

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Submission in Support of Development Application

Dear Nicholas Cudicio,

I wish to express my support for the proposed reconfiguration of the land into two residential lots.

Having reviewed the proposed subdivision, I consider that the proposal is consistent with the overall intent and outcomes sought for the Low Density Residential Zone and the relevant provisions of the Subdivision Code.

In particular, the proposal will maintain the intended low-rise and low-density suburban character of the locality. Each proposed lot is capable of accommodating a detached dwelling of an appropriate height, bulk, scale and form, consistent with the established pattern of detached residential development in the area.

Although each proposed lot is approximately 361m², each lot will have a frontage of approximately 10.058m to Eleanor Street and is capable of accommodating the required 9m x 15m rectangle. In my view, these characteristics demonstrate that the proposed lots are functional residential lots rather than constrained or impractical parcels.

The proposed configuration also provides sufficient opportunity for future dwellings to be appropriately positioned within each lot, including provision for a 6m front setback and 6m rear setback. This provides meaningful opportunity for private open space, landscaping and appropriate separation from adjoining properties. It will also assist in ensuring that future development remains appropriately scaled and does not result in a visually dominant built form.

The proposed lot configuration therefore does not appear to constrain the ability of future dwelling development to address important residential amenity considerations, including setbacks, site cover, private open space, landscaping, privacy and appropriate building separation.

Functional Lots and Performance Outcome 1

I consider the proposal to appropriately address the intent of Performance Outcome 1 of the Subdivision Code, particularly because the proposed lots are functional, have practical frontage widths and are capable of accommodating future dwelling houses.

Both proposed lots provide sufficient space for a single dwelling consistent with the intended residential use of the Low Density Residential Zone. The proposed dimensions and configuration allow for a practical dwelling envelope while retaining space for associated residential requirements including vehicle access, on-site parking, private open space, landscaping and stormwater infrastructure.

The fact that each lot can accommodate a 9m x 15m rectangle is particularly important. This demonstrates that the reduced lot area does not prevent the lots from accommodating a functional dwelling layout and provides flexibility for future house design.

The approximately 10.058m frontage of each lot also provides a practical relationship with Eleanor Street. The proposed frontage is consistent with the established residential pattern and maintains an appropriate rhythm of individual residential lots along the street.

I do not consider the creation of one additional lot to result in an unreasonable change to the streetscape or local character. The proposal remains capable of delivering detached housing and therefore retains the essential low-density residential form intended for the locality.

Residential Amenity and Landscaping

The proposed subdivision also provides sufficient opportunity for future dwellings to achieve an appropriate balance between built form and open space.

The ability to provide a 6m front setback and 6m rear setback means that future development can retain meaningful areas of private open space, landscaping and permeable surfaces. This will assist in maintaining the landscaped suburban character of the locality and provide opportunities for trees and other vegetation to be incorporated into future development.

The proposed configuration also allows future dwellings to be designed with appropriate separation from adjoining properties, assisting with the protection of privacy and reducing the potential for an overly dominant built form.

In my opinion, these outcomes are more important in assessing the functionality of the proposed lots than considering the 400m² figure in isolation.

Access, Parking and Infrastructure

The proposed lot widths and configuration provide sufficient opportunity for appropriate vehicle access and on-site parking to be incorporated into future dwelling designs.

The lots are also capable of accommodating the necessary residential infrastructure, including stormwater and drainage infrastructure, without compromising the fundamental functionality of the lots.

The proposal therefore provides sufficient space for future dwellings and their associated infrastructure and does not create a subdivision pattern that would unreasonably constrain subsequent development.

Overall Planning Outcome

Overall, I consider that the proposal achieves the broader planning intent for a low-rise, landscaped suburban neighbourhood.

The subdivision will provide an additional housing opportunity in an established and well-serviced part of Carina while retaining the ability to develop the land with detached houses of an appropriate scale and form.

The proposed lots are functional, appropriately configured and capable of accommodating future dwellings while retaining opportunities for private open space, landscaping, setbacks, vehicle access, parking, drainage and appropriate residential amenity.

For these reasons, I consider the proposed variation to the minimum lot area to be reasonable and support the development application.

I am supportive of Council approving the proposed subdivision.

Yours sincerely,