BCC DS
RECEIVED
05-11-2026
APPLICATION REF
A007147137

Urbicus

Urban Planning Report



Site

89 Alkoomie Street, **WYNNUM**

Proposal

- 1 Into 2 Lot Subdivision
- Siting Variation

Approvals

Reconfiguring a Lot – Development Permit
QDC Siting Variation

November 2026

Document Control

Issue	Revision	Issued to	Date	Reviewed by
1	Initial Draft	KT	14/10/2026	Urbicus
2	Final Draft	JE	30/10/2026	Urbicus
3	Final	HW	30/10/2026	Urbicus

Urbicus Project Delivery System

Document Information

Created: 14 October 2026

Last saved: 30 November 2026

Project Manager: Henry Watson

Client: Laurie Suarez

Project Reference: URB26-269

This report has been prepared solely for the benefit of Laurie Suarez. Urbicus accepts no liability for the use or interpretation of any information contained in this report for any other purpose other than intended, or for its use by any party other than the above-named Client.

CONTENTS

1 DEVELOPMENT SUMMARY 4
1.1 Site Details 4
1.2 Application Details 4
1.3 Assessment Framework 4
1.4 Administration Details 4
2 INTRODUCTION 5
2.1 Proposal Outline 5
2.2 Supporting Information 5
2.3 Site Context 5
2.4 Site Description 6
2.5 Urban Services & Infrastructure 8
2.6 Easement 10
2.7 Infrastructure Charges 10
2.8 Site History & Previous Approvals 10
2.9 Flooding 10
2.10 Pre-lodgement Meetings 10
3 PROPOSED DEVELOPMENT 11
3.1 Proposal Details 11
3.1.1 Siting Variation 12
4 STATUTORY FRAMEWORK 13
4.1 Planning Act (PA) 2016 13
4.1.1 Level of Assessment 13
4.1.2 Public Notification 14
4.1.3 Referral 14
4.2 State Planning Requirements 14
4.2.1 State Planning Policy (SPP) 2017 14
4.2.2 State Development Assessment Provisions 15
4.2.3 ShapingSEQ 2023 15
5 LOCAL PLANNING REQUIREMENTS & ASSESSMENT 16
5.1 Level of Assessment 16
5.2 Applicable Codes 16
5.3 Site Zoning 16
5.4 CR1 Character (Character) Residential Zone 17
5.4.1 Development location and uses overall outcomes 17
5.4.2 Development form overall outcomes 18
5.4.3 Character zone precinct overall outcomes 19
5.5 Neighbourhood Plan 20
6 DEVELOPMENT CODES 21
6.1 Subdivision Code 21
7 PERFORMANCE SOLUTIONS 23
8 RECOMMENDATIONS 25
9 APPENDICES 26
9.1 Appendix A – Plan of Proposed Lots 20 & 21 and Plan of Detail Survey as prepared by Sonto 26
9.2 Appendix B – Plan of Detail Survey of Lot 2 on SP146478 as prepared by Sonto 26

FIGURES

Figure 2-1 Location Plan 6
Figure 2-2 Subject site and existing dwelling viewed from Alkoomie Street 7
Figure 2-3 Aerial view of subject site 7
Figure 2-4 Current Mapping Aerial 8
Figure 2-5 Pre 1946 Mapping Aerial 8
Figure 2-6 As Constructed Services (Sewer & Water) 9
Figure 2-7 As Constructed Services (Stormwater) 9
Figure 2-8 Land Parcel Map (Smart Map) 10
Figure 3-1 Proposed Subdivision Plan 11
Figure 5-1 Zoning Map 17
Figure 7-1 Lot Pattern around the Site 24

TABLES

Table 2-1 Consultants Supporting Information 5
Table 2-2 Location Context Table 6
Table 2-3 Site Description Table 7
Table 2-4 Urban Services Assessment 9
Table 3-1 Proposed Lot Sizes 11
Table 3-2 Siting Variation – Side Boundary Setbacks 12
Table 5-1 Level of Assessment Table 16

1 DEVELOPMENT SUMMARY

1.1 Site Details

Address	89 Alkoomie Street, Wynnum 4178
Description	Lot 2 on SP146478
Area	898m²
Easements	Nil
Land Owner	Ross John Sawczyn

1.2 Application Details

Proposal	1 into 2 lot subdivision (Siting Variation to be lodged separately)
Approval Sought	Development Permit for Reconfiguration of Lot
Development Permit	Yes
Preliminary Approval	No
Level of Assessment	Impact
Referral	Nil as part of this application (referral for the siting variation to be lodged separately)
Public Notification	Required
Staging	Nil

1.3 Assessment Framework

Local Government	Brisbane City Council
Planning Scheme	Brisbane City Plan 2014
SEQ Regional Plan	Urban Footprint
State Planning Policies	Not Applicable

1.4 Administration Details

Applicant	Laurie Suarez
Contact	Henry Watson
Phone	07 3367 1582
Email	planning@urbicus.com.au
Project Reference	URB26-269

2 INTRODUCTION

2.1 Proposal Outline

The subject site is located on 89 Alkoomie Street, Wynnum (The Site). The proposed development of the Site is for a residential subdivision involving the relocation of the existing dwelling house (the Proposal). The Proposal seeks a Development Permit for a Reconfiguration of a Lot (1 into 2 lot subdivision). The Proposal will result in the creation of the following lots:

- Lot 20 – 400m^2
- Lot 21 – 498m^2 (will include relocated existing dwelling house)

A siting variation for the relocated existing dwelling on proposed Lot 21 will be lodged separately (refer to Section 3.1). This report will:

- Describe the sites and surrounds;
- Outline the nature of the proposal;
- Detail the type of development approvals sought;
- Address the relevant statutory frameworks;
- Address relevant provisions of the Brisbane City Plan 2014; and
- Identify and address other planning instruments of relevance to the application.

The Proposal represents a 1 into 2 lot subdivision within the CR1 Character (Character) Residential Zone. Accordingly, under *Section 5.6 of the City Plan 2014* the proposal triggers an Impact Assessment development application.

2.2 Supporting Information

This report is accompanied by the supporting information identified in the Table below

Document / Plan / Report	Consultant	Location
Plan of Proposed Lots 20 & 21 (P-28119 – PRO2 Rev A)	Sonto	Appendix A
Plan of Detail Survey (P-28119 – DET1 Rev A)	Sonto	Appendix A

Table 2-1 Consultants Supporting Information

2.3 Site Context

Wynnum is an established bayside suburb located approximately 20 km east of the Brisbane Central Business District (CBD). The suburb features a predominantly residential character complemented by a local commercial centre, community facilities and coastal recreational areas.

The surrounding urban environment comprises established detached dwellings, traditional Queenslander houses, newer residential developments and medium- to higher-density housing concentrated around Wynnum Central and the railway station.

The locational table below provides an outline of surrounding roads, services and parks.

Location Context Table	
Distance to Brisbane City	20 km (approx.)
Nearby Roads and Arterial Routes	Adam Street – North to the site Coreen Street – East to the site Alkoomie Street – South to the site Tingal Road – West to the site
Nearby Services	Wynnum West State School

	Wynnum State School
	Metro South Hospital and Health Service
	St Andrew's War Memorial Hospital
	Wynnum Train Station
Parks / Open Space	Eric Shaw Park
	Greene Park

Table 2-2 Location Context Table
Source: Google Maps

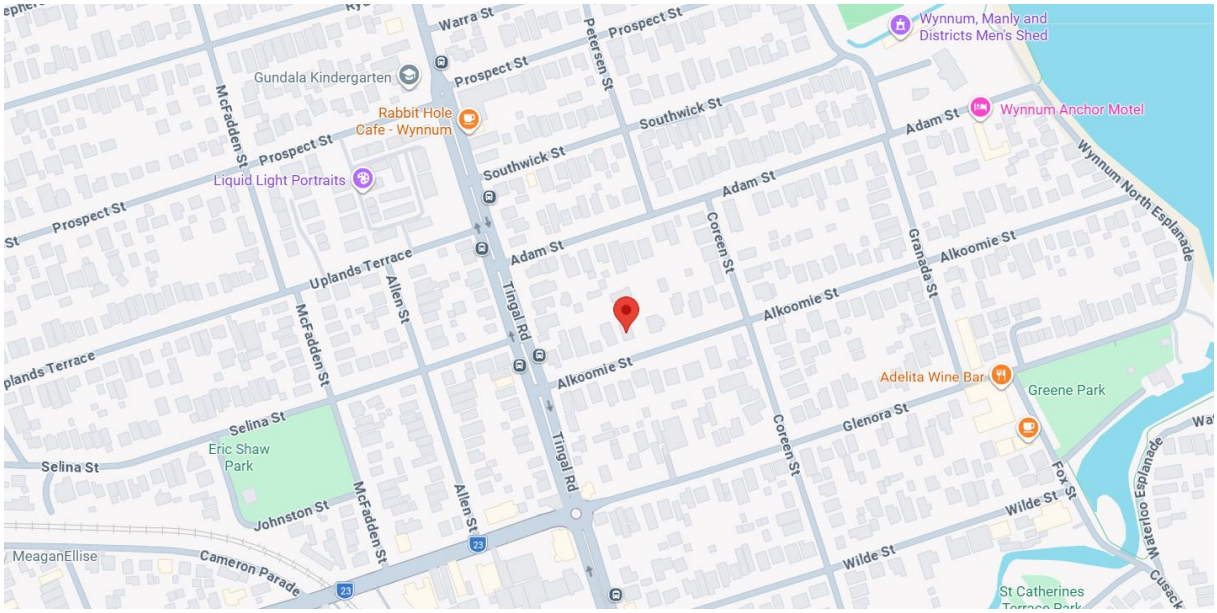


Figure 2-1 Location Plan
Source: Google Maps

2.4 Site Description

The Site is situated at 89 Alkoomie Street, Wynnum, formally described as Lot 2 on SP146478. The Site has a total area of 898m² according to BCC 2014 planning scheme mapping.

The Site currently has a single frontage to Alkoomie Street to the south and is improved by a pre-1946 dwelling house. We note that to facilitate the development, the existing dwelling house will be retained and repositioned. The Site is currently accessed directly off Alkoomie Street via a singular crossover and discharges to a lawful point of discharge to the kerb and channel in Alkoomie Street.

Site Description Table	
Address	89 Alkoomie Street, Wynnum 4178
Lot Description	Lot 2 on SP146478
Existing Use:	Residential
Area:	898m²
Site Frontage:	24.18m
Dimensions (Approx.):	24.18m x 37.33m
Improvements:	Detached Dwelling
Slope:	RL24.5 to RL22.5 crossfalls from the rear boundary (north) to Alkoomie Street (south)
Lawful Point of Discharge	Alkoomie Street
Access / Cross Over:	Alkoomie Street

Site Description Table	
Road Hierarchy:	Neighbourhood Road
Footpath:	Yes - Concrete
Street Trees	Yes - 3
Vegetation:	Some vegetation on site
Flooding:	Nil
Easements:	Nil

Table 2-3 Site Description Table



Figure 2-2 Subject site and existing dwelling viewed from Alkoomie Street
Source: Google Maps



Figure 2-3 Aerial view of subject site
Source: NearMap

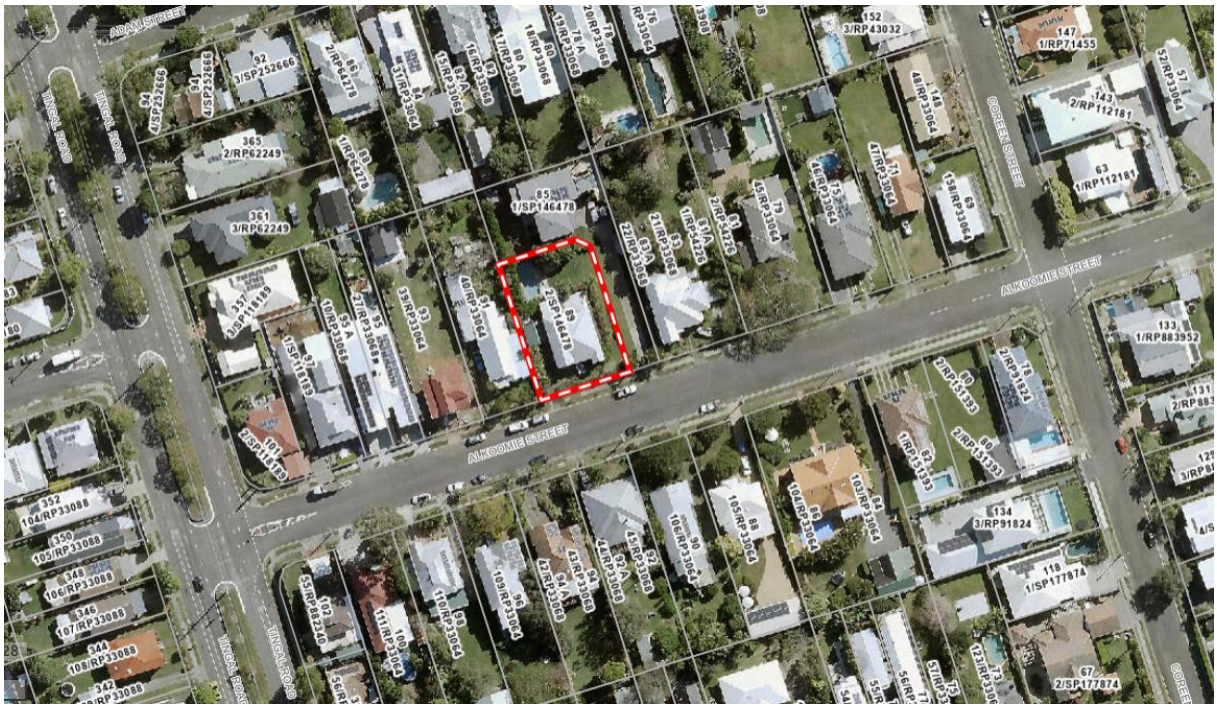


Figure 2-4 Current Mapping Aerial
Source: City Plan 2014 Mapping



Figure 2-5 Pre 1946 Mapping Aerial
Source: City Plan 2014 Mapping

2.5 Urban Services & Infrastructure

The subject allotment is capable of connection to all urban utilities located in the immediate vicinity. **Figures 2-6 and 2-7** show that all essential services are currently accessed or have the ability to be accessed to provide an adequate level of service for both residential lots.

Urban Services	
Water Supply	Water is available in Alkoomie Street. Currently a water meter exists in Alkoomie Street and will be maintained.
Sewerage Reticulation	Sewerage reticulation traverses at the west site boundary. The relocated dwelling will be set back 1.0m from this boundary, and clearance to the sewer will be addressed in accordance with QDC MP1.4 at building stage. A new sewer connection for proposed Lot 20 can be conditioned.
Stormwater Discharge	Stormwater is currently being discharged lawfully to Alkoomie Street.
Road Hierarchy	Alkoomie Street is identified as a Neighbourhood Road.
Other Services	All other services e.g. Telstra, Gas, Electricity, Pay TV are readily available.

Table 2-4 Urban Services Assessment



Figure 2-6 As Constructed Services (Sewer & Water)
Source: BCC Community Maps

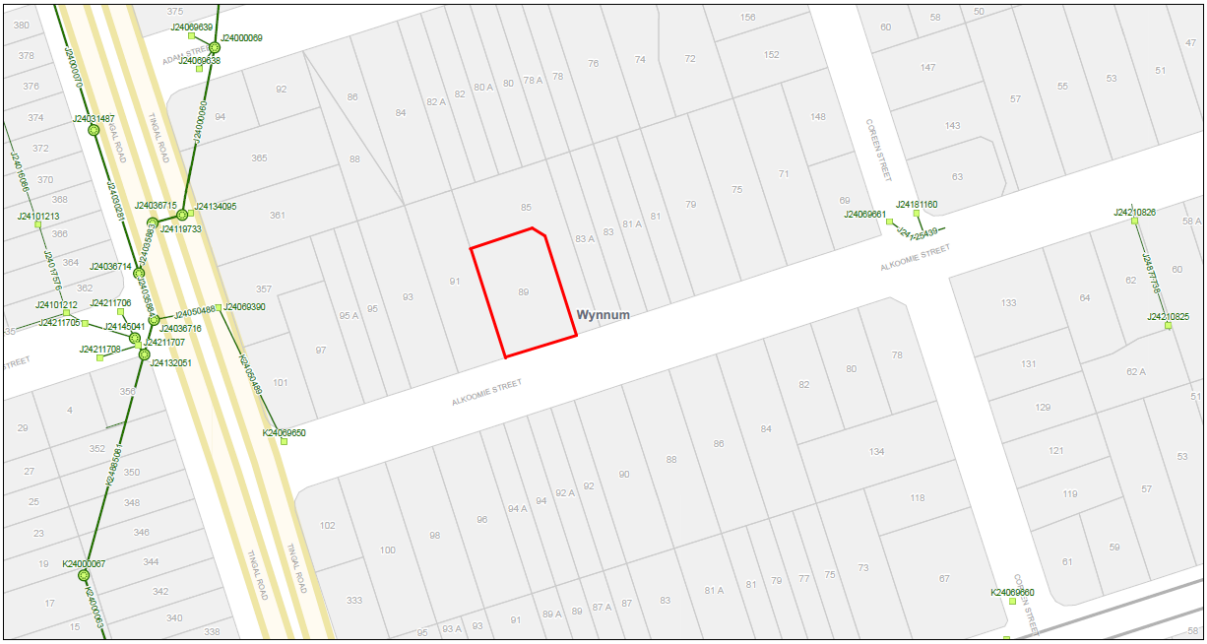


Figure 2-7 As Constructed Services (Stormwater)
Source: BCC Community Maps

2.6 Easement

The subject allotment is not encumbered by an easement. Refer to the Smart Map below **Figure 2-8.**



Figure 2-8 Land Parcel Map (Smart Map)
Source: DNRM Smart Map

2.7 Infrastructure Charges

The Site is within the Priority Infrastructure Area under Council's Adopted Infrastructure Charges Resolution. The proposal creates one additional residential lot and will therefore attract infrastructure charges for one additional lot, with a credit applying to the existing lawful lot. Charges will be confirmed by Council in an infrastructure charges notice.

2.8 Site History & Previous Approvals

There were no records indicating previous application or approval over this lot.

2.9 Flooding

The BCC Floodwise Property Report indicates that the land is not subject to flooding.

2.10 Pre-lodgement Meetings

A pre-lodgement meeting was not held with Council for the Proposal.

3 PROPOSED DEVELOPMENT

3.1 Proposal Details

The Proposal involves a 1 into 2 lot subdivision of Lot 2 on SP146478. This results in proposed Lot 20 (400m²) and proposed Lot 21 (498m²) with the latter including the relocated existing pre-1946 dwelling house (see **Figure 3-1**). Both lots will have direct frontage to Alkoomie Street. The existing gazebo, carport and water tank will be removed. The existing block retaining wall on proposed Lot 20 will be retained. Proposed Lot 21 will continue to use the existing crossover to Alkoomie Street, and proposed Lot 20 will be provided with a new crossover. Under Brisbane City Plan 2014, reconfiguring a lot in the Character residential zone that creates a lot of less than 450m² is impact assessable.

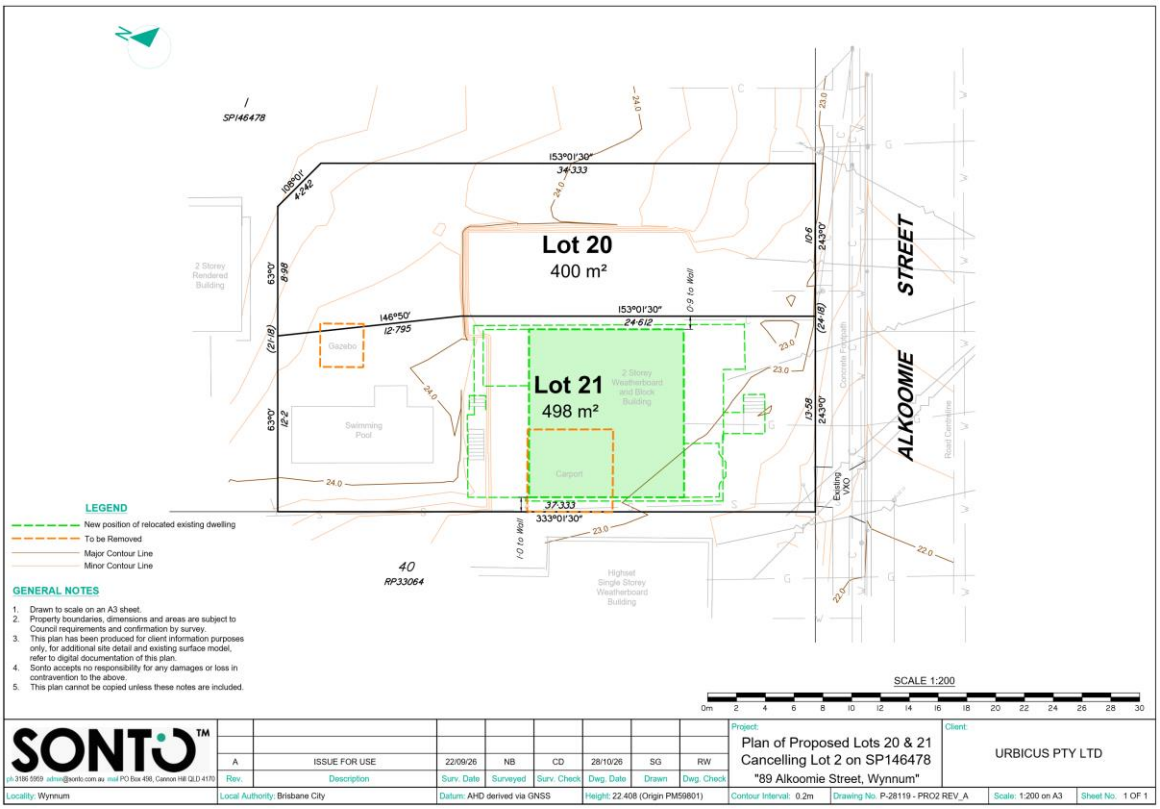


Figure 3-1 Proposed Subdivision Plan
Source: Sonto (P-28119 – PRO2 Rev A)

Section 7 of this report sets out the justification for non-compliances within the Proposal. Refer to **Table 3-1** and **Figure 3-1** for context.

Lot Description	Existing Lot Size	Proposed Lot Size	Proposed Frontage
Lot 2 on SP146478	898 m²	Proposed Lot 20 – 400m²	10.6m – direct access to Alkoomie Street (new crossover)
		Proposed Lot 21 – 498m² (retained and repositioned pre-1946 dwelling)	13.58m – direct access to Alkoomie Street (existing crossover)

Table 3-1 Proposed Lot Sizes

3.1.1 Siting Variation

A siting variation is required for the relocated pre-1946 dwelling on proposed Lot 21. It will be lodged with Council as a separate application. The details are provided below (see **Table 3-2**) so that Council can consider the subdivision layout together with the final position of the dwelling.

Boundary	Required Setback	Proposed Setback
Western side	1.275m (lower), 1.7m (upper)	1.0m to wall
Eastern side	1.275m (lower), 1.7m (upper)	0.9m to wall

Table 3-2 Siting Variation – Side Boundary Setbacks

The reduced setbacks are justified for the following reasons:

- Retaining the character dwelling, a key outcome sought by the Character residential zone.
- Consistency with the local streetscape pattern is maintained. Traditional houses on narrow lots in Wynnum are commonly sited about 1m from their side boundaries.
- The 0.9m setback to proposed Lot 20 allows a future dwelling on Lot 20 to be designed around it, and a development footprint plan can show the separation if Council requires one.
- Side-facing windows of habitable rooms within 1.5m of a boundary will be screened, have raised sills or use obscure glazing.
- Both setbacks exceed the 750mm minimum needed for normal building maintenance.

A full assessment against QDC MP1.2 is provided in the accompanying Code Report.

4 STATUTORY FRAMEWORK

This section addresses components of the statutory planning framework relevant to the assessment of the proposed development.

4.1 Planning Act (PA) 2016

The PA2016 is the statutory instrument for the State of Queensland under which development applications are assessed by local and state governments.

4.1.1 Level of Assessment

The level of assessment for this application is Impact. Under Section 45(5) of the Planning Act:

> *(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:

> *(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.*

An assessment of the application has been undertaken against relevant assessment benchmarks described in Section 30 of the Planning Regulations outlined above.

4.1.2 Public Notification

Section 53(1) of the PA2016 states:

> *An applicant must give notice of a development application if:*
> *(a) any part of the application requires impact assessment; or*
> *(b) the application includes a variation request*

The application requires Impact assessment and therefore notice of the application will be undertaken in accordance with the PA2016.

4.1.3 Referral

Under Section 54(2) of the PA2016:

> *(2) A referral agency, for a development application, is:*
> *(a) the person prescribed by regulation as a referral agency for applications of that type; or*
> *(b) if that person's functions have been devolved or delegated to another person—the other person; or*
> *(c) if the Minister has decided that a person is a referral agency under section 48(6)—that person.*

Part 4, Section 22(1) of the Planning Regulation states that:

> *Schedules 9 and 10 prescribe:*
> *(a) for section 54(2)(a) of the Act, the referral agency for the development applications stated in the schedules.*

The proposed development does not trigger referral to State Government.

4.2 State Planning Requirements

4.2.1 State Planning Policy (SPP) 2017

The SPP was released on 3 July 2017. It is a State planning instrument made under Chapter 2 Part 2, Section 10 of the Planning Act.

The SPP outlines 17 state interests that must be considered in every planning scheme across Queensland. These state interests are arranged under five broad themes:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

As prescribed in Section 30(2)(a)(ii) of the Planning Regulation, the SPP represents an assessment benchmark and the assessment manager must have regard to SPP's, if it is not identified and addressed in the planning scheme.

When a local planning scheme has not yet been updated to incorporate the SPP state interests, the council will assess a development application using the assessment benchmarks in the SPP.

.

Part 2 Section 2.1 of City Plan indicates that the SPP was integrated into the planning scheme and therefore assessment against the SPP is not required.

4.2.2 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) define the state's interest in development assessment. It contains the matters SARA considers when assessing a development application on behalf of the chief executive.

When submitting a development application to the SARA, the applicant is required to demonstrate how the application complies with the applicable state code(s) in SDAP.

However, as the proposed development does not require referral to SARA (refer to Section 4.1.3) the SDAP's do not apply.

4.2.3 ShapingSEQ 2023

The site is within the area of the ShapingSEQ 2023 South East Queensland Regional Plan (Regional Plan).

Under Section 30(2)(a)(i) of the Planning Regulation, the Regional Plan represents an assessment benchmark and the assessment manager must have regard to regional plan, if it is not identified as being appropriately reflected in the planning scheme.

The site is included in the Urban Footprint regional land use category of the Regional Plan that is intended to accommodate urban development.

5 LOCAL PLANNING REQUIREMENTS & ASSESSMENT

City Plan 2014 (CP2014) is the applicable planning scheme to this application. The relevant provisions are identified and addressed below.

5.1 Level of Assessment

The Proposal is subject to **Impact Assessment** under the *City Plan 2014* as proposed Lot 20 is less than 450m^2 in a Character Residential Zone.

Assessment Trigger	Table	Level of Assessment
CR1 Character (Character)	5.6.1	Impact
Neighbourhood Plan		
Wynnum - Manly neighbourhood plan	5.9.72.B	No change
All Aspects of Development		
Airport environs overlay	5.10.2	Accepted
Community purposes network overlay	5.10.7A	Code
Critical infrastructure and movement network overlay	5.10.8	Accepted
Dwelling house character overlay	5.10.9	Accepted
Road hierarchy overlay	5.10.18	Code
Streetscape hierarchy overlay	5.10.20	Code

Table 5-1 Level of Assessment Table

5.2 Applicable Codes

The applicable codes relevant to the application have been included in the Code Report.

Development Code
Subdivision Code
Neighbourhood Plan
Wynnum – Manly Neighbourhood Plan Code
Prescribed Secondary Codes
Filling and Excavation Code
Infrastructure Design Code
Landscape Work Code
Outdoor lighting Code
Park Planning and Design Code
Stormwater Code
Transport, Access, Parking and Servicing Code
Wastewater Code
Overlay Codes
Community Purposes Network Overlay Code
Road Hierarchy Overlay Code
Streetscape Hierarchy Overlay Code

5.3 Site Zoning

The subject site is located within the CR1 Character (Character) Residential Zone.



Figure 5-1 Zoning Map
Source: BCC Interactive Mapping

5.4 CR1 Character (Character) Residential Zone

The purpose of the character residential zone is to:

(a) ensure the character of a residential area is protected or enhanced; and
(b) provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.

The proposed development complies with the intent of the CR1 Residential Zone Overall Outcomes.

5.4.1 Development location and uses overall outcomes

Development location and uses overall outcomes	Nature of proposal
Development provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey dwelling houses comprising primarily of existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development.	Complies. The existing pre-1946 dwelling will be retained.
Development in the Character zone precinct provides for low density suburban and inner-city living through: (i) 1 or 2 storey dwelling houses to predominate over other types of development; (ii) a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated.	Complies. The existing pre-1946 dwelling will be retained.
Development in the Infill housing zone precinct facilitates a mix of existing dwelling houses and new housing choices including dual occupancy, 2 storey low rise multiple dwellings such as row houses at a house scale, rooming accommodation, residential care facilities and retirement facilities which: (i) comply with the site density, building height, number of storeys and setback requirements of	Not applicable. The Site is within the Character zone precinct.

the Traditional building character (design) overlay code and the Multiple dwelling code; (ii) are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before and on appropriately sized lots; (iii) provide housing diversity that offers choice to different household types and individuals to suit residents through life-cycle stages, in the inner city and well-located parts of the city.	
Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.	Complies. The Proposal will reflect and support the high level of comfort, quiet, privacy and safety of the neighbourhood.
Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	Not applicable. The Proposal is not for an active frontage use.
Development for a commercial character building activities use on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	Not applicable. The Proposal is not for commercial character building activities.
Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to: (i) have a gross floor area of less than 250m2; (ii) serve local residents' day-to-day needs; (iii) not undermine the viability of a nearby centre.	Not applicable. The Proposal is not for a compatible and individual small-scale non-residential use.
Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	Not applicable. The Proposal will not result in the co-location of new non-residential uses.
Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	Not applicable. The Proposal is not for a home-based business.
Development for any other non-residential use serve a local community facility need only, such as a childcare centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone.	Not applicable. The Proposal is not for any other non-residential use.
Development for rooming accommodation accommodates 5 persons or less.	Not applicable. The Proposal is not for rooming accommodation.

5.4.2 Development form overall outcomes

Overall Outcomes	Nature of Proposal
Development occurs on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas.	Complies. Proposed lots are appropriately sized and configured and are of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas.
Development for a residential building is of a height, bulk, scale and form, materials and detailing which is compatible with the traditional building character of the Character residential zone and consists of buildings of 1 or 2 storeys in	Complies. The relocated dwelling remains a 2 storey, character sympathetic dwelling of a height and bulk consistent with nearby pre-1946 homes

height.	
Development protects and retains buildings built in 1946 or before on land within the Traditional building character overlay in accordance with the Traditional building character (demolition) overlay code.	Complies. The existing dwelling will be retained.
Development provides that a new building or extension of a building reflects and complements the city's traditional building character of housing built in 1946 or before prevalent within the Traditional building character overlay in accordance with the Traditional building character (design) overlay code.	Complies. The Proposal reflects and complements the city's traditional building character of housing built in 1946 or before.
Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings, by maintaining access to sunlight, daylight and privacy.	Complies. The Proposal will not cause any adverse impacts.
Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that: (i) maximises the retention of backyard spaces as private landscaped space; (ii) avoids overbearing development involving bulk or setbacks which are inconsistent with the character of a dwelling house on adjoining lots.	Complies. The Proposal does not extend outside the established building envelope
Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	Complies. The Proposal is sympathetic with the prevailing style of nearby traditional building character homes.

5.4.3 Character zone precinct overall outcomes

Overall Outcomes	Nature of proposal
Development retains a dwelling house built in 1946 or before.	Complies. The existing pre-1946 dwelling house will be retained and repositioned wholly within proposed Lot 21
Development provides that a new dwelling house: i. is 1 or 2 storeys in height; ii. is located on an appropriately sized and configured vacant lot; iii. is compatible in scale and design with existing houses built in 1946 or before; iv. reinforces the traditional building character of the Character zone precinct.	Not applicable. The proposal is for a reconfiguration of lot and does not involve any new structures built on site.
Development for a dwelling other than a dwelling house is not accommodated within the Character zone precinct.	Not applicable. The proposal is for a reconfiguration of lot and does not involve any new structures built on site.
Development provides for a minimum lot size of 450m^2 to maintain a block pattern that accommodates traditional backyards and large trees.	**Performance outcome.** The parent site (898m²) is only 2m² short of forming two compliant standard lots. Proposed Lot 21 has been granted a larger area to retain the pre-1946 dwelling and backyard. Refer to Section 7.

5.5 Neighbourhood Plan

The purpose of the Wynnum—Manly neighbourhood plan code is to provide finer grained planning at a local level for the Wynnum—Manly neighbourhood plan area. The purpose of the Wynnum—Manly neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area. The overall outcomes for the neighbourhood plan area are:

Overall Outcomes	Nature of Proposal
Wynnum—Manly is a thriving, inclusive and accessible bayside community that retains and enhances its unique bayside character.	Not Applicable. The Proposal is for 1 into 2 lot subdivision.
Development in Wynnum—Manly retains its strong sense of place including the area's relationship to Moreton Bay, its buildings, seaside landscapes, sense of community identity, and Aboriginal and Torres Strait Islander values.	As above.
Development maintains the different functions of retail centres across the neighbourhood plan area, which includes the primacy of Wynnum Central, Manly Harbour Village and Wynnum Plaza shopping centres.	As above.
Natural assets of the area including the Foreshore Parklands, wetlands, Wynnum and Lota creeks and Moreton Bay, are protected, rehabilitated and enhanced to contribute towards their ecological, hydrological and recreational functions and their contribution to the biodiversity of the region.	As above.
The Foreshore Parklands serve local residents and visitors with a high-quality recreational experience for all ages.	As above.
The area's economic and employment growth is promoted through revitalising its centres, development of strategic relationships with the Brisbane Ports region (such as providing business accommodation), and capitalising on tourism opportunities in Wynnum, Manly and Moreton Bay.	As above.
Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.	As above.
While making efficient use of land, development is consistent with community expectations and infrastructure assumptions.	As above.

6 DEVELOPMENT CODES

6.1 Subdivision Code

The proposal has been addressed against the purpose of the Subdivision Code below. The following descriptions illustrate areas of compliance and nominated performance solutions. For individual responses to the Subdivision Code, refer to the **Code Report**.

Overall Outcomes	Nature of the Proposal
Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the: i. landscape and built form character, environmental and other values of the site or locality; ii. safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises; iii. amenity of intended uses and existing surrounding residential uses; iv. comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site.	Not Applicable. The proposed reconfiguring a lot does not involve a material change of use.
Development for reconfiguring a lot results in lots and an arrangement of lots that: i. achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site; ii. accommodate lawful uses; iii. where for a residential use, can facilitate a dwelling that supports the expected level of amenity for occupants and consistent with the amenity expectations for the zone; iv. are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development; v. are arranged and configured to complement the pattern of development in the locality; vi. address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values.	**Performance outcome.** Proposed Lot 21 achieves the minimum lot size for the zone but not the minimum frontage in Table 9.4.10.3.B. Proposed Lot 20 does not achieve the 450m² minimum lot size or the minimum frontage in Table 9.4.10.3.B. However, it is a regular-shaped, functional lot that can accommodate a dwelling house and backyard consistent with the character of the area. Refer to Section 7.
Development for reconfiguring a lot under the Land Title Act 1994 and the Body Corporate and Community Management Act 1997 occurs in a manner that achieves good urban design outcomes.	Complies. Proposed subdivision will occur in a manner that achieves good urban design outcomes.
Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development.	Not Applicable. The newly created lots will be utilised for residential purposes, consistent with the subject site's current use.
Development for reconfiguring a lot of an existing building	Complies. Proposed subdivision will create two new

and associated land can be separately titled either in freehold or other title forms.	freehold lots.
Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the residential zones category is always to remain as a sole lot by any title or tenure.	Complies. Proposal involves a 1 into 2 lot subdivision.
Development for reconfiguring a lot provides infrastructure and services that: i. comply with the relevant standards in the planning scheme; ii. effectively integrate with existing and planned infrastructure and services to the extent these are identified or necessary to support the development for its intended purpose; iii. maximise the quality and utility of the public realm.	Complies. The existing infrastructure and services will be maintained.

7 PERFORMANCE SOLUTIONS

As acknowledged in the code report, the Proposal does not comply with numerous acceptable outcomes in the QDC MP1.2 and subdivision codes. Appropriate responses have been provided to the performance outcomes of the relevant codes below.

QDC MP1.2 – Design and Siting Standard for Single Detached Housing – On Lots 450m2 and Over

P2

Buildings and structures –

(a) provide adequate daylight and ventilation to habitable rooms; and

(b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots.

(c) do not adversely impact on the amenity and privacy of residents on adjoining lots.

Subdivision Code

PO1

Development results in lots and an arrangement of lots that:

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

PO27

Development ensures that each small lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access without adversely impacting the:

a. *intended character of a locality;*
b. *quality of the public realm and the provision of street trees;*
c. *availability of on-street car parking;*
d. *natural, character or heritage features of the lot.*

Performance Outcomes – Lot Size and Street Frontage, Side Setbacks

- The Site has a total area of 898m^2. This is only 2m^2 short of the required area needed to create two 450m^2 lots. The relocation of the existing dwelling also maintains the existing front boundary setback, consistent with neighbouring dwellings. This ensures that there are no adverse impacts on the amenity of residents on adjoining lots as the total area, and position of the dwelling is consistent with CR1 zone expectations.

- The side boundary between proposed lots 20 and 21 has been arranged for the existing pre-1946 dwelling house to be relocated and retained over Lot 21. Only the non-character ancillary structures (the gazebo, carport and water tank) are to be removed. This ensures the proposed site cover remains below 50% and the dwelling fronting Alkoomie Street continues complementing the streetscape while development potential is maximised over Lot 20. The Proposal also achieves the minimum rectangle of 9m x 15m under the Small Lot Code.

- The street frontage of the two proposed lots combined is 24.18m, only 5.82m short of the 30m required. There are numerous lots within close proximity to the Site that have smaller

street frontages than required in the CR1 precinct, most notably 95 and 95A Alkoomie Street each with an 8m frontage (see **Figure 7-1**).

Other nearby examples include 28 and 30 Wynnum North Esplanade; 26, 28, 30 and 32 Granada Street (26 and 28 contain an existing dwelling that straddles the two lots, and 30 and 32 are the subject of Council reference A003091338); and 34 Sunflower Street (Council reference A006756727).

- Proposed Lot 21 will retain the existing crossover and proposed Lot 20 will be provided with one new crossover, so each lot has a single driveway. This ensures minimal changes to the traditional streetscape.

- The eastern and western side setbacks of 0.9m and 1.0m to wall have been determined to allow for the existing dwelling house to be retained on Lot 21. These setbacks maintain adequate daylight and ventilation to habitable rooms as the existing dwelling is not a dominant or overbearing structure. Additionally, screening, glazing, or raised sills will be used on side-facing windows to ensure neighbours have adequate privacy.

- Relocating the dwelling moves it approximately 4.8m closer to the adjoining dwelling at 40 on RP33064 to the west, leaving approximately 2.5m between the relocated wall and the fascia of that dwelling. The dwelling remains 2 storeys, consistent with the 1 or 2 storey form anticipated in the zone, and the adjoining dwelling is also highset. Any additional overshadowing will be limited mainly to the morning, and privacy is managed through the window treatments above.



Figure 7-1 Lot Pattern around the Site
Source: Nearmap

8 RECOMMENDATIONS

This urban planning report demonstrates that the proposed development and associated development application complies with relevant provisions of the City Plan 2014 and relevant state government legislation and planning instruments. Any potential conflict with the planning scheme is limited and minor in nature and there are sufficient grounds to justify the development, despite such conflict. On that basis the application has planning merit and should be approved subject to reasonable and relevant conditions.

9 APPENDICES

9.1 Appendix A – Plan of Proposed Lots 20 & 21 and Plan of Detail Survey as prepared by Sonto

9.2 Appendix B – Plan of Detail Survey of Lot 2 on SP146478 as prepared by Sonto

Urbicus

Urban Planners | Property Advisors | Development Facilitators