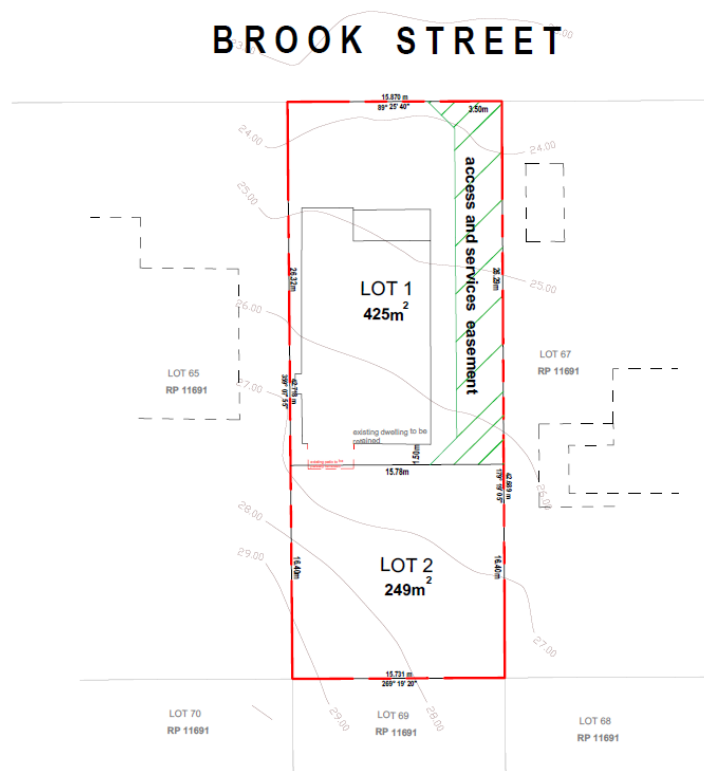




TOWN PLANNING REPORT

Development Permit for Reconfiguring a Lot One (1) Lot into Two (2) Lots and Access & Services Easement

37 Brook Street, South Brisbane
Lot 66 on RP11691



Prepared for **BILL AVGOUSTAKIS**

Table of Contents

1.0	Executive Summary	- 3 -
2.0	Development Overview	- 5 -
2.1	Application Details	- 5 -
2.2	Planning Instrument Details.....	- 5 -
2.3	Referral	- 6 -
2.4	Common Material	- 7 -
3.0	Site Analysis	- 8 -
3.1.1	Location	- 8 -
3.1.2	Existing Land Use	- 8 -
3.1.3	Land Ownership, Easements and Encumbrances	- 8 -
3.1.4	Topography	- 8 -
3.1.5	Surrounding Land Use	- 9 -
3.1.6	Vegetation	- 9 -
3.1.7	Infrastructure	- 9 -
4.0	Proposal Summary	- 10 -
4.1	Development Type and Definition.....	- 10 -
4.1.1	Description	- 10 -
4.1.2	Definition under the Planning Act	- 10 -
4.1.3	Proposal Details	- 10 -
5.0	State Planning Framework.....	- 15 -
5.1	Matters Established in the Planning Regulation	- 15 -
5.1.1	Planning Act 2016 – Framework	- 15 -
5.1.2	Referral Agencies.....	- 15 -
5.1.3	State Planning Policies	- 15 -
5.1.4	Regional Plan.....	- 15 -
6.0	Local Planning Framework	- 15 -
6.1	Matters Established in the Planning Scheme	- 15 -
6.1.1	Category of Assessment	- 15 -
6.1.2	Strategic Framework	- 17 -
6.1.3	Zone.....	- 17 -
6.1.4	Neighbourhood Plan	- 18 -
6.1.5	Relevant Codes.....	- 18 -
6.1.6	Planning Scheme Policies	- 18 -
6.1.7	Temporary Local Planning Instruments	- 18 -
6.1.8	Infrastructure Charges	- 18 -
7.0	Recommendation.....	- 19 -
	Appendix A: DA Form 1 – Development Application Details.....	- 21 -
	Appendix B: Assessment Benchmarks (<i>Brisbane City Plan 2014</i>)	- 22 -
	Appendix C: Reconfiguration Plan	- 23 -
	Appendix D: Engineering Service Report	- 24 -
	Appendix E: Landowners Consent & Current Title Document.....	- 25 -

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VERSION NO.	DATE OF USE	REVISION BY	APPROVED BY
Final	August 2026	David Fisk	Vassili Stammes

1.0 Executive Summary

This report is in support of an application seeking a Development Permit for Reconfiguring a Lot (One (1) Lot into Two (2) Lots) and Access and Services Easement at 37 Brook Street, South Brisbane on land described as Lot 66 on RP11691, subject to Impact Assessment.

This application is made in the approved form to the Brisbane City Council as the assessment manager, subject to the relevant assessment benchmarks for Impact Assessment under the *Planning Act 2016*. The application does not trigger referral to a Referral Agency under the *Planning Regulation 2017*.

Under the Brisbane City Plan 2014 (Version 36), the subject site is identified as being contained within the Character Residential Zone. The purpose of the Low-Medium Density Residential Zone is to “a variety of low to medium density dwelling types and community uses, and small-scale services, facilities and infrastructure, to support local residents.”

The proposed development provides two (2) residential allotments comprising 425m² for Lot 1 and 249m² for Lot 2. Lot 1 provides for a rectangular shaped lot and Lot 2 provides a standard rear lot arrangement which are highly useable configurations, with Lot 1 providing dimensions of approximately 15.78m (w) x 26.32m (l) and Lot 2 approximately 15.75m (w) x 16.40m (l) with the Access and Services Easement provide dimensions of 3.50m (w) x 26.29m (l). The proposed Lot 1 provides a generous frontage width of approximately 15.87m and both lots capable of accommodating a minimum 6m x 15m rectangle, providing sufficient area and dimensions to accommodate the existing and future dwelling houses, private open space, landscaping, vehicle access and parking.

The resulting subdivision is considered appropriate having regard to the established subdivision pattern and residential character of the immediate locality. In particular, existing residential allotments of a smaller size are established directly opposite the site at 11 Brook Street, 13A Brook Street, 13B Brook Street, 18 Prospect Terrace, 21A Brook Street, 10A Gloucester Street, 12A Gloucester Street and 14 Gloucester Street, demonstrating that smaller residential lots already form part of the prevailing subdivision pattern and streetscape character within this section of South Brisbane. The proposal therefore does not introduce an unfamiliar or incompatible subdivision pattern to the locality.

Furthermore, the proposed allotments are not narrow or constrained. Each provides appropriate and a regular rectangular configuration, allowing greater flexibility for the siting of future dwelling houses, landscaping and private open space while helping maintain the spacious, landscaped residential character sought for the area. The subdivision therefore creates useable residential lots that complement the established streetscape, local context and character of the locality, consistent with PO1 of the Subdivision Code.

Accordingly, the proposed lot size, dimensions and configuration represent an appropriate site responsive outcome and are considered consistent with the overall character and low density residential intent of the Character Residential Zone.

The proposed development is considered consistent with the Overall Outcomes of the Character Residential Zone, as the proposed lots provide appropriate areas and dimensions to accommodate existing and future detached dwelling houses and respond appropriately to the established subdivision pattern and character of the locality.

The proposed development will be connected to all appropriate urban services and infrastructure networks, including the reticulated water supply network, reticulated sewerage network, stormwater

management, telecommunication services and an electricity supply, in accordance with the relevant standards.

A full assessment of the proposed development against the assessment benchmarks has determined that the proposal generally complies. Any alternative solutions proposed are justified and provide an appropriate design response. The proposed development should be considered appropriate, and the application should be supported by Council in this instance.

It is recommended that the Brisbane City Council approve the proposed development subject to relevant and reasonably required conditions, having regard for details of this application.

This planning report, together with the accompanying plans, demonstrate that the application should be supported by the Council, subject to relevant and reasonably required conditions, and that approval of this application is warranted.

2.0 Development Overview

2.1 Application Details

Applicant:	BILL AVGOUSTAKIS C/- VMS Town Planning & Development Consultants Pty Ltd
Address:	37 Brook Street, South Brisbane QLD 4101
Lot / Plan Description:	Lot 66 on RP11691
Proposed Development:	Development Permit for Reconfiguring a Lot (One (1) Lot into Two (2) Lots) and Access & Services Easement
Area:	663m ²
Easements:	NIL
Owner of the Premises:	TINA AVGOUSTAKIS STELLA AVGOUSTAKIS BILL AVGOUSTAKIS
Local Government Area:	Brisbane City Council
Pre-lodgement Meeting:	N/A

2.2 Planning Instrument Details

QLD Planning Legislation:	<i>Planning Act 2016</i> <i>Planning Regulation 2017</i>
State Planning Policy:	<i>State Planning Policy (July 2017):</i> • State Interest – Natural Hazards Risk and Resilience • State Interest – Strategic Airports and Aviation Facilities
Regional Plan Designation:	<i>South East Queensland Regional Plan 2023</i> <i>Shaping SEQ – Urban Footprint</i>
Temporary Local Planning Instrument:	N/A
Existing Variation Approval:	N/A

Planning Scheme:	<i>Brisbane City Plan 2014 (Version 36)</i>
Zone:	Low-Medium Density Residential Zone
Neighbourhood Plan:	West End-Woolloongabba District Neighbourhood Plan
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
Category of Assessment:	Impact Assessment (15 business days public notification)
Assessment Benchmarks:	• Strategic Framework • Low-Medium Density Residential Zone Code • Subdivision Code • Filling and Excavation Code • Infrastructure Design Code • Stormwater Code • Transport, Access, Parking and Servicing Code • Bicycle Network Overlay Code • Community Purposes Network Overlay Code • Road Hierarchy Overlay Code • Streetscape Hierarchy Overlay Code
Infrastructure Charges:	<i>Brisbane Infrastructure Charges Resolution (No. 15) 2026</i> <i>Queensland Urban Utilities (QUU) Water Netserv Plan Part A</i>

2.3 Referral

Referral Agency:	N/A
State Development Assessment Provisions:	N/A

2.4 Common Material

In addition to this Planning Report, the following documents have been attached in support of the application as appendices for Council consideration:

Appendix A

DA Form 1 - Development Application Details

Appendix B

Assessment Benchmarks (*Brisbane City Plan 2014 (Version 36)*)

Appendix C

Reconfiguration Plan, prepared by VMS Town Planning & Development Consultants Pty Ltd

Appendix D

Engineering Services Report, prepared by Simforia Pty Ltd

Appendix E

Landowners Consent Letter & Current Title Document

3.0 Site Analysis

3.1.1 Location

As shown on Figures 1 below, the premises (identified in red below) is located at 37 Brook Street, South Brisbane, on land described as Lot 66 on RP11691. The premises is identified as one (1) allotment on a total land area of 663m² and a street frontage to Brook Street of approximately 15.870m. Brook Street is categorised as a Neighbourhood Road (minor road).



Figure 1 – Subject Site

3.1.2 Existing Land Use

The premises is currently occupied by an existing pre-1946 dwelling, which is proposed to be retained over proposed Lot 1.

3.1.3 Land Ownership, Easements and Encumbrances

The premises is freehold land, owned by TINA AVGOUSTAKIS, STELLA AVGOUSTAKIS & BILL AVGOUSTAKIS as per the Current Title Search enclosed within this application (Appendix E). The premises is not identified as containing any registered easements.

3.1.4 Topography

The site is identified as being sloped toward the northern front boundary towards Brook Street. The highest point in the site of approximately R.L. 29m AHD is located at the south western corner of the premises. The lowest point in the site of approximately R.L.24m AHD occurring at the northern front boundary towards Brook Street representing a fall of 5m.

3.1.5 Surrounding Land Use

Under the *Brisbane City Plan 2014 (Version 36)*, the subject site (identified in red below) is located within the Low-Medium Density Residential Zone and a number of notable overlays.

As demonstrated in Figure 2, the surrounding locality is identified as comprising of land predominately designated within the Character Residential Zone, Low-Medium Density Residential Zone, Community Facility Zone and Special Purposes Zoned land.



Figure 2: Surrounding Land Use Designation

3.1.6 Vegetation

The subject site does not contain any significant vegetation. Notwithstanding this, the proposed development does not involve the removal of significant vegetation.

3.1.7 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 supply, electricity, sewer, telecommunications and transport.

4.0 Proposal Summary

4.1 Development Type and Definition

4.1.1 Description

The proposal seeks a Development Permit for Reconfiguring a Lot (One (1) Lot into Two (2) Lots) and Access and Services Easement.

4.1.2 Definition under the Planning Act

The proposal constitutes development, as defined under schedule 2 of the *Planning Act 2016*, as it involves-

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.*

4.1.3 Proposal Details

The proposed development delivers a 1 into 2 residential small lot subdivision as well as an Access and Services Easement.

As detailed on the Reconfiguration Plan included in Appendix C, the proposed development seeks to subdivide (One (1) Lot into Two (2) Lots) and Access and Services Easement at 37 Brook Street, South Brisbane on land described as Lot 66 on RP11691.

Proposed Development Details			Compliance
Proposed Lot	1	2 (Rear Lot)	-
Proposed Lot Size	425m ²	259m ²	-
Frontage Width	14.12m to Blackwood Road	N/A (Access via Access and Services Easement)	
Minimum Rectangular Dimension	6m x 15m	6m x 15m	
Access	Access via a proposed crossover and driveway via Access and Services Easement from Brook Street	Access via a proposed crossover and driveway via Access and Services Easement from Brook Street	

The proposed development provides two (2) residential allotments comprising 425m² for Lot 1 and

249m² for Lot 2. Lot 1 provides for a rectangular shaped lot and Lot 2 provides a standard rear lot arrangement which are highly useable configurations, with Lot 1 providing dimensions of approximately 15.78m (w) x 26.32m (l) and Lot 2 approximately 15.75m (w) x 16.40m (l) with the Access and Services Easement provide dimensions of 3.50m (w) x 26.29m (l). The proposed Lot 1 provides a generous frontage width of approximately 15.87m and both lots capable of accommodating a minimum 6m x 15m rectangle, providing sufficient area and dimensions to accommodate the existing and future dwelling houses, private open space, landscaping, vehicle access and parking.

The resulting subdivision is considered appropriate having regard to the established subdivision pattern and residential character of the immediate locality. In particular, existing residential allotments of a smaller size are established directly opposite the site at 11 Brook Street, 13A Brook Street, 13B Brook Street, 18 Prospect Terrace, 21A Brook Street, 10A Gloucester Street, 12A Gloucester Street and 14 Gloucester Street, demonstrating that smaller residential lots already form part of the prevailing subdivision pattern and streetscape character within this section of South Brisbane. The proposal therefore does not introduce an unfamiliar or incompatible subdivision pattern to the locality.

Furthermore, the proposed allotments are not narrow or constrained. Each provides appropriate and a regular rectangular configuration, allowing greater flexibility for the siting of future dwelling houses, landscaping and private open space while helping maintain the spacious, landscaped residential character sought for the area. The subdivision therefore creates useable residential lots that complement the established streetscape, local context and character of the locality, consistent with PO1 of the Subdivision Code.

Accordingly, the proposed lot size, dimensions and configuration represent an appropriate site responsive outcome and are considered consistent with the overall character and low-medium density residential intent of the Low-Medium Density Residential Zone.

The existing driveway crossover will be removed as part of the development; however, the existing dwelling will be retained on proposed Lot 1 with a minor portion of the rear patio being removed which does not trigger assessment against the Traditional Building Character Overlay.

The proposed Lot 1 and Lot 2 will provide appropriate site area for the construction of a future dwelling with access via new vehicular crossovers and driveways.

As demonstrated within **Figures 3**, there are 90 small allotments that are within the proximity to subject site, Brook Street, Dorchester Street, Prospect Street, Laura Street, Audenshaw, Ruth Street, Gloucester Street and Emily Street which provide small lots that range in lot sizes from 180m² to 399m². In Figure 3 the below shows lots size that are 300m² – 399m² (25 yellow dots) & 400m² – 449m² (65 red dots). We note that all lots in **Figures 3** are within the Low-medium Density Residential Zone and the Character Residential Zone in East Brisbane.

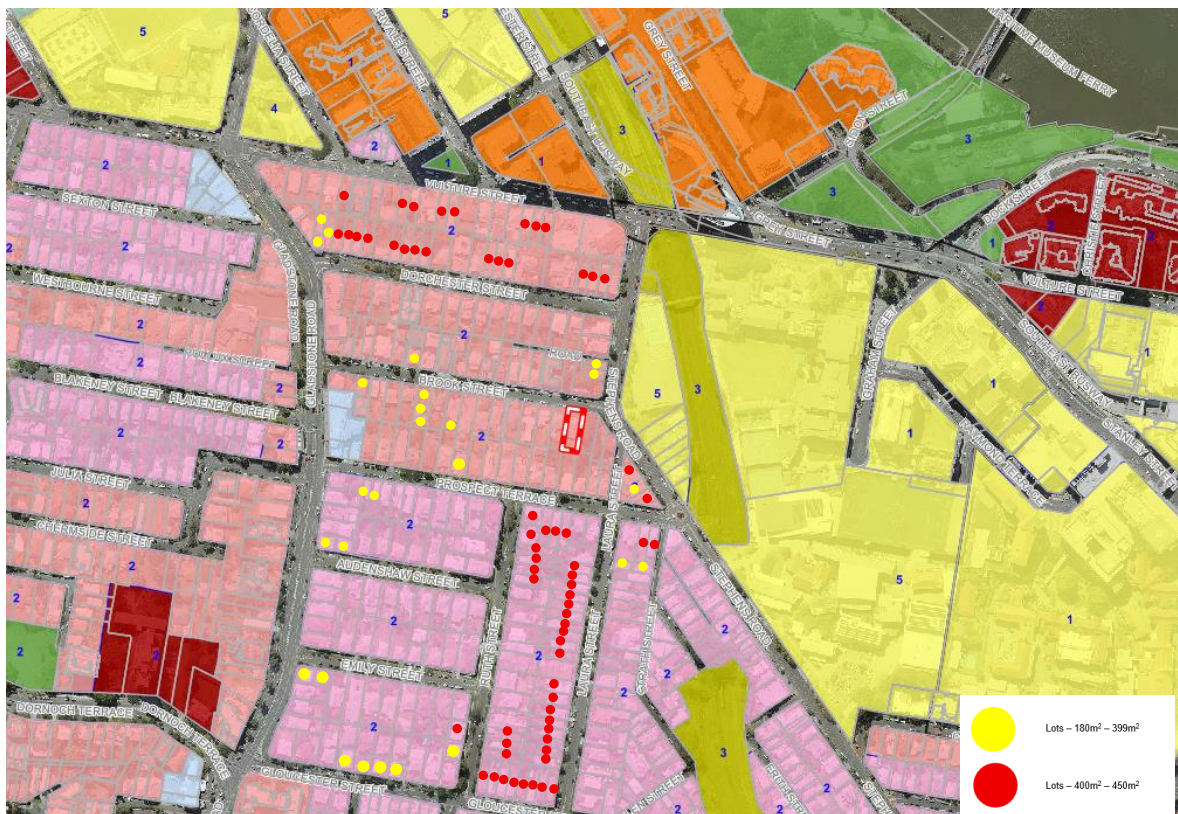


Figure 3: Surrounding Small Lots (under 450m²)

Lot 1 has been designed to create a slightly larger lot to retain the existing 1946 Dwelling House, whilst the rear lot will be slightly smaller which can suitably sit on the allotment with appropriate setbacks and separation to adjoining allotments. Whilst it is noted that Lot 2 provides a lot size of 249m², the allotment can deliver an appropriate area for a new dwelling and contribute to this existing pre and post-1946 streetscape.

Both allotments have been designed to address the location, amenity, land constraints, and existing pattern of development to ensure an integrated development outcome. Whilst the layout provides for a reduced lot area and dimension design, the development presents an attractive design reflecting surrounding local area. The surrounding locality provides a Low-Medium Residential design with compliant access to services and infrastructure.

The intended design provides for appropriately sized lots which is anticipated to provide for future residential development. The lot sizes and designs are consistent with surrounding approvals and applications and the site's Character Residential zoning and is not considered out of character or of a reduced size not capable of supporting the intended future residential development.

Accordingly, the proposed development considers the existing patterns of development, particularly with regard to development north, south and east of the site, which the delivers a development pattern that is consistent with the strategic framework which is expected within this area. The proposed reconfiguration will result in the creation of lots which provides rectangular shaped lots, contributing to the character of the local area.

An Engineering Services Report has been prepared by Simforia Pty Ltd in support of the proposed development. The assessment confirms that the proposed subdivision can be adequately serviced by the necessary infrastructure.

The development provides a 2.5m wide driveway which delivers access to both proposed Lot 1 and Lot 2 via the proposed Access and Services Easement

The development can be adequately serviced by the existing sewerage and water supply networks, with new connections provided to each allotment. Vehicular access can be appropriately provided, while existing electricity and telecommunications infrastructure is available to service the development. Overall, the report concludes that the development is suitable for approval from an engineering servicing perspective.

The proposed development is considered to be consistent with the Overall Outcomes of the Character Residential Zone as the proposal will result in lots that meet appropriate lot size requirements and furthermore contain appropriate area and dimensions to accommodate the existing and future detached houses in keeping with the intent for the Zone.

The proposed development will be connected to all appropriate urban services and infrastructure networks, including the reticulated water supply network, reticulated sewerage network, stormwater management, telecommunication services and an electricity supply, in accordance with the relevant standards.

5.0 State Planning Framework

5.1 Matters Established in the Planning Regulation

The following are the key considerations under Schedule 10 of the *Planning Regulation 2017*, as relevant to the application. It is noted that the proposed development does not constitute prohibited development under the regulation.

5.1.1 Planning Act 2016 – Framework

The *Planning Act 2016* which replaced the *Sustainable Planning Act 2009* (SPA) on the 3 July 2017 provides the statutory planning framework for the State of Queensland. As outlined within the *Planning Act 2016* all Local Government Areas must prepare *Planning Act 2016* compliant Planning Schemes that advance the purpose of the Act. It is noted that the *Brisbane City Plan 2014* was prepared in accordance with *Sustainable Planning Act 2009*.

On 3 July 2017 a major amendment became effective to align *Brisbane City Plan 2014* with the *Planning Act 2016* (under the Alignment amendment rules made by the Planning Minister under section 293 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 Referral Agencies

In accordance with Section 54 and 55 of the Act, Schedule 9 and 10 of the *Planning Regulation 2017* prescribe any referral agencies applicable to a development application, as well as the matters a referral agency may, must or must only have regard to in their assessment. A review of Schedule 9 and 10 confirms the proposed development does not trigger referral to a Referral Agency under Schedule 10 of the *Planning Regulation 2017*.

5.1.3 State Planning Policies

The State Planning Policy 2017 relates to 17 separate State interests grouped together under 5 broad themes and provides direction to local governments in the preparation of planning documents and assessment of development applications.

Of the 17 separate State interests, the premises is mapped as the following:

- Natural Hazards Risk and Resilience; and
- State Interest – Strategic Airports and Aviation Facilities

In accordance with section 2.1 of the *Brisbane City Plan 2014 (Version 36)*, at the time of commencement of the planning scheme the Minister had identified that the state planning policy was integrated in the planning scheme. Having regard for the above, it is considered the State Government overlays identified over the premises are aspects which are appropriately addressed in the *Brisbane City Plan 2014 (Version 36)*, and therefore further assessment of the proposed development against the current State Planning Policy 2017 is not required in this instance.

5.1.4 Regional Plan

The premises are identified within the Urban Footprint of the *SEQ Regional Plan 2017* ('*ShapingSEQ*'). The stated intent for the Urban footprint is to identify 'land in which the region's urban development needs to 2046 can be accommodated in a way consistent with the outcomes and strategies of *ShapingSEQ 2023*'. Therefore, it is considered that the proposal is in keeping with the intent of the regional plan and further assessment is not required in this instance.

6.0 Local Planning Framework

6.1 Matters Established in the Planning Scheme

The following are the key considerations under the *Brisbane City Plan 2014 (Version 36)*, as relevant to the application.

6.1.1 Category of Assessment

Under the *Brisbane City Plan 2014 (Version 36)*, the site is identified as being contained within the Character Residential Zone. Additionally, the site is located in 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 (Version 36)*, the proposed development is subject to the following category of assessment:

CATEGORY OF ASSESSMENT	
ZONE	
LOW-MEDIUM DENSITY RESIDENTIAL ZONE	
Impact Assessment (Reconfiguring a Lot)	In accordance with Section 5.6 – Category of Assessment Reconfiguration of a Lot, Impact Assessment is triggered for the Low-Medium Density Residential Zone if a Reconfigured Lot is: • less than 260m² with no associated assessable MCU, where in the 2 storey mix zone precinct or 2 or 3 storey mix zone precinct; or • less than 180m² with no associated assessable MCU, where in the Up to 3 storeys zone precinct; or • less than 350m² with no associated assessable MCU, where a rear lot in the 2 storey mix zone precinct, 2 or 3 storey mix zone precinct or Up to 3 storeys zone precinct The proposed development provides for a two small lots under the prescribed 450m² lot size. As such, the proposal is identified as triggering Impact Assessment.
NEIGHBOURHOOD PLAN	
WEST END-WOOLLOONGABBA DISTRICT NEIGHBOURHOOD PLAN	
No Change	In accordance with Table 5.9.68B - Categories of Assessment for West End-Woolloongabba District Neighbourhood Plan: Reconfiguring a Lot. There is no change to the Categories of Assessment, however, is assessable against the West End-Woolloongabba District Neighbourhood Plan Code.
OVERLAYS	
AIRPORT ENVIRONS OVERLAY	

Not Applicable	In accordance with Table 5.10.2 – Category of Assessment for Airport Environs Overlay, Reconfiguring a Lot is not listed. As such, there is no change to the Category of Assessment, and the application is not assessable against the Airport Environs Overlay Code.
COMMUNITY PURPOSES NETWORK OVERLAY	
Not Applicable	In accordance with Table 5.10.7A – Category of Assessment for Community Purposes Network Overlay, Reconfiguring a Lot is not listed. As such, there is no change to the Category of Assessment and the application is not assessable against the Community Purposes Network Overlay Code.
CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK OVERLAY	
No Change	In accordance with Table 5.10.8 – Category of Assessment for Critical Infrastructure and Movement Network Overlay, Building Work for a Dwelling House is not listed as being subject to change. However, the table identifies the Critical Infrastructure and Movement Network Overlay Code as an assessment benchmark for the development and is addressed as part of this application.
DWELLING HOUSE CHARACTER OVERLAY	
Not Applicable	In accordance with Table 5.10.9 – Category of Assessment for Dwelling House Character Overlay, there is no Category of Assessment nominated for the proposed Reconfiguration of a Lot. As such, there is no change to the Category of Assessment, and the application is not assessable against any Dwelling House Codes.
ROAD HIERARCHY OVERLAY	
Code Assessable	In accordance with Table 5.10.18 – Category of Assessment for Road Hierarchy Overlay, Reconfiguring a Lot is listed as being subject to compliance with identified requirements. As such, there is no change to the Category of Assessment, and the application is assessable and addressed against the Road Hierarchy Overlay Code.
STREETSCAPE HIERARCHY OVERLAY	
Not Applicable	In accordance with Table 5.10.20 – Category of Assessment for Streetscape Hierarchy Overlay, Reconfiguring a Lot is not listed as being subject to change. As such, there is no change to the Category of Assessment, and the application is assessable and addressed against the Streetscape Hierarchy Overlay Code.
TRADITIONAL BUILDING CHARACTER OVERLAY	
Not Applicable	In accordance with Table 5.10.21 – Category of Assessment for Traditional Building Character Overlay, Reconfiguring a Lot is not listed as being subject to change. As such, there is no change to the Category of Assessment, and the application is not assessable and addressed against the Traditional Building Character Overlay Code.
TRANSPORT NOISE CORRIDOR OVERLAY	
Not Applicable	In accordance with Table 5.10.23 – Category of Assessment for Transport Noise Corridor Overlay, Reconfiguring a Lot is not listed as being subject to change. As such, there is no change to the Category of Assessment, and the application is not assessable and addressed against the Transport Noise Corridor Overlay Code.

Pursuant to Section 53 of the Planning Act 2016, this application is to be assessed using the Code Assessment procedures of the Development Assessment Rules (DA Rules) and does require public notification.

6.1.2 Strategic Framework

The strategic framework of the *Brisbane City Plan 2014 (Version 36)* identifies the policy direction for the *Brisbane City Plan 2014 (Version 36)* and forms the basis for ensuring appropriate development occurs.

In accordance with the relevant codes, the strategic intent of the planning scheme is to be achieved through compliance with the following key elements:

- Theme 2 – Element 2.2
- Theme 5 – Element 5.3, 5.5 & 5.8

It is considered the proposed development will achieve the specific outcomes and land use strategies identified in the strategic framework.

6.1.3 Zone

Under the Brisbane City Plan 2014 (Version 36), the subject site is identified as being contained within the Low-Medium Density Residential Zone. The purpose of the Low-Medium Density Residential Zone is to “a variety of low to medium density dwelling types and community uses, and small-scale services, facilities and infrastructure, to support local residents.” The proposed development is considered to be consistent with the Overall Outcomes of the Low-Medium Density Residential Zone as the proposed 1 into 2 lot subdivision and Access and Services Easement development enhances the character of a residential area is protected and supports local residents.

6.1.4 Neighbourhood Plan

Under the Brisbane City Plan 2014 (Version 36), the subject site is identified as being contained within the Woolloongabba District Neighbourhood Plan. The purpose of the Woolloongabba District Neighbourhood Plan is to “*finer grained planning at a local level for the West End—Woolloongabba district neighbourhood plan area and achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.*”. The proposed development is considered to be consistent with the Overall Outcomes of the Woolloongabba District Neighbourhood Plan as the proposed 1 into 2 lot subdivision development enhances the character of the Woolloongabba District Neighbourhood Plan area is protected and supports local residents.

6.1.5 Relevant Codes

In accordance with Part 5 of the Brisbane City Plan 2014 (Version 36), the following Codes are identified as being applicable to the proposal:

APPLICABLE CODES	
Zone Code	Low-Medium Density Residential Zone Code
Neighbourhood Plan	Woolloongabba District Neighbourhood Plan Code
Use Code	Subdivision Code
Prescribed Secondary Codes	Filling and Excavation Code Infrastructure Design Code Stormwater Code Transport, Access, Parking and Servicing Code
Overlay Codes	Community Purposes Network Overlay Code Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code

The codes mentioned above have been addressed and included in Appendix B of this report.

6.1.6 Planning Scheme Policies

It is considered that the Planning Scheme Policies have been appropriately incorporated as part of the assessment of the relevant Codes; therefore, further assessment against these documents is considered unnecessary in this instance.

6.1.7 Temporary Local Planning Instruments

There are no Temporary Local Planning Instruments currently in effect in the Brisbane City Council that affects the premises or this development application.

6.1.8 Infrastructure Charges

The proposed development is for a Reconfiguring a Lot and therefore is subject to infrastructure charges, to be calculated based on the *Brisbane Infrastructure Charges Resolution (No. 15) 2026* and the *Queensland Urban Utilities (QUU) Water Netserv Plan Part A*.

7.0 Recommendation

This report is in support of an application seeking a Development Permit for Reconfiguring a Lot (One (1) Lot into Two (2) Lots) and Access and Services Easement at 37 Brook Street, South Brisbane on land described as Lot 66 on RP11691, subject to Impact Assessment.

This application is made in the approved form to the Brisbane City Council as the assessment manager, subject to the relevant assessment benchmarks for Impact Assessment under the *Planning Act 2016*. The application does not trigger referral to a Referral Agency under the *Planning Regulation 2017*.

Under the Brisbane City Plan 2014 (Version 36), the subject site is identified as being contained within the Character Residential Zone. The purpose of the Low-Medium Density Residential Zone is to “a variety of low to medium density dwelling types and community uses, and small-scale services, facilities and infrastructure, to support local residents.”

The proposed development provides two (2) residential allotments comprising 425m² for Lot 1 and 249m² for Lot 2. Lot 1 provides for a rectangular shaped lot and Lot 2 provides a standard rear lot arrangement which are highly useable configurations, with Lot 1 providing dimensions of approximately 15.78m (w) x 26.32m (l) and Lot 2 approximately 15.75m (w) x 16.40m (l) with the Access and Services Easement provide dimensions of 3.50m (w) x 26.29m (l). The proposed Lot 1 provides a generous frontage width of approximately 15.87m and both lots capable of accommodating a minimum 6m x 15m rectangle, providing sufficient area and dimensions to accommodate the existing and future dwelling houses, private open space, landscaping, vehicle access and parking.

The resulting subdivision is considered appropriate having regard to the established subdivision pattern and residential character of the immediate locality. In particular, existing residential allotments of a smaller size are established directly opposite the site at 11 Brook Street, 13A Brook Street, 13B Brook Street, 18 Prospect Terrace, 21A Brook Street, 10A Gloucester Street, 12A Gloucester Street and 14 Gloucester Street, demonstrating that smaller residential lots already form part of the prevailing subdivision pattern and streetscape character within this section of South Brisbane. The proposal therefore does not introduce an unfamiliar or incompatible subdivision pattern to the locality.

Furthermore, the proposed allotments are not narrow or constrained. Each provides appropriate and a regular rectangular configuration, allowing greater flexibility for the siting of future dwelling houses, landscaping and private open space while helping maintain the spacious, landscaped residential character sought for the area. The subdivision therefore creates useable residential lots that complement the established streetscape, local context and character of the locality, consistent with PO1 of the Subdivision Code.

Accordingly, the proposed lot size, dimensions and configuration represent an appropriate site responsive outcome and are considered consistent with the overall character and low density residential intent of the Character Residential Zone.

The proposed development is considered consistent with the Overall Outcomes of the Character Residential Zone, as the proposed lots provide appropriate areas and dimensions to accommodate existing and future detached dwelling houses and respond appropriately to the established subdivision pattern and character of the locality.

The proposed development will be connected to all appropriate urban services and infrastructure networks, including the reticulated water supply network, reticulated sewerage network, stormwater management, telecommunication services and an electricity supply, in accordance with the relevant standards.

A full assessment of the proposed development against the assessment benchmarks has determined that the proposal generally complies. Any alternative solutions proposed are justified and provide an appropriate design response. The proposed development should be considered appropriate, and the application should be supported by Council in this instance.

It is recommended that the Brisbane City Council approve the proposed development subject to relevant and reasonably required conditions, having regard for details of this application.

This planning report, together with the accompanying plans, demonstrate that the application should be supported by the Council, subject to relevant and reasonably required conditions, and that approval of this application is warranted.