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# Urban Planning Report

**Site**

62-64 Guthrie Street, **PADDINGTON**

**Proposal**

2 Into 3 Lots Subdivision

**Approvals**

Reconfiguring a Lot – Development Permit

October 2026



## Document Control

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## Document Information

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**Client:** Reza Moradi

**Project Reference:** URB26-129

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# 1 DEVELOPMENT SUMMARY

## 1.1 Site Details

| | |
|---|---|
| **Address** | 62-64 Guthrie Street, Paddington 4064 |
| **Description** | Lots 21 & 22 on RP19554 |
| **Area** | 1,154m$^2$ (572m$^2$ + 582m$^2$) |
| **Easements** | Nil |
| **Landowner** | 62 Guthrie Street – Reza Moradi & Simin Sharafi<br>64 Guthrie Street – Reza and Simin Investments Pty Ltd |

## 1.2 Application Details

| | |
|---|---|
| **Proposal** | 2 into 3 lots subdivision<br>Pre-1946 dwelling houses over Proposed lot 1 & 3 |
| **Approval Sought** | Development Permit – Reconfiguration of a Lot<br>Development Permit – Carry Out Building Work |
| **Development Permit** | Yes |
| **Preliminary Approval** | No |
| **Level of Assessment** | Impact |
| **Referral** | No |
| **Public Notification** | Yes |
| **Staging** | Nil |

## 1.3 Assessment Framework

| | |
|---|---|
| **Local Government** | Brisbane City Council (BCC) |
| **Planning Scheme** | Brisbane City Plan 2014 |
| **SEQ Regional Plan** | Urban Footprint |
| **State Planning Policies** | Not Applicable |

## 1.4 Administration Details

| | |
|---|---|
| **Applicant** | Reza Moradi |
| **Contact** | Tom Pfitzner |
| **Phone** | 07 3367 1582 |
| **Email** | planning@urbicus.com.au |
| **Project Reference** | URB26-129 |

# 2 INTRODUCTION

## 2.1 Proposal Outline

The development proposal seeks a Development Permits for:

- **Reconfiguration of a Lot** (2 into 3 lots subdivision); and
- **Building works** (BW) for minor demolition works and pre-1946 dwelling house on a small lot in the Traditional Building Character Overlay (TBCO).

The subject site is located on **62-64 Guthrie Street, Paddington** (the Site).

The level of assessment for the application is **Impact**.

The report will:

- Describe the site and surrounds;
- Outline the nature of the proposed development;
- Detail the type of development approvals sought;
- Address the relevant Statutory Frameworks;
- Address relevant provisions of the Brisbane City Plan 2014; and
- Identify and address other planning instruments of relevance to the application.

## 2.2 Site Context

Paddington is an established inner-western Brisbane suburb located approximately 3–4 km north-west of the Brisbane CBD, within the Brisbane City Council local government area. It adjoins Petrie Terrace and Milton to the east, Red Hill to the north, Bardon to the west, and Auchenflower to the south. The suburb is characterised by steep, undulating terrain, with residential streets extending across ridges, hillsides and valleys associated with the foothills of Mount Coot-tha. Paddington has a strong established residential character, dominated by traditional Queenslander houses, timber workers' cottages and other pre-war dwellings, interspersed with renovated and contemporary homes, townhouses and pockets of medium-density development.

The suburb has a highly developed local amenity network, with established commercial and community centres concentrated along Given Terrace, Latrobe Terrace and Baroona Road/Rosalie, providing cafés, restaurants, retail shops, professional services and other neighbourhood facilities. Major recreational and community facilities are located nearby, while the suburb also benefits from its close proximity to Suncorp Stadium, the Brisbane CBD, Milton, Petrie Terrace and the broader inner-western suburbs. Public transport is primarily provided by bus services along the major road corridors, with Paddington's elevated and hilly terrain strongly influencing local street patterns, access and development opportunities.

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

| Location Context Table | |
|---|---|
| **Distance to Brisbane City** | 4 km (approx.) |
| **Nearby Roads and Arterial Routes** | Guthrie Street – North to the site<br>Moore Street – East to the site<br>Heussler Terrace – South to the site<br>Copeland Street – West to the site |
| **Nearby Services** | Milton State School |

| | |
|---|---|
| | Rainworth State School |
| | St Andrew's War Memorial Hospital |
| | Milton Station |
| **Parks / Open Space** | Bedgood Park |
| | Gregory Park |

**Table 2-1 Location Context Table**
*Source: Google Maps*

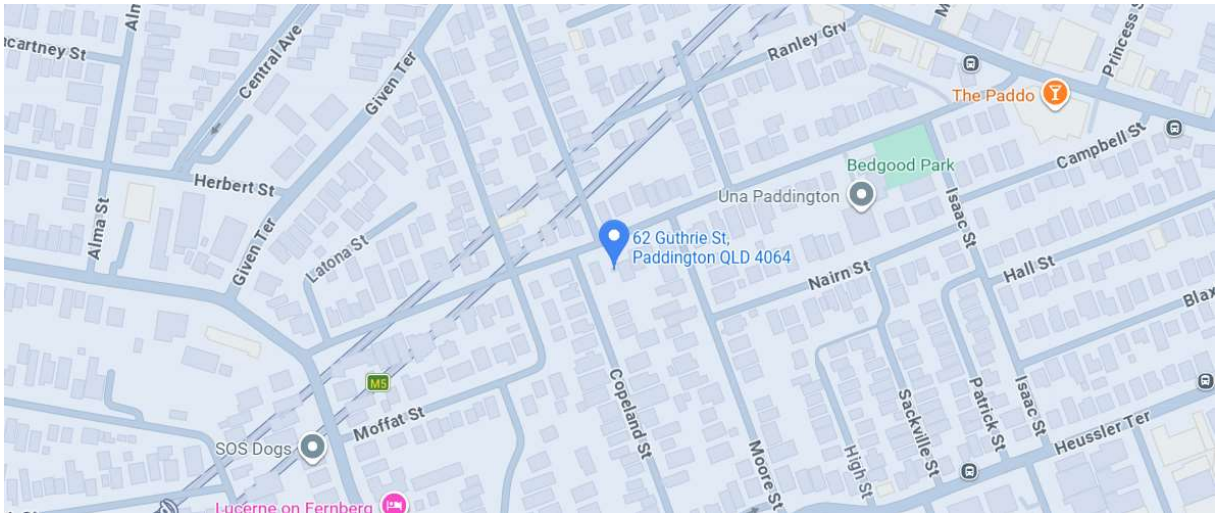


**Figure 2-1 Location Map**
*Source: Google Maps*




**Figure 2-2 Subject site and the existing dwellings – Guthrie Street frontage**
*Source: Google Maps*



**Figure 2-3 Subject site – Copeland Street frontage**
*Source: Google Maps*

## 2.3 Site Description

The Site is located at 62-64 Guthrie Street, Paddington and formally described as Lots 21 & 22 on RP19554. The site is a rectangular shaped allotment with a total area of 1,154m² and frontage width of 25.80m to Guthrie Street and 45.50m to Copeland Street.

62 & 64 Guthrie Street are improved by pre-1946 'timber and tin' dwelling houses with vehicle access to each lot provided via existing crossovers to Guthrie Street. The dwellings present as namely two storey buildings to Guthrie Street.

The Site exhibits a natural crossfall from the south-eastern rear boundary towards north-western front boundary, with ground levels decreasing from approximately RL23 metres to RL16.5 metres. The site does not contain any significant trees, with the landscaped areas primarily comprising lawn, low-level garden beds, and open outdoor spaces.

The Site is not affected by any easements.

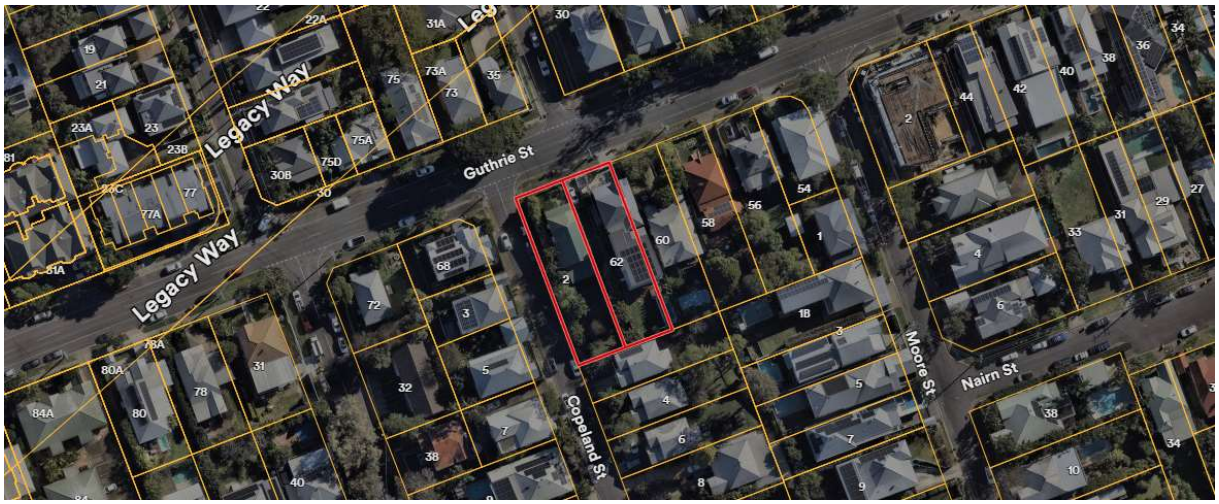


**Figure 2-3 2021 Mapping Aerial**
*Source: City Plan 2014 Mapping*




**Figure 2-4 Pre-1946 Aerial**
*Source: City Plan 2014 Mapping*

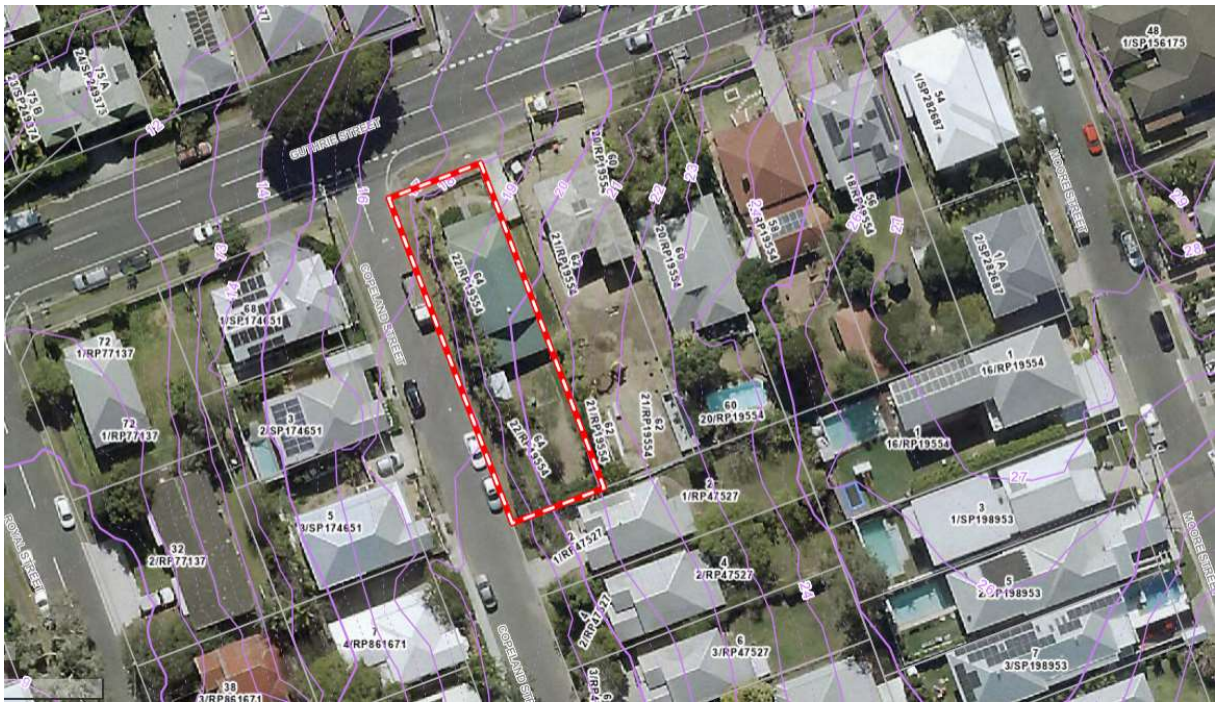


**Figure 2-5 Site Contours**
*Source: City Plan 2014 Mapping*

**Table 2-2** details the Site particulars.

| Description Table | |
|---|---|
| **Description** | Lots 21 & 22 on RP19554 |
| **Existing Use:** | Dwelling Houses |
| **Area:** | 1,154m² |
| **Dimensions:** | 25.80m x 45.50m |
| **Improvements:** | Detached pre-1946 dwellings |
| **Slope:** | RL23 to RL16.5 crossfall from the south-eastern rear boundary towards north-western front boundary |
| **Access / Cross Over:** | Guthrie Street |
| **Road Hierarchy:** | Guthrie Street and Copeland Street are identified as Neighbourhood Roads |
| **Footpath:** | Guthrie Street – Concrete<br>Copeland Street – Grass |
| **Street Trees** | Nil |
| **Vegetation:** | Minor vegetation on site |
| **Flooding:** | Nil |
| **Easements:** | Nil |
| **Other issue:** | Nil |

**Table 2-2 Site Description Table**

## 2.4 Urban Services & Infrastructure

The Site is connected to all urban utilities located in the immediate vicinity.

**Table 2-3, Figures 2-7** and **2-8** show the location and details of existing urban services.

| Urban Services | |
|---|---|
| **Water Supply** | Water is available in Guthrie Street and Copeland Street. Currently water meters exist in Guthrie Street and Copeland Street and will be maintained. |
| **Sewerage Reticulation** | Sewerage reticulation is located at Guthrie Street and Copeland Street – see **Figure 2-8**. |
| **Stormwater Discharge** | Stormwater is currently being discharged to Guthrie Street – see **Figure 2-7**. |
| **Road Hierarchy** | Guthrie Street and Copeland Street are classified as Neighbourhood Roads. |
| **Other Services** | All other services e.g. Telstra, Gas, Electricity, Pay TV are readily available. |

**Table 2-3 Urban Services Assessment as Constructed Services**




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

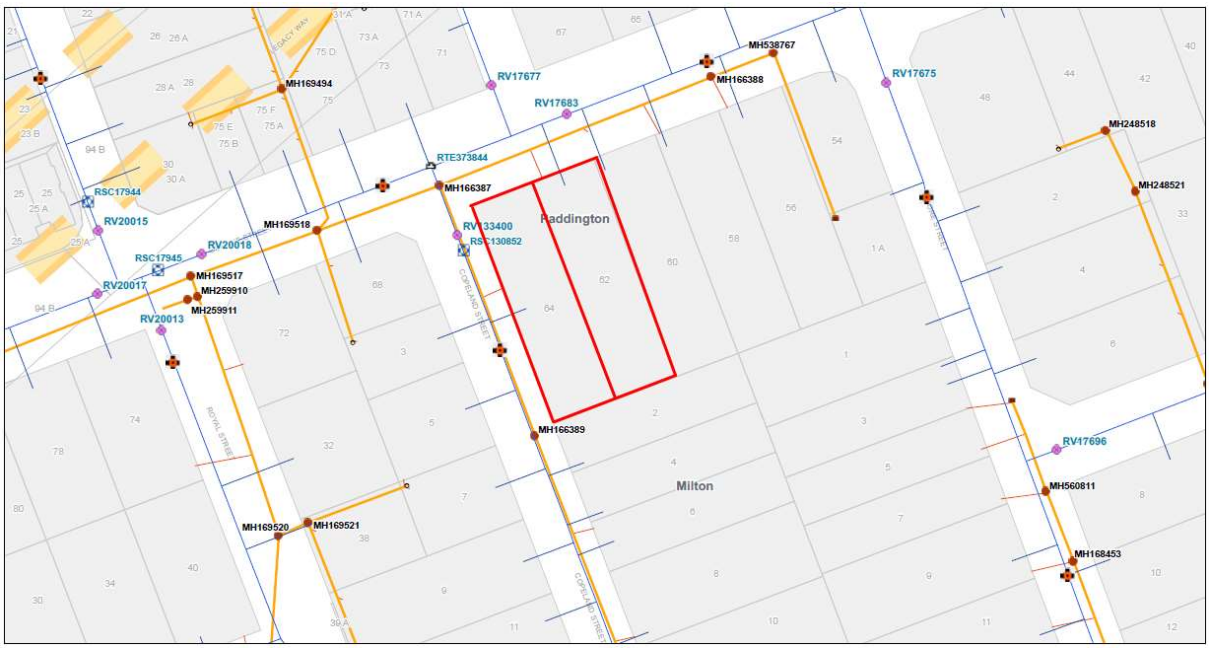


**Figure 2-8 As Constructed Services (sewer and water)**
*Source: BCC Community Maps*

## 2.5 Easements and Encumbrances

The Site is not encumbered by any easements – see **Figure 2-9.**




**Figure 2-9 Land Parcel Map (Smart Map)**
*Source: DNRM Smart Map*

## 2.6 Flooding

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

## 2.7 Site History

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

# 3 PROPOSED DEVELOPMENT

## 3.1 Proposal Details

The development proposal (the Proposal) seeks approval for a Reconfiguration of a Lot (2 into 3 lot subdivision), with each resultant lot intended to accommodate a dwelling house, as follows:

- The Proposal will result in three lots being;
    - **Proposed Lot 1** is a corner lot with an area of 304m² (including 9m² truncation) (295m²). The lot has a frontage of 12.875m to Guthrie Street and 22.0m to Copeland Street. An existing pre-1946 dwelling house will be retained on the lot.
    - **Proposed Lot 2** with an area of 300m² and a 23.54m frontage to Copeland Street. Proposed Lot 2 will create a vacant lot for future residential use.
    - **Proposed Lot 3** with an area of 553m² and an 11.724m frontage to Copeland Street. An existing pre-1946 dwelling house will be retained on the lot.

- The existing pre-1946 dwelling is proposed to be retained on **Proposed Lot 1**. Minor demolition works are required to ensure the dwelling is contained wholly within the proposed lot boundaries. These works comprise the removal of the rear stairs and deck areas.

  Importantly, no demolition is proposed to the original core of the dwelling or its primary roof form or is the dwelling raised or repositioned. The minor demolition works is *prescribed accepted development* under Section 5.3.4 of the planning scheme. This component of the proposal is capable of being completed independently and is not reliant on the completion, registration or titling of any other component of the development.

- No demolition works are proposed to the existing pre-1946 dwelling located **Proposed Lot 3**.

- The Proposal will deliver three lots, creating two (2) small lots and one (1) standard lot. All three (3) proposed lots are capable of supporting a detached dwelling in accordance with the intent of the zone whilst reflecting a size and dimension consistent with the surrounding pattern of development. Please refer to **Figure 3-1** for the proposed subdivision layout.

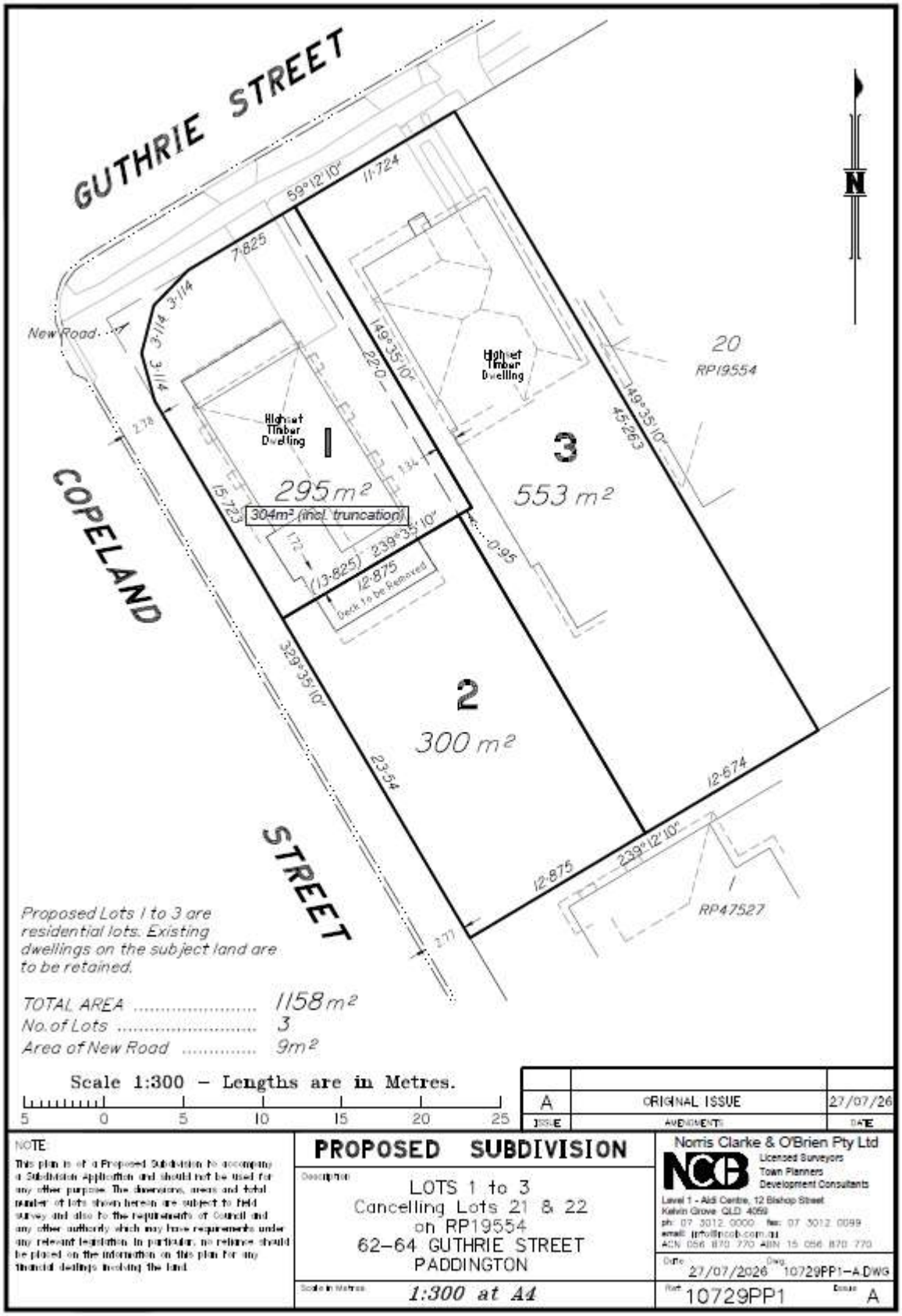


**Figure 3-1 Proposed Subdivision Layout**

*Source: Norris Clarke & O'Brien Pty Ltd*

## 3.2 Supporting Information

This report is accompanied by the supporting information identified in **Table 3-1**.

| Document / Plan / Report | Consultant | Location |
|---|---|---|
| Subdivision Layout Plan | Norris Clarke & O'Brien Pty Ltd | Appendix A |
| Civil Engineering Assessment Report | CDS | Appendix B |
| Stormwater Management Plan | CDS | Appendix C |

**Table 3-1 Consultants Supporting information**

### 3.2.1 Subdivision Layout

Norris Clarke & O'Brien Pty Ltd have prepared the Proposed Subdivision Layout Plan for the 2 into 3 lot subdivision.

### 3.2.2 Civil Engineering

Coordinated Development Solutions (CDS) have prepared the Civil Engineering Assessment Report and a Stormwater Management Plan.

The civil engineering assessment confirms that the proposed development can be adequately serviced in terms of site access, stormwater drainage, sewerage and water reticulation, as shown in **Figures 3-2** and **3-3**. Proposed earthworks are limited to minor regrading of the verge to construct a 4.5 m wide driveway to Proposed Lot 2 from Copeland Street

The Stormwater Management Plan demonstrates that the increased impervious area will be managed through the collection and controlled discharge of roof water. Stormwater generated by the proposed development will be directed to lawful points of discharge, maintaining existing drainage characteristics and minimising the potential for concentrated uncontrolled discharge to adjoining properties. The proposed development is therefore capable of achieving an acceptable stormwater outcome, subject to reasonable and relevant conditions.

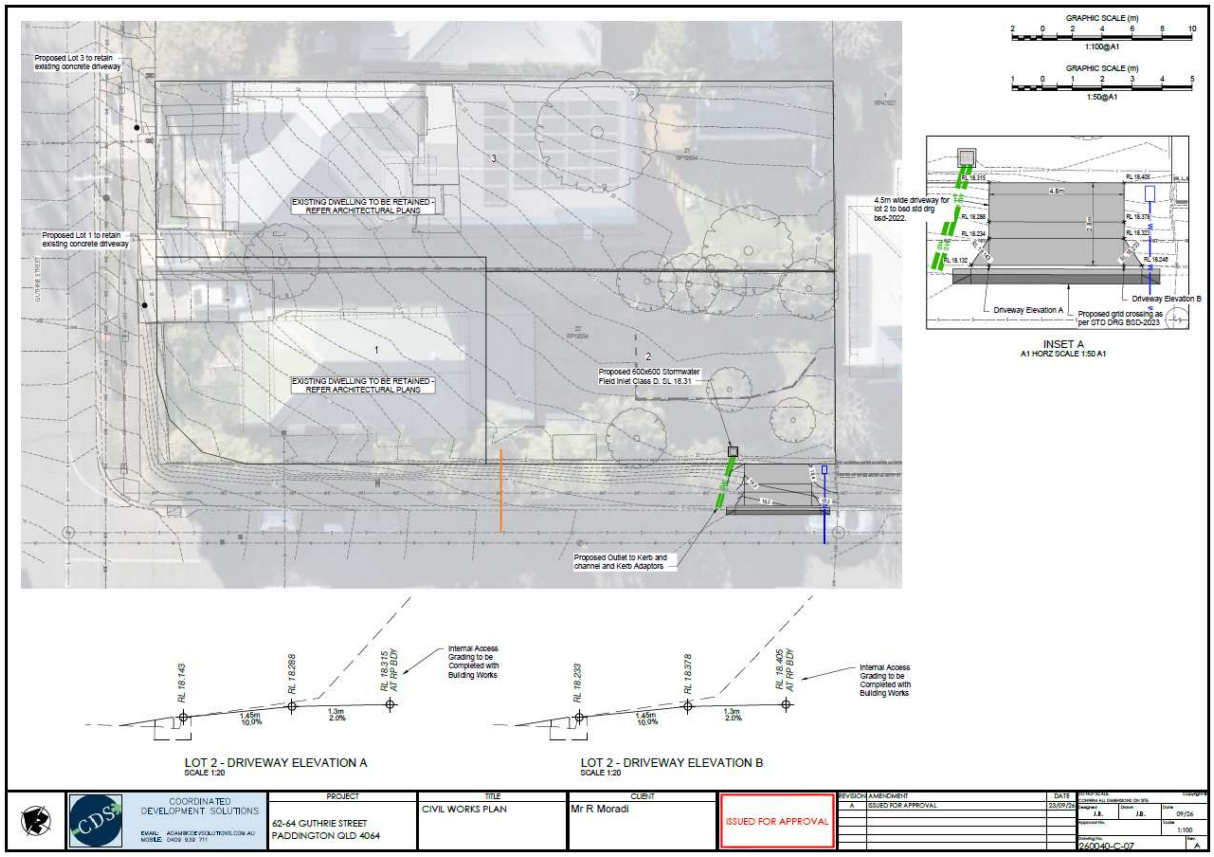


**Figure 3-2 Civil Works Plan**

*Source: CDS*

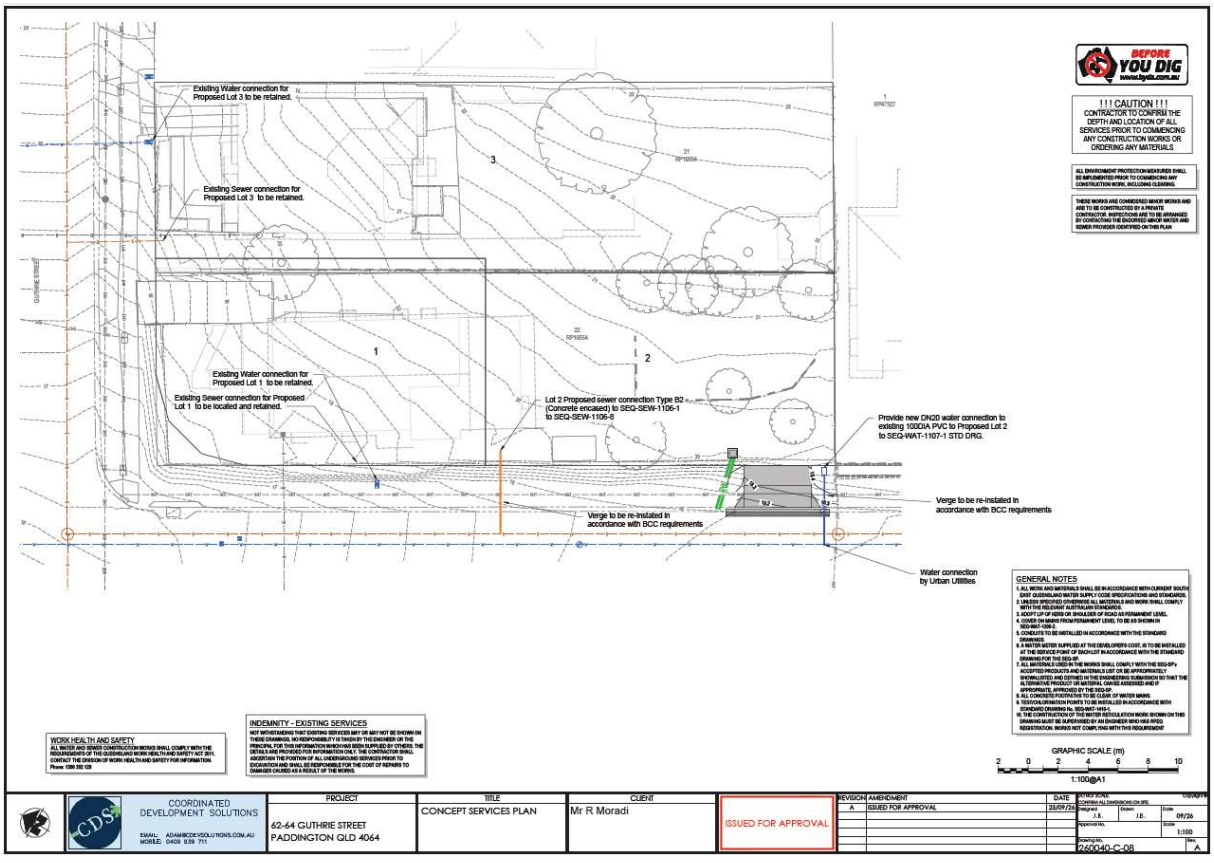


**Figure 3-3 Concepts Services Plan**

*Source: CDS*

# 4 STATUTORY FRAMEWORK

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

## 4.1 Planning Act (PA) 2016

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

### 4.1.1 Level of Assessment

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

> *(5) An impact assessment is an assessment that:*
> *(a) must be carried out:*
> *(i) against the assessment benchmarks in a categorising instrument for the development;*
> *and*
> *(ii) having regard to any matters prescribed by regulation for this subparagraph; and*
> *(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017:

> *(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
> *(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks:*
> *(a) the assessment benchmarks stated in:*
> *(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
> *(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
> *(iii) a temporary State planning policy applying to the premises;*
> *(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
> *(c) if the local government is an infrastructure provider—the local government's LGIP*
>
> *(3) However, an assessment manager may, in assessing development requiring impact assessment,*
> *consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.*

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

### 4.1.2 Public Notification

Section 53(1) of the PA2016 states:

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

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

### 4.1.3 Referral

Under Section 54(2) of the PA2016:

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

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

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

The proposed development does not trigger referral to State Government.

## 4.2 State Planning Requirements

### 4.2.1 State Planning Policy (SPP)

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

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

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

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the SPP represents an assessment benchmark and the assessment manager must have regard to SPP's, if it is not identified and addressed in the planning scheme.

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

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

### 4.2.2 State Development Assessment Provisions

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

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

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

### 4.2.3 SEQ Regional Plan 2023

The site is within the area of the South-East Queensland Regional Plan (Regional Plan) 2009-2031.

Under Section 26(2)(a)(i) of the Planning Regulation, the Regional Plan represents an assessment benchmark and the assessment manager must have regard to regional plan, if it is not identified as being appropriately reflected in the planning scheme.

The site is included in the Urban Footprint Land Use Area of the Regional Plan that is intended to accommodate urban development.

# 5 LOCAL PLANNING REQUIREMENTS & ASSESSMENT

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

## 5.1 Level of Assessment

Under CP2014, the site is located within the CR2 Character (Infill housing) zone and mapped within the TBCO – see **Figures** below.

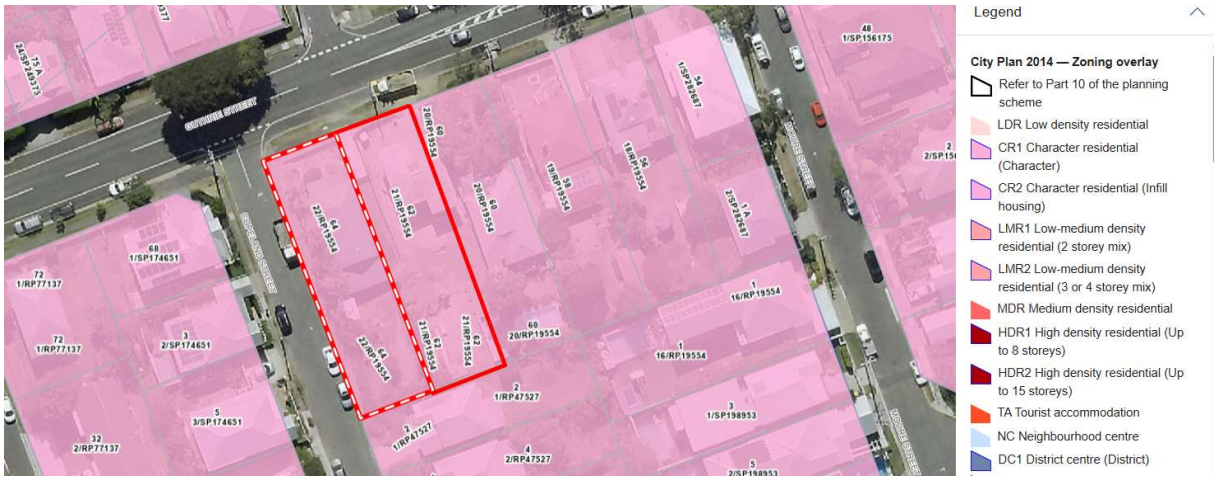


**Figure 5-1 Zoning Map**
*Source: City Plan 2014 Mapping*




**Figure 5-2 TBCO Mapping**
*Source: City Plan 2014 Mapping*

Under Part 5 of CP2014:

- A ROL application over a site located within the CR2 Character (Infill housing) zone resulting in an allotment size of less than 450m$^2$ is subject to Impact assessment. We note that although site is zoned within CR2 Character (Infill Housing) zone such that the minimum lot size is 300m², Proposed Lot 1 and 2 do not achieve a lot size greater than 450m² designated under Part of CP2014 such that the level of assessment is Impact.

Refer to **Table 5-1** for the relevant assessment triggers.

| Assessment Trigger | Table | Level of Assessment |
|---|---|---|
| CR2 Character (Infill housing) Zone | 5.5.5 | Impact |
| **Neighbourhood Plan** | | |
| Ithaca district neighbourhood plan<br>Hillside character precinct – NPP-008 | | No Change |
| **All Aspects of Development** | | |
| Airport environs overlay | 5.10.2 | Accepted |
| Community purposes network overlay | 5.10.7.A | Accepted |
| Critical infrastructure and movement network overlay | 5.10.8 | Accepted |
| Dwelling house character overlay | 5.10.9 | Code |
| Industrial amenity overlay | 5.10.13 | Accepted |
| Potential and actual acid sulfate soils overlay | 5.10.15 | Accepted |
| Road hierarchy overlay | 5.10.18 | Code |
| Streetscape hierarchy overlay | 5.10.20 | Code |
| Traditional building character overlay | 5.10.21 | Code |

**Table 5-1 Level of Assessment Table**

In summary, the level of assessment for the application is **Impact**.

## 5.2 CR2 Character (Infill Housing) Zone Code

The purpose of the character residential zone is to:

(a) ensure the character of a residential area is protected or enhanced; and

(b) provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.

**Response:** The proposal is for a 2 into 3 lot subdivision that will retain two existing pre-1946 dwellings and a vacant lot to facilitate a new dwelling.

### 5.2.1 Development location and uses overall outcomes

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

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

### 5.2.2 Development form overall outcomes

| Overall Outcomes | Nature of Proposal |
|---|---|
| Development occurs on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas. | Complies. Proposed development will create appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas. Refer to **Section 7.0**. |
| Development for a residential building is of a height, bulk, scale and form, materials and detailing which is compatible with the traditional building character of the Character | Complies. Existing pre-1946 dwellings retained on Proposed Lots 1 and 3. Proposed Lot 2 intended for residential use with dwelling design to be assessed as part of a future application. |

| | |
|---|---|
| residential zone and consists of buildings of 1 or 2 storeys in height. | |
| Development protects and retains buildings built in 1946 or before on land within the Traditional building character overlay in accordance with the Traditional building character (demolition) overlay code. | Complies. The existing dwellings will be retained. |
| Development provides that a new building or extension of a building reflects and complements the city's traditional building character of housing built in 1946 or before prevalent within the Traditional building character overlay in accordance with the Traditional building character (design) overlay code. | Complies. Existing dwellings to be retained reflect and complement the city's traditional building character of housing built in 1946 or before. |
| Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings, by maintaining access to sunlight, daylight and privacy. | Complies. Proposed development will not cause any adverse impacts. |
| Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that:<br>(i) maximises the retention of backyard spaces as private landscaped space;<br>(ii) avoids overbearing development involving bulk or setbacks which are inconsistent with the character of a dwelling house on adjoining lots. | Not applicable. Development does not involve a new dwelling house or increase in GFA. |
| Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development. | Complies. Retained dwellings are consistent with prevailing style of nearby traditional building character homes. |

### 5.2.3 Infill Housing Zone Precinct Overall Outcomes

| Overall Outcomes | Nature of Proposal |
|---|---|
| Development retains a dwelling house built in 1946 or before. | Complies. The existing pre-1946 dwelling houses will be retained. |
| Development provides that a new dwelling house, dual occupancy or multiple dwelling:<br>(i) is no more than 2 storeys in height;<br>(ii) is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot;<br>(iii) is compatible in scale and design with existing dwellings built in 1946 or before;<br>(iv) reinforces the traditional building character of the Infill housing zone precinct. | Not applicable. No new dwelling house proposed. |
| Development achieves a maximum dwelling yield of one dwelling per 300m$^2$ of site area. | Complies. Subject site will accommodate one dwelling only per lot. |
| Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:<br>(i) is consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct;<br>(ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan. | Not applicable. Proposal is not for development of alternative housing types. |

| | |
|---|---|
| Development for a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is:<br>(i) consistent with the character of a low density residential environment comprising 1 or 2 storey dwelling houses;<br>(ii) suited to smaller lot sizes. | Not applicable. Proposal is not for development of a new residential use. |
| Development is compatible in scale with adjoining dwelling houses, both within or adjoining the Infill housing zone precinct, in order to maintain an appropriate level of amenity and privacy to an adjoining dwelling. | Not applicable. No new dwelling house proposed. |
| Development supports a subtropical character by ensuring that:<br>(i) the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;<br>(ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces. | Complies. Proposed development will support the subtropical character. |
| Development provides quality private and communal open spaces and landscaping, including deep planting, that reinforce the house-compatible scale of buildings, provide breathing spaces and outdoor activity areas and encourage outdoor living. | Complies. Proposed development will provide quality private and communal open spaces and landscaping. |
| Development provides for a building to address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking not forming a dominant element in the streetscape) in order to reinforce the traditional setting and provide surveillance and encourage activation of parks and streets. | Complies. Proposed development will provide for a building to address and interface with the street and other adjoining public space. |
| Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone. | Not applicable. Subject site does not adjoin non-residential zone. |
| Development provides for a residential dwelling on a site which fronts a heavily trafficked road or other noise source to be:<br>(i) suitably located and orientated on the site;<br>(ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street. | Not applicable. Guthrie Street are not identified as heavily trafficked roads. |

## 5.3 Neighbourhood Plan

### 5.3.1 Ithaca District Neighbourhood Plan

The purpose of the Ithaca district neighbourhood plan code is to provide finer grained planning at a local level for the Ithaca district neighbourhood plan area. The purpose of the Ithaca district neighbourhood plan code will be achieved through overall outcomes of the neighbourhood plan area. The overall outcomes for the neighbourhood plan area are:

| Overall Outcomes | Nature of Proposal |
|---|---|
| Identified character housing and significant character streetscapes are maintained; | Complies. This development will not compromise the existing character of the Guthrie Street and Copeland Street streetscapes. |

| | |
|---|---|
| A mix of housing densities and types serve the needs of the community; | Complies. This development will create appropriately sized lots that supports a mix of housing densities and types that serve the needs of the community. Refer to **Section 7.0**. |
| Multiple dwellings are not accommodated in the Low density residential zone. | Not Applicable. Proposal is for reconfiguring a lot. |
| Hillside character is retained and enhanced through sympathetic development that minimises visual impact within its visual catchment; | Complies. This development will retain and enhance hillside character along Guthrie Street. The newly created lot is of appropriate size and dimensions to support a detached dwelling designed in compliance with the dwelling house (small lot) code and the Traditional Building Character Overlay Code. |
| The ecological and recreational values of Ithaca and Enoggera creeks are protected; | Complies. This development will not affect the ecological and recreational values of Ithaca and Enoggera Creeks |
| The neighbourhood plan area will capitalise on its strategic location by developing businesses and low impact industrial activities that support the City Centre and its fringe, or are associated with key facilities in the area, such as the Royal Brisbane and Women's Hospital; | Not Applicable. Proposal is for reconfiguring a lot. |
| Expansion of the hospital, medical school and research activities into the nearby residential areas is not consistent with the outcomes sought by the neighbourhood plan code; | Not Applicable. Development does not involve the expansion of the listed uses |
| The industrial zoned land at Milton provides industrial support functions for the City Centre and its fringe; | Not Applicable. Development does not involve industrial land at Milton. |
| Business or retail activities on industrial zoned land at Milton are not consistent with the outcomes sought by the neighbourhood plan code unless they have a justifiable nexus with the surrounding industrial activities; | Not Applicable. Development does not involve industrial land at Milton. |
| Community facilities on privately owned land, including Ballymore and the Broncos Leagues Club, are protected to ensure the ongoing provision of a range of venues for the pursuit of sporting, recreational, community and cultural activities; Opportunities for new community facilities and services are encouraged. | Not Applicable. Development will not affect listed community facilities. |
| Significant views and vistas are to be protected; | Complies. The proposed retains the site's existing relationship with significant views. |
| Development proposed in visually prominent locations such as major ridgelines and hilltops is designed to achieve minimal visual impact; | Not Applicable. Site is not located in a visually prominent location |
| Development forms that require cut and fill and disturbance of vegetation are not consistent with the outcomes sought by the neighbourhood plan code; | Not Applicable. |
| Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development. | Complies. Retained dwellings are of consistent height, scale and form with the greater streetscape. |

Hillside character precinct – NPP-008 overall outcomes are:

| Overall outcomes | Nature of Proposal |
|---|---|
| Hillside character is maintained, retained and enhanced through sympathetic development that minimises visual impact within its visual catchment; | Complies. This development will retain and enhance hillside character along Guthrie Street. The newly created lot is of appropriate size and dimensions to support a detached dwelling designed in compliance with the dwelling house (small lot) code and the Traditional Building Character Overlay Code. |
| Development along major ridgelines in the precinct contributes to a consistent rhythm and sense of scale along the ridgeline when viewed from the surrounding visual catchment; | Not Applicable. Site is not located along a major ridgeline |
| Residential development in particular, provides and/or incorporates:<br>i. the appearance of traditional character houses uniformly spaced and stepped across well-treed hillsides;<br>ii. compatible building height, bulk and proportions;<br>iii. construction methods, such as posts or piers, that minimise the amount of alteration to site topography. | Not Applicable. Proposal does not involve the construction of new residential development. |

## 5.4 Applicable Codes and Assessment Benchmarks

The applicable codes relevant to the application have been completed and included in the **Codes Report**. Any identified non-compliances with the applicable codes have been addressed in **Section 7.0 – Performance Solutions**.

| Development Code | Addressed by |
|---|---|
| **Neighbourhood Plan Code** | |
| Ithaca district neighbourhood plan code | Urbicus |
| **Prescribed Secondary Code** | |
| Infrastructure Design Code | Urbicus |
| Landscape Work Code | Urbicus |
| Outdoor lighting Code | Urbicus |
| Filling and Excavation Code | CDS |
| Park Planning and Design Code | Urbicus |
| Stormwater Code | CDS |
| Transport, Access, Parking and Servicing Code | Urbicus |
| Wastewater Code | Urbicus |
| **Overlay Code** | |
| Community purposes network overlay | Urbicus |
| Critical infrastructure and movement network overlay | Urbicus |
| Dwelling house character overlay | Urbicus |
| Road hierarchy overlay | Urbicus |
| Streetscape hierarchy overlay | Urbicus |
| Traditional Building Character (Design) Overlay Code x2 | Urbicus |

# 6 DEVELOPMENT CODES

## 6.1 Subdivision Code

The purpose of the Subdivision code is to regulate development for reconfiguring a lot. The purpose of the code will be achieved through the following overall outcomes:

| Overall Outcomes | Nature of the Proposal |
|---|---|
| a. Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the:<br>i. landscape and built form character, environmental and other values of the site or locality;<br>ii. safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises;<br>iii. amenity of intended uses and existing surrounding residential uses;<br>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. | **Complies**. Refer to **Codes Report** and **Section 7.0** |
| b. Development for reconfiguring a lot results in lots and an arrangement of lots that:<br>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;<br>ii. accommodate lawful uses;<br>iii. where for a residential use, can facilitate a dwelling that supports the expected level of amenity for occupants and consistent with the amenity expectations for the zone;<br>iv. are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development;<br>v. are arranged and configured to complement the pattern of development in the locality;<br>vi. address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values. | **Complies**. Refer to **Codes Report** and **Section 7.0** |
| 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. | **Complies.** Proposal 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. | **Not Applicable.** The newly created lot will be utilised for residential purposes, consistent with the subject site's current use. |

| | |
|---|---|
| e. Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms. | **Complies.** The proposal involves a 2 into 3 lot subdivision where the existing buildings on Proposed Lot 1 & 3 can be separately tilted. |
| 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. | **Complies.** Existing dwellings to be retained on sole lots. |
| g. Development for reconfiguring a lot provides infrastructure and services that:<br>i. comply with the relevant standards in the planning scheme;<br>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;<br>iii. maximise the quality and utility of the public realm. | **Complies.** The existing infrastructure and services will be maintained. |

## 6.2 Dwelling House (Small Lot) Code

The proposal has been addressed against the overall outcomes of the Dwelling house (small lot) code below.

| Overall Outcomes | Nature of Proposal |
|---|---|
| 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. | **Complies.** The retained dwelling on Proposed Lot 1 will be occupied by a single household. |
| 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. | **Complies.** The retained dwelling on Proposed Lot 1 allows for reasonable access to daylight and sunlight for neighbouring dwellings and private open space. |
| 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. | **Complies.** The retained dwelling on Proposed Lot 1 is sited to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants. |
| Development for a dwelling house incorporates design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses. | **Complies.** The retained dwelling on Proposed Lot 1 is sited to provides for appropriate level of privacy for occupants of adjoining dwelling houses |
| Development of a dwelling house provides sufficient and safe vehicle access and parking for residents. | **Complies.** The retained dwelling on Proposed Lot 1 is serviced with sufficient and safe vehicle access and parking for residents. |
| 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. | **Complies.** The proposed dwelling house over Proposed Lot 1 will not affect existing drainage conditions. |
| 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. | **Not Applicable.** No built to boundary walls proposed. |

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, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone;

ii. 3 storeys in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone or the Medium density residential zone.

Development for a dwelling house, including a domestic outbuilding, on a lot less than 180m2 ensures that:

i. the siting of all buildings, including boundary setbacks and the location and extent of shared walls and built to boundary walls, provides:
   A. subtropical landscaping and functional private open space;
   B. amenity and privacy for residents of the dwelling and adjoining premises;
   C. separation and articulation of buildings to ensure significant access to natural light, sunlight and breezes for habitable and outdoor spaces.

ii. the site cover results in a building bulk and scale that:
   A. positively contributes to the intended form and character of the local area;
   B. allows for a significant proportion of the site to be available for private open space and subtropical landscaping.

iii. impervious areas are minimised to:
   A. facilitate restoration and maintenance of soil moisture to support vegetation growth, while reducing urban heat island effects and stormwater run-off;
   B. ensure the protection and establishment of private open spaces and subtropical landscaping.

iv. a positive streetscape interface and presentation is provided through:
   A. an identifiable pedestrian entry to the dwelling;
   B. substantial visual engagement between the street and dwelling through the use of windows or balconies on the front building façade;
   C. articulation to the built form.

v. the location and design of parking and manoeuvring areas results in:
   A. adequate space for the retention of existing street trees and the planting of new street trees;
   B. the provision of subtropical landscaping and open space;
   C. safety and amenity for residents on site;
   D. no adverse impacts on the safety and efficiency of the external road network;
   E. retention of on-street car parking spaces;
   F. covered car parking that does not form a dominant proportion of the street frontage.

vi. refuse and recycling storage and collection areas are located and designed to minimise adverse visual or amenity impacts on residents, neighbouring properties and the public realm.

**Complies.** The proposed dwelling houses over Proposed Lot 1 and 3 both have heights in accordance with prescribed height requirements.

# 7 PERFORMANCE OUTCOMES

## 7.1 Subdivision Code

| Performance Outcomes | Acceptable Outcomes |
|---|---|
| **PO1**<br>Development results in lots and an arrangement of lots that:<br>a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;<br>b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;<br>c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;<br>d. complement the streetscape, local context and character for the locality;<br>e. address development constraints. | **AO1.1**<br>Development provides lots with dimensions in compliance with Table 9.4.10.3.B. |
| **PO22**<br>Development provides a range of lot sizes and types mixed in one location and located on any street frontage that:<br>a. meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan;<br>b. is consistent with the surrounding lot character; or<br>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. | **AO22.1**<br>Development provides a range of lot sizes that comply with:<br>a. the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or<br>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<br>**c.** 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, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site. |
| **PO25**<br>Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions:<br>a. for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity;<br>b. to maximise outdoor private space, privacy and amenity;<br>c. to provide convenient on-site vehicle access and parking. | **AO25.1**<br>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. |

**Nominated Performance Solution – Minimum Lot Size and Dimensions**

It is acknowledged that proposed development does not achieve the minimum lot size and dimensions prescribed under Table 9.4.10.3.B as follows:

- **Proposed Lot 1 (small lot):** 295m² (304m² including 9m² truncation) with approx. dimensions of 13.8m X 22.0m
  - **Proposed Lot 1** does not achieve the prescribed minimum lot area of 300m² due to the provision of a 9m² truncation at the corner of Copeland Street and Guthrie Street.

- **Proposed Lot 2 (small lot):** 300m² with approx. dimensions of 23.54m X 12.875m
  - **Proposed Lot 2** complies with the requirements of Table 9.4.10.3.B.

- **Proposed Lot 3 (standard lot):** 553m² with approx. dimensions of 12.674m X 45.263m
  - **Proposed Lot 3** does not achieve the prescribed minimum rectangle dimension (14m X 20m) and average lot width (15m) for a standard lot.

Notwithstanding this, the proposed development is considered to comply with the **PO1, PO22** and **PO25** of the Subdivision Code on the following grounds:

- It is first noted that the noncompliance for Proposed Lot 1 is limited to the requirement for a 9m² truncation, resulting in Proposed Lot 1 achieving lot size of 295m². If the required corner truncation is included within the calculation, the lot size is 304m², which is a compliant outcome for a small lot in the CR2 Character (Infill Housing) zone.

- An existing pre-1946 dwelling house is retained on Proposed Lot 1 in its current position. The demolition works required to facilitate the proposed subdivision are minor, limited to the rear deck and stairs. All pre-1946 elements, including the roof form and dwelling core, are to be retained.

- Proposed Lot 2 achieves a lot size of 300m², meeting the minimum requirement for a small lot within the CR2 Character (Infill Housing) zone. This will create a vacant lot intended for future dwelling house use with access to be provided from Copeland Street – Refer to **Appendix B**.

- Proposed Lot 3 achieves a lot size of 553m², which exceeds the minimum lot size for a standard lot under Table 9.4.10.3.B. The lot is improved by a pre-1946 dwelling house, which is to be retained in its existing location, with no assessable demolition works proposed to facilitate the subdivision. The lot has a current frontage and width of 12.674m, which is already less than the 15m average lot width required by Table 9.4.10.3.B. The proposed frontage of 11.724m represents a minor reduction of 0.95m. As no changes are proposed to the existing dwelling, it will present to Guthrie Street as it does currently, remaining consistent with the existing character and configuration.

- The proposed development retains both of the existing pre-1946 dwelling houses located over the Site, such that the existing traditional character of the surrounding area is maintained, and the development remains consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the Site.

- The planning assessment confirms that the proposed development complies with the prescribed acceptable outcomes of the Traditional Building Character Overlay Code and achieves the intended outcomes of the Character (Infill Housing) Zone Code. In particular, the retention and protection of the pre-1946 dwellings on Proposed Lots 1 and 3 ensures the established traditional character and streetscape values of the Guthrie Street are maintained.

- As demonstrated in **Figure 7-1**, there are numerous examples of dwelling houses within the surrounding area on lots smaller than 300m². Accordingly, the proposed lot sizes can be considered consistent with the surrounding pattern of development and complementary of the streetscape, local context and character of the area.

- Directly opposite the Site is three small lots (68 Guthrie Street, 3 Copeland Street and 5 Copeland Street), including a corner lot with dual frontage to Guthrie Street and Copeland Street, that were approved and have since been developed. This demonstrates that the Proposal is consistent with the established pattern of development and lot character within the immediate vicinity of the Site. Refer to **Figure 7-2**.

- While it is noted that the 1 into 2 lot subdivision at 14 Nairn Street, Milton (Application No. A002344145) was approved under the superseded planning scheme, it provides a relevant example of the surrounding local context and lot character. The site at 14 Nairn Street is located within the Hillside Character Precinct of the Ithaca District Neighbourhood Plan (refer to **Figures 7-3** to **7-5**) and involves a similar lot configuration:

    - **Corner lot**: retained an existing pre-1946 dwelling oriented to Nairn Street, comparable to Proposed Lot 1 and its orientation to Guthrie Street. The lot is 285m² and includes a three-chord truncation at the corner of the two frontages.

    - **Vacant lot**: a vacant lot was created for a new dwelling house which was approved and subsequently built fronting Sackville Street, comparable to Proposed Lot 2 and Copeland Street. The lot is 340m² (234m² excluding the easement over the site).

- This demonstrates a development within the surrounding area, of a corner lot below 300m² where the pre-1946 dwelling was retained and a new adjoining lot created to the secondary frontage. When considered together with the numerous examples of lots smaller than 300m² in the immediate area (**Figure 7-1**), the proposed lot sizes are considered consistent with the surrounding lot character and with the overall outcomes sought for the zone, zone precinct and neighbourhood plan.

- The existing dwelling houses located on Proposed Lots 1 and 3 will retain their existing access from Guthrie Street. Proposed Lot 2 will require minor regrading of the verge to facilitate construction of a 4.5 m wide driveway access to Proposed Lot 2 from Copeland Street. Refer to **Appendix B** for further details.

- The development represents an appropriate response to infill housing opportunities and supports the delivery of 'hidden density' outcomes by providing additional housing capacity while retaining the established streetscape character and minimising impacts on the visual appearance and amenity of the local area.

- Having regard to the above, the three (3) proposed lots are considered consistent with the established and approved character and pattern of development within the surrounding area and will have limited impacts on adjoining properties in terms of privacy, amenity, and residential character

Given the above-made representations, the proposed reconfiguration is considered to satisfy **PO1, PO22** and **PO25** of the Subdivision Code.




**Figure 7-1** **Lots Smaller than 300m² located within the CR2 Character (Infill) Zone surrounding the Site (shown in Orange)**

*Source:* *NearMaps*

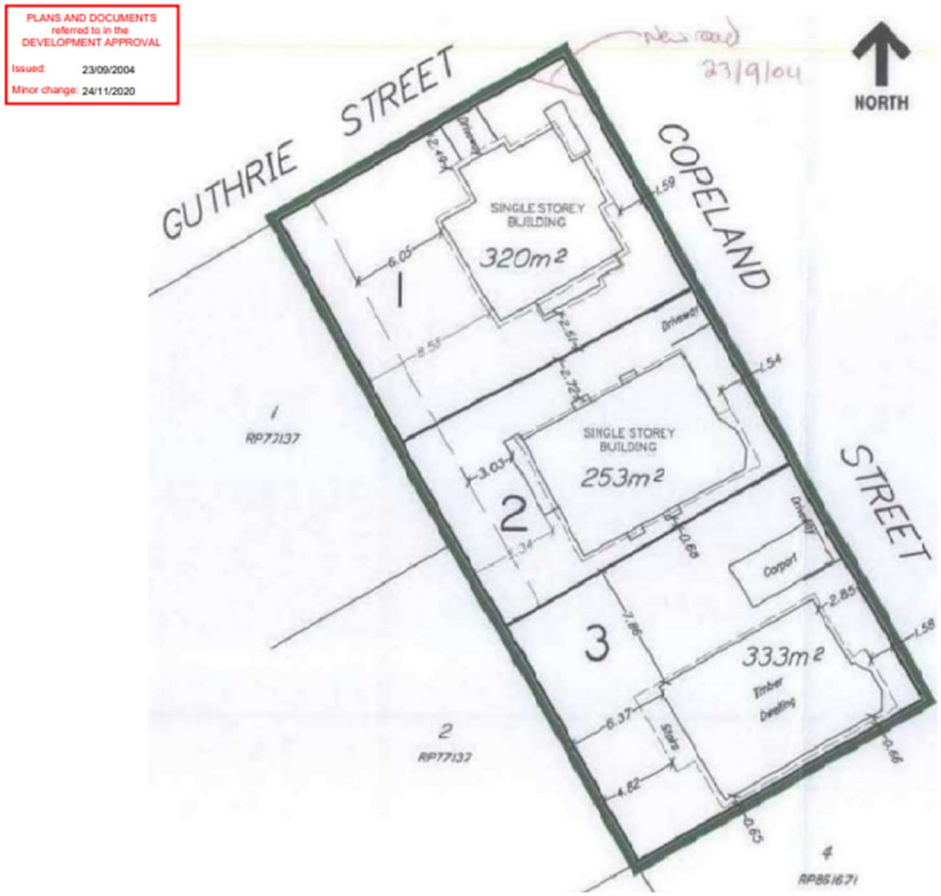


**Figure 7-2** **Approved 3 lot subdivision at 68 Guthrie Street, Milton – Application No. A005520176**

*Source:* *Development.i.*

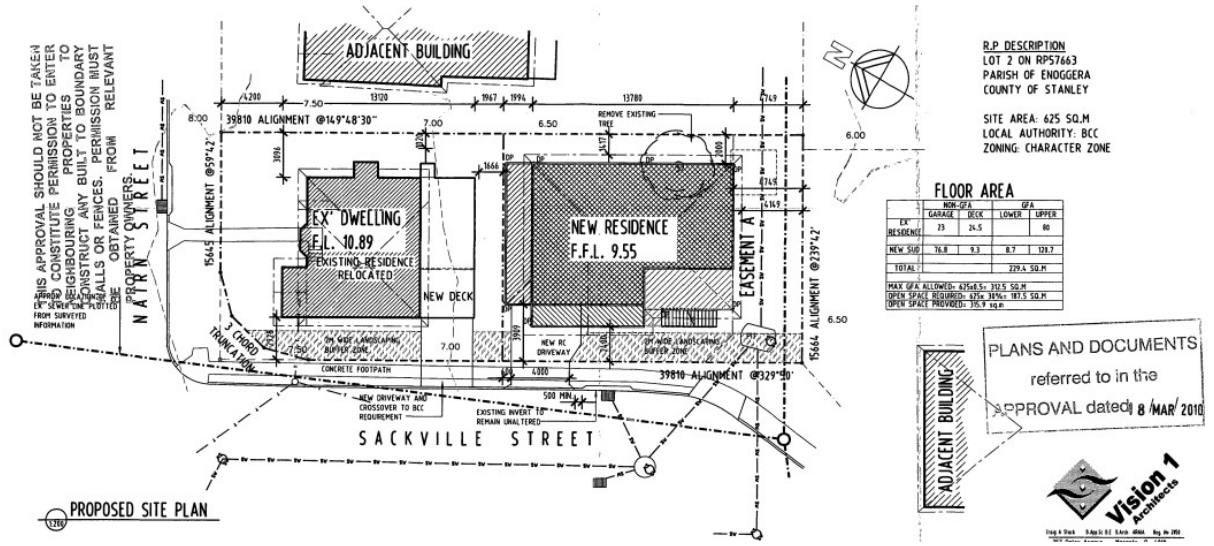


**Figure 7-3** **Approved 1 into 2 lot subdivision at 14 Nairn Street, Milton – Application No. A002344145**

*Source:* *Development.i.*




**Figure 7-4** **Pre-1946 Dwelling House at 14 Nairn Street, Milton – Street View**

*Source:* *Google Maps*




**Figure 7-5** **Post-1946 Dwelling House at 25 Sackville Street, Milton – Street View**

*Source:* *Google Maps*

| Performance Outcomes | Acceptable Outcomes |
|---|---|
| **PO24**<br>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. | **AO24.2**<br>Development ensures that a lot that is less than 350m$^2$ or with a frontage width less than 10m:<br>a. is located mid-block or adjacent to a park where there is dual frontage;<br>b. is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions;<br>c. if serviced by a rear lane, the lane is no longer than 60m in length. |
| | **AO24.3**<br>Development provides for larger lots located on corners or at the end of T-intersections. |

**Nominated Performance Solution – Lot Location**

Proposed Lot 1 does not comply with **AO24.2(a)** and **AO24.3** as it is a lot of less than 350m² with dual frontage to Guthrie Street and Copeland Street and is not located mid-block. However, the proposal is considered to comply with **PO24** of the Subdivision Code on the following grounds:

- An existing pre-1946 dwelling house is retained on Proposed Lot 1 in its current position, such that the traditional character of the surrounding area is maintained and the development remains consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the Site.

- As demonstrated in **Figure 7-1**, there are numerous examples of dwelling houses within the surrounding area on lots smaller than 300m². Accordingly, the proposed lot sizes can be considered consistent with the surrounding pattern of development and complementary of the streetscape, local context and character of the area.

- There are also a number of corner lots smaller than 300m² fronting Guthrie Street within 100m of the Site. 71 Guthrie Street is a 274m² corner lot and 30A Royal Street is a 261m² corner lot, demonstrating that Proposed Lot 1 is consistent with the established lot character in the immediate vicinity of the Site and within the Hillside Character Precinct of the Ithaca District Neighbourhood Plan.

- The existing dwellings on Proposed Lots 1 and 3 retain their access from Guthrie Street, and Proposed Lot 2 will obtain access from Copeland Street. There will therefore be no increase in driveway frequency along Guthrie Street.

- The proposal is an appropriate response to infill housing opportunities and supports 'hidden density' outcomes by providing additional housing capacity along Copeland Street, while retaining the established streetscape character along Guthrie Street. This minimises impacts on the visual appearance and amenity of the local area.

Owing to the above, the Proposal is considered to comply with **PO24** of the Subdivision Code.

### 7.2 Streetscape Hierarchy Overlay Code

**Nominated Performance Solution – Minimum Verge Width**

The proposed development complies with all Acceptable Solutions of the Streetscape Hierarchy Overlay Code, with the exception of the road dedication requirement as prescribed under **AO1**.

Guthrie Street and Copeland Street are identified as a 'Neighbourhood street minor' under the Streetscape Hierarchy Overlay, which requires land dedication to achieve a minimum verge width of 3.75 m. The existing verge along the Guthrie Street frontage is approximately 4.5m wide and therefore no land dedication is required.

The Copeland Street frontage has an existing verge width of approximately 2.0m. No land dedication is proposed along this frontage, as the characteristics and function of Copeland Street do not warrant the provision of additional verge in this location. Accordingly, the proposal represents an alternative outcome to Acceptable Solution A1.

The relevant Performance Outcome (PO1) is listed below, followed by the planning grounds supporting the non-dedication of land along the Copeland Street frontage.

> ***PO1***
> *Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.*

- The eastern verge of Copeland Street has a non-standard profile, with the verge battering up to the Site boundary, and does not provide for or encourage pedestrian movement. Pedestrians instead use the existing 1.0m wide footpath on the western verge, which provides safe pedestrian movement. A wider eastern verge would therefore be redundant and would not improve pedestrian movement or amenity.

- The front boundaries of the allotments on the eastern side of Copeland Street, including the adjoining dwelling at 2 Copeland Street, are aligned along the street. A further 1.75m dedication to achieve a 3.75m verge would be inconsistent with this pattern and would not reflect the existing or emerging character of Copeland Street, with no benefit to pedestrian movement.

- A 3.75m verge would result in the sunhoods and eaves of the retained pre-1946 dwelling on Proposed Lot 1 overhanging the property boundary and into the verge. The entire length of the dwelling wall along this boundary interface would also be located within the non-compliant setback area. The land dedication would therefore provide no benefit to pedestrian movement and would be an onerous outcome for the occupants of the dwelling.

- Street trees are already planted throughout the eastern verge of Copeland Street, which provides for landscape outcomes without requiring additional land dedication from the Site.

Owing to the above, the Proposal satisfies PO1 of the Streetscape Hierarchy overlay code and no verge widening is required and/ or warranted.

# 8 RECOMMENDATIONS

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

On that basis the application has planning merit and should be approved subject to reasonable and relevant conditions.

# 9 APPENDICES

**9.1 Appendix A – Subdivision Layout Plan as prepared by Norris Clarke & O'Brien Pty Ltd**

**9.2 Appendix B – Civil Engineering Assessment Report as prepared by CDS**

**9.3 Appendix C – Stormwater Management Plan as prepared by CDS**