residential amenity, locational attributes and housing demand, the departure from the acceptable lot criteria is considered acceptable in this instance as demonstrated below:

12.2. Walkability

Walking distance to a centre is used as the measure for walkability for reduced lot size in the low density residential zone.

Whilst the entirety of the frontage of the subject site is not within 300m walking distance of the nearest point of this site, a portion of the existing site is located within 300m of the centre at 61 Milburn Street.



Whilst a lot will achieve 300m walking distance of the centre, consideration should be given to the walking distance to further key urban functions in proximity to the site.

Frederick Annand Park is located within a 100m walk to the site and is improved by public toilet, playgrounds, mixed use hard courts, BBQ areas, ample seating and large open fields.

Craiglsea Kindergarten is located within 50m of the development site. Pedestrian access to Craiglsea State School and Craiglsea State High School are each located within 150m of the site.

These attributes ensure that essential daily activities, for the entire family, can occur without relying on a vehicle making it an appropriate location for the modest increase in residential density proposed.

12.3. Centre Role And Capacity

As described above, where proposed reconfiguration of a lot is located within 300m walking distance of any part of the lot frontage of a site or sites in a zone in the Centre zones category with a combined site area of more than 2,000m² then a reduced lot size of 300sqm applies.

The nearest centre land to the site is located at 61 Milburn Street Chermshire West, however the lot size of this centre is less than 2000sqm at 1770sqm. Therefore, the reduced lot size is not technically applicable to this development under Table 9.4.10.3B.

Site area is used as a proxy for the scale of retail, commercial and community services a centre can offer. The relevant question is whether the centre at 61 Milburn Street offers the same level of service the threshold is intended to capture, not its site area alone.

On the basis that the centre at 61 Milburn Street performs the same function as a centre or combined centre of 2000sqm, it is considered that the reduced lot size of 300sqm is appropriate in this instance. The centre has a site area of 1,770m², only 230m² (11.5%) below the threshold.

Further, it is considered that the centre provides a commensurate level of convenience and services, and as such operates with a capacity comparable to a 2000m² centre.

The car parking rate that applies to centre uses is a minimum of 5 spaces per 100m². The centre contains approximately 850sqm of GFA and would therefore require 43 car parking spaces if built today. Therefore, the site contains an effective parking rate of 2 spaces per 100m² and a shortfall of 26 parking spaces under the current car parking criteria.

The area requirements for 43 car parking spaces alone would be too great for even a centre of 2000sqm to accommodate 860sqm of GFA at grade, let alone aisles and circulation, current servicing requirements and landscaping etc.

The shortfall in parking appears to be offset by abundant parking outside of the site, with approximately 9 spaces provided on the street frontage of the site and abundant street parking along Frederick Annand Park.

Moreover, Gilmour Street which appears to provide direct service vehicle access, appears to accommodate the servicing requirements of the centre which would be required to be onsite if developed today. This aspect effectively enhances to the size of the centre beyond its lot.

On this basis, the argument stands that whilst this centre lot size is not 2000sqm in size, it is of a scale and provides a range of services that is consistent with a shopping centre greater than 2000sqm. The centre accommodates the same convenient daily local centre land uses as a centre of 2000sqm in size (Dentist, Post office, allied health etc).

Similar arguments in support of centre capacity have been effective in justifying a reduced lot size for development at 23 Hoolan Street Stafford (A005625208), 14 Ferricks St Stafford (A006320566), 61 Miller St Chermshire (A006170403), 61 Badminton Street Mt Gravatt East (A006594838) and 59 Camlet St, Mount Gravatt East (A006972104).

Furthermore, this centre is established and operational. The walking distance metric relates to zoning only, and so may apply to land that is not used for operating centre purposes. In this instance, the centre is operational, commercially viable and established, and therefore serves an existing role in support of daily local activities and demands.

The proposal therefore is considered to meet the planning scheme intent of the reduced lot size provision.

12.4. Average Lot Size

Further to the above, the proposed lots also result in an average lot size of 400sqm for the block to which the proposed lots are located as demonstrated in the table below:

Address	Lot Size (m ²)
15 Kittabilla Street	306 – proposed lot 306 – proposed lot
11 Kittabilla Street	607
38 Buran Street	607
40 Buran Street	612
46 Craigslea Street	708
48 Craigslea Street	615
Number of Lots	7
Total Block Area	3,761
Average lot size	537.3m²

Whilst the proposed development proposes lots less than the minimum lots size, the development will maintain an average lot size above 400sqm for the block to which it is located maintaining a low density residential amenity environment and maintaining the high level of comfort, quiet, privacy and safety reasonably expected within a predominantly low density residential environment.

By virtue of the reduced lot size permitted in Table 9.4.10.3.B Part 2 for development with an average lot size of 400sqm, on the basis of the above it is considered that the proposed development should be permitted a reduced lot size.

12.5. Development Pattern

The proposed subdivision is considered to result in a development pattern that is consistent with the prevailing format along Kittabilla and Craigslea Street. The average lot width along Kittabilla and Craigslea Streets is approximately 20 metres. However, land at 48 Craigslea Street which adjoins the subject premises has a lot frontage approximately double the average at 40.18 metres due to the curve of the road.

Due to the resulting triangular shape of the land at 48 Craigslea Street, it is unreasonably capable of accommodating a second lot or accommodating habitable structures within proximity of the common boundary with the subject premises.

Due to the elevation and orientation of the lots, this feature effectively affords the subject premises at 15 Kittabilla Street additional road frontage of 20m to its northern aspect, separate from its formal frontage to the west. This is illustrated in the below graphic:



Therefore, the proposed development is considered to result in an effective continuation, and result in no impact to the established development pattern of Kittabilla and Craigslea Streets.

12.6. Low Density Residential Amenity

The proposed development seeks the creation of 2 lots below the minimum lot size of the low density residential zone. However, the proposed development is considered acceptable on the basis it will not compromise the low density residential amenity of occupants or adjoining residents.

To demonstrate this, plans for standard 'turn key' dwelling house concepts have been prepared for each of the proposed lots and provided within Attachment 4.

Whilst the proposed dwelling house designs do not strictly comply with acceptable setback requirements for small lots, the plans provided demonstrate that even with non-compliant setbacks the proposed lots will not create any adverse impacts to the high level of comfort, quiet, privacy and safety reasonably expected within a predominantly low density residential environment. The scale of these 2 dwellings is effectively the same as 1 large dwelling over the site.

With respect to adjoining land at 48 Craigslea Street, the residential amenity and privacy of the occupants is protected due to the triangular shape of the lot which affords it a significant building separation from the subject premises. 48 Craigslea Street is also orientated to the north due to the bend in the street, therefore it will not be impacted by any change in access to natural sunlight or ventilation created by future dwelling houses on the proposed lots.

Having regard to the adjoining land at 11 Kittabilla Street, the proposed development is not anticipated to have any adverse impacts to its residential amenity on the basis it is located on a corner and therefore benefits from a significant building separation to the east and south. The land at 11 Kittabilla Street is also elevated an average of 1.5m higher than the land at 15 Kittabilla Street providing it with greater access to sunlight and ventilation.

Similarly, the land location at 40 Buran Street is elevated approximately 2 metres higher than the land at 15 Kittabilla Street providing it with greater access to sunlight and ventilation to its northern aspect. In any case, the future development of 2 dwelling houses on the proposed lots would be located directly to the west.

It is also noted that all of these lots benefit from the close proximity to the Community facilities land located at 685 Hamilton Rd Chermside West accommodating the Craigslea State High School which accommodates significant vegetation and open space directly across Kittabilla Street. Combined with other parkland in the area, the existing premises contain a level of amenity above standard low density residential.

12.7. Locational Attributes and Urban Infrastructure

The proposed variation from the acceptable lot size is also justified on the basis of favourable locational attributes. The subject premises is located within proximity of various forms of infrastructure including educational, health, recreational, social and commercial infrastructure. Some of these are listed below:

- Craigslea State High School (150m)
- Craigslea State Primary School (150m)
- Milburn Street Neighbourhood Centre (300m).
- Frederick Annand Park (160m).
- Craigslea Kindergarten (150m)
- Prince Charles Hospital (6 minute drive).
- Chermside Shopping Centre (6 minute drive).

Some of these features are identified on the below aerial image:



Having regard to transport accessibility, Chermide West is conveniently located within proximity to various forms of transport infrastructure and key network routes. The site is easily accessible from Webster Road which provides access to arterial roads including Hamilton Road and Gympie Road providing convenient access to the regional road network.

A review of Brisbane's New Bus Network interactive map portal identifies that the site is within 800m distance of numerous bus stops including the following routes:

- 336 Chermide Clockwise Loop
- 337 Chermide Anti-Clockwise Loop
- 340 Carseldine to City BUZ
- 345 Aspley to City BUZ via Maundrell Terrace
- 346 Aspley to City
- 353 Chermide to City via McDowall
- 358 Strathpine to Chermide.

The site also enjoys close access to the Downfall Creek Bikeway connecting the site to a wider active transport network. The image below identifies some of the nearby public and active transport connections.



Public & Active Transport

12.8. Housing Demand

In addition to the above, the critical demand for housing contributes additional weight to the performance outcomes sought. The critical undersupply advanced enough to justify a departure from acceptable outcomes where residential amenity is protected such as in this instance. This is particularly relevant to well located and serviced sites such as 15 Kittabilla Street.

The number of compliances with acceptable outcomes and – and weight of sound town planning grounds in support of the proposal are considered sufficient to outweigh the limited number of performance outcomes sought even prior to taking consideration to critical undersupply. Therefore, the proposed development is considered to represent orderly development.

12.9. Assessment Criteria

Whilst the proposed lots do not comply with all of the dimension requirements, the proposed subdivision is considered to be compliant with the corresponding performance outcomes of PO1 as demonstrated in the below assessment:

PO1 - Development results in lots and an arrangement of lots that:

a) <i>enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;</i>	The application is accompanied by dwelling house designs which demonstrate the proposed lots are capable of accommodating standard turn key dwelling houses without creating any adverse amenity impacts to adjoining land uses. Whilst the dwelling houses do not strictly comply with acceptable setback requirements for small lots, they demonstrate that even with non-compliant setbacks the proposed lots will not create any adverse impacts to the high level of comfort, quiet, privacy and safety reasonably expected within a predominantly low density residential environment.
b) <i>are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;</i>	The proposed lots are considered to be consistent with the zone and neighbourhood plan overall outcomes and relevant performance outcomes. Specifically, the proposal is considered to comply with the overall outcomes of the Low Density Residential Zone as the proposal maintains and supports the high level of comfort, quiet, privacy and safety reasonably expected within a predominantly low density residential environment. The proposal is considered to comply with the Aspley District neighbourhood plan, specifically PO1. The proposal is not impacted by any development constraint overlays in this instance. Reference is made to the code assessment within Appendix 1.
c) <i>feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;</i>	The proposed lots feature a 10m average lot width & frontage and a depth of approximately 29.5m. Therefore the lots are able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B for small lots which is 9 x 15.
d) <i>complement the streetscape, local context and character for the locality;</i>	The proposed development is considered to be consistent with the development pattern and streetscape of the locality. Each of the proposed lots achieve an effective frontage width of 20m which is consistent with the prevailing development pattern.
e) <i>address development constraints.</i>	The proposed lots are able to accommodate the minimum rectangle dimension for a small lot outside of land identified within a development constraint overlay.

It is acknowledged that the proposed lots seek a performance outcome against the acceptable requirements of the subdivision code. However, taking consideration to the cumulative matters in support of the proposal, it is considered that on balance there are sufficient town planning grounds for the departure from acceptable lot size criteria in this instance.

13. CONCLUSIONS

The proposal seeks a development permit for Reconfiguring of a lot (1 into 2) at 15 Kittabilla St Chermside West 4032.

The development pattern and topography of the surrounding land provides an opportunity to accommodate an additional lot whilst maintaining consistent development pattern and the high level of amenity expected in the low density residential zone.

The amendment is relevant contextual evidence of the planning scheme's current policy direction. Council has expressly expanded the walking-distance catchment for small-lot subdivision in the Low density residential zone from 200 m to 300 m, recognising the appropriateness of incremental infill development in well-located residential areas. While the subject site does not obtain the 300 m/2,000 m² concession as a matter of strict application, the site's demonstrated proximity to the centre and other daily services is nevertheless directly relevant to the assessment of the proposal against the applicable performance outcomes

Furthermore, Council has clearly indicated that it is desirable for developers to take advantage of existing services and infrastructure to ensure the efficient use of the City's resources.

Concept Dwelling house plans of 2 readily available turn key dwellings have been prepared over the proposed lots to demonstrate the limited potential for impact upon low density residential amenity as well as the functionality of the proposed development with regard to vehicle access and serviceability.

Therefore, this proposal meets with the strategic intent for the land and contributes to enhance the diversity of lot sizes and housing types without compromising on amenity.

Council's approval is recommended.

14. ATTACHMENTS

- Attachment 1 – Subdivision Plan
- Attachment 2 – Concept Services Plan
- Attachment 3 – Detail Survey
- Attachment 4 – Concept Dwelling House Plans
- Attachment 5 – Da Form 1
- Attachment 6 – Land Owners Consent
- Attachment 7 – Code Assessment