

Town Planning Report

46 Daniells Street, Carina, QLD 4152, Australia

May 2026

Reconfiguring a Lot - 1 lot into 2 lots



EXECUTIVE SUMMARY

1.0 Overview

This Town Planning Report supports a Development Application made under the Planning Act 2016 for a Development Permit for Reconfiguring a Lot at 46 Daniells Street, Carina (Lot 2 on RP73004). The Proposal involves the reconfiguration of one existing residential lot of 673m² into two residential lots of 336m² each, each fronting Daniells Street. The Subject Site is located within the Low density residential zone under Brisbane City Plan.

The Proposal has been assessed against the applicable assessment benchmarks of Brisbane City Plan 2014, the Planning Regulation 2017, the State Planning Policy as integrated into the Planning Scheme, and the Queensland Development Code at the level relevant to the future building work stage. The Subject Site sits within the SEQ Regional Plan ShapingSEQ Urban Footprint and within Brisbane City Council's Priority Infrastructure Area.

1.1 Development Application Overview

Proposed development	Reconfiguring a Lot – 1 lot into 2 lots (residential subdivision)
Type of approval sought	Development Permit for Reconfiguring a Lot
Site address	46 Daniells Street, Carina QLD 4152
Real property description	Lot 2 on RP73004
Site area	673m ² (per Brisbane City Plan 2014 Property Lot Report)
Local Government Area	Brisbane City Council
Owner details	Joseph Evans and Madeline Howard

This Town Planning Report has been prepared having regard to the applicable Planning Scheme, the Planning Regulation 2017, State Planning Policy provisions integrated into the Planning Scheme, and the Queensland Development Code (which applies at the future building work stage). The State Development Assessment Provisions (SDAP) do not apply because no Schedule 10 referral trigger is engaged.

1.2 Planning Summary

Item	Summary
Defined Planning Scheme use	Dwelling house (future). The Reconfiguring a Lot application does not seek approval for any Material Change of Use. Future dwelling houses are anticipated to be applied for separately.
Development type (Planning Act 2016)	Reconfiguring a Lot (ROL); associated Operational Work (kerb crossings, services connections, earthworks and retaining)
Assessment category	Impact Assessment
Development application required	Yes



Primary trigger	Brisbane City Plan 2014 Table 5.6.1 (Reconfiguring a Lot – Low density residential zone), trigger (b): proposed lots less than 400m ² and greater than 200m walking distance from a Centrezoned holding with combined site area exceeding 2,000m ²
State referral (SARA)	Not triggered (Planning Regulation 2017 Schedule 10)
Relevant SDAP codes	Not applicable
Infrastructure implications	Infrastructure charges payable under the Brisbane Adopted Infrastructure Charges Resolution (one additional lot). No trunk infrastructure upgrade triggered. Site within the Priority Infrastructure Area.
Overall planning position	Acceptable planning outcome capable of approval subject to reasonable and relevant conditions

1.3 Planning Framework

Statutory instrument	Details
Planning scheme	Brisbane City Plan 2014, Version 35 (effective 5 December 2025)
Applicable preliminary approval	Not applicable
Strategic Framework	Theme 2 – Brisbane’s outstanding lifestyle (Element 2.1 Brisbane’s identity; Element 2.2 Brisbane’s housing and accommodation choices); Theme 5 – Brisbane’s CityShape (Element 5.5 Brisbane’s Suburban Living Areas)
Zone and precinct	Low density residential zone (Part 6.2.1.1). No zone precinct applies.
Applicable overlays	Airport environs overlay (OLS Horizontal Limitation Surface; PANS-OPS; BBS 8–13km sub-categories); Community purposes network overlay; Critical infrastructure and movement network overlay (Critical infrastructure and movement planning area sub-category); Dwelling house character overlay; Road hierarchy overlay (Local road sub-category); Streetscape hierarchy overlay
Applicable assessment benchmarks	Subdivision code (Part 9.4.10); Low density residential zone code (Part 6.2.1.1); Road hierarchy overlay code (Part 8.2.18, Sections C and D); Streetscape hierarchy overlay code (Part 8.2.20, Sections A and B); Community purposes network overlay code (Part 8.2.8A); Filling and excavation code (Part 9.4.3); Infrastructure design code (Part 9.4.4); Stormwater code (Part 9.4.9); Transport, access, parking and servicing code (Part 9.4.11). The Dwelling house (small lot) code (Part 9.3.8) is referenced via Subdivision code Acceptable Outcome AO27.1(a) for sizing of the Development Footprint Plan.



State Planning Policy	State interests integrated into Brisbane City Plan 2014. No additional SPP benchmark engaged that requires standalone assessment.
Regional plan designation	Urban Footprint (ShapingSEQ South East Queensland Regional Plan 2017)
Local plan	Not applicable — no neighbourhood plan applies to the Subject Site.

1.4 Development Components

The Proposed Development comprises the following components under the Planning Act 2016:

- Reconfiguring a Lot — 1 lot into 2 lots, in accordance with TP.01 Issue B dated 29 April 2026 (Joe Evans Design & Drafting)
- Associated Operational Work — two residential driveway crossings, earthworks and retaining (up to 2.8m), stormwater lawful point of discharge connections, replacement underground power supply

Material Change of Use and Building Work for the future detached dwellings are not part of this application and are anticipated to be applied for separately at the building work stage. Demolition of existing structures is accepted development separate from this application.

1.5 Referral Considerations

Referral requirements have been reviewed against Schedules 9 and 10 of the Planning Regulation 2017.

Referral consideration	Outcome
Schedule 10 — State referral (SARA)	Not triggered. The Site is not adjoining or within a State-controlled road or transport infrastructure corridor; no electricity transmission easement; no mapped wetland, koala priority area or coastal hazard area; no local or State heritage place. SARA Matters of Interest Report (12 February 2026) returns only Urban Footprint and water resource planning area boundary, neither of which constitutes a Schedule 10 trigger.
Schedule 9 — Referral Agency Assessment (RAA)	Not triggered at the subdivision stage. QDC MP 1.4 (Building over or near relevant infrastructure) may apply at the future building work stage where any structure approaches Urban Utilities assets; this is a future building approval matter.
Title encumbrances	To be confirmed by current Certificate of Title search prior to lodgement. The Brisbane City Council Property Holding Report and Urban Utilities Open Data Map do not identify any electricity easement, sewerage easement or other registered encumbrance affecting the Site.



1.6 Overall Planning Position

The Proposal delivers an infill subdivision outcome consistent with the established subdivision pattern of Daniells Street and with the Strategic Framework directions for suburban living within an existing serviced suburb. The lots are configured with direct street frontage, regular rectangular shape, depth exceeding width, and frontage widths of 13.316m that match the prevailing pattern of the street.

The technical non-compliance with Acceptable Outcome AO1.1 of the Subdivision code (lot size below 400m²) is procedural rather than indicative of strategic conflict. The 400m² minimum lot size is a default Acceptable Outcome which Brisbane City Plan 2014 expressly contemplates may be departed from where small lots respond appropriately to built form and amenity considerations (Low density residential zone code Overall Outcome 5(d) and 5(e)). The accompanying Development Footprint Plan demonstrates that each proposed lot is capable of accommodating a complying detached dwelling under the Dwelling house (small lot) code.

The Proposal addresses the assessment benchmarks of the applicable Planning Scheme and does not result in unacceptable amenity, infrastructure or State interest impacts. It represents an acceptable planning outcome under the Planning Act 2016 and is capable of approval subject to reasonable and relevant conditions.



SITE ANALYSIS AND LOCALITY CONTEXT

This section provides a factual description of the Subject Site and its surrounding context. Mapping references are drawn from the Brisbane City Plan 2014 Property Lot Report (effective 5 December 2025, printed 12 February 2026), the Brisbane City Council City Plan online mapping system, the Detail Survey prepared by Magellan Engineering Surveying (drawing MS-765-DS-01-00, 20 February 2026), and recent aerial imagery.



Figure 1: Cadastral Context – Lot 2 on RP73004. The cadastral mapping identifies the subject land as Lot 2 on RP73004, fronting Daniells Street. The red boundary outlines the full extent of the parent allotment assessed in this Preliminary Planning Report.

2.1 Site Details

Site address	46 Daniells Street, Carina QLD 4152
Real property description	Lot 2 on RP73004
Site area	673m ² (per Brisbane City Plan 2014 Property Lot Report). Subject to confirmation by registered cadastral survey at plan sealing.
Approximate dimensions	26.632m frontage to Daniells Street (north–south) by 25.286m depth (east–west)
Orientation	Long axis east–west, with frontage to the west
Locality	Carina, approximately 8 kilometres east of the Brisbane Central Business District



2.2 Site Description

Street frontage and access

The Subject Site has a single frontage of approximately 26.632m to Daniells Street to the west. Daniells Street is a two-way local residential street within the Local road sub-category of the Road hierarchy overlay (Brisbane City Plan 2014). The Site is not a corner allotment. A single existing residential driveway crossover serves the existing dwelling.

Existing land use and lawful status

The Site is currently occupied by a single post-war detached dwelling with an ancillary outbuilding. The current use is consistent with the Low density residential zone. Both structures are to be demolished prior to plan sealing as accepted development separate from this application.

Existing physical conditions

- Buildings and structures: one post-war detached dwelling, one ancillary outbuilding/secondary structure to the south of the dwelling.
- Driveway and crossover: single existing crossover on Daniells Street; concrete driveway extending into the Site.
- Boundary treatments: timber paling fencing along side and rear boundaries, typical of the locality.
- Landscaping and vegetation: lawn, garden beds and several mature trees within the rear yard. No vegetation mapped within the Significant landscape trees overlay or any biodiversity overlay.
- Topography: the Site falls gently from the rear (approximately RL 30.8 AHD) to the street frontage (approximately RL 26.4 AHD), being a fall of approximately 4.4m over the 25.286m depth (approximately 1:5.7 average grade).
- Stormwater: surface flow runs west to a discharge point at the Daniells Street kerb. The Site is within the Bulimba Creek catchment.
- Waterways: no waterway is located on the Site. The nearest waterway corridor is Bulimba Creek (approximately 600m east).
- Street trees: two existing street trees within the Daniells Street verge in front of the Site. The southern tree is to be retained with a 2.0m clearance to the southern driveway crossing. The northern tree is proposed to be removed because the northern driveway crossing alignment is constrained by an existing water connection point, and relocation of the water connection is not practicable due to an existing step in the kerb in this section of Daniells Street.

2.3 Surrounding Land Uses and Locality Context

Immediate adjoining properties

Direction	Surrounding land use	Built form characteristics
North (Lot 1/RP73004 – No. 44 Daniells Street)	Detached dwelling house	Single-storey timber and brick dwelling on a comparable suburban lot. Front setback measured at approximately 5.75m.
South (Lot 3/RP73004 – No. 50 Daniells Street)	Detached dwelling house	Two-storey rendered masonry dwelling on a comparable suburban lot. Front setback measured at approximately 7.5m.



East (Lots 1 and 2/RP88247)	Detached dwelling houses	Single and two-storey detached dwellings on standard suburban lots, with rear boundaries adjoining the Subject Site's east boundary.
West (across Daniells Street)	Detached dwelling houses	Single and two-storey detached dwellings on standard suburban lots fronting Daniells Street.



Figure 2: Aerial Image – Subject Site and Surrounding Context. Queensland Government (Development Assessment Mapping System) aerial imagery identifying the subject site within the established low-density residential neighbourhood of Carina.

Broader locality context

The broader locality is predominantly low-density residential, characterised by detached dwelling houses of one and two storeys on suburban allotments with frontages typically in the range of approximately 10–15m.. The streetscape exhibits regular front setbacks, established landscaping and mature street trees. Daniells Street continues south past the Subject Site, with the Sport and recreation reserve (Lot 1006 on SP350643) located to the south-west and forming part of the green corridor extending toward Old Cleveland Road.

The Site is approximately 297.75m walking distance south-west of a contiguous Centre-zoned holding at the corner of Gallipoli Road and Old Cleveland Road (Lot 1/RP4310, Lot 26/RP13279, Lot 3/RP217455 and Lot 16A/SL11269, with a combined site area of 5,331.92m²). The Site is within the Bulimba Creek green corridor, with Pacific Golf Club to the north and Carina State School approximately 1km to the north-west.

Old Cleveland Road, approximately 300m walk to the south-west, provides arterial access to the Brisbane CBD and to public transport services including TransLink high-frequency bus routes. The Subject Site is within an established suburban area and is identified within the Urban Footprint of the South East Queensland Regional Plan 2017 (ShapingSEQ).



DEVELOPMENT PROPOSAL

3.1 Proposed Development Details

This section describes the nature, scale and operational characteristics of the Proposal. It is descriptive only and is provided to inform the planning assessment in subsequent sections.

3.2 Overview of the Proposed Development

The Proposal seeks a Development Permit for Reconfiguring a Lot pursuant to the Planning Act 2016. The reconfiguration involves the subdivision of one existing lot (Lot 2 on RP73004) of 673m² into two Torrens-title freehold residential lots of 336m² each. Each new lot is generally rectangular, with a frontage of 13.316m to Daniells Street and a depth of 25.286m.

The intent of the Proposal is to deliver two appropriately sized residential lots consistent with the established subdivision pattern of Daniells Street, each capable of accommodating a single detached dwelling house in compliance with the Dwelling house (small lot) code (Brisbane City Plan 2014 Part 9.3.8). The Material Change of Use for the future dwellings does not form part of this application; future dwellings are anticipated to be lodged separately at the building work stage.

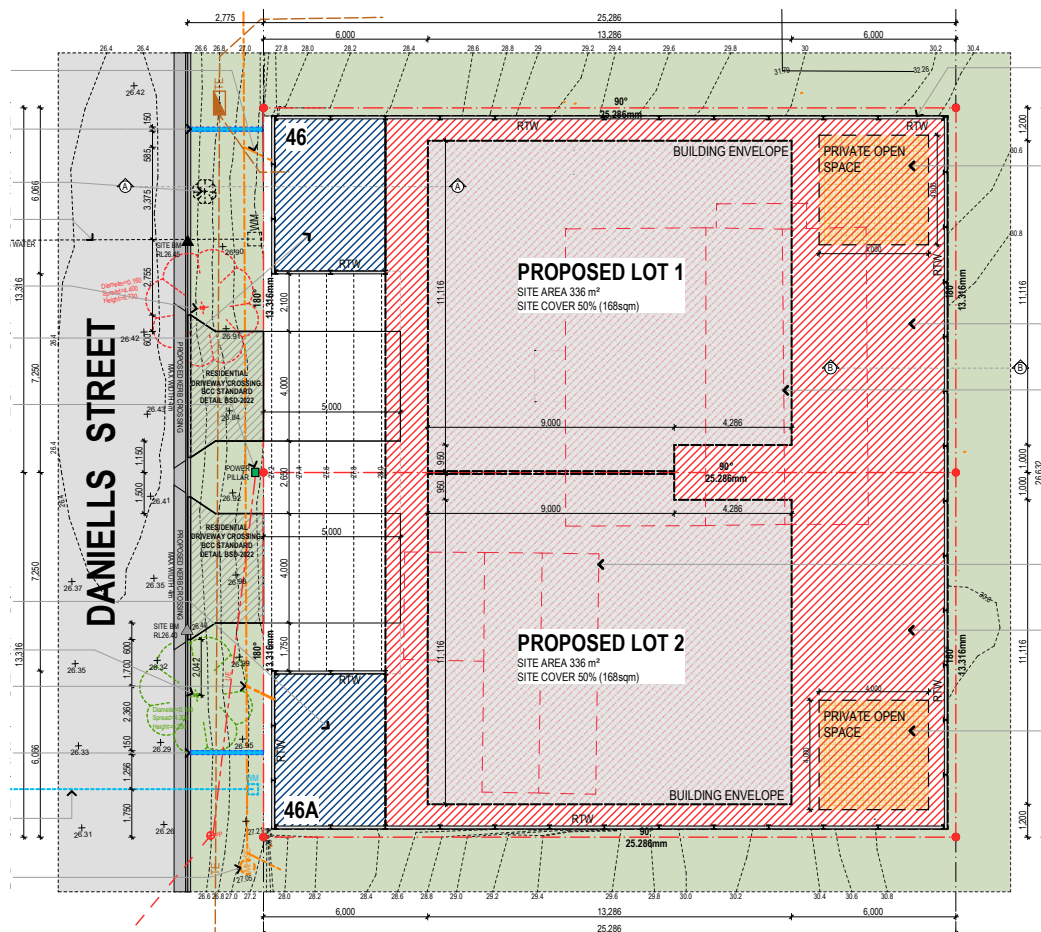


Figure 3: Proposed Subdivision Plan, TP.01 Issue B. Reconfiguration of Lot 2 on RP73004 into two residential lots of 336m² each, with frontages of 13.316m to Daniells Street and depths of 25.286m. The Development Footprint Plan for each lot is shown in red hatching, with front setback 6.000m, rear setback 6.000m, outer side setback 1.200m and common boundary setback 1.000m. A 4m x 4m (16m²) Principal Private Open Space is provided at the rear of each lot, with kerb crossings, retaining walls and services connections also shown.



3.3 Summary of Development Aspects

Reconfiguring a Lot

Existing lots	One (Lot 2 on RP73004, 673m ²)
Nature of reconfiguration	Subdivision (Torrens-title freehold)
Proposed lots	Two residential lots, each intended to accommodate a single detached dwelling house
Lot sizes	Proposed Lot 1: 336m ² (north). Proposed Lot 2: 336m ² (south).
Lot dimensions	13.316m frontage to Daniells Street by 25.286m depth (both lots)
Building envelopes	Defined Development Footprint Plan provided on the Subdivision Plan: 11.116m wide by 13.286m deep envelope on each lot, with front setback 6.000m, rear setback 6.000m, outer side 1.200m, common (shared) side 1.000m
Principal Private Open Space	4m by 4m (16m ²) located at the rear of each lot, in compliance with Subdivision code AO27.2
Indicative future built form	Two-storey detached dwelling on each lot, approximately 8m maximum height, with site cover approximately 50% (168m ² each). Provided as indicative only to demonstrate envelope feasibility — no Material Change of Use approval is sought.
Staging	Not staged. A single survey plan will be lodged for plan sealing.
Easements	No new easements proposed.
Demolition	Existing post-war detached dwelling and ancillary outbuilding to be demolished prior to plan sealing under separate accepted development.

Operational Work

Nature of Operational Work	Civil works associated with the subdivision: residential driveway crossings, earthworks and retaining, services connections, stormwater discharge
Kerb crossings	Two existing street trees in the Daniells Street verge. The southern street tree is to be retained with a 2.0m offset to the southern driveway crossing. The northern street tree is to be removed; the northern driveway alignment is constrained by the existing water connection, which cannot be economically relocated due to an existing kerb step. Replacement tree planting in accordance with Brisbane City Council requirements is proposed as a condition.
Earthworks	Bulkearth platform to RL 28.030 AHD across each lot. Cut to a maximum of approximately 2.8m at the rear (eastern) boundary



	and fill to approximately 1.6m at the front (western) boundary, as detailed in the Engineering Services Report.
Retaining walls	Post and concrete sleeper retaining walls up to 2.8m in height, located within each lot. Designed and certified by a Registered Professional Engineer of Queensland (RPEQ 34572). Refer Engineering Services Report.
Stormwater	Lawful point of discharge for each lot via a roofwater drain line discharging to the Daniells Street kerb, in accordance with Brisbane City Council Standard Drawing BSD-8114
Water connection	Existing water connection retained for proposed Lot 1; new 20mm water connection across Daniells Street to proposed Lot 2
Sewer connection	Existing sewer connection retained for proposed Lot 1; new sewer connection to existing reticulated main (150mm diameter, manhole IL 25.856 AHD, depth 1.14m) for proposed Lot 2
Electricity and telecommunications	Existing overhead supply to be removed. New underground power supply to each lot via a 'green-boy' power pillar. Telecommunications available from the existing network in Daniells Street.
Value of proposed work	To be advised in DA Form 1

3.4 Operational Characteristics

The Proposal is for residential subdivision. No commercial or business operation arises from the Proposal. Construction hours and conditions will be in accordance with Brisbane City Council standard conditions and the Environmental Protection Act 1994. At future occupancy, each lot will be serviced by standard residential kerbside waste collection by Brisbane City Council.

3.5 Design and Development Envelope

The Proposal represents the current design intent and supersedes the previous Issue A revision dated 6 April 2026. Minor refinement of the survey plan dimensions may occur during preparation of the final survey plan for plan sealing in accordance with the Land Title Act 1994. The Development Footprint Plan shown on TP.01 Issue B is to be conditioned to be registered on the plan of subdivision pursuant to Subdivision code Acceptable Outcome AO1.2.



PLANNING ASSESSMENT

4.1 Pre-lodgement

No formal pre-lodgement meeting has been held with Brisbane City Council in respect of this application. The Proposal is informed by a Preliminary Planning Report prepared by Planna dated 9 February 2026, which identified the procedural assessment category and design parameters necessary to deliver a defensible Impact Assessable reconfiguration. The Subdivision Plan (TP.01 Issue B) was revised following internal review to clearly identify the Principal Private Open Space, retaining wall heights, kerb crossing widths and services connections.

4.2 Key Issues

The key planning issues material to the assessment of this application are identified below. Detailed assessment against the applicable assessment benchmarks is provided in Section 7.

Key issue	Planning context	Proposal response	Supporting material
Lot size below 400m ² acceptable outcome	Subdivision code Table 9.4.10.3.B Part 2 (Low density residential zone, small lots); Low density residential zone code Overall Outcome 5(c)(i)	Compliance demonstrated through Performance Outcomes PO1 and PO27. Each lot is 336m ² on a regular 13.316m by 25.286m rectangle, accommodating the minimum 6m by 15m rectangle in Table 9.4.10.3.B with substantial margin. The Development Footprint Plan demonstrates that each lot can accommodate a complying detached dwelling under the Dwelling house (small lot) code.	Subdivision Plan TP.01 Issue B; Section 7.7 of this report
Density above 18 du/ha acceptable outcome	Subdivision code AO22.1 (LDR maximum 18 du/ha)	Compliance demonstrated through PO22(b): the proposed 13.316m frontages match the established subdivision rhythm of Daniells Street, which contains a mix of original wider lots and previously subdivided narrower-frontage lots. The Proposal is consistent with the surrounding lot character.	Section 7.7 of this report
Earthworks and retaining walls exceeding 1m	Filling and excavation code AO1 (max 1m cut/fill) and AO2.1 (max 1m boundary retaining wall)	Compliance demonstrated through PO1 and PO2 in conjunction with the Engineering Services Report. Walls are RPEQ-designed, wholly contained within the Site, and respond to natural fall across the Site.	Engineering Services Report (Maven, R. Carelli RPEQ 34572)
Future dwelling feasibility	Subdivision code AO27.1 — Development Footprint Plan formed by Dwelling house (small lot)	Development Footprint Plan demonstrates compliance with Dwelling house (small lot) code AOs 5, 6, 7, 8 and 10. Future dwellings are capable of compliance with Queensland	Subdivision Plan TP.01 Issue B; Section 7.7 of this report



	code acceptable outcomes	Development Code MP 1.1 at the building work stage.	
Servicing	Subdivision code PO5; Planning Regulation 2017 Schedule 6 paragraphs 9, 10, 13, 15	Each lot has direct road frontage and is capable of connection to reticulated water, reticulated sewer, stormwater, electricity and telecommunications. Existing connections retained where suitable; new connections provided for the second lot.	Engineering Services Report; Urban Utilities information
Infrastructure contributions	Planning Act 2016 Chapter 4; Brisbane Adopted Infrastructure Charges Resolution; Local Government Infrastructure Plan	Infrastructure charges payable for the additional residential lot in accordance with the Adopted Infrastructure Charges Resolution. The Site is within the Priority Infrastructure Area; no trunk infrastructure upgrade is triggered.	Section 7.8 of this report
Removal of one street tree	Streetscape hierarchy overlay code AO2.1 (existing street trees retained and protected); Subdivision code PO3(g) (public realm and street trees)	The southern tree is retained with a 2.0m offset to the southern driveway crossing. The northern tree is proposed to be removed because the existing water connection point constrains the northern driveway alignment and cannot be economically relocated (existing kerb step in this location). Replacement tree planting at 1:1 ratio offered as a condition.	Updated Subdivision Plan TP.01; Engineering Services Report (kerb and water connection constraints)

4.3 Variations to Planning Provisions

No variations to the Planning Scheme are proposed. The Proposal relies on Performance Outcomes of the Subdivision code as set out in Section 7.7.

4.4 Grounds for Approval Despite Any Conflicts

No irreconcilable conflict with the Planning Scheme arises from the Proposal. Where Acceptable Outcomes are not met, performance-based assessment is undertaken in accordance with the Planning Act 2016 and Brisbane City Plan 2014. The Acceptable Outcomes not met, and the corresponding Performance Outcomes relied upon, are summarised below and addressed in detail in Section 7.7.

Reference	Provision not met	Performance Outcome relied upon and grounds
Subdivision code AO1.1	Minimum lot size 400m ² (standard) or 350m ² (where in a small-lot context per Table 9.4.10.3.B Part 2). Proposed lots are 336m ² .	PO1 and PO27. The lots are regular rectangles with depth greater than width, accommodate the 6m by 15m minimum rectangle with substantial margin, complement the established streetscape pattern of Daniells Street, and are configured to accommodate a complying detached dwelling envelope.



<p>Subdivision code AO22.1</p>	<p>Maximum 18 dwellings per hectare in the Low density residential zone. The proposed yield equates to 29.7 du/ha.</p>	<p>PO22(b). The lot size and configuration is consistent with the surrounding lot character of Daniells Street, which exhibits a mix of original allotments of 600m² and over, together with previously subdivided lots having frontages of approximately 10–15m. The 13.316m frontages match this established pattern.</p>
<p>Filling and excavation code AO1 and AO2.1</p>	<p>Cut and fill not to exceed 1m; boundary retaining wall not to exceed 1m.</p>	<p>PO1 and PO2 in conjunction with the Engineering Services Report. The walls are RPEQ-designed, wholly contained within the Site, do not adversely affect significant vegetation, drainage or adjoining land, and are necessary to deliver useable building platforms responsive to the natural fall across the Site.</p>
<p>Streetscape hierarchy overlay code AO2.1</p>	<p>Existing street trees retained and protected. The northern street tree is proposed to be removed.</p>	<p>PO2 in conjunction with the Subdivision code PO3(g). The southern street tree is retained with a 2.0m driveway offset. The northern tree cannot be retained because the northern driveway crossing alignment is constrained by the existing water connection point; relocation of the water connection is not practicable due to the existing kerb step in this section of Daniells Street. Replacement street tree planting in accordance with Brisbane City Council requirements is proposed as a condition of approval to deliver a net subtropical streetscape outcome.</p>



5.0 State Assessment and Other Matters

5.1 State Interests

5.1.1 Matters established in the Planning Regulation 2017

The Proposal has been reviewed against Schedules 6, 8, 9, 10 and 18 of the Planning Regulation 2017.

- Schedule 6 (Development a local categorising instrument is prohibited from stating is assessable development): not engaged. The Subject Site complies with the relevant servicing, access and configuration criteria in Schedule 6, but the application is correctly categorised as Impact Assessment under Brisbane City Plan 2014 Table 5.6.1 because Schedule 6 does not preclude impact assessment for a reconfiguration in the Low density residential zone where the resulting lots are below the assessment-trigger thresholds in Table 5.6.1.
- Schedule 8 (Assessment manager): Brisbane City Council is the assessment manager.
- Schedule 9 (Referral Agency Assessment): no Schedule 9 trigger is engaged at the subdivision stage.
- Schedule 10 (State referrals): no Schedule 10 referral trigger is engaged. The Subject Site is not adjoining or accessed by a State-controlled road, is not within a State transport corridor, does not involve an environmentally relevant activity, is not within a mapped wetland or coastal hazard area, does not involve clearing within Priority Koala Habitat, and contains no electricity transmission infrastructure or easement. The SARA Matters of Interest Report (12 February 2026) returns only Urban Footprint and water resource planning area boundary, neither of which constitutes a Schedule 10 trigger.
- Schedule 18 (Approving plans of subdivision): applies at the plan sealing stage following determination of this application.

5.1.2 State Planning Policy

State Planning Policy interests are integrated into Brisbane City Plan 2014. No State interest is engaged by the Proposal that requires standalone assessment against the State Planning Policy.

State interest	Applicable?	SPP benchmark applicable?	Summary response
Liveable communities and housing	Yes	Integrated into BCP 2014	The Proposal contributes to housing supply within an established serviced suburb consistent with the SEQ Regional Plan Urban Footprint.
Infrastructure	Yes	Integrated into BCP 2014	The Site is within the Priority Infrastructure Area. Infrastructure charges apply.
Transport infrastructure (State-controlled roads)	No	—	No State-controlled road frontage or access.
Strategic airports	Yes (overlay)	Integrated into BCP 2014 Airport environs overlay code	The Site is within the Obstacle Limitation Surface Horizontal Limitation Surface, PANS-OPS and Bird and Bat Strike 8–13km sub-categories. Future dwellings will be well below the aviation surfaces. No constraint on the subdivision.



Natural hazards	No	—	The Site is not within any mapped flood, bushfire, landslide or erosion prone area.
Environmental values (biodiversity, koala)	No	—	No mapped biodiversity values, koala priority habitat or matters of state environmental significance on the Site.
Cultural heritage	No	—	Site not on the Queensland or local heritage register. Site not within Aboriginal Cultural Heritage area requiring specific assessment under the Aboriginal Cultural Heritage Act 2003.

5.2 Referral Agency Pre-lodgement

No referral agency pre-lodgement was undertaken because no referral trigger applies.

5.3 Early Referral Responses

Not applicable. No referral agency assessment is required.

5.4 Assessment of Referral Requirements

5.4.1 Schedule 10 Referral (SARA)

No Schedule 10 referral trigger is engaged. Confirmation has been obtained through the SARA Matters of Interest Report (12 February 2026) and through review of the Site’s overlay mapping and Property Lot Report. No State Development Assessment Provisions (SDAP) state code applies.

5.4.2 Schedule 9 Referral (Referral Agency Assessment)

No Schedule 9 trigger is engaged for the subdivision component. At the future building work stage, building over or near Urban Utilities infrastructure may engage QDC MP 1.4 — this is a building approval matter and does not form part of this application.



6.0 Summary of Supporting Information

The following supporting documentation accompanies this Town Planning Report and forms part of the application material.

Drawing / report title	Prepared by	Date
Proposed Subdivision Plan	Joe Evans Design & Drafting	29 April 2026
Existing Detail Survey	Magellan Engineering Surveying	20 February 2026
Engineering Services Report	Maven (R. Carelli RPEQ 34572)	10 April 2026
Brisbane City Plan 2014 Property Lot Report	Brisbane City Council	12 February 2026
Brisbane City Plan 2014 Property Holding Report	Brisbane City Council	12 February 2026
SARA Matters of Interest Report	Department of State Development, Infrastructure and Planning	12 February 2026
BYDA Enquiry Response	Before You Dig Australia	February 2026



7.0 Local Planning Scheme Assessment

This section provides the statutory assessment of the Proposal against the applicable assessment benchmarks of Brisbane City Plan 2014. It addresses the Strategic Framework, the Low density residential zone code, applicable overlay codes, and the relevant development codes.

The detailed Performance Outcome and Acceptable Outcome assessment against the Subdivision code (Part 9.4.10) and the Dwelling house (small lot) code (Part 9.3.8) is provided in Appendix A and Appendix B respectively. The detailed assessment against the engineering development codes (Filling and excavation code, Infrastructure design code, Stormwater code, and Transport, access, parking and servicing code) is provided in the Engineering Services Report prepared.

Where Acceptable Outcomes are not met, compliance is demonstrated through Performance Outcomes and the corresponding overall outcomes.

7.1 Relevant Local Planning Instruments

Category	Code / instrument
Strategic Framework	Brisbane City Plan 2014 Part 3 – Strategic Framework. Theme 2 (Elements 2.1, 2.2) and Theme 5 (Element 5.5).
Zone code	Part 6.2.1.1 – Low density residential zone code
Neighbourhood plan / local plan	Not applicable – no neighbourhood plan applies to the Subject Site.
Overlay codes (assessment benchmarks)	Part 8.2.18 – Road hierarchy overlay code (Sections C and D); Part 8.2.20 – Streetscape hierarchy overlay code (Sections A and B); Part 8.2.8A – Community purposes network overlay code
Overlay codes (informational only at this stage)	Part 8.2.2 – Airport environs overlay code (applies to future building work); Part 8.2.10 – Dwelling house character overlay code (applies to future dwelling MCU per Table 5.10.9); Part 8.2.9 – Critical infrastructure and movement network overlay code (does not apply to this ROL per Table 5.10.8)
Use code (referenced)	Part 9.3.8 – Dwelling house (small lot) code (referenced through Subdivision code AO27.1(a) for the Development Footprint Plan)
Development codes	Part 9.4.10 – Subdivision code (primary); Part 9.4.3 – Filling and excavation code; Part 9.4.4 – Infrastructure design code; Part 9.4.9 – Stormwater code; Part 9.4.11 – Transport, access, parking and servicing code
LGIP	Brisbane Local Government Infrastructure Plan and Brisbane Adopted Infrastructure Charges Resolution. Site within the Priority Infrastructure Area.

7.2 Strategic Framework Consistency

Because the Proposal is Impact Assessable, the assessment extends to the Strategic Framework of Brisbane City Plan 2014. The Proposal aligns with the following relevant strategic outcomes.

Theme 2 — Brisbane's outstanding lifestyle. Element 2.1 (Brisbane's identity) and Element 2.2 (Brisbane's housing and accommodation choices) seek to reinforce Brisbane's suburban identity and provide for a diversity of housing types and lot configurations within established areas. The Proposal delivers two detached dwelling lots that retain the suburban, single-dwelling-per-lot pattern of the locality while modestly increasing housing supply on an underutilised parcel.

Theme 5 — Brisbane's CityShape. Element 5.5 (Brisbane's Suburban Living Areas) identifies the Suburban Living Areas as the predominant residential typology in Brisbane and contemplates infill development that retains the dominant detached suburban character. The Proposal is consistent with this strategic direction. The Subject Site sits within the SEQ Regional Plan Urban Footprint, which prioritises accommodating population growth within existing serviced urban areas.

No strategic outcome is compromised by the Proposal. The Site is well-served by reticulated infrastructure, fronts a local residential street, and is located within an established residential locality of compatible scale.

7.3 Zone Code Assessment

7.3.1 Land use permissibility

The Proposal is for Reconfiguring a Lot. The Subject Site is within the Low density residential zone. Pursuant to Brisbane City Plan 2014 Table 5.6.1, the Proposal falls within trigger (b) for the Low density residential zone, namely:

"less than 400m², where any part of the lot frontage is greater than 200m walking distance of any part of the lot frontage of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m²."

Each of the three cumulative conditions of trigger (b) is satisfied: each proposed lot is 336m² (less than 400m²); the Site is 297.75m walking distance from the nearest Centre-zoned holding (greater than 200m); and the relevant Centre-zoned holding at the corner of Gallipoli Road and Old Cleveland Road comprises Lot 1/RP4310, Lot 26/RP13279, Lot 3/RP217455 and Lot 16A/SL11269, with a combined site area of 5,331.92m² (greater than 2,000m²).

The point-to-point straight-line distance from the Site frontage to the Centre-zoned holding is 200.14m. That measurement traverses the Sport and recreation reserve (Lot 1006/SP350643) without a formed public pedestrian route along the diagonal and accordingly is not the operative figure for the purposes of Table 5.6.1, which expressly refers to "walking distance". The walking distance measured via the legitimate public pedestrian network along Daniells Street, Adelaide Street and Old Cleveland Road is 297.75m. Accordingly the >200m limb of trigger (b) is satisfied.

Trigger (a) (less than 300m² within 200m walking distance) is not engaged because the lots exceed 300m². Trigger (c) (less than 600m² where a rear lot) is not engaged because neither lot is a rear lot. The application is correctly categorised as Impact Assessable.



7.3.2 Purpose and overall outcomes

The purpose of the Low density residential zone, set out in Brisbane City Plan 2014 Section 6.2.1.1, is to provide for a variety of low density dwelling types, and community uses and small-scale services, facilities and infrastructure to support local residents. The Proposal aligns with that purpose by delivering two detached residential lots in a configuration that retains the suburban, single-dwelling-per-lot character of the locality.

The zone's development location and uses overall outcomes (Section 6.2.1.1(4)) identify suburban living in detached dwellings of one or two storeys on appropriately sized and configured lots as the predominant housing form, with multiple dwellings not accommodated. The Proposal is consistent with that direction. No dual occupancy, multiple dwelling, rooming accommodation or non-residential use is sought.

The zone's development form overall outcomes (Section 6.2.1.1(5)) provide at Overall Outcome 5(c)(i) that a dwelling house not on a rear lot has a minimum lot size of 400m², while recognising at Overall Outcomes 5(d) and 5(e) that dwelling houses on small lots are contemplated and supported where the bulk and scale minimises negative impacts on amenity and private open space, and where development occurs within a defined building envelope. The Proposal departs from the 400m² benchmark in Overall Outcome 5(c)(i), but does so through a defined Development Footprint Plan that retains rear private open space, complies with the Dwelling house (small lot) code acceptable outcomes for setbacks, height and site cover, and supports the subtropical character intent of the zone. The Proposal aligns with Overall Outcomes 5(b), 5(d) and 5(e).

The detailed performance-based justification under the Subdivision code is provided in **Appendix A**.

7.4 Neighbourhood / Local Plan

No neighbourhood plan applies to the Subject Site. This section is not applicable.

7.5 Overlay Code Assessment

The following overlays apply to the Subject Site. The Critical infrastructure and movement network overlay code does not apply to this Reconfiguring a Lot application because Table 5.10.8 of Brisbane City Plan 2014 confines that code's application to specified Material Change of Use types, none of which are sought. The Airport environs overlay code and the Dwelling house character overlay code apply at the future Material Change of Use stage for the dwellings (per Tables 5.10.2 and 5.10.9), not to the subdivision.

7.5.1 Road hierarchy overlay code (Part 8.2.18, Sections C and D)

Daniells Street is within the Local road sub-category. The Proposal does not propose any new road or alteration to the existing road network.

Performance Outcome	Acceptable Outcome	Compliance response
PO5 – safe, efficient connectivity of new road to major road network	AO5 – access preserves road hierarchy function	Not applicable. No new road or road connection is proposed. Both lots take direct frontage access from Daniells Street.



PO6 — extension or change to the road network	AO6.1, AO6.2	Not applicable. No road extension or change is proposed.
PO7 — premises and vehicle access do not impact major road network	AO7 — residential lots not directly accessed from a major road	Complies. Both lots are accessed from Daniells Street, a local road. No frontage or access is taken to a higher-order road.

7.5.2 Streetscape hierarchy overlay code (Part 8.2.20, Sections A and B)

Performance Outcome	Acceptable Outcome	Compliance response
PO1 — verge width supports pedestrian movement and subtropical street tree planting	AO1 — verge dedication in compliance with Table 8.2.20.3.B and the Infrastructure design planning scheme policy	Not applicable. No new road or verge is proposed. The existing verge to Daniells Street is retained.
PO2 — verge construction establishes a high-quality subtropical streetscape	AO2.1 — existing street trees retained and protected. AO2.2 — verge treatment in compliance with the Infrastructure design planning scheme policy	AO2.1 not fully met. Two existing street trees are within the Daniells Street verge. The southern street tree is to be retained, with the southern driveway crossing relocated to provide a 2.0m offset, in compliance with AO2.1. The northern street tree is proposed to be removed because the northern driveway crossing alignment is dictated by the location of the existing water connection point, and relocation of the water connection is not practicable due to the existing kerb step in this section of Daniells Street (representing approximately \$20,000 in additional civil works that is not commensurate with the scale of the development). Compliance is demonstrated through PO2: the design retains the more visually prominent of the two trees, the driveway crossings are designed in accordance with BCC Standard Drawing BSD-2022, and replacement street tree planting at a 1:1 ratio (one replacement tree to be planted within the Daniells Street verge in a location agreed with Council) is offered as a condition of approval. The net outcome maintains the high-quality subtropical streetscape intent of PO2. Refer Engineering Services Report.
PO3 — corner land dedication design (Section B)	AO3.1–AO3.3	Not applicable. The Subject Site is not a corner allotment.



7.5.3 Community purposes network overlay code (Part 8.2.8A)

The Site is within the Community purposes network overlay generally, but is not identified within any specific sub-category requiring dedication, contribution or constraint. No Existing trunk park, LGIP planned park acquisition, corridor park or community facility specific location sub-category is mapped on the Site. The Proposal does not result in any encroachment, fragmentation or loss of land identified for community purposes. The overlay does not generate any specific Acceptable Outcome failure for the Proposal.

7.5.4 Other overlays — informational

The Airport environs overlay (OLS Horizontal Limitation Surface, PANS-OPS and BBS 8–13km sub-categories) applies to the Site. The indicative future building height of 8m sits well below the relevant aviation surfaces and does not engage the overlay code's acceptable outcomes at this Reconfiguring a Lot stage. The Dwelling house character overlay applies at the future Material Change of Use stage for the dwellings (Table 5.10.9 of Brisbane City Plan 2014) and is addressed by ensuring that the Development Footprint Plan can deliver future dwellings compliant with the Dwelling house (small lot) code. The Critical infrastructure and movement network overlay code does not apply to this Reconfiguring a Lot application per Table 5.10.8.

7.6 Use Code Assessment

No Material Change of Use is sought by this application. Accordingly, the Dwelling house (small lot) code (Part 9.3.8) does not apply as a direct assessment benchmark. The code is referenced via Subdivision code AO27.1(a), which requires the Development Footprint Plan to be "formed by the acceptable outcomes for side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code". The full Performance Outcome and Acceptable Outcome assessment of the Dwelling house (small lot) code, demonstrating that the Development Footprint Plan envelope can accommodate a complying future dwelling, is provided in **Appendix B**.

7.7 Development Code Assessment

7.7.1 Subdivision code (Part 9.4.10) — primary assessment

The Subdivision code is the primary assessment benchmark for this application. The full Performance Outcome and Acceptable Outcome assessment is provided in **Appendix A**. In summary, the Proposal complies with the Acceptable Outcomes of the Subdivision code except for AO1.1 (lot size) and AO22.1 (notional density), each of which is addressed through performance-based compliance with the corresponding Performance Outcomes:

- **AO1.1** is not met because each lot is 336m², which is below every available threshold in Table 9.4.10.3.B Part 2 (the lowest applicable threshold is 350m²; the 300m² within-200m-walking pathway is unavailable because the Site is 297.75m walking distance from the nearest Centre-zoned holding). Compliance is demonstrated through PO1: each lot is a regular rectangle 13.316m by 25.286m, accommodates the minimum 6m by 15m rectangle with substantial margin, complements the established 10–15m frontage rhythm of Daniells Street, and is configured to accommodate a complying detached dwelling envelope per the Dwelling house (small lot) code.
- **AO22.1** is not met because the proposed yield equates to 29.7 dwellings per hectare, which exceeds the 18 du/ha threshold for the Low density residential zone. Compliance is



demonstrated through PO22(b): the proposed lot size and 13.316m frontage configuration is consistent with the surrounding lot character of Daniells Street, which exhibits a mix of original allotments of 600m² and over together with previously subdivided lots having frontages of approximately 10–15m. This is reinforced by recent precedent on Daniells Street, including the approval of subdivision at 28 Daniells Street (Code Assessable, approved 11 August 2020) resulting in lots with frontages of 9.280m, and at 9 Daniells Street (Code Assessable, approved 13 May 2026) resulting in a 341m² lot with a 13.9m frontage. Both demonstrate Council's recent acceptance of small lot subdivision and narrower lot frontages as part of the established lot character of Daniells Street.

- **PO27** is engaged because each lot is a small lot not complying with the dimensions in Table 9.4.10.3.B. The Development Footprint Plan provided on Subdivision Plan TP.01 Issue B satisfies AO27.1(a) through (d) (setbacks formed by the Dwelling house (small lot) code AO6 and AO7; front setback of 6.000m exceeding the 5.75m least adjoining setback; diagonally opposed Principal Private Open Space) and AO27.2 (16m² Principal Private Open Space with a minimum 4m dimension on each lot).

The full PO/AO table addressing every engaged provision is set out in Appendix A.

7.7.2 Filling and excavation code (Part 9.4.3)

The Subject Site falls approximately 4.4m east-to-west across the 25.286m depth. To deliver useable building platforms, cut up to approximately 2.8m at the eastern boundary and fill up to approximately 1.6m at the western frontage is proposed, with retaining walls up to 2.8m in height. This exceeds the Acceptable Outcomes of AO1 (1m cut/fill in residential zones) and AO2.1 (1m boundary wall). Compliance is demonstrated through Performance Outcomes PO1 and PO2 in conjunction with the **Engineering Services Report** (Maven, R. Carelli RPEQ 34572), which contains the complete Performance Outcome and Acceptable Outcome compliance assessment for this code, including retaining wall design, visual integration, drainage and structural certification. The retaining walls are wholly contained within the Site.

7.7.3 Other engineering development codes

The Infrastructure design code (Part 9.4.4), the Stormwater code (Part 9.4.9), and the Transport, access, parking and servicing code (Part 9.4.11) are addressed in full in the Engineering Services Report. In summary:

- Each lot is connected to reticulated water, sewer, electricity and telecommunications, and is provided with a lawful point of stormwater discharge via a roofwater drain line to the Daniells Street kerb in accordance with BCC Standard Drawing BSD-8114.
- Each lot is served by a single residential driveway crossing of maximum 4m width designed in accordance with BCC Standard Drawing BSD-2022 and located to avoid existing street trees.
- No new road or pavement is proposed.

The detailed Performance Outcome and Acceptable Outcome responses for each of these codes are set out in the Engineering Services Report and are not duplicated in this Town Planning Report.



7.7.4 Other development codes — not engaged

The Wastewater code (Part 9.4.12) does not apply. The Subject Site is within the sewer area of Urban Utilities; each lot will be connected to the reticulated sewer system in accordance with Schedule 6 paragraph 15 of the Planning Regulation 2017.

The Landscape work code (Part 9.4.5) and the Operational work code (Part 9.4.6) apply to associated operational work and are addressed at the operational works approval stage. No significant vegetation removal is required for the subdivision works.

7.8 Local Government Infrastructure Plan and Infrastructure Charges

The Subject Site is included within the Brisbane Priority Infrastructure Area (per the Property Lot Report). The Plans for Trunk Infrastructure (PFTI Map Grid 215) identify the Site as serviced for all networks. No trunk infrastructure upgrade is triggered by the Proposal. Infrastructure charges are payable to Brisbane City Council for the one additional residential lot created by the subdivision, in accordance with the Brisbane Adopted Infrastructure Charges Resolution. The charges are calculated on the residential charge rate per additional lot and will be levied in an Infrastructure Charges Notice issued with the development approval (Planning Act 2016 Chapter 4).

Water and sewer infrastructure charges are payable to Urban Utilities under the Water Netserv Plan.

7.9 Integrated Planning Position

Overall, the Proposal achieves compliance with the relevant assessment benchmarks of Brisbane City Plan 2014 either directly through Acceptable Outcomes or through performance-based compliance with the corresponding Performance Outcomes, as set out in detail in Appendix A (Subdivision code), Appendix B (Dwelling house (small lot) code) and the Engineering Services Report (engineering development codes). The departures from Acceptable Outcomes are limited to lot size (Subdivision code AO1.1 / Zone code Overall Outcome 5(c)(i)), notional density (Subdivision code AO22.1), and earthworks and retaining (Filling and excavation code AO1 and AO2.1). Each departure is supported by a clear performance-based justification and, in the case of earthworks and retaining, by an RPEQ-certified engineering design. The Proposal is consistent with the Strategic Framework and reflects an acceptable planning outcome for the locality.



CONCLUSION

This Town Planning Report supports a Development Application for a Development Permit for Reconfiguring a Lot at 46 Daniells Street, Carina (Lot 2 on RP73004). The Proposal involves the reconfiguration of one lot of 673m² into two Torrens-title freehold lots of 336m² each, with associated operational work for kerb crossings, services connections, earthworks and retaining.

The application is correctly categorised as Impact Assessable under Table 5.6.1 of Brisbane City Plan 2014, trigger (b). Each of the three cumulative conditions of that trigger is satisfied: each proposed lot is 336m² (less than 400m²); the Site is 297.75m walking distance via the public pedestrian network from the nearest Centre-zoned holding (greater than 200m); and the relevant Centre-zoned holding has a combined site area of 5,331.92m² (greater than 2,000m²). No State referral is triggered under Schedule 10 of the Planning Regulation 2017.

Three Acceptable Outcomes are not met: the lot size in the Subdivision code (AO1.1) and the corresponding zone code Overall Outcome 5(c)(i); the notional density in the Subdivision code (AO2.1); and the cut/fill and retaining wall thresholds in the Filling and excavation code (AO1 and AO2.1). Compliance is demonstrated through the corresponding Performance Outcomes. The lots are regular rectangles with frontages matching the established subdivision rhythm of Daniells Street. The Development Footprint Plan demonstrates that each lot is capable of accommodating a complying detached dwelling under the Dwelling house (small lot) code. The retaining wall design is RPEQ-certified and wholly contained within the Site, as detailed in the Engineering Services Report.

The Subject Site is within the SEQ Regional Plan Urban Footprint and the Brisbane Priority Infrastructure Area. The Proposal is serviced by reticulated water, sewer, stormwater, electricity and telecommunications. Infrastructure charges are payable for the additional lot in accordance with the Brisbane Adopted Infrastructure Charges Resolution.

The Proposal is consistent with the Strategic Framework directions for suburban living within established serviced areas, supports the policy objectives of Theme 2 and Theme 5 of Brisbane City Plan 2014, and represents an acceptable planning outcome under the Planning Act 2016.



APPENDICES – CODE RESPONSES

APPENDIX A – Subdivision Code

Effective Date: 05/12/2025

Status: Current

*Brisbane City Council City Plan 2014: v35
Part 9 Development codes \ 9.4 Other development codes \ 9.4.10 Subdivision code*

9.4.10 Subdivision code

9.4.10.1 Application

1. This code applies to assessing reconfiguring a lot if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9), reconfiguring a lot (section 5.6) or an overlay (section 5.10); or
 - b. impact assessable development, to the extent relevant.

Note—This code applies to all aspects of reconfiguring a lot, ranging from a single site where no road is created to a new residential community, as well as other types of reconfiguring a lot.

Editor’s note—Reconfiguring a lot involving only the subdivision of 1 lot into 2 lots is subject to the regulated categories of development and assessment in section 5.4, if in a zone in the Residential zones category or in a zone in the Industry zones category. In this instance, the Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code, being a requirement under the Regulation will also apply.

2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where buildings are approved, they and the land they are on can be separately titled either in freehold or other title forms. The provisions in this code relating to reconfiguring a lot of existing or approved buildings do not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category. 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. A reconfiguring a lot proposal that does separate these components of a dwelling house and includes them on individual title is inappropriate and incompatible development and is highly unlikely to be supported. This ensures that the expectation of residents for a high standard of residential amenity is protected.

Note—If reconfiguring a lot is proposed in conjunction with a development application for a use or uses that require assessment, the development application for the reconfiguring a lot will not be approved until the development application for the intended change of use has been determined.

Note—This code may be applied in conjunction with or subsequent to a material change of use and the sealing of a plan of subdivision may be subject to matters relating to the material change of use.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:



- biodiversity areas, guidance and requirements are provided in the Biodiversity areas planning scheme policy;
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- structure plan preparation, guidance is provided in the Structure planning planning scheme policy;
- transport, access, parking or servicing, standards and guidelines are provided in the Transport, access, parking and servicing planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy;
- climate-responsive subtropical design of buildings or outdoor spaces, guidance is provided in the Subtropical building design planning scheme policy.

9.4.10.2 Purpose

1. The purpose of the Subdivision code is to regulate development for reconfiguring a lot.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. 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.
 - b. 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. are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development;
 - iv. are arranged and configured to complement the pattern of development in the locality;
 - v. address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values.
 - c. 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.
 - d. 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.
 - e. Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms.



- f. 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.
- g. 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.

9.4.10.3 Performance outcomes and acceptable outcomes

Table 9.4.10.3.A — Performance outcomes and acceptable outcomes (responded to below in column ‘Comments’).

Section A — General performance outcomes and acceptable outcomes for reconfiguring a lot

Performance outcomes	Acceptable outcomes	Comments
<p>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.</p>	<p>AO1.1 Development provides lots with dimensions in compliance with Table 9.4.10.3.B.</p>	<p>Not met. Each proposed lot is 336m², which is below every available threshold in Table 9.4.10.3.B Part 2 (the lowest applicable threshold is 350m²; the 300m² within-200m-walking pathway is unavailable because the Site is 297.75m walking distance from the Centre-zoned holding). Compliance is demonstrated through PO1: each lot is a regular rectangle of 13.316m by 25.286m, accommodating the minimum 6m by 15m rectangle with substantial margin; lot frontages of 13.316m exceed the 7.5m and 10m frontage thresholds in Table 9.4.10.3.B; the lots complement the established subdivision rhythm of Daniells Street (typical 10–15m frontages); and each lot accommodates a complying</p>



		detached dwelling envelope per the Dwelling house (small lot) code.
	AO1.2 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the Land Title Act 1994 and the Land Act 1994.	Complies. A Development Footprint Plan is shown on Subdivision Plan TP.01 Issue B and is proposed to be conditioned for inclusion on the plan of subdivision to be registered for each lot in accordance with the Land Title Act 1994 and the Land Act 1994.
	AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: a. across a proposed lot boundary; or b. within a setback required by the planning scheme.	Complies. Each Development Footprint Plan envelope is wholly contained within its lot, with a 1.000m setback from the common boundary. No party walls are proposed. The existing post-war dwelling and ancillary structure are to be demolished prior to plan sealing as separate accepted development.
PO2 Development creates useable lots that: a. do not rely on excessive cut and fill; b. do not intrude into areas of waterway and environmental significance; c. ensure any cutting, filling, retaining walls and earthworks: i. minimise adverse impacts to vegetation, natural features and topography; ii. avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; d. minimise adverse impacts to the utility of existing or proposed transport network elements.	AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks: a. result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: i. a single level change; or ii. any step in a series of level changes. b. locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; c. limits cut and fill to less than 1m in height for construction of transport network elements.	Not met. The Site falls approximately 4.4m across the 25.286m depth (east to west). To deliver useable platforms for the future dwellings, cut up to approximately 2.8m at the rear (eastern) boundary and fill up to approximately 1.6m at the front (western) boundary is proposed, with retaining walls up to 2.8m in height. Compliance is demonstrated through PO2 in conjunction with the Engineering Services Report (Maven, R. Carelli RPEQ 34572): the retaining walls are RPEQ-designed, wholly



		<p>contained within the Site, do not intrude into waterway or environmental areas, do not adversely affect the transport network, and respond to the natural fall across the Site. The Engineering Services Report contains the full Filling and excavation code compliance assessment.</p>
	<p>AO2.2 Development involving a lot with an area less than 450m² is located on a site with a maximum average slope of: a. 1 into 10 on the shortest lot axis; b. 1 into 15 on the longest axis.</p>	<p>Not met in the natural condition. The site has an average slope of approximately 1:5.7 on the long axis (25.286m depth with 4.4m fall). Compliance is demonstrated through PO2: the proposed bulkearth platform at RL 28.030 AHD across both lots delivers level building platforms within each Development Footprint Plan envelope. The lot platform, once delivered, supports useable, low-impact future residential development. Refer Engineering Services Report.</p>
	<p>AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks occurring on the site.</p>	<p>Complies in the natural condition. The existing average slope on the long axis is approximately 1:5.7, which is gentler than 1 in 5 (1:5 = 20% grade; 1:5.7 = 17.4% grade). The minimum 6m by 15m rectangle sits on land with an existing slope of less than 1 in 5.</p>
	<p>AO2.4 Development does not involve the creation of canals or artificial waterways.</p>	<p>Complies. No canals or artificial waterways are proposed.</p>



<p>PO3 Development provides roads, associated pavement and concrete kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: a. in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; b. for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; c. to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; d. to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; e. at an adequate width, suitable gradient and appropriate construction standard; f. to avoid unreasonable detriment or nuisance to an adjacent premises; g. to preserve the amenity and function of the public realm in accommodating high levels of pedestrian traffic, large subtropical street trees and on-street parking.</p>	<p>AO3.1 Development provides roads, pavement and concrete kerb and channel that provide for design and construction in accordance with the road hierarchy; safe travel for pedestrian, cyclists and vehicles; access to properties for all modes; utilities; high levels of aesthetics and amenity, improved liveability and future growth; a high-quality streetscape; and a low-maintenance asset with minimal whole-of-life cost.</p>	<p>Not applicable to new road infrastructure. No new road is proposed; the existing Daniells Street pavement and kerb and channel are retained. Two new residential driveway crossings (maximum 4m width each) are provided in accordance with Brisbane City Council Standard Drawing BSD-2022, including reinstatement of kerb and channel as required. In respect of PO3(g) (preservation of public realm amenity, including large subtropical street trees), two existing street trees are present within the Daniells Street verge in front of the Subject Site. The southern street tree is retained, with the southern driveway crossing positioned to provide a 2.0m offset from the tree in accordance with the Streetscape hierarchy overlay code AO2.1. The northern street tree is proposed to be removed because the northern driveway crossing alignment is constrained by the location of the existing water connection point, and relocation of the water connection is not practicable due to an existing kerb step in this section of Daniells Street.</p>
	<p>AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies. Each proposed lot has direct frontage to Daniells Street and is provided with a residential driveway crossing of maximum 4m width designed in accordance with the Transport, access,</p>



		parking and servicing planning scheme policy and BCC Standard Drawing BSD-2022. Refer Engineering Services Report.
	AO3.3 Development provides each lot with access to a public road other than a major road, that is direct, or via a formal access arrangement, of the appropriate width and design standard, and compliant with the standard vehicle type requirements for the zone and intended use.	Complies. Each lot has direct frontage access to Daniells Street, which is identified in the Road hierarchy overlay as a Local road (not a major road). Both lots access via individual residential driveway crossings.
	AO3.4 Development provides safe sight distances at the following locations: a. an access point along the frontage of each lot; b. a junction and an intersection, including corner truncation; c. a pedestrian or cyclist crossing.	Complies. Safe sight distances are achieved at each driveway crossing on Daniells Street, as confirmed in the Engineering Services Report. No junction or intersection works are proposed. The Site is not on a corner.
	AO3.5 Development provides grades within a lot that: a. enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; b. do not require cut and fill in excess of 1m in height.	Not met in part. Cut and fill in excess of 1m is proposed to deliver useable building platforms across the Site's natural fall (approximately 4.4m over 25.286m depth). Compliance is demonstrated through PO3 in conjunction with the Engineering Services Report: the proposed platform at RL 28.030 AHD allows for safe and compliant vehicular access to each lot at appropriate grade from the kerb, with RPEQ certification provided for retaining walls and grading.



<p>PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks.</p>	<p>AO4.1 Development provides land and works for infrastructure and services in compliance with the: a. Local government infrastructure plan; b. standards in the Infrastructure design planning scheme policy; c. Refuse planning scheme policy; d. Transport, access, parking and servicing planning scheme policy; e. Long term infrastructure plan; f. codes and planning scheme policies that apply to the site.</p>	<p>Complies. The Site is within the Priority Infrastructure Area. Each lot is to be serviced with reticulated water (existing connection retained for Lot 1; new 20mm water connection across Daniells Street for Lot 2), reticulated sewer (existing connection retained for Lot 1; new connection to existing 150mm main for Lot 2), stormwater (lawful point of discharge per BSD-8114), electricity (new underground supply via 'green-boy' pillar) and telecommunications. Refer Engineering Services Report.</p>
	<p>AO4.2 Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.</p>	<p>Complies. Each lot is provided with a lawful point of discharge via a roofwater drain line discharging to the Daniells Street kerb in accordance with BCC Standard Drawing BSD-8114. Detailed Stormwater code compliance is addressed in the Engineering Services Report. No on-site detention is required for a single dwelling on each lot.</p>
	<p>AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is in compliance with the road corridor design standards in the Infrastructure design planning scheme policy, or a 6m long by 3 equal chord truncation if a minor road.</p>	<p>Not applicable. The Subject Site is not a corner allotment.</p>



<p>PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use.</p>	<p>AO5 Development ensures that lot density, location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by: a. identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; b. avoiding the hazard; or c. mitigating hazard impacts, including through buffers, structures or other necessary measures.</p>	<p>Complies. The Site is not within any mapped flood, bushfire, landslide, contaminated land or acid sulfate soils overlay. The Site is not within a transport noise corridor on a State-controlled road or the rail network. The Site is well-removed from industrial uses and is within an established low-density residential locality. Background searches against the Queensland Government Contaminated Land Register and Environmental Management Register will be completed prior to lodgement.</p>
<p>PO6 Development ensures that any rearrangement of a lot boundary: a. does not create additional lots; b. wholly contains infrastructure and services within the lot they serve; c. results in lots having a dimension, arrangement and size that maintains or improves consistency with the: i. character intended for the locality; ii. outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.</p>	<p>AO6 No acceptable outcome is prescribed.</p>	<p>Not applicable. The Proposal is a Reconfiguring a Lot (subdivision creating an additional lot), not a boundary rearrangement.</p>
<p>PO7 Development ensures that volumetric format plan subdivision and any associated statutory easements: a. facilitate efficient development; b. ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises; c. are in accordance with an existing development approval or approved building; d. are</p>	<p>AO7 No acceptable outcome is prescribed.</p>	<p>Not applicable. The Proposal is for a standard format (Torrens-title) freehold subdivision, not volumetric subdivision.</p>



<p>consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.</p>		
<p>PO8 Development ensures that a subdivision involving 2 or more zones, zone precincts, a neighbourhood plan precinct or overlay sub-categories, provides for the: a. different lot design requirements that are applicable to the zones, zone precincts, neighbourhood plans and overlays and applicable to the site; b. lawful uses intended for the site and the locality.</p>	<p>AO8.1 Development ensures that the boundary between the zones, zone precincts, neighbourhood plans, overlays and land uses are reflected in the design, arrangement and boundaries for proposed lots to the extent relevant.</p>	<p>Not applicable. The Site is wholly within the Low density residential zone with no zone precinct and no neighbourhood plan applies.</p>
	<p>AO8.2 Development includes separation, buffers, management zones or other means to address any adverse amenity, health or safety impacts caused by an adjacent use.</p>	<p>Not applicable. No adjacent non-residential use creates an amenity, health or safety impact requiring buffer or management.</p>
	<p>AO8.3 Development provides lot dimensions and size in each different zone, zone precinct, neighbourhood plan and land use that is in compliance with Table 9.4.10.3.B.</p>	<p>Not applicable. The Site is wholly within the Low density residential zone.</p>



Section B — Transport, traffic and movement outcomes for reconfiguring a lot involving 10 or more lots, or road reserve or new road, or cycle or pedestrian routes

Section B is not engaged by the Proposal. The Proposal creates only 2 lots, does not propose any new road, road reserve or cycle/pedestrian route. Accordingly, PO9 through PO17 are not engaged. The verbatim provisions are listed below for completeness with a uniform Not applicable response.

Performance outcomes	Acceptable outcomes	Comments
<p>PO9 — Development ensures that the transport network and all its component elements is designed to facilitate efficient and cost-effective provision and maintenance of infrastructure; deliver the intended functional outcome of each element; have a clear hierarchical structure; and provide a high level of internal accessibility and external connectivity.</p>	<p>AO9 — Development provides a transport network that is designed and constructed in compliance with the Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy; completes, aligns and integrates with the surrounding transport network.</p>	<p>Not applicable. Section B is not engaged: the Proposal creates only 2 lots, does not propose any new road, road reserve, or cycle or pedestrian route.</p>
<p>PO10 — Development provides permeable, connected, attractive and safe pedestrian and bicycle networks.</p>	<p>AO10.1, AO10.2 — Pedestrian and bicycle network connects into the broader network; pathway links outside the road corridor comply with the Infrastructure design planning scheme policy and incorporate crime prevention through environmental design.</p>	<p>Not applicable. Section B is not engaged: the Proposal creates only 2 lots, does not propose any new road, road reserve, or cycle or pedestrian route.</p>
<p>PO11 — Development provides a road reserve and carriageway of sufficient design, width and arrangement to preserve the function of the road hierarchy and address all impacts on the road network.</p>	<p>AO11 — Road reserve and carriageway designed in compliance with the road hierarchy classification within the Infrastructure design planning scheme policy.</p>	<p>Not applicable. Section B is not engaged: the Proposal creates only 2 lots, does not propose any new road, road reserve, or cycle or pedestrian route.</p>
<p>PO12 — Development provides a road network that includes a minor road network creating convenient and safe movement; positively</p>	<p>AO12.1, AO12.2, AO12.3 — Road network designed and constructed in compliance with the Infrastructure design planning scheme policy; minor</p>	<p>Not applicable. Section B is not engaged: the Proposal creates only 2 lots, does not</p>



contributes to the bicycle network and streetscape hierarchy; caters for expected use; etc.	road frontage for at least 50% of any park edge; road network generally on a modified grid pattern.	propose any new road, road reserve, or cycle or pedestrian route.
PO13 — Development provides connected road, pedestrian and bicycle networks.	AO13 — Development involving new road ensures a no through road is included only in specified circumstances (physical features, no alternative, manoeuvring area, etc.).	Not applicable. Section B is not engaged: the Proposal creates only 2 lots, does not propose any new road, road reserve, or cycle or pedestrian route.
PO14 — Development maximises opportunities to provide on-street car parking.	AO14 — On-street car parking provided in compliance with the Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy.	Not applicable. Section B is not engaged: the Proposal creates only 2 lots, does not propose any new road, road reserve, or cycle or pedestrian route.
PO15 — Development provides intersection designs that ensure safety, efficient function and visibility for vehicles, pedestrians and cyclists; verge areas for safe pedestrian movement; sufficient space for infrastructure and traffic management.	AO15 — Intersections designed in compliance with the Infrastructure design planning scheme policy.	Not applicable. Section B is not engaged: the Proposal creates only 2 lots, does not propose any new road, road reserve, or cycle or pedestrian route.
PO16 — Development provides a transport network that caters for the extension of existing or future public transport routes and infrastructure including safe pedestrian set-down and pick-up facilities.	AO16 — Bus infrastructure and intersections designed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy.	Not applicable. Section B is not engaged: the Proposal creates only 2 lots, does not propose any new road, road reserve, or cycle or pedestrian route.
PO17 — Development provides a transport network that is designed to operate safely for users, pedestrians and cyclists; ensures emergency access or evacuation in emergencies.	AO17 — Secondary road access if access to lots is used by more than 1,000 vehicles per day.	Not applicable. Section B is not engaged: the Proposal creates only 2 lots, does not propose any new road, road reserve, or cycle or pedestrian route.

Section C1 — Specific performance outcomes and acceptable outcomes (engaged via trigger (f): more than 50% of lots less than 350m²)



Section C1 is engaged because both proposed lots (100%) are less than 350m² in area, which exceeds the 50% threshold in trigger (f). Triggers (a)–(e) do not apply (the Site is not in the Emerging community zone, is not 7,000m² or more in the LDR zone, does not create 20 or more lots, and does not involve a new road, park or bicycle/pedestrian network element).

Performance outcomes	Acceptable outcomes	Comments
<p>PO18 Development delivers contained, sustainable and functional communities comprised of walkable, highly connected and legible neighbourhoods that ensure: a. the lot frontage of all residential lots is within: i. 400m walking distance from a local park, community hub or other central focal point; ii. 800m walking distance of a local shop and services; b. the greatest intensity of development is within 400m walking distance from: i. a centre other than a Neighbourhood centre; ii. high frequency public transport; c. a variety of lot sizes is provided; d. connected transport and public parks networks; e. interconnected street pattern; f. centrally located parks; g. sites for community activities, services and facilities; h. integrated development with surrounding context; i. neighbourhood plan outcomes are delivered; j. site characteristics and setting are addressed.</p>	<p>AO18.1 Development is designed and sited in compliance with the structure outlined in a neighbourhood plan, a development approval or preliminary approval that is relevant to the full nature and extent of the development; or a structure plan prepared in accordance with the Structure planning planning scheme policy.</p>	<p>Compliance demonstrated through PO18. The Site is within established suburban Carina (within the existing legible suburban street grid). The Proposal involves a contained 2-lot infill subdivision; the existing locality already delivers the walkability and connectivity outcomes. No neighbourhood plan applies to the Site; no structure plan is required for a 2-lot infill subdivision.</p>
	<p>AO18.2 Development likely to generate significant pedestrian movements provides a layout with a maximum street block length of 220m; maximum street block depth of 80m; and a mid-block pedestrian pathway every 150m or part thereof.</p>	<p>Not applicable. The Proposal does not create new street blocks. The existing Daniells Street block dimensions are unchanged.</p>



<p>PO19 Development ensures that the layout retains and responds to: a. physical features such as topography, natural drainage systems and significant vegetation; b. existing heritage or character buildings; c. adjoining existing uses and the transport and public park networks.</p>	<p>AO19.1 Development retains and incorporates significant vegetation within a park, the road reserve, waterways or corridors, common property or private open space areas.</p>	<p>Complies. No significant vegetation is mapped on the Site (Significant landscape trees overlay is not engaged). Existing street trees within the Daniells Street verge are retained and protected, with driveway crossings located clear of street trees. Refer Engineering Services Report.</p>
	<p>AO19.2 Development integrates heritage or character buildings with community facilities or shared facilities.</p>	<p>Not applicable. The Site does not contain a heritage or character building. The Site is not within the Traditional building character overlay or the Commercial character building overlay. The existing post-war dwelling is not subject to heritage protection.</p>
<p>PO20 Development provides a layout that supports pedestrian access to public transport services by locating: a. a high proportion of dwellings close to public transport stops; b. higher density residential development close to transport stops; c. non-residential or high trip-generating uses immediately proximate to transport stops.</p>	<p>AO20 Development provides 90% or more of lots and all non-residential uses intended for public visitation within a 400m walking distance of an existing or future stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station.</p>	<p>Complies. Both lots (100%) are within approximately 300m walking distance of TransLink high-frequency bus services on Old Cleveland Road, which exceeds the 90% threshold and is within the 400m walking distance.</p>
<p>PO21 Development provides a high proportion of lots that can accommodate climate-responsive subtropical building design for solar access and breeze.</p>	<p>AO21.1 Development provides lots that are generally designed and positioned to locate: a. small lots or the greatest dwelling densities on north-facing slopes with gradients of less than 15%; b. larger lots or the lowest dwelling densities on south-facing slopes or parts of the site where solar access is poor.</p>	<p>Complies. Each lot is oriented east-west with the long axis perpendicular to the street, which supports solar access to the rear yard and to north-facing rooms. The Site is not on a south-facing slope; the slope orientation is east-west.</p>



	<p>AO21.2 Development involving a small lot that has a building envelope plan, or provides for integrated small lot development, identifies on the building envelope plan private open space orientated to the north or north-east if this can be accommodated to the rear or side of buildings.</p>	<p>Complies. The 16m² Principal Private Open Space on each lot is located at the rear (eastern) end of the lot, supporting solar access. Future dwelling design can readily accommodate climate-responsive features (cross-ventilation, north-orientated living spaces) at the building approval stage.</p>
<p>PO22 Development provides a range of lot sizes and types mixed in one location and located on any street frontage that: a. meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan; b. is consistent with the surrounding lot character; or c. provides a gradual transition in lot character where the site's location provides opportunities to locate near public transport stops and stations and enables ease of access to services and facilities.</p>	<p>AO22.1 Development provides a range of lot sizes that comply with: a. the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or b. if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, a maximum of 18 dwellings per hectare in the Low density residential zone, and 24 dwellings per hectare in the Low-medium density residential zone; or c. if there is no neighbourhood plan, preliminary approval or development approval, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site.</p>	<p>Not met under AO22.1(b). The proposed yield equates to 29.7 dwellings per hectare (2 lots on 673m²), exceeding the 18 du/ha LDR zone threshold. Compliance is demonstrated through PO22(b): the lot size and 13.316m frontage configuration is consistent with the surrounding lot character of Daniells Street, which exhibits a mix of original allotments of 600m² and over together with previously subdivided lots having frontages of approximately 10–15m. The 13.316m frontages match this established subdivision rhythm. This is reinforced by recent precedent on Daniells Street, including the approval of subdivision at 28 Daniells Street (Code Assessable, approved 11 August 2020) resulting in lots with frontages of 9.280m, and at 9 Daniells Street (Code Assessable, approved 13 May 2026) resulting in a 341m² lot with a 13.9m frontage. Both demonstrate Council's recent acceptance of small lot subdivision and narrower lot</p>



		frontages as part of the established lot character of Daniells Street.
	AO22.2 Development fronting an existing or proposed road provides: a. no more than 6 contiguous small lots that are separated by no less than 2 standard lots from other small lots, where in the Emerging community zone, Low density residential zone and Character residential zone; b. no more than 6 contiguous small lots that feature abutting built to boundary walls, where in the Low-medium density residential zone; c. if adjoining land in the Residential zones category or the Emerging community zone, a consistent lot character; and a gradual transition in lot sizes, dimensions and layout where within 400m walking distance from a centre other than a Neighbourhood centre, and high frequency public transport.	Complies. Only 2 small lots are proposed and they are immediately adjoined by standard-size lots (Lot 1/RP73004 to the north and Lot 3/RP73004 to the south), well within the 6-contiguous-small-lots limit and separated from any other identified small lots by standard lots. No built-to-boundary walls are proposed.
PO23 Development involving lots for non-residential, centre or mixed use development is provided in the following appropriate locations that take advantage of: a. site access opportunities or restrictions; b. positive streetscape or park interface opportunities; c. opportunities to locate near transport stops or on transport routes; d. uses and building forms to act as noise buffers to external noise sources; e. development interfaces and land use transitions to residential uses.	AO23 Development involving lots for non-residential, centre or mixed use development in a residential neighbourhood or subdivision are located with a frontage to a road higher than a minor road; on the end of street blocks or corners; within 200m walking distance of a public transport stop or station; so that the change of use between residential and non-residential uses occurs along the shared rear boundaries of lots.	Not applicable. The Proposal is for residential lots only.



<p>PO24 Development provides a lot mix and location within a residential neighbourhood or subdivision that supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking, water sensitive urban design and other elements.</p>	<p>AO24.1 Development where providing lots for multiple dwellings: a. facilitates direct pedestrian and vehicle access to ground-floor dwellings; b. locates lots on corner sites; or at the ends of street blocks; or where they have dual frontage.</p>	<p>Not applicable. No multiple dwelling lots are proposed; each lot is intended for a single detached dwelling.</p>
	<p>AO24.2 Development ensures that a lot that is less than 350m² or with a frontage width less than 10m: a. is located mid-block or adjacent to a park where there is dual frontage; b. is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions; c. if serviced by a rear lane, the lane is no longer than 60m in length.</p>	<p>Complies. Each lot is 336m² (less than 350m²). The lots are located mid-block and form a group of only 2, well below the maximum of 6 in a row. No rear lane is proposed. Frontage of 13.316m exceeds the 10m frontage threshold so the frontage-driven trigger does not apply.</p>
	<p>AO24.3 Development provides for larger lots located on corners or at the end of T-intersections.</p>	<p>Not applicable. The Site is mid-block; no corner or T-intersection lot is created by the Proposal.</p>
<p>PO25 Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions: a. for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity; b. to maximise outdoor private space, privacy and amenity; c. to provide convenient on-site vehicle access and parking.</p>	<p>AO25.1 Development provides lots that are rectangular or regular in shape, with the depth dimension greater than the width dimension and in accordance with Table 9.4.10.3.B.</p>	<p>Complies. Each lot is a regular rectangle 13.316m wide by 25.286m deep, with depth (25.286m) greater than width (13.316m).</p>
	<p>AO25.2 Development with lots less than 600m² provides lots that are rectangular or regular in shape and has a minimum of 65% of lots orientated in accordance with Figure a.</p>	<p>Complies. Both lots (100%) are rectangular and oriented east–west with the long axis perpendicular to the street, consistent with Figure a and the</p>



		established east–west block grid of the locality.
PO26 Development provides land for park purposes that is well distributed and located and is consistent with: a. the nature of surrounding parks; b. the needs of occupants and visitors; c. the safety and connection to the transport network.	AO26 Development provides land for park purposes that is in compliance with the Park planning and design code and the Local government infrastructure plan.	Not applicable. The Proposal is a 2-lot subdivision within an established residential locality and does not trigger a land dedication for park purposes. Infrastructure charges for parks and community facilities are payable for the one additional lot in accordance with the Brisbane Adopted Infrastructure Charges Resolution.

Section C2 — Detailed performance outcomes and acceptable outcomes for a small lot not complying with the dimensions in Table 9.4.10.3.B or with a frontage width of less than 10m

Section C2 is engaged because each proposed lot (336m²) does not comply with the minimum lot size and dimensions in Table 9.4.10.3.B Part 2.

Performance outcomes	Acceptable outcomes	Comments
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.	AO27.1 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a development footprint plan: a. formed by the acceptable outcomes for side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code; b. 3m to the primary street frontage or the least setback of an adjoining dwelling, wherever is greater; c. 1.5m to any secondary street frontage where for a corner lot; d. 3m to any private open	Complies. The Development Footprint Plan provided on Subdivision Plan TP.01 Issue B sets: (a) Outer side setback 1.200m (meets Dwelling house (small lot) code AO6(a) requiring ≥1m for habitable spaces); centre side setback 1.000m (meets AO6(a) requiring ≥1m for habitable spaces); rear setback 6.000m (meets AO7(a) requiring 6m for lots with average depth more than 25m — the proposed depth is 25.286m). (b) Front setback 6.000m, which exceeds both the 3m floor and the least adjoining setback of 5.75m measured at No. 1 Daniells Street (north). A streetscape survey of adjoining dwelling setbacks will be filed with the development



	space on an existing or proposed adjoining small lot.	application. (c) Not applicable. The Subject Site is not a corner allotment. (d) Met. The 16m ² Principal Private Open Space on each lot is located diagonally opposite the other lot's Principal Private Open Space, with separation in excess of 20m.
	AO27.2 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m ² principle private open space with a minimum dimension of 4m.	Complies. A 4m by 4m (16m ²) Principal Private Open Space is provided at the rear of each lot with direct access from the building envelope, as shown on Subdivision Plan TP.01 Issue B.
	AO27.3 Development locates the development footprint plan so that no more than 6 dwelling houses in a row provide for co-located built to boundary walls.	Not applicable. Only 2 lots are proposed and no built-to-boundary walls are proposed (each Development Footprint Plan envelope is set 1.000m off the common boundary).
	AO27.4 Development where a small lot with a frontage width of less than 10m provides a development footprint plan demonstrating that any vehicle parking areas, access or driveway is in a location that: a. minimises impacts to existing street trees and on-street car parking; b. maximises opportunities for street tree planting and on-street car parking.	Not applicable. The proposed lot frontage of 13.316m exceeds 10m.

Sections C3, C4 and C5 — Additional outcomes for industry, centres and environmental/rural zones

APPENDIX B – Dwelling house (small lot) code

Effective Date: 05/12/2025

Status: Current

Brisbane City Council City Plan 2014: v35
Part 9 Development codes \ 9.3 Use codes \ 9.3.8 Dwelling house (small lot) code

9.3.8 Dwelling house (small lot) code

9.3.8.1 Application

2. This code applies to assessing a material change of use or building work if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5), building work (section 5.7), a neighbourhood plan (section 5.9), building work (section 5.7) or an overlay (section 5.10); or
 - b. assessable development where this code is in an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), building work (section 5.7), a neighbourhood plan (section 5.9), building work (section 5.7) or an overlay (section 5.10); or
 - c. impact assessable development for a dwelling house if on a small lot or a use of a similar nature.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where the site is also included in a neighbourhood plan, an overlay code such as the Bushfire overlay code, Flood overlay code, Landslide overlay code, Significant landscape tree overlay code or Waterway corridors overlay code, additional provisions relating to that also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding, are identified in the Flood overlay code.

Note—Where the site is located may be subject to a zone, zone precinct, neighbourhood plan or overlay code, these may vary the outcomes identified in this code and to the extent that these vary, those outcomes prevail.

Note—Preliminary approvals or development approval for other aspects of development can vary the outcomes of this code and to the extent that these vary, those outcomes prevail.

Editor's note—Depositing or allowing sediment or other water contaminants to wash or move into roadways, stormwater pipes and waterways without taking appropriate steps to prevent this occurring, is a breach of the *Environmental Protection Act 1994*. Penalties apply including fines and prosecution. Additional information, including best-practice guidelines for controlling stormwater pollution from building sites and factsheets on erosion and sediment control, can be found on the South East Queensland Healthy Waterways Water by Design program website.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable



development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

9.3.8.2 Purpose

- The purpose of the Dwelling house (small lot) code is to assess the suitability of development to which this code applies.
- 2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development ensures that one dwelling house or one dwelling house and one secondary dwelling is provided on a lot, each occupied by no more than one household.
 - b. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.
 - c. Development for a dwelling house incorporates design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants.
 - d. Development for a dwelling house incorporates design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses.
 - e. Development of a dwelling house provides sufficient and safe vehicle access and parking for residents.
 - f. Development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.
 - g. Development ensures that the siting of a dwelling house and any built to boundary walls does not negatively impact on the privacy and amenity of adjoining residents.
 - h. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. Development has a building height that is predominantly:
 - i. 1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low-medium density residential zone, 2 or 3 storey mix zone precinct of the Low-medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone;
 - ii. 3 storeys in the Up to 3 storey zone precinct of the Low-medium density residential zone or the Medium density residential zone.



9.3.8.3 Performance outcomes and acceptable outcomes

Table 9.3.8.3.A — Performance outcomes and acceptable outcomes (responded to below in column ‘Comments’).

Performance outcomes	Acceptable outcomes	Comments
<p>PO1 Development ensures that a building other than a dwelling house on a site: a. is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; b. is smaller in size and scale than the dwelling house; c. has the appearance of a building ancillary to the dwelling house; d. is occupied by no more than 1 household.</p>	<p>AO1.1 Development comprises not more than one dwelling house and one secondary dwelling, each occupied by one household.</p>	<p>Future dwellings will provide one detached dwelling house per lot. No secondary dwelling is proposed within the Development Footprint Plan envelope; if a secondary dwelling is sought at the future building approval stage, it will be sized and located in compliance with AO1.2.</p>
	<p>AO1.2 Development for a secondary dwelling is: a. a maximum of 80m² in gross floor area; b. located within 20m of the dwelling house.</p>	<p>Not applicable at this stage. No secondary dwelling is included in the Development Footprint Plan envelope. If a secondary dwelling is proposed at the future building approval stage, it will comply with the 80m² gross floor area limit and 20m proximity to the dwelling house.</p>
<p>PO2 Development is of a bulk and scale that: a. is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; b. does not create overbearing development for adjoining dwelling houses and their private open space; c. does not impact on the amenity and privacy of residents in adjoining dwelling houses; d. does not result in the loss of significant views or outlook of adjoining residents; e. provides for natural light, sunlight and breezes.</p>	<p>AO2 Development is contained within: • the building envelope for the site, created by applying: o the acceptable outcome for maximum building height; o the acceptable outcome for front, rear and side boundary setbacks; o acceptable outcomes for built to boundary walls in so far as these determine the building envelope; or • the approved building envelope for the site to the extent of any inconsistency with (a).</p>	<p>Complies. The Development Footprint Plan envelope on each lot is dimensioned by reference to the acceptable outcomes for building height (AO3), front setback (AO5), side setbacks (AO6), rear setback (AO7) and (where applicable) built-to-boundary walls (AO9). Future dwellings will be contained within this envelope, which is shown on Subdivision Plan TP.01 Issue B.</p>



<p>PO3 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity; c. contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure b); d. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.</p>	<p>AO3 Development in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, 2 or 3 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 7.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 9.5m above ground level and: i. 2 storeys; or ii. 1 storey if the development also includes a space between floor levels that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment; or b. is located within an approved building envelope for the site to the extent of any inconsistency with (a).</p>	<p>Demonstrated. The indicative future built form is a 2-storey dwelling of approximately 8m maximum height. Wall heights at the side and rear boundaries will be limited to 7.5m, with the 30-degree height plane rising to a maximum of 9.5m. The 11.116m wide envelope with 1.000m centre and 1.200m outer side setbacks can readily accommodate the wall-height and height-plane requirements. The Site is not within a flood overlay and minimum habitable floor levels for flood immunity are not engaged.</p>
<p>PO4 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity.</p>	<p>AO4 Development in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 9.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 11.5m above ground level and: i. 3 storeys; or ii. 2 storeys if the development also includes a space between floor levels that contains only a bathroom, shower room, laundry, water closet, or other sanitary</p>	<p>Not applicable. The Subject Site is in the Low density residential zone. The applicable height outcome is AO3, not AO4.</p>



	<p>compartment; or b. is located within an approved building envelope for the site to the extent of any inconsistency with (a).</p>	
<p>PO5 Development provides a front boundary setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area.</p>	<p>AO5 Development results in a minimum street frontage setback that is: a. on the primary street frontage: i. 6m where all adjoining dwelling houses have a setback of 6m or more; or ii. the same as the least setback, but not less than 3m, of an adjoining dwelling house where that dwelling house has a setback less than 6m; or iii. 3m where there is no adjoining dwelling house; b. on a secondary street frontage: i. 1.5m; or ii. 0m for non-habitable spaces up to 3m building height where the secondary street frontage is opposite to the primary street frontage and the road reserve of the secondary street frontage is 8m or less wide and a minor road; c. in addition to (a) where the setback is less than 5.5m or (b)(i), a minimum of 5.5m street frontage setback for garages; or d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).</p>	<p>Complies. The adjoining dwelling at No. 1 Daniells Street has a measured front setback of approximately 5.75m, and the adjoining dwelling at No. 3 Daniells Street has a measured front setback of approximately 7.5m. Because the least adjoining setback is less than 6m, AO5(a)(ii) applies and the minimum front setback for the future dwelling is 5.75m. The Development Footprint Plan envelope at 6.000m exceeds this minimum and also exceeds the 5.5m garage setback under AO5(c). A streetscape survey will be filed with the development application to confirm the measured adjoining setbacks. The Subject Site has no secondary street frontage.</p>
<p>PO6 Development provides side boundary setbacks that: a. does not impact on the amenity and privacy of residents in adjoining dwelling houses; b. provides for natural light, sunlight and breezes.</p>	<p>AO6 Development results in a minimum side boundary setback that is: a. 1m for habitable spaces; or b. 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of: i. 15m, where located in the Low–medium density residential zone, Medium density residential zone or High</p>	<p>Complies. The Development Footprint Plan envelope provides: • Outer side setback (north on proposed Lot 1; south on proposed Lot 2) of 1.200m, which exceeds the 1m requirement for habitable spaces under AO6(a). • Centre side setback (common boundary) of 1.000m, which meets the 1m requirement for habitable spaces</p>



	<p>density residential zone; or ii. 9m, where in the Low density residential zone or the Character residential zone; or c. 0m where:</p> <ul style="list-style-type: none"> i. matching the extent of an existing built to boundary wall on the adjoining property; or ii. the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone; or iii. on a lot with an average width of 7.5m or less where the adjoining property is 300m² or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone and the adjoining property has no existing built to the boundary wall; or iv. on a lot with an average width of more than 7.5m in the Low density residential zone or the Infill housing zone precinct of the Character residential zone where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or d. located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c). 	<p>under AO6(a). AO6(c)(iv) is also available at the common boundary at the future building approval stage. Each lot has an average width of 13.316m (greater than 7.5m). If the applicant elects to construct a built-to-boundary non-habitable space (for example, a single garage or services strip) of maximum 3m height and 9m length under AO6(c)(iv), a written statement from the registered owner of the adjoining premises will be obtained at the building approval stage.</p>
<p>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</p>	<p>AO7 Development results in a minimum rear boundary setback that is: a. 6m, where on a lot with an average depth of more than 25m; or b. on a lot with an average depth of 25m or less:</p> <ul style="list-style-type: none"> i. 3m, for a part of a building or 	<p>Complies. Each lot has an average depth of 25.286m, which exceeds 25m, so AO7(a) applies and the rear setback is 6m. The Development Footprint Plan envelope provides a 6.000m rear</p>



<p>houses; c. provides for natural light, sunlight and breezes.</p>	<p>structure up to 4.5m high; ii. 4.5m, for a part of a building or structure over 4.5m high; c. located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b).</p>	<p>setback. The 16m² Principal Private Open Space is contained within this rear setback area.</p>
<p>PO8 Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space.</p>	<p>AO8 Development results in a maximum site cover of: a. 50% where the lot is 400m² or more; or b. 60% where the lot is 300m² or more and less than 400m²; or c. 70% where the lot is 200m² or more and less than 300m²; or d. 80% where the lot is less than 200m².</p>	<p>Complies. Each lot is 336m², so AO8(b) applies with a maximum site cover of 60% (201.6m²). The indicative future built form has a site cover of 50% (168m²), which complies with the acceptable outcome with a margin of 10 percentage points.</p>
<p>PO9 Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.</p>	<p>AO9.1 Development ensures that a built to boundary wall is: a. for non-habitable rooms or spaces only where the adjoining lot is more than 300m²; b. not located within 1m of a window of a habitable room in an adjoining dwelling house; c. not located within the front or rear boundary setbacks; d. low maintenance and constructed of pre-finished materials.</p>	<p>Not currently triggered. No built-to-boundary wall is proposed in the Development Footprint Plan envelope (the envelope is set 1.000m off the common boundary). If a built-to-boundary non-habitable wall is proposed at the future building approval stage under AO6(c)(iv), it will comply with the 3m maximum height and 9m maximum length thresholds, will be located outside the front and rear setback areas, will not be located within 1m of a window of a habitable room in the adjoining dwelling, and will be constructed of pre-finished low-maintenance materials.</p>
	<p>AO9.2 Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than: • matching the extent of an existing built to boundary wall on adjoining premises; or • on a lot with an average width</p>	<p>Not applicable. The Subject Site is in the Low density residential zone, not the Character zone precinct of the Character residential zone.</p>



	of more than 7.5m where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m.	
PO10 Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space.	AO10 Development results in a combined total length of the building or building components of a dwelling house, secondary dwelling and domestic outbuilding that does not exceed 25m.	Complies. The Development Footprint Plan envelope depth is 13.286m, which is well below the 25m maximum building length. Future dwellings will be designed within this envelope without exceeding the 25m combined building length threshold.
PO11 Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest.	AO11 Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street.	Complies. Future dwellings will incorporate habitable room windows or balconies on the Daniells Street facade. The Development Footprint Plan envelope orientation supports this outcome. Detailed elevations will be provided at the future building approval stage.
PO12 Development ensures that vehicle access and parking is accommodated on site with: a. vehicle access of an appropriate grade and width to facilitate safe property access; b. a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street; c. an appropriate number of car parking spaces for the scale of the dwelling house and the normal activities of a household.	AO12.1 Development provides a minimum number of on-site car parking spaces comprising: a. 1 car parking space for the dwelling house; b. 1 car parking space for any secondary dwelling on the same site; c. where a garage is provided, 1 car parking space forward of the garage other than a garage located on a secondary street frontage.	Demonstrated. Each future dwelling will accommodate a minimum of 1 on-site car parking space, plus 1 space forward of any garage. Detailed parking arrangement will be confirmed at the future building approval stage.
	AO12.2 Development provides vehicular crossings that: a. have a maximum	Complies. Each lot is provided with a single residential driveway crossing of maximum 4m



	<p>crossover width of 4m (excluding apron tapers); b. comply with standard drawing BSD-2022 or BSD-2021 for a rear lot; c. comply with standard drawing BSD-2024 (where 3.75m footpath width) or BSD-2025 (where 4.25m footpath width).</p>	<p>width designed in accordance with Brisbane City Council Standard Drawing BSD-2022, as shown on Subdivision Plan TP.01 Issue B. Neither lot is a rear lot. Refer Engineering Services Report for design details.</p>
<p>PO13 Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.</p>	<p>AO13.1 Development of a lot with any street frontage of: a. 7.5m or less has a maximum of 3.5m wide single-width car accommodation only; or b. more than 7.5m has up to double-width car accommodation.</p>	<p>Complies. Each lot has a frontage of 13.316m (greater than 7.5m), so double-width car accommodation is permitted under AO13.1(b).</p>
	<p>AO13.2 Development involving tandem car parking is constructed in accordance with Figure e.</p>	<p>Demonstrated at the building approval stage. If tandem parking is proposed for a future dwelling, it will be constructed in accordance with Figure e.</p>
	<p>AO13.3 Development involving double-width car parking is: a. 6m maximum door width for a garage or total width where a carport or combination of both; or b. may have a door on the front of a carport; c. for a garage where not built to the side boundary, the garage door is recessed from the street frontage of the building at least 1m beneath the: i. upper storey, balcony or verandah of a 2 or more storey building; or ii. eave of a single-storey building; d. for a garage built to the side boundary, is not recessed for the part of the garage between the building and the side boundary.</p>	<p>Demonstrated at the building approval stage. Each future dwelling will incorporate a garage of 6m maximum door width with the door recessed at least 1m beneath the upper storey of the 2-storey dwelling, in compliance with AO13.3(c).</p>



	<p>AO13.4 Development involving car accommodation constrained by a steeply sloping site (a slope of 1 in 4 or greater between the front boundary and building setback): a. may have a double-car carport or garage with a maximum internal width of 6m (excluding eaves) that may be constructed closer to the road alignment than the house; b. may include a crossover for the full width of the car accommodation.</p>	<p>Not applicable. The Site’s natural slope is approximately 1 in 5.7 (4.4m fall over 25.286m depth), which is gentler than the 1 in 4 trigger for AO13.4. Standard provisions AO13.1–AO13.3 apply.</p>
<p>PO14 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.</p>	<p>AO14.1 Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a neighbouring dwelling house, incorporates windows, decks, balconies, terraces or roof decks that: a. are offset from the window of a habitable room in the adjacent dwelling house; or b. where a window, have sill heights of 1.5m above the floor level, or are covered by fixed obscure glazing below 1.5m, or have fixed external screens, or where at ground storey, fencing to a height of 1.5m above ground storey floor level; c. where a deck, balcony, terrace, or roof deck have fixed screening.</p>	<p>Demonstrated at the future building approval stage. Upper-storey window placement, sill heights, obscure glazing, fixed external screens or window offsets will be used to address overlooking from the future upper storey to neighbouring private open space. Detailed elevations will be provided at the building approval stage.</p>
	<p>AO14.2 Development ensures that a roof deck or viewing platform: • is set back at least 1.5m from the side boundary; • has a floor level no more than 7m above ground level or 1.5m less than the height of the roof, whichever is less.</p>	<p>Demonstrated at the future building approval stage. If a roof deck or viewing platform is proposed, it will comply with the 1.5m side setback and floor level criteria.</p>



	<p>AO14.3 Development incorporates screening devices that are: a. solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable; b. offset a minimum of 0.3m from the face of the wall around any window.</p>	<p>Demonstrated at the future building approval stage. Any screening devices used to address overlooking will comply with the maximum 25% opening, 50mm maximum opening dimension and 0.3m offset criteria.</p>
<p>PO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.</p>	<p>AO15 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</p>	<p>Not applicable. Each lot is provided with a lawful point of discharge directly to the Daniells Street kerb via a roofwater drain line on the right-hand side of the lot, in accordance with BCC Standard Drawing BSD-8114. No drainage connection through an adjoining property is required. Refer Engineering Services Report.</p>
<p>PO16 Development ensures that housing is able to be readily adapted to a resident's changing life-cycle needs. Note — PO16 applies if for single-storey adaptable housing constructed to include the adaptable housing elements listed in Table 9.3.8.3.B.</p>	<p>AO16 Development for a dwelling house or secondary dwelling, including associated external areas, is constructed in accordance with Table 9.3.8.3.B.</p>	<p>Not relied upon. The future dwellings are anticipated to be two-storey detached dwellings, not single-storey adaptable housing. The adaptable housing provisions (PO16/AO16, PO17/AO17.1, AO17.2) are an optional pathway and are not relied upon for compliance with the Dwelling house (small lot) code.</p>
<p>PO17 Development minimises the impacts of a dwelling house on adjoining dwelling houses and their associated private open space by: a.</p>	<p>AO17.1 Development: a. has a maximum wall height of 4.5m above ground level; b. is no more than 1 storey above ground level; c.</p>	<p>Not applicable. The future dwellings are anticipated to be two-storey, not single-storey adaptable housing. The standard outcomes</p>



<p>maintaining access to sunlight, daylight and privacy; b. ensuring building size and bulk does not create overbearing development for adjoining dwelling houses and their private open space. Note — PO17 applies if for single-storey adaptable housing.</p>	<p>has a minimum street frontage setback of 3m excluding uncovered stairs and ramps; d. complies with setbacks specified in AO6 and AO7.</p>	<p>(PO3/AO3 for height, PO5/AO5 for front setback) apply instead.</p>
	<p>AO17.2 Development of a dwelling house contains a minimum of one single car garage with a minimum width of 4m.</p>	<p>Not applicable. The future dwellings are not single-storey adaptable housing. Standard car accommodation provisions (PO12, PO13) apply instead.</p>

