

# TOWN PLANNING REPORT IMPACT ASSESSABLE DEVELOPMENT APPLICATION

BUILDING WORKS (DEVELOPMENT PERMIT) FOR ALTERATIONS & ADDITIONS TO A PRE-1947 DWELLING HOUSE ON A SMALL LOT WITHIN THE TRADITIONAL BUILDING CHARACTER OVERLAY AND RECONFIGURING A LOT (DEVELOPMENT PERMIT) FOR A BOUNDARY REALIGNMENT (2 INTO 2 LOTS) UPON LAND LOCATED AT 90-92 PARK ROAD WOOLLOONGABBA QLD 4102 (LOTS 1 & 2 ON SP334209)

ON BEHALF OF  
DJ VU FAMILY INVESTMENT PTY LTD ATF HDJ  
FAMILY TRUST

OUR REFERENCE: 260416

### PROJECT DETAILS

**Applicant:** DJ Vu Family Investment Pty Ltd ATF HDJ Family Trust  
**Project Address:** 90-92 Park Rd, Woolloongabba QLD 4102  
**TPA Project Number:** 260416  
**TPA Project Contact:** Vu Nguyen  
 Harrison Cain

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## TABLE OF CONTENTS

1	EXECUTIVE SUMMARY .....	4
2	PROJECT OVERVIEW .....	5
3	BACKGROUND & SITE CHARACTERISTICS .....	6
3.1	Site Details .....	6
3.2	Location.....	6
3.3	Site Characteristics .....	7
3.4	Site History .....	8
4	PROPOSAL .....	10
4.1	Boundary Realignment.....	11
4.2	Existing Pre-1947 Dwelling Houses.....	12
4.3	Dwelling House (Small Lot) Code .....	17
5	TOWN PLANNING FRAMEWORK.....	19
5.1	State Government.....	19
5.2	Local Government.....	19
6	CONCLUSIONS .....	30
7	APPENDIX 1 - CODE ASSESSMENT .....	31

## 1 EXECUTIVE SUMMARY

This report is submitted on behalf of *DJ Vu Family Investment Pty Ltd ATF HDJ Family Trust* in support of the proposed Building Works (Development Permit) for alterations and additions to an existing pre-1947 Dwelling house on a Small lot and Reconfiguring a Lot (Development Permit) for a Boundary Realignment (2 into 2 lots) upon land at 90-92 Park Road, Woolloongabba, more particularly described as Lots 1 & 2 on SP334209.

The report addresses all relevant town planning considerations under the *Brisbane City Plan 2014* and the application will be assessed in accordance with the *Planning Act 2016*.

Under the *Brisbane City Plan 2014*, the subject site is located within the Character (Infill) residential zone. Furthermore, the site is located within the Dutton Park-Fairfield neighbourhood plan as well as the Traditional building character overlay.

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposal involving the Reconfiguring a Lot under 450m<sup>2</sup> which triggers an Impact assessable application. The application is also inclusive of Building Works (alterations & extensions) to a pre-1947 dwelling house on a Small Lot within the Traditional building character overlay. It is noted that Building Works are limited to the dwelling currently located on Lot 1 on SP334209 (90 Park Road). No works are proposed to the existing Dwelling house on Lot 2 on SP334209 (92 Park Road).

The proposal seeks a boundary realignment to rearrange the common boundary line to create two (2) newly sized allotments. The existing house over proposed Lot 11 will be shifted to the western side of the site, allowing sufficient space for proposed Lot 12 to accommodate on-site tandem car parking. Subsequent changes to reciprocal access easements are also proposed. The proposed boundary realignment will result in the creation of allotments that reflect the following:

Proposed Lot #	Lot Size	Lot Frontage
Lot 11	394m <sup>2</sup>	17.3m
Lot 12	304m <sup>2</sup>	11.3m

The proposal seeks to maintain the approved performance outcomes for lot sizes, with both lots being maintained below 450m<sup>2</sup>. Notwithstanding, both lots will continue support a minimum rectangle dimension and contain appropriate dimensions to accommodate the existing houses in keeping with the intent for the area. We note that the proposal seeks to apply the provisions under Table 9.4.10.3.B Part 2 of the Subdivision code that permits for a minimum lot size of 300m<sup>2</sup> for small lots in the Infill housing zone precinct of the Character residential zone.

Specifically for the Building Works aspect, the proposal includes repositioning and raising an existing dwelling, a new side extension and minor additions forward of the highest and rearmost part of the roof to the existing Dwelling house at 90 Park Road (Lot 1 on SP334209). It is noted that building work to enclose underneath the existing house will be carried out in accordance with the Accepted Development provisions. Importantly, the works retain the traditional roof form, primary façade, orientation to Park Road and overall streetscape presence of the pre-1947 dwelling.

Overall, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved subject to reasonable and relevant conditions.

## 2 PROJECT OVERVIEW

Applicant Name	DJ Vu Family Investment Pty Ltd ATF HDJ Family Trust		
Site Address	90-92 Park Road, Woolloongabba QLD 4102		
Real Property Description	Lots 1 & 2 on SP334209		
Area of Site	698m <sup>2</sup>		
Development Scheme	Brisbane City Council		
Zone	CR2 Character (infill housing) zone		
Neighbourhood Plan	Dutton Park-Fairfield neighbourhood plan		
Overlays	<ul style="list-style-type: none"> <li>▪ Airport environs overlay</li> <li>▪ Bicycle network overlay</li> <li>▪ Community purposes network overlay</li> <li>▪ Critical infrastructure and movement network overlay</li> <li>▪ Dwelling house character overlay</li> <li>▪ Road hierarchy overlay</li> <li>▪ Streetscape hierarchy overlay</li> <li>▪ Traditional building character overlay</li> <li>▪ Transport noise corridor overlay</li> </ul>		
Proposed Development	Renovations, alterations and additions to a pre-1947 Dwelling house on a Small lot within the Traditional building character overlay and a 2 into 2 Lot Boundary Realignment.		
Application Type	Aspects of Development	Type of Approval Required	
		Preliminary Approval	Development Permit
	Material Change of Use		
	Reconfiguration of a Lot		✓
	Building Work		✓
Level of Assessment	Impact Assessment		
Public Notification	Yes - 15 business days		
Referral Agencies	Referral Agency	Trigger	
	N/A	N/A	
Specialist Report	Architectural Proposal Plans prepared by <i>Chinh Nguyen</i> Subdivision Proposal Plan prepared by <i>Lawson Surveys</i>		
Applicant Contact	Harrison Cain / Tom Kedda		
Applicant Email	<a href="mailto:eda@tpalliance.com.au">eda@tpalliance.com.au</a>		

### 3 BACKGROUND & SITE CHARACTERISTICS

#### 3.1 Site Details

Site Address	90-92 Park Road, Woolloongabba QLD 4102
Real property description	Lots 1 & 2 on SP334209
Area of site	698m <sup>2</sup>
Zone	CR2 Character (infill housing) zone



Figure 1: Aerial image of subject site (Nearmap, November 2025).

#### 3.2 Location

The subject site is located within an area that predominately comprises land within the Character residential zone, the Mixed use (corridor) zone, Community facilities zone, and Special purpose (transport) zones as seen in figure 2 below.

Under the *Brisbane City Plan 2014*, the site is identified in the Character (Infill housing) zone. The intent of the Character (Infill housing) zone is to ensure the character of a residential area is protected or enhanced and provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.

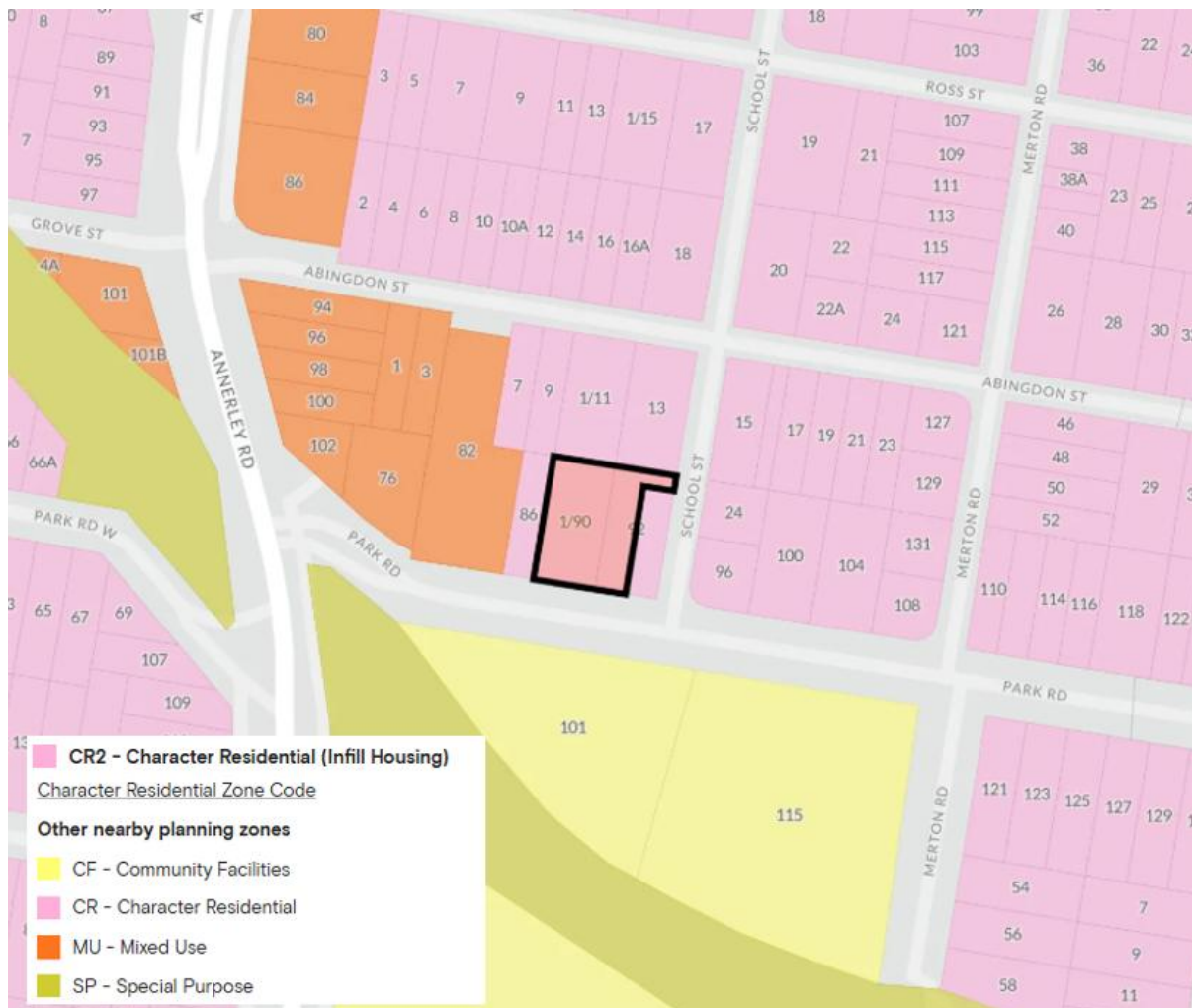


Figure 2: Brisbane City Plan 2014 zoning map.

### 3.3 Site Characteristics

The subject sites comprise Lots 1 & 2 on SP334209 with a combined site area of 698m<sup>2</sup>. The site features two detached dwelling houses constructed prior to 1947 and gains vehicle access via a single shared 5.5m crossover from Park Road.

#### 3.3.1 Vegetation

The site is not mapped within the Biodiversity or Environmental Significance overlays and does not contain vegetation protected by local law. The subject site is devoid of any significant vegetation, and there are no conditions arising from recent development history affecting the site.

#### 3.3.2 Topography

The land presents a cross fall from approximately 27m AHD at its northeast boundary to approximately 22m AHD at its southwest corner. This gradual slope can be readily accommodated within the proposed design of the extensions, with no earthworks anticipated.

### 3.3.3 Flooding

The site is not subject to any mapped flood hazards according to *Brisbane City Plan 2014*.

### 3.3.4 Infrastructure

The subject site is located within a well-established area and therefore has adequate access to all necessary services, including Council’s reticulated water, sewer, stormwater, electricity and telecommunications.

## 3.4 Site History

The subject site contains two pre-1947 dwelling house. The existing Dwelling houses will be retained as part of the proposed development.

Further, a review of Council’s Development.i tool indicates relevant approvals over the site with a summary provided below.

- **A006007637 | March 2023 - Reconfiguring a Lot**  
 On 2 March 2023, Brisbane City Council issued a Development Permit for Reconfiguration of a Lot. The development permit, subject to conditions, granted a subdivision of land for 3 lots into 5. The approval retained three (3) dwelling houses fronting Park Road and created 2 additional small lots fronting School Street. Notwithstanding, all lots support a minimum rectangle dimension to accommodate future detached houses in keeping with the intent for the area.
- **A006711194 | May 2025 – Plan Sealing**  
 On 8 May 2025, Brisbane City Council issued approval for Plan Sealing of the new lots created under approval A006007637. The 5 lots have since been registered with the titles office and taken to market. We note lots 3, 4 & 5 have been sold.

No other relevant applications were sighted at the time of drafting this application.

### 3.4.1 Pre-lodgement Meeting

A pre-lodgement meeting was held with Council on 26 February 2026 (A006956989) to discuss the proposed Reconfiguring a Lot (2 into 2 lots - Boundary realignment and Access easement amendment) and avenues for lodging an application prior to accepted development building works being completed. At the pre-lodgement meeting, Council provided their ‘in principle’ support for the proposed boundary reconfiguration. Council further advised that should Lot 1 (90 Park Road) contains Building Works that are prescribed accepted, they must be completed prior to lodgement of the reconfiguration as Council is unable to condition subsequent accepted development building works.

Council provided the following technical advice which has been addressed as follows:

COUNCIL ADVICE	PROPOSAL RESPONSE
<p><b>Boundary realignment</b>                      The proposed change to common boundary seeks new performance solutions to boundary setbacks for each Dwelling house. The portion of access easement removed negatively impacts the amenity and privacy of Lot 1’s residents. The space can be further compromised by the ability to establish a built to boundary non-habitable wall adjacent resulting in new impacts being generated.</p> <p>Should any realignment of the common boundary be proposed, the configuration is to ensure a minimum 1m boundary setback is catered for each dwelling</p>	<p>Based on the feedback received from Council regarding potential future impacts to Lot 1’s residential amenity and privacy without appropriate boundary setbacks, the existing house on Lot 1 will be shifted West. The proposed location for the existing house ensures that a minimum 1m boundary setback is catered.</p> <p>Given that a 1m boundary setback to the dwelling on lot 1 is achieved, approved access easements can be reduced in size without raising future built to boundary concerns.</p>

COUNCIL ADVICE	PROPOSAL RESPONSE
<p>house where there is no adjacent access easement as it prohibits the adjoining residence building a future building a built to boundary non-habitable wall.</p>	
<p><b>Access easement</b> Should Lot 1 provide a residential car parking space in the form of a dedicated carport and/or garage through either assessable of accepted Building Works, Council will consider reducing the access easement/s length to that of the current proposal.</p>	<p>Lot 1 (proposed lot 11) includes a double car garage. Accordingly, the proposal includes a significantly reduced reciprocal access easement layout.</p>
<p><b>Application process</b> The proposed reconfiguration triggers an Impact assessable Development Application due to an allotment being amended and remaining under 450m<sup>2</sup> in the Character residential zone. Should assessable Building Works be proposed to Lot 1's Dwelling house, a combined development application can be lodged through the impact assessment process.</p> <p>If Lot 1 contains Building Works are prescribed accepted, they must be completed prior to lodgement of the reconfiguration as Council is unable to condition subsequent accepted development building works.</p>	<p>Noted. Assessable Building Works are proposed to Lot 1's Dwelling house as part of this combined application.</p>

## 4 PROPOSAL

The application seeks support for Building Works (Development Permit) for alterations and additions to an existing pre-1947 Dwelling house on a Small lot and Reconfiguring a Lot (Development Permit) for a Boundary Realignment (2 into 2 lots) upon land at 90-92 Park Road, Woolloongabba, more particularly described as Lots 1 & 2 on SP334209.

The proposed boundary realignment is identified as being consistent with the overall outcomes of the Character (Infill housing) residential zone category as the proposal will result in lots that continue to meet the minimum specified lot size requirement. We note that the proposal seeks to apply the provisions under Table 9.4.10.3.B Part 2 of the Subdivision code that permits for a minimum lot size of 300m<sup>2</sup> for small lots in the infill housing zone precinct of the Character residential zone. Ultimately, the proposal seeks a boundary realignment to rearrange the common boundary line to create sufficient area for onsite tandem car parking on lot 2 (92 Park Road).

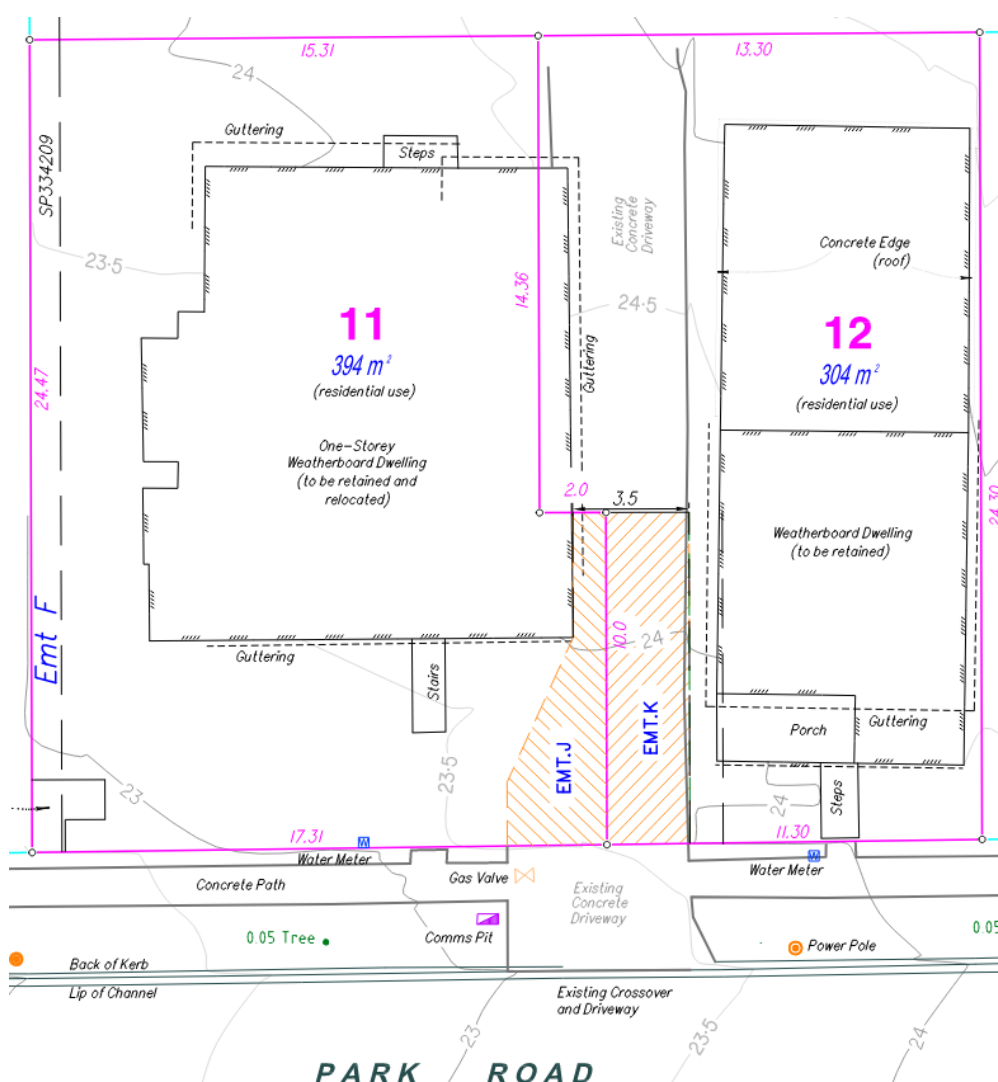


Figure 3: Proposed boundary reconfiguration.

The existing houses on the subject site are identified as having been established prior to 1947. The proposal will therefore retain the existing dwelling on lot 2 (92 Park Road) exactly as it currently sits. No demolition, alterations or additions are proposed to the existing Dwelling house on Lot 2SP334209 (92 Park Road).

With regards to the existing dwelling on lot 1 (90 Park Road), raising and enclosing, repositioning and minor additions forward of the highest and rearmost part of the roof are proposed. It is noted that Building Work to raise and enclose underneath the existing house will be carried out in accordance with the Accepted Development provisions. Importantly, the proposed Building Works are in accordance with the Dwelling house (small lot) code and maintain the significant character elements in accordance with the Traditional building character (demolition and design) overlay code outcomes. Note that a single performance outcome is sought against the rear setback provisions of the Dwelling house (small lot) code.



Figure 4: Streetview of subject site.

#### 4.1 Boundary Realignment

The proposed 2 into 2 lot boundary realignment seeks to rearrange the common boundary line between the two existing dwellings to create sufficient area for on-site tandem car parking on proposed Lot 12 (i.e. 92 Park Road). A new double car garage is proposed over proposed Lot 1 as part of the scope of works by raising and enclose the existing dwelling. The proposal seeks to provide the following lot configuration:

Proposed Lot #	Lot Size	Lot Frontage
Lot 11	394m <sup>2</sup>	17.3m
Lot 12	304m <sup>2</sup>	11.3m

The proposal also seeks to surrender and replace existing access easements as following:

Existing easements to be surrendered	Proposed replacement easements
A – Access easement in favour of lot 2 – 33m <sup>2</sup>	J - Access easement in favour of lot 2 – 18m <sup>2</sup>
B – Access easement in favour of lot 1 – 61m <sup>2</sup>	K - Access easement in favour of lot 2 – 25m <sup>2</sup>

In accordance with Table 9.4.10.3.B Part 2 of the Subdivision code, a minimum lot size of 300m<sup>2</sup> and average lot width of 7.5m is prescribed. As such, proposed Lots 11 & 12 maintain compliance with the prescribed requirements under AO1.1 of the Subdivision code.

The lot sizes and frontage widths are generally consistent with surrounding land within the neighbourhood and maintain the existing neighbourhood character of well-spaced houses and vegetated backyards pursuant to Element 5.5 of the Strategic Framework. Furthermore, the immediately surrounding neighbourhood exhibits strong presence of single lots less than 450m<sup>2</sup> in Character residential (Infill) zone as shown in Figure 5 below.

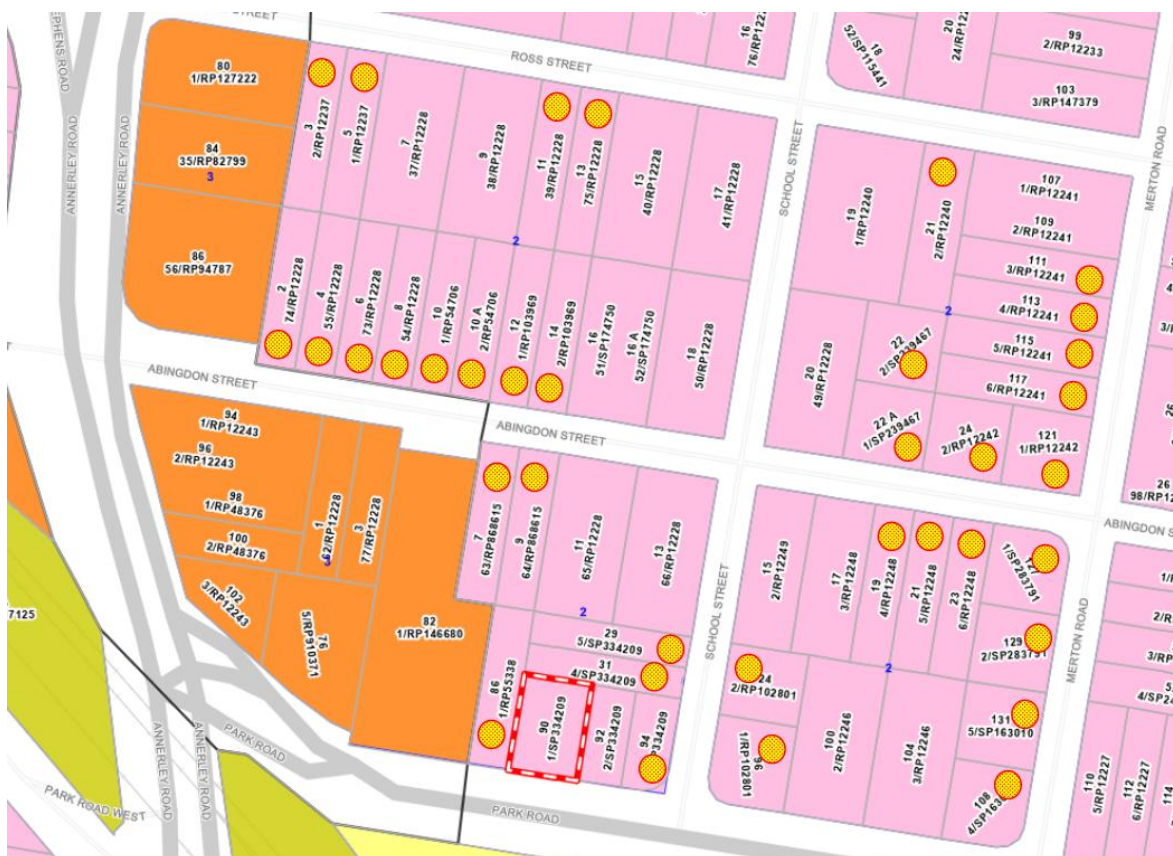


Figure 5: Character residential zone lots with an area of less than 450m<sup>2</sup>.

Based on the above, the proposal is identified as being consistent with the overall outcomes of the Character residential zone code as the proposal provides appropriately sized and configured lots that are consistent with the lot sizes and configurations within immediately surrounding neighbourhood which can facilitate subtropical character dwelling houses.

## 4.2 Existing Pre-1947 Dwelling Houses

As noted, the subject site is located within the Traditional building character overlay and the existing dwellings are identified in historic aerial photographs from 1947 as containing the same dwelling house as still exists on the subject site.

The proposal is therefore subject to an assessment against the Traditional building character (demolition) overlay code and Traditional building character (design) overlay code of the *Brisbane City Plan 2014*. All proposed demolition, alterations and extension works are detailed below. It is again noted that no demolition, alterations or additions are proposed to the existing Dwelling house on Lot 2 on SP334209 (92 Park Road).

### 4.2.1 Assessable Demolition

Pursuant to Part 5, Section 5.3.4.1 of the *Brisbane City Plan 2014*, the following elements of Building work in the Traditional building character overlay for demolition are considered prescribed accepted development and therefore can be carried out 'as of right':

- Internal wall or feature;
- Internal or external stair, lift or ramp;
- Demolition of a post-1946 addition, extension or free-standing outbuilding; and

In view of the above, the proposed removal of external staircases is identified to be prescribed accepted development and is not assessable against the planning scheme. The existing site plan below has been clearly detailed with all the proposed accepted demolition in green.

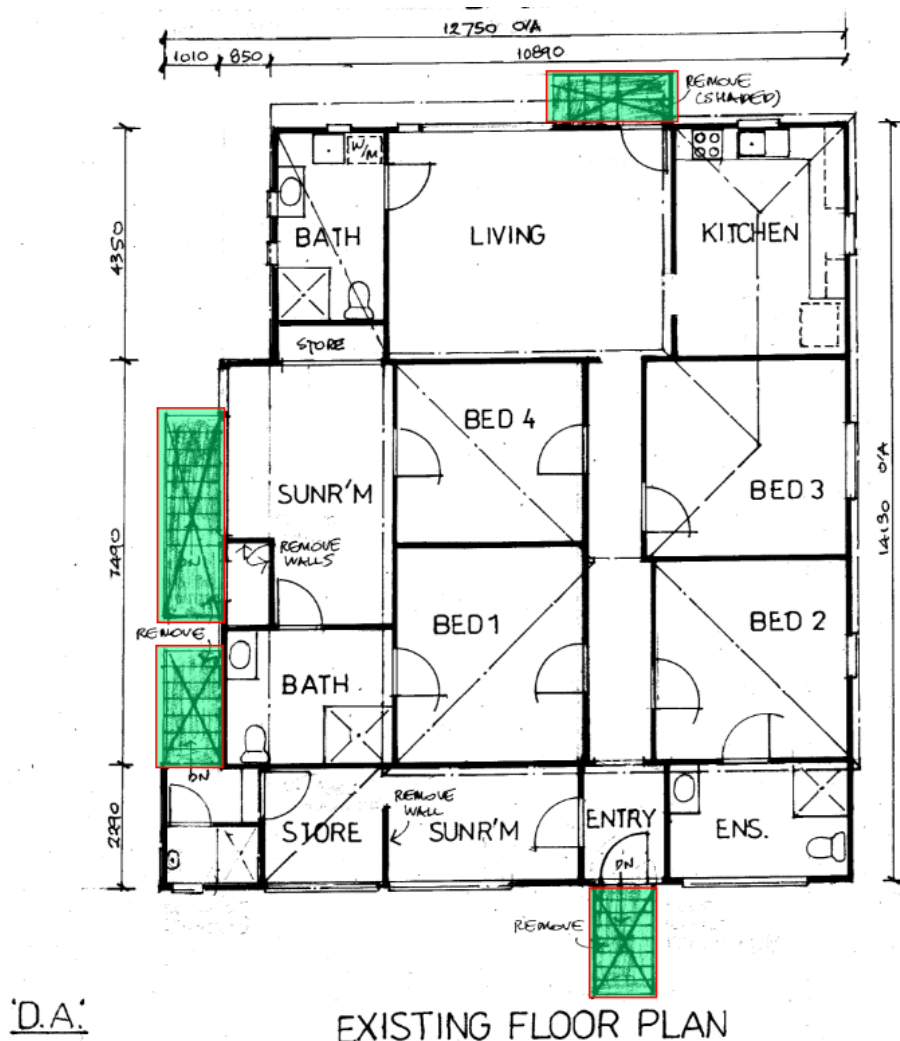


Figure 6: Dwelling house on lot 1 proposed demolition.

Furthermore, the repositioning of the existing Dwelling house is generally compliant against the Dwelling house (small lot) criteria with the exception a minor performance outcome against the rear setback provision. As such, the proposed development has been assessed against the Dwelling house (small lot) code in section 4.3 of this report.

#### 4.2.2 Extensions and Additions

As detailed below, the proposal involves, renovation and alterations to an existing modified pre-1947 Dwelling house. The works aim to improve the dwelling’s functionality, amenity and outdoor connectivity while retaining its traditional form, roof profile and architectural detailing that contribute to the established Park Road streetscape. As such, the dwelling on lot 1 (proposed Lot 11) will retain the original form and features when viewed from the street. Specifically, the proposal will comprise of the following layout:

##### Ground Floor:

- Double car garage;
- Family/ living room + bathroom;
- Guest room with ensuite.

##### Level 1:

- Secondary living / dining space & new deck;
- Kitchen;
- 2x bathroom;
- 4x bedrooms.

Two assessable additions to the original structure are detailed below:

1. New timber handrail on level 1. A handrail allows the front door to be retained and operable for additional ventilation and access to natural light.

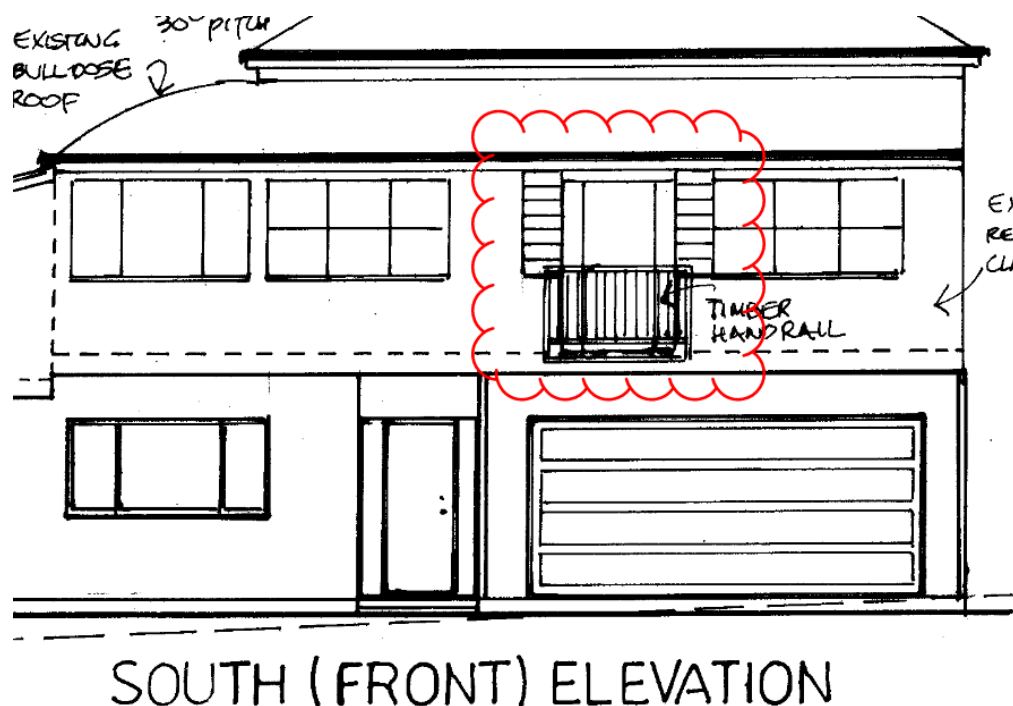
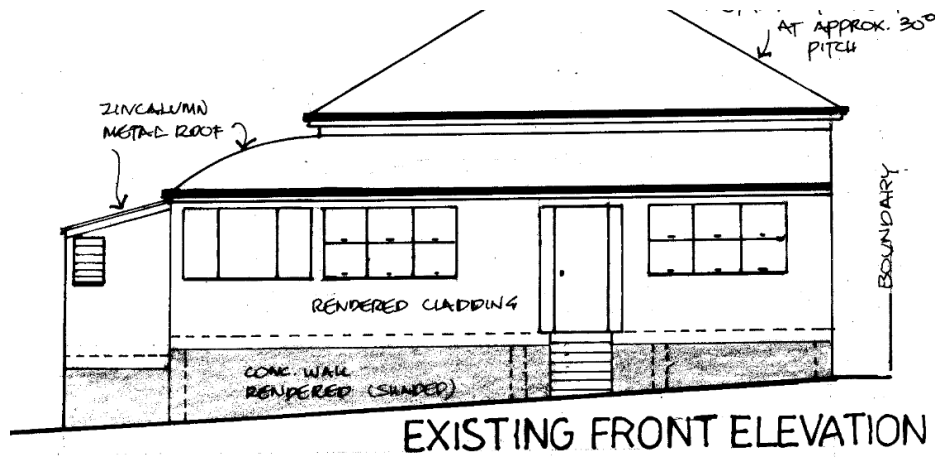


Figure 7: Proposed front elevation.

2. New extension to enclosure the old external staircases on the western side of the dwelling. The additional built from does extend the dwellings core width as is effectively formalises the outdoor staircases which are behind the frontage façade. A comparative floorplate diagram is provided below for ease of assessment.



EXISTING FRONT ELEVATION  
Figure 8: Existing house elevation (front).

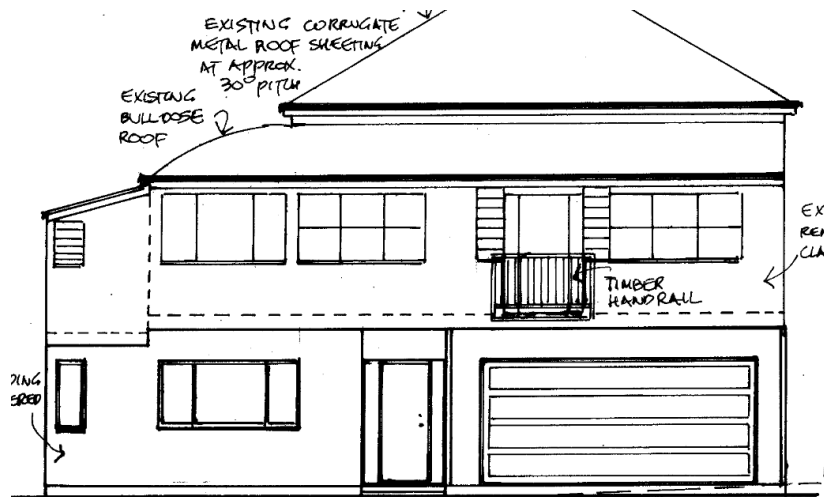


Figure 9: Proposed house elevation (front).

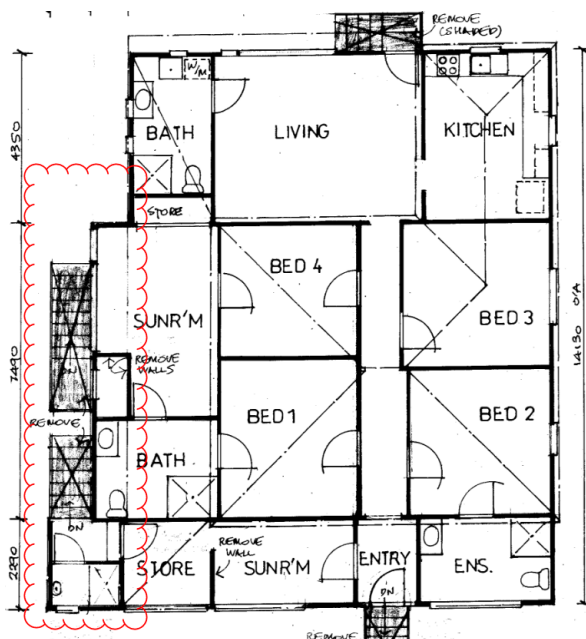


Figure 10: Existing ground level

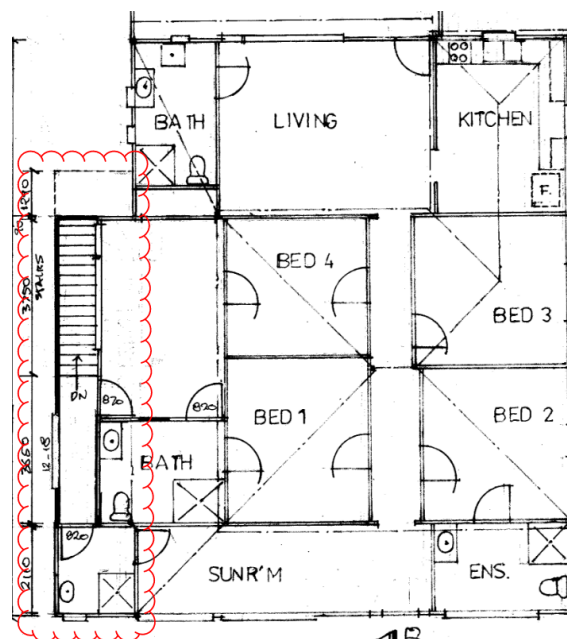


Figure 11: Proposed Level 1

A detailed assessment against the Traditional building character (design) overlay code has been undertaken as part of this application, with the proposed Dwelling house on Lot 1 demonstrating compliance with the relevant assessment benchmarks. Further detail regarding this assessment is provided within Appendix 1 and listed below.

- AO1.1 & AO1.2 – The proposed development seeks to retain the existing pre-1947 Dwelling house and its position at the front of the site.
- AO2.1 & AO2.2 – The proposed garage is located within the dwelling core, does not protrude forward of the dwelling and is located within a similar position as garages in the surrounding area.
- AO3 – The proposed extensions to the western elevation slightly outside the core of the dwelling is limited to enclosing the staircase and therefore will present as small component of the dwelling.
- AO4.1, AO4.2, AO4.3 & AO4.4 – The dwelling retains a solid core with lightweight features and finishes addressing the street. The upper and lower levels are distinguished through differentiated cladding and feature elements. The front wall of the ground storey remains in line with the upper floor, consistent with traditional elevated Queenslander forms
- AO5 – The existing Dwelling includes sunhoods, eaves, and vertical batten screening, all of which are to be retained and reflect traditional architectural detailing. These features provide adequate overhang and depth to cast natural shadowing across the façade and create layered, three-dimensional articulation.
- AO6.1, AO6.2 & AO6.3 – Lightweight weatherboard cladding and metal roofing are predominated within the existing and proposed design, consistent with nearby pre-1947 dwellings.
- AO7.1 & AO7.2 – The existing Dwelling house achieves a pitched hip and gable roof form with eaves of similar proportions to traditional houses maintain consistency with established character.
- AO8 – The site is generally flat with the street experiencing a westward slope. As such, the proposed additions have been sensitively designed to ensure the rhythm and eave line of the Dwelling house remains compatible with the neighbouring structures.

In summary, the proposed alterations are considered to comply with the purpose and overall outcomes of the Traditional building character (design) overlay code. The development maintains the pre-1947 character of the dwelling, reinforces the established streetscape pattern and represents a sensitive and context-responsive adaptation of traditional housing within the locality and is considered suitable for approval, subject to reasonable and relevant conditions.

### 4.3 Dwelling House (Small Lot) Code

The proposed lots will have a site area of 394m<sup>2</sup> (Existing Lot 1/Proposed 11) and 304m<sup>2</sup> (Existing Lot 2/Proposed Lot 12) and will therefore continue to be considered small lots.

As such, the proposed Dwelling house works over proposed lot 11 (existing lot 1) has been assessed against the Dwelling house (small lot) code. The applicable building parameters and compliance with the Dwelling house (small lot) code has been detailed below:

BUILT FORM PARAMETERS	PROPOSAL	COMPLIANCE
Building height	<9.5m	✓
Number of storeys	2 storeys	✓
Number of dwellings	1 (existing)	✓
Site Cover	Approx. 47.4%	✓
Building Length	Approx. 15.6m	✓
Front Setback	Wall- 5.5m	✓
Side Setback	East Elevation - 1.04m West Elevation - 1.50m	✓ ✓
Rear Setback	Level 1 (wall) - 4.6m Level 2 (new deck) - 3.1m	✓ PO7
Car accommodation	2 on-site car parking space	✓

*Table 1: Dwelling house (small lot) code parameters.*

In accordance with AO7 of the Dwelling house (Small lot) code, a minimum rear setback of 4.5m is required for structures over 4.5m high on lots less than 25m deep. As such, the proposal seeks a performance solution against PO7 of the Dwelling house (small lot) code due to the proposed rear deck extension resulting in non-compliance with the rear setback.

Notably, Performance Outcome PO7 states as follows:

#### **PO7**

*Development provides a rear boundary setback that:*

- a. *provides for open space and landscaping;*
- b. *does not impact on the amenity and privacy of residents in adjoining dwelling houses;*
- c. *provides for natural light, sunlight and breezes.*

In review of the outcomes listed about, the proposal achieves Performance outcome PO7 of the Dwelling house (small lot) code for the following reasons:

- The functional private open space is retained on ground level, including large grassed yard with a landscaped perimeter. The proposed extension additional deck support columns will not substantially impact or limit future growth of rear landscaping.

- The natural topography of the subject site and adjoining lots will provide offset into habitable rooms that may be within direct view of the extension.
- The deck extension is of a minor scale (11.6m<sup>2</sup>) that acts as an extension to the living space, rather than an independent outdoor gathering space.
- The proposal maintains appropriate separation, natural light and ventilation. The proposed rear deck extension does not give rise to unreasonable privacy or amenity impacts given the minor scale and protrusion into the setback zone.

In view of the above, the 3.1m non-compliance will ultimately result in no amenity impacts to the adjoining dwelling and its residents. As such, the proposal achieves Performance Outcome PO7 of the Dwelling house (small lot) code.

## 5 TOWN PLANNING FRAMEWORK

### 5.1 State Government

#### 5.1.1 Planning Act 2016 - Framework

The *Planning Act 2016* provides the statutory planning framework for the State of Queensland and outlines the statutory process for preparing, assessing and deciding development applications. This proposal will be assessed in accordance with the relevant components of the *Planning Act 2016*.

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the *Planning Act 2016*.

#### 5.1.2 State Planning Policies

The *State Planning Policy* (SPP) came into effect on 3 July 2017 and expresses the State's interests in land use planning and development.

The State Planning Policy is now identified in the Brisbane City Plan 2014 as being appropriately integrated with the exception of Natural hazards, risk and resilience & Strategic airport and aviation facilities. As such, those state interest policies and assessment benchmarks in Part E of the State Planning Policy are addressed below.

STATE INTEREST	RESPONSE	COMPLIANCE
<b>SAFETY AND RESILIENCE TO HAZARDS</b>		
Natural hazards, risk and resilience	The proposal has been appropriately designed and assessed to mitigate impacts from natural hazard.	✓
<b>INFRASTRUCTURE</b>		
Strategic airports and aviation facilities	The proposal will maintain the safety, efficiency and operational integrity of strategic airports.	✓
Strategic ports	The site is not located in proximity to a strategic port.	N/A

### 5.2 Local Government

#### 5.2.1 Definition

In accordance the *Planning Act 2016*, the Reconfiguration of a Lot is defined as follows:

*Reconfiguring a lot means—*

- (a) *Creating lots by subdividing another lot; or*
- (b) *Amalgamating 2 or more lots; or*
- (c) *Rearranging the boundaries of a lot by registering a plan of subdivision under the land act or land title act; or*
- (d) *Dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—*
  - (i) *A lease for a term, including renewal options, not exceeding 10 years; or*
  - (ii) *An agreement for the exclusive use of part of the common property for a community titles scheme under the body corporate and community management act 1997; or*
- (e) *creating an easement giving access to a lot from a constructed road.'*

The *Brisbane City Plan 2014* defines a Dwelling house as:

“A residential use of premises involving—

- (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or
- (b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.”

In view of the above, the proposal involves Building Work for extensions and additions to an existing Dwelling house and Reconfiguring a Lot (Boundary Reconfiguration).

### 5.2.2 Category of Assessment

Under the *Brisbane City Plan 2014*, the site is located within the Character residential zone and Dutton Park-Fairfield district neighbourhood plan. Additionally, the site is located within the following overlays:

- Airport environs overlay
- Bicycle network overlay
- Community purposes network overlay
- Critical infrastructure and movement network overlay
- Dwelling house character overlay
- Road hierarchy overlay
- Streetscape hierarchy overlay
- Traditional building character overlay
- Transport noise corridor overlay

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposed development is subject to the following category of assessment:

CATEGORY OF ASSESSMENT	
<b>Character Residential Zone Code</b>	
Impact Assessable	<p>In accordance with Section 5.6 – Categories of Development and Assessment-Reconfiguring a Lot, Impact Assessment is triggered for development in the Character residential zone, if a Reconfigured Lot is:</p> <p>(a) Less than 450m<sup>2</sup>; or                      (b) less than 600m<sup>2</sup>, where a rear lot</p> <p>Given the proposal is for lots less than 450m<sup>2</sup>, the proposal triggers Impact Assessment.</p>
<b>Dutton Park-Fairfield neighbourhood plan</b>	
No change	<p>In accordance with Table 5.9.80.B – Level of Assessment for Reconfiguring a Lot triggers no change. In accordance with Table 5.7.1., the proposed development is not listed as assessable development. As such, there is no change to the category of assessment.</p> <p>Accordingly, there is no change to the level of assessment, however the neighbourhood plan code is addressed as part of the application.</p>
<b>OVERLAYS</b>	
<b>Airport Environs Overlay</b>	
Not applicable	<p>In accordance with Table 5.10.2 – Airport environs overlay, there is no category of assessment nominated for Building work to a Dwelling house or Reconfiguration of a Lot. As such, there is no change to the category of assessment and the proposed</p>

<b>CATEGORY OF ASSESSMENT</b>	
	development is not required to be assessed against the Airport environs overlay code.
<b>Bicycle Network Overlay</b>	
Code Assessable	In accordance with Table 5.10.3 – Level of assessment for Bicycle network overlay, a Reconfiguration of a Lot triggers Code Assessment. As such, the Bicycle network overlay code is addressed as part of this application.
<b>Community Purposes Network Overlay</b>	
Code Assessable	In accordance with Table 5.10.7A – Level of assessment for Community purposes network overlay, a Reconfiguration of a Lot triggers Code Assessment. As such, the Community purposes network overlay code is addressed as part of this application.
<b>Critical Infrastructure and Movement Network Overlay</b>	
Not applicable	In accordance with Table 5.10.8 – Level of Assessment for Critical Infrastructure and Movement Network Overlay, the level of assessment for a Reconfiguration of a Lot is not listed as being subject to change. As such, there is no change to the level of assessment, and the application is not assessable against the Critical Infrastructure and Movement Network Overlay Code.
<b>Critical Infrastructure and Movement Network Overlay</b>	
Not applicable	In accordance with Table 5.10.8 – Critical infrastructure and movement network overlay, there is no category of assessment nominated for Building work associated with a Dwelling house. As such, there is no change to the category of assessment and the proposed development is not required to be assessed against the Critical infrastructure and movement network overlay code.
<b>Dwelling House Character Overlay</b>	
Code Assessable	In accordance with Table 5.10.9, the proposed development is categorised as Code assessable where no meeting all the acceptable outcomes of the Dwelling house code. As such, the Dwelling house code has been addressed as part of this application.
<b>Road Hierarchy Overlay</b>	
Code Assessable	In accordance with Table 5.10.18 – Level of Assessment for Road Hierarchy Overlay, a Reconfiguration of a Lot triggers Code Assessment. As such, the Road Hierarchy Overlay Code is addressed as part of this application.
<b>Streetscape Hierarchy Overlay</b>	
Code Assessable	In accordance with Table 5.10.20 – Level of Assessment for Streetscape Hierarchy Overlay, a Reconfiguration of a Lot triggers Code Assessment. As such, the Streetscape Hierarchy Overlay Code is addressed as part of this application.
<b>Traditional Building Character Overlay</b>	
Code Assessable	In accordance with Table 5.10.21 – Traditional building character overlay, the proposed Building work for a Dwelling house where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay triggers assessment against the Traditional building character overlay code.  As such, the Traditional building character (design and demolition) overlay codes have been addressed as part of this application.

In view of the above, the proposed development is subject to **Impact Assessment**. As such, and in accordance with the Development Assessment Rules (DA Rules), public notification will be undertaken for a period of 15 business days.

### 5.2.3 Applicable Code

The following codes are identified as being applicable to the proposal and as such, have been addressed accordingly within **Appendix 1** of this report as well as the specialist consultant reporting enclosed:

APPLICABLE CODES	
<b>Zone Codes</b>	<ul style="list-style-type: none"> <li>Character residential zone code</li> </ul>
<b>Neighbourhood Plan Code</b>	<ul style="list-style-type: none"> <li>Dutton Park - Fairfield neighbourhood plan code</li> </ul>
<b>Use Code</b>	<ul style="list-style-type: none"> <li>Subdivision code</li> <li>Dwelling house (small lot) code</li> </ul>
<b>Overlay Codes</b>	<ul style="list-style-type: none"> <li>Bicycle network overlay code</li> <li>Community purposes network overlay code</li> <li>Road Hierarchy overlay code</li> <li>Streetscape hierarchy overlay code</li> <li>Traditional building character (demolition) overlay code</li> <li>Traditional building character (design) overlay code</li> </ul>

### 5.2.4 Strategic Framework

In accordance with the High density residential zone code, the proposal supports the key policy direction set in the Strategic Framework, in particular:

- Theme 2:** Brisbane’s outstanding lifestyle, specifically Element 2.1 – Brisbane’s identity and Element 2.2 – Brisbane’s housing and accommodation choices; and
- Theme 5:** Brisbane’s CityShape, specifically Element 5.5 – Brisbane’s Suburban Living Areas.

SPECIFIC OUTCOMES	PROPOSAL
<b>THEME 2: BRISBANE'S OUTSTANDING LIFESTYLE</b>	
<b>Element 2.1—Brisbane's identity</b>	
<b>SO1</b> Brisbane has a strong urban legibility.	<p><b>L1.1</b> The subject site is not located within the City Centre. As such this outcome is not applicable.</p> <p><b>L1.2</b> The proposal involves the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and not for larger buildings. As such, this outcome is not applicable.</p> <p><b>L1.3</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) associated with renovations to a character home. The house will be repositioned with appropriate setbacks and landscaping.</p>
<b>SO2</b> Brisbane has a clear identity as a subtropical river city.	<p><b>L2.1</b> The proposal involves the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and Building work for</p>

SPECIFIC OUTCOMES	PROPOSAL
	<p>alterations and extensions to a pre-1947 dwelling house on a Small lot. As such, this outcome is not applicable.</p> <p><b>L2.2</b> The proposal involves the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and Building work for alterations and extensions to a pre-1947 dwelling house on a Small lot As such, this outcome is not applicable.</p> <p><b>L2.3</b> The subject site is not located within the City Centre; as such this outcome is not applicable.</p>
<p><b>SO3</b> Brisbane is experienced as a series of varied, distinctly separate neighbourhoods.</p>	<p><b>L3.1</b> The proposed Building work for alterations and extensions to a pre-1947 dwelling house on a Small lot is identified to be consistent with the surrounding zoning and will be able to provide a suitable land use of residential infill.</p> <p><b>L3.2</b> The proposal is for the Building work for alterations and extensions to a pre-1947 dwelling house on a Small lot. The works will see future infill residential housing be designed to create identifiable urban precincts.</p> <p><b>L3.3</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and Building work for alterations and extensions to a pre-1947 dwelling house on a Small lot. However, future infill residential housing will contribute positively to the community's sense of place.</p>
<p><b>SO4</b> Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.</p>	<p><b>L4.1</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and not for the public domain. As such this outcome is not applicable.</p> <p><b>L4.2</b> The proposal is not locate within a centre. As such, this outcome is not applicable.</p> <p><b>L4.3</b> The proposal is Building work for alterations and extensions to a pre-1947 dwelling house on a Small lot. All dwelling houses on the lots will support the emergence of an identifiable local character.</p> <p><b>L4.4</b> The proposal not near any key civic spaces. As such, this outcome is not applicable.</p>
<p><b>SO5</b> Brisbane's development and infrastructure strengthens local identity.</p>	<p><b>L5.1</b> The proposal is for Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and proposes to retain the pre-1947 dwelling house. The development to create two new small lots will allow for new infill character housing which is consistent with the surrounding locality.</p>

SPECIFIC OUTCOMES	PROPOSAL
	<p><b>L5.2</b> The proposal detract from local infrastructure.</p>
<p><b>SO6</b> Brisbane's scenic assets, important cultural landscapes and urban views which contribute to the city's distinctive character are protected and made more accessible.</p>	<p><b>L6.1</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and proposes to retain the pre-1947 dwelling house. As such Brisbane's important landscapes as seen from key public vantage points will not be disturbed.</p> <p><b>L6.2</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and proposes to retain the pre-1947 dwelling house. The proposal will ensure the design is well incorporated into the movement network and will not detract from the universal access to public vantage points.</p> <p><b>L6.3</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and proposes to retain the pre-1947 dwelling house. Although the houses are not iconic, they will be protected.</p>
<p><b>SO7</b> Brisbane's subtropical design of development and spaces creates a point of difference and distinguishes the city from other capital cities.</p>	<p><b>L7</b> The proposed Building work for alterations and extensions to a pre-1947 dwelling house. The infill residential development is designed to promote a subtropical urban design.</p>
<p><b>SO8</b> Brisbane's backyards contribute strongly to local character by providing green landscapes in urban areas.</p>	<p><b>L8.1</b> The proposal is not located within the Low Density Area however maintains the local character and typical lot layout.</p>
<p><b>SO9</b> Brisbane's subtropical character is accentuated by urban design where development supports outdoor living and subtropical planting that reduce urban heat island effects.</p>	<p><b>L9.1</b> The proposal does not involve higher density development. As such, this outcome is not applicable.</p> <p><b>L9.2</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and proposes to retain the pre-1947 dwelling house. The development will retain the existing vegetation over the site where appropriate.</p> <p><b>L9.3</b> The proposed Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) will incorporate best-practice landscaping solutions.</p>
<p><b>S10</b> Brisbane's transport routes are highly shaded to promote active travel between local destinations and provide major roads with clearly identifiable markers for travel throughout the city.</p>	<p><b>L10.1</b> The proposed Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) will include for the provision of street trees.</p> <p><b>L10.2</b> The subject site is not identified along a major road. As such, this outcome is not applicable.</p>
<p><b>S11</b> Brisbane's public infrastructure and parks reinforce a subtropical landscape.</p>	

SPECIFIC OUTCOMES	PROPOSAL
	<p><b>L11.1</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and not for public infrastructure. As such this outcome is not applicable.</p> <p><b>L11.2</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots). As such this outcome is not applicable.</p>
<p><b>S12</b> The urban design of Brisbane's development is cognisant of the role and function of the individual area in which it is located and reinforces or reinterprets the character of that area.</p>	<p><b>L12</b> The proposed Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and building works to an existing house which will continue to contribute positively surrounding neighbourhood and character area.</p>
<p><b>S13</b> Brisbane's development forms a positive part of the city's legacy and enhances a site's value, the public domain and the city.</p>	<p><b>L13</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and renovations to a dwelling house, as such this outcome is not applicable.</p>
<p><b>S14</b> Brisbane's urban environments, public domains and movement systems are well located, well connected, permeable and legible.</p>	<p><b>L14.1</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and has been designed in accordance with the road hierarchy overlay, streetscape hierarchy overlay and bicycle network overlay.</p> <p><b>L14.2</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and Building work for alterations and extensions to a pre-1947 dwelling house. As such this outcome is not applicable.</p>
<p><b>S15</b> Brisbane has a high level of land use and movement network connectivity within centres and Growth Nodes on Selected Transport Corridors.</p>	<p><b>L15</b> The proposed Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and has been designed in accordance with the Streetscape Hierarchy Overlay.</p>
<p><b>S15</b> Brisbane has a high level of land use and movement network connectivity within centres and Growth Nodes on Selected Transport Corridors.</p>	<p><b>L15</b> The proposed Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and has been designed in accordance with the Streetscape Hierarchy Overlay.</p>
<p><b>S16</b> Brisbane's smaller civic spaces on development sites and local streets merge to optimise local public domain needs.</p>	<p><b>L16</b> The subject site is not identified to require arcades, pedestrian cross block links or building and corner setbacks. As such, this outcome is not applicable.</p>
<p><b>S17</b> Brisbane's urban environment contributes to an outstanding lifestyle for the city.</p>	<p><b>L17</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and Building work for alterations and extensions to a pre-1947 dwelling house. The proposal will ensure the design is well incorporated into the neighbourhood.</p>
<p><b>S18</b> Brisbane's urban design ensures that public safety and perceptions of public safety are maximised.</p>	<p><b>L18.1</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) and house renovations. Notwithstanding, the proposal will utilise Crime</p>

SPECIFIC OUTCOMES	PROPOSAL
	<p>prevention through environmental design principles to ensure the public safety of the neighbourhood.</p> <p><b>L18.2</b> The proposed Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) will utilise crime prevention through environmental design principles suitable for the proposed setting.</p>
<p><b>S19</b> Brisbane's important buildings and places that are important to the city's history are protected.</p>	<p><b>L19.1</b> The subject site is not identified within a heritage place.</p> <p><b>L19.2</b> The subject site is not identified within a heritage place.</p> <p><b>L19.3</b> The subject site is not identified within a heritage place.</p>
<p><b>S20</b> Brisbane's distinctive suburban identity is reinforced by its character housing precincts.</p>	<p><b>L20.1</b> The subject site is located within the Traditional Building Character Overlay, notwithstanding the existing pre-1947 dwelling house will be retained as part of this proposal. Future dwelling houses on site will be subject to assessment against the Traditional Building Character (Design) Overlay Code.</p> <p><b>L20.2</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots).</p> <p><b>L20.3</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots).</p> <p><b>L20.4</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots).</p> <p><b>L20.5</b> The subject site does not contain a small shop or office building built in 1946 or earlier. As such, this outcome is not applicable.</p>
<p><b>S21</b> Brisbane residents' appreciation of character areas, heritage buildings and the city's history is increased.</p>	<p><b>L21.1</b> The subject site is located within the Traditional Building Character Overlay, notwithstanding the existing pre-1947 dwelling house will be retained as part of this proposal. Future dwelling houses on site will be subject to assessment against the Traditional Building Character (Design) Overlay Code.</p> <p><b>L21.2</b> The proposal is not located upon a cultural or historic significance site. As such, this outcome is not applicable.</p> <p><b>L21.3</b> The proposal is for Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots). As such, this outcome is not applicable.</p>
<p><b>S22</b> The cultural connections that Aboriginal people have to Brisbane</p>	<p><b>L22.1</b></p>

SPECIFIC OUTCOMES	PROPOSAL
<p>are recognised, maintained and protected in accordance with the <i>Aboriginal Cultural Heritage Act 2003</i>.</p>	<p>The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots). As such this outcome is not applicable.</p> <p><b>L22.2</b> The subject site is not located on culturally significant sites or cultural landscapes. As such, this outcome is not applicable.</p> <p><b>L22.3</b> The proposal is not identified as a meeting place of contemporary importance to the Aboriginal and Torres Strait Islander communities. As such, this outcome is not applicable.</p>
<p><b>Element 2.2 – Brisbane’s housing and accommodation choices</b></p>	
<p><b>SO1</b> Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.</p>	<p><b>L1</b> The proposal allows for residential infill development in form of Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots). The proposed development pattern is consistent with the local values, constraints and opportunities in the suburban living areas.</p>
<p><b>SO2</b> Brisbane's housing is diverse in type and form, offering choice to different household types and individuals with specific housing needs.</p>	<p><b>L2.1</b> The proposed Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) will contribute towards the housing diversity as outlined in the relevant codes.</p>
<p><b>SO3</b> Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.</p>	<p><b>L3.1</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots). The subject site is located within the Traditional Building Character Overlay, notwithstanding the existing pre-1947 dwelling house will be retained as part of this proposal. Dwelling houses on site are subject to assessment against the Traditional Building Character (Design) Overlay Code. The newly created lot will provide for new accommodation opportunities.</p> <p><b>3.2</b> The proposal increases the functionality and usability of exiting accommodation.</p> <p><b>L3.3</b> The proposal is not for the development of hotels. As such this outcome is not applicable.</p>
<p><b>SO4</b> Brisbane's existing Rural Neighbourhoods are maintained without expansion.</p>	<p><b>L4</b> The proposal is not located within the Rural neighbourhoods, thus achieving compliance with the Overall Outcome.</p>
<p><b>SO5</b> Brisbane's last remaining greenfield development areas are well planned and well delivered.</p>	<p><b>L5</b> The proposed Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots) will continue to exhibit a strong sense of place for the local community as the proposed lot sizes are consistent with the surrounding locality.</p>
<p><b>SO6</b> Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.</p>	<p><b>L6.1</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots). The newly subdivided land will provide housing accommodation.</p>

SPECIFIC OUTCOMES	PROPOSAL
	<p><b>L6.2</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots). The newly subdivided land will provide housing accommodation.</p> <p><b>L6.3</b> The proposal is for the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots). The newly subdivided land will provide housing accommodation.</p>
<b>THEME 5: BRISBANE'S CITYSHAPE</b>	
<b>Element 5.5 – Brisbane’s Suburban Living Areas.</b>	
<p><b>SO1</b> Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.</p>	<p><b>L1</b> The proposal allows for residential infill development in form of Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots). The proposed development pattern is consistent with the local values, constraints and opportunities in the suburban living areas.</p>
<p><b>SO2</b> Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.</p>	<p><b>L2.1</b> The proposal involves the Reconfiguration of a Lot (Boundary Realignment 2 Lots into 2 Lots). Notwithstanding, future dwellings on the resulting sites will be in the form of detached housing.</p> <p><b>L2.2.</b> The proposed Reconfiguration of a Lot will result in suitable lot sizes consistent with the surrounding character for small-scale housing infill development.</p>
<p><b>SO3</b> Suburban Living Areas allow for adaptable small-scale multiple dwellings to provide for some intergenerational housing options catering to young people, families and supporting ageing in place.</p>	<p><b>L3</b> The proposal does not provide for multiple dwellings. Accordingly, this outcome is not applicable.</p>
<p><b>SO4</b> The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.</p>	<p><b>L4.1</b> The proposed Reconfiguration of a Lot provides suitable infill development, resulting in lot sizes predominate in the locality. The site currently comprises of two existing lots reflecting lot under 400m<sup>2</sup>. The proposal seeks a Boundary Realignment to create a 394m<sup>2</sup> and 304m<sup>2</sup> lot with frontages of 17m and 11m, respectively. The proposal seeks to rationalise the existing lot layout to achieve more evenly sized lots.</p> <p>Furthermore, the lot sizes and frontage widths are consistent with that which predominates in the neighbourhood and will support the establishment of new Dwelling Houses that are consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards pursuant to Element 5.5 of the Strategic Framework. The immediately surrounding neighbourhood exhibits strong presence of single lots less than 450m<sup>2</sup> in CR1 as shown in Figure 3 of this report.</p> <p><b>L4.2</b> Any future dwellings will be consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards. The proposed lot sizes and dimensions will support the established of future dwelling houses that are consistent</p>

SPECIFIC OUTCOMES	PROPOSAL
	<p>with the surrounding character. As demonstrated in Figure 3, the surrounding neighbourhood exhibits strong presence of single lots less than 450m<sup>2</sup> frontage in CR1.</p> <p><b>L4.3</b> The proposal supports high levels of local amenity and air quality and contributes to the sustainable of the city.</p>
<p><b>SO5</b> District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.</p>	<p><b>L5.1</b> The proposal does not involve a district centre. Therefore, this outcome is not applicable.</p> <p><b>L5.2</b> As above, the proposal does not involve a district centre. Therefore, this outcome is not applicable.</p>
<p><b>SO6</b> Neighbourhood centres offer small-scale, low-impact local convenience services.</p>	<p><b>L6.1</b> The proposal does not involve a neighbourhood centre. Accordingly, this outcome is not applicable.</p> <p><b>L6.2</b> The proposal does not involve a neighbourhood centre. Accordingly, this outcome is not applicable.</p> <p><b>L6.3</b> The proposal does not involve a neighbourhood centre. Accordingly, this outcome is not applicable.</p>
<p><b>SO7</b> Non-residential uses support local character and amenity.</p>	<p><b>L7</b> The proposal does not provide for a non-residential use. Therefore, this outcome is not applicable.</p>

## 6 CONCLUSIONS

This report is submitted on behalf of *DJ Vu Family Investment Pty Ltd ATF HDJ Family Trust* in support of the proposed Building Works (Development Permit) for alterations and additions to an existing pre-1947 Dwelling house on a Small lot and Reconfiguring a Lot (Development Permit) for a Boundary Realignment (2 into 2 lots) upon land at 90-92 Park Road, Woolloongabba, more particularly described as Lots 1 & 2 on SP334209.

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposal involving the Reconfiguration of a Lot under 450m<sup>2</sup> which triggers an Impact assessable application. The application is also inclusive of Building Works (alterations & extensions) to a pre-1947 dwelling house on a Small lot within the Traditional building character. It is noted that Building Works are limited to the dwelling currently located on Lot 1SP334209 (90 Park Road). No works are proposed to the existing Dwelling house on Lot 2SP334209 (92 Park Road).

The proposal seeks a Boundary realignment to rearrange the common boundary line to create two (2) newly sized allotments. The existing house over proposed lot 11 will be shifted to the western side of the site, allowing sufficient space for proposed Lot 12 to accommodate onsite car parking. Subsequent changes to reciprocal access easements are also proposed. The proposed boundary realignment will result in the creation of allotments that reflect the following:

Proposed Lot #	Lot Size	Lot Frontage
Lot 11	394m <sup>2</sup>	17.3m
Lot 12	304m <sup>2</sup>	11.3m

We note that the proposal seeks to apply the provisions under Table 9.4.10.3.B Part 2 of the Subdivision code that permits for a minimum lot size of 300m<sup>2</sup> for small lots in the Infill housing zone precinct of the Character residential zone.

The proposal is identified as being consistent with the overall outcomes of the Character residential zone code as the proposal provides appropriately sized and configured lots that are consistent with the lot sizes and configurations within immediately surrounding neighbourhood which can facilitate future subtropical character of low-rise buildings.

Specifically for the Building Works aspect, the proposal includes repositioning and raising an existing dwelling, a new side extension and minor additions forward of the highest and rearmost part of the roof to the existing Dwelling house at 90 Park Road (Lot 1 on sp334209).

Overall, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved subject to reasonable and relevant conditions.