



REEL PLANNING
Urban & Rural Strategies

TOWN PLANNING REPORT

59 Thomas Street, Auchenflower (1 lot into 3 lots)

Development Permit for Reconfiguring a Lot

Zachary Saragossi

September 2026

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VERSION CONTROL

REPORT QUALITY STATEMENT

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VERSION NO.	DATE OF ISSUE:	PREPARED BY:
1	23/09/2026	TO

1.0 EXECUTIVE SUMMARY

This planning report is in support of an application for Development Permit for Reconfiguring a Lot (1 into 3 lots), which is made over 59 Thomas Street, Auchenflower (formally described as Lot 1 on SP245024).

The application proposes to divide the existing lot into three (3) small lots. The lots range in size from 261m² to 275m² and are all able to site a dwelling house. Each proposed lot can be provided with a minimum rectangle that substantially exceeds the minimum rectangle of 6m x 15m. In addition, each proposed lot is provided with a minimum frontage of greater than 7.5m.

The existing dwelling and ancillary structures will be removed from the site to facilitate the reconfiguration.

The proposed lots whilst below the acceptable outcome for minimum lot size represent a reasonable infill outcome and can be supported on the following basis:

- The proposed lots are within walking distance of centres;
- The proposed lots are within walking distance of high frequency buses;
- The proposed lots are within walking distance of various recreation opportunities;
- The proposed lots are within walking distance of educational establishments;
- The proposal will assist with housing supply by providing additional lots in a well serviced locality;
- The proposal will assist with providing housing choice and affordability due to the proposal providing small lots;
- Each lot is of a sufficient size and appropriate dimensions to site a future dwelling and ancillary structures;
- The proposed lots sizes complement small lots within the locality;
- Each lot is provided with a substantial frontage to facilitate efficient access; and
- Each lot can be appropriately serviced.

In addition to the above the proposal is consistent with the policy intent of ShapingSEQ, South East Queensland Regional Plan 2023 which encourages higher densities and gentle density in well located urban area close to public/active transport, centres and services.

The application is supported by an Engineering Code Compliance Report which demonstrates the lots can be appropriately serviced.

The application requires Impact assessment, pursuant to the Brisbane City Plan 2014 (Version 36). The site is included in the Character (Infill housing) zone and is affected by several overlays.

This report addresses the merits of the proposal and provides an assessment of the proposal against the relevant provisions of the state and local planning instruments.

The planning report outlines the facts and circumstances which support the proposal and demonstrates why the reconfiguration should be approved.

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2.0 APPLICATION DETAILS

Address	59 Thomas Street, Auchenflower
Lot description	Lot 1 on SP245024
Site Area	799m ²
Current Use	Dwelling House
Applicant	Zachary Saragossi
Land Owners	Zachary Saragossi
Application Type	Development Permit for Reconfiguring a Lot
Local Government Area	Brisbane City Council
Planning Scheme	Brisbane City Plan 2014 (v37 – effective 21 September 2026)
Neighbourhood Plan	Ithaca District Neighbourhood Plan
Precinct	Hillside Character Precinct
Zone	Character (Infill housing) Zone
Relevant Overlays	Airport Environs Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Dwelling House Character Overlay Heritage Overlay Regional Infrastructure Corridors and Substations Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay Traditional Building Character Overlay
LGIP	Not Applicable
Category of Development	Assessable Development
Category of Assessment	Impact Assessment
Prescribed Assessable development	Not Applicable
Assessment Manager	Brisbane City Council
State Interests (SPP Mapping)	• Cultural Heritage ◦ State heritage place • Natural Hazards Risk and Resilience • Flood hazard area - local government flood mapping area • Strategic Airports and Aviation Facilities • Wildlife hazard buffer zone
Referral Agencies	Nil
Regional Plan Classification	Urban Footprint
Primary Contact	Tim O'Leary Principal Planner P: 07 3217 5771 E: tim@reelplanning.com

3.0 INTRODUCTION

This application is made on behalf of the Applicant, Zachary Saragossi, over land at 59 Thomas Street, Auchenflower (the site). It seeks approval for a Development Permit for Reconfiguring a Lot (1 into 3 lots).

The site is located within the Brisbane City Council local government area and assessment of the development is administered under the Brisbane City Council City Plan 2014 v37 (planning scheme). Under the planning scheme, the site is located within the Character (Infill Housing) zone and the application subject to Impact Assessment.

The purpose of this report is to carry out an assessment of the proposal against the applicable planning instruments, including any relevant Local and State planning instruments.

The report begins with an overview of the site and a description of the proposal. This is followed by a detailed assessment of the relevant assessment benchmarks and matters prescribed in the State planning instruments and the Local planning instruments. The report concludes with a discussion on the overall compliance with those planning instruments.

4.0 THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site and the surrounding land use within the immediate locality.

4.1 SITE DESCRIPTION AND EXISTING USE

The site is located at 59 Thomas Street, Auchenflower, formally described as Lot 1 on SP245024 (refer to [Figure 1](#)). The site has a total area of 799m² and has frontage to both Thomas Street and Renie Street. The site contains a large dwelling that includes a garage and parents' retreat. The site currently gains access from both Thomas Street and Renie Street, with the main access from Renie Street.



Figure 1: Aerial Photograph of the Site

Source: Brisbane City Plan 2014

4.2 ENCUMBRANCES

The site is not noted as being burdened by any easement or other encumbrances. It is noted however that the Legacy Way tunnel is located volumetrically under the site.

4.3 VEGETATION

The site does not contain any significant vegetation, however, is provided with landscaping on the frontage and throughout the site.

4.4 TOPOGRAPHY

The site has a moderate fall, with the site sloping from the northwest to the southeast from approximately 33m AHD to 22m AHD, respectively.

4.5 ACCESS AND SERVICING

The site has crossovers on both Thomas Street and Renie Street.

Access to proposed lot 1 will be via Thomas Street. The existing driveway on Renie Street will be retained and the width reduced to provide access to proposed lot 2 and an original driveway on Renie Street will be reinstated to provide access to proposed lot 3. The new driveway crossovers will be constructed in accordance with BCC'S policies and standards

The subject site is connected to all reticulated urban infrastructure, including water, sewer, stormwater and electricity and telecommunications. These services are discussed below:

Water

There is a 150mm diameter water main within the southern carriageway of Thomas Street with an existing 20mm water service and meter currently servicing the site from this main. It is proposed to maintain the existing water service and meter assembly to service proposed lot 1.

To service proposed lot 2 & 3 it is proposed to construct a new water main along Renie Street from the existing main within Thomas Street. Two new water service and meter assemblies will be provided from the new main.

Sewer

There is a 150mm diameter sewer main within the northern carriageway of Thomas Street with an existing 100mm sewer property connecting service currently servicing the site from this main. It is proposed to maintain the existing sewer property connection to service proposed lot 1.

To service proposed lots 2 & 3, it is proposed to construct a new sewer main along Renie Street from the existing main within Thomas Street. Two new connections will be provided from the new main.

Stormwater

There is stormwater infrastructure directly fronting the site on Thomas Street. There is a 100mm diameter stormwater pipe within the northern verge of Thomas Street that connects to further stormwater infrastructure east of the site

Roof water from the existing dwelling on site is collected via downpipes and discharged directly to both Thomas Street and Renie Street via kerb adapters and ultimately the stormwater infrastructure in Thomas Street.

Surface runoff from the site sheet flows to the Thomas Street kerb and channel. Therefore, the Legal Point of Discharge is the stormwater infrastructure in Thomas Street, east of the site.

It is proposed to maintain existing kerb adapters to Thomas Street kerb and channel to service proposed lot 1 and construct new kerb adaptors to the Renie Street kerb and channel to service proposed Lots 2 and 3.

Electricity and telecommunications

The site can be serviced by electricity by above ground powerlines along the western verge of Renie Street and above ground powerlines along both verges of Thomas Street.

The site can be serviced by telecommunications by underground Telstra cables located along both verges of Thomas Street.

4.6 DEVELOPMENT HISTORY OF THE SITE

A review of Brisbane City Council's Development i has identified that the site was subject to two (2) previous development applications.

A002898029

Brisbane City Council approved an application for a Material change of use for a Dwelling house on 30 December 2010.

A003003641

Brisbane City Council approved a change (permissible change) to A002898029 on 4 April 2011. The change allowed minor variations to building materials.

The existing dwelling subject to the above approvals will be removed to facilitate the reconfiguration.

5.0 ADJOINING LAND USES AND THE LOCALITY

The subject site is situated within the locality of Auchenflower, approximately 3 kilometres west of the Brisbane CBD. The surrounding locality is predominantly characterised by detached dwelling houses, expanses of open space and parkland, along with various services and community facilities.

The locality is highly desirable due to its accessibility and the availability of various amenities and services.

The site is within walking distance of educational facilities including Milton State School and C&K kindergarten, recreation facilities including Gregory Park, Frew Park and Milton Park, high frequency bus services on both Barona Road and Milton Road and various commercial, social and other services including shops and food outlets in Rosalie Village and a Coles at Milton Village.

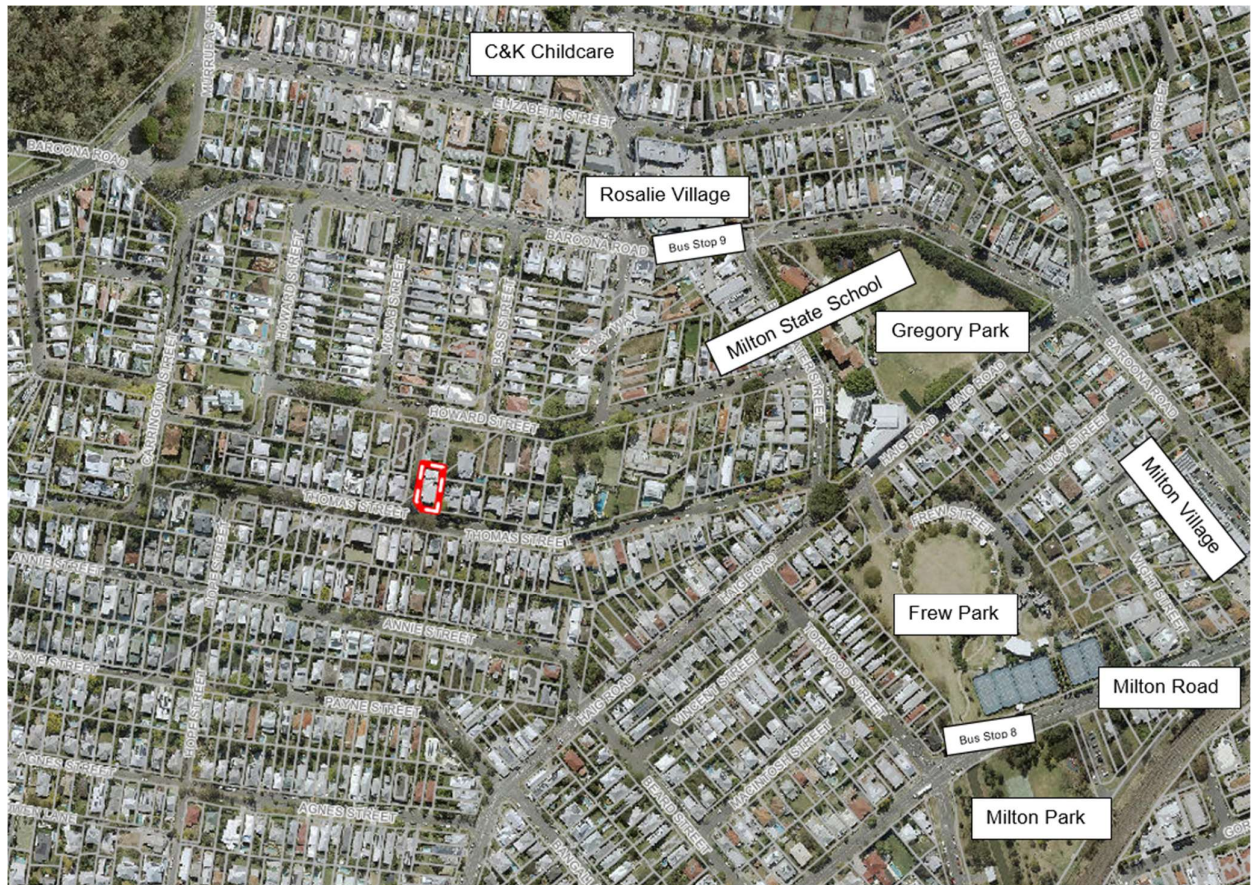


Figure 2: Aerial Photograph of Locality

Source: Brisbane City Plan 2014

The surrounding locality includes a mix of lot sizes, including various small lots as denoted in green in **Figure 3** below. The small lot range in size from 193m² to 450m² and all generally have a frontage of 10m or less.

The increase in small lots has become evident in the past 10 years and is directly in response to the need for options for smaller households in well located areas.



Figure 3: Surrounding Small Lots

Source: Brisbane City Plan 2014

Of particular note are four (4) lots located at 108 – 110A Howard Street (Represented through green squares in **Figure 3**) located within 400m of the site. These lots range in size from 193m² to 208m² which demonstrates that lots of this size are compatible with the locality.

In consideration of the lot sizes in the locality, it is considered that the proposed lots will generally complement the surrounding lot pattern.

6.0 PROPOSAL DETAILS

This section of the report provides a description of the proposal.

6.1 APPLICATION TYPE

This application formally seeks approval for a Development permit for Reconfiguring a lot (1 lot into 3 lots).

6.2 DESCRIPTION OF THE PROSPOSAL

The proposed reconfiguration seeks to divide the existing lot into three (3) small lots as shown in **Figure 4** below:

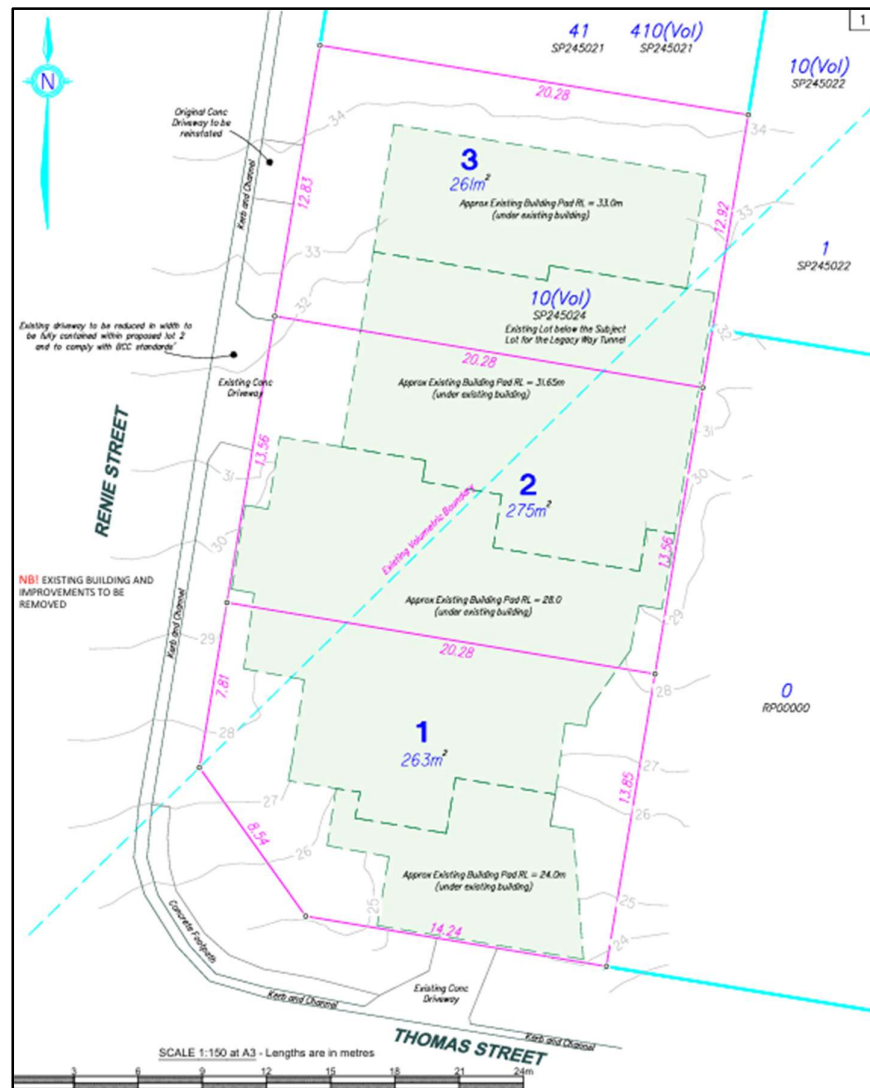


Figure 4: Proposed Lot Layout

Source: Lawson Surveys

The proposed lots will have the following attributes:

Table 1: Lot Attributes

Proposed Lot	Area	Practical Rectangle	Practical Frontage
1	263m ²	15m x 12m	14.24m to Thomas Street and 7.1m to Renie Street
2	275m ²	13m x 20m	13.56m to Renie Street
3	261m ²	12m x 20m	12.83m to Renie Street

The existing dwelling house will be removed to facilitate the reconfiguration.

7.0 PLANNING REGULATION ASSESSMENT

7.1 OVERVIEW

This section of the report includes an assessment of the proposal against Schedules 8 and 10 of the *Planning Regulation 2017* (the Regulation). Assessment against Schedule 9 (Building Work under the *Building Act*) is not within the scope of this development application and will be undertaken by others at a later date.

7.2 PRESCRIBED ASSESSMENT MANAGER

The Assessment Manager prescribed in Schedule 8 of the Regulation is the Local Government – Brisbane City Council as the proposal involves assessable development under the Brisbane City Plan 2014.

7.3 PRESCRIBED ASSESSABLE DEVELOPMENT AND REFERRAL AGENCIES

The Regulation (Schedule 10) is a categorising instrument and can:

- Categorise development as prohibited, assessable or accepted development.
- Specify the category of assessment for assessable development.
- Set out the assessment benchmarks for assessable development.

Schedule 10 can also prescribe a referral agency for a development application. The site adjoins a Queensland State Heritage Place at 50 Howard Street, Paddington, known as Boondah. However, in accordance with the Regulation there is no referral trigger for Reconfiguring a lot adjoining a Heritage Place. Therefore, the application does not require referral in accordance with Schedule 10.

8.0 STATE PLANNING INSTRUMENTS

8.1 OVERVIEW

This section of the report provides an assessment of the proposed development against applicable State Planning Instruments including:

- State Planning Policy; and
- Regional Plan.

8.2 STATE PLANNING POLICY

The current State Planning Policy (July 2017) (SPP) commenced on 3 July 2017. The overall purpose of the SPP is to ensure that state interests are appropriately reflected in planning instruments and development decisions. The state interest statements relate to:

- Liveable communities and housing.
- Economic growth.
- Environment and heritage.

- Safety and resilience to hazards.
- Infrastructure.

The State interests in the SPP apply to development, only when a local planning instrument such as a planning scheme does not appropriately integrate the State interests and only to the extent of an inconsistency with the local planning instrument.

Section 2.1 of the Brisbane City Plan 2014 states that the most recent version of the State Planning Policy is appropriately reflected in the planning scheme. Therefore, no further consideration of the SPP is required.

8.3 REGIONAL PLAN

The Regional Plan effective at the time of writing this report is the South East Queensland Regional Plan 2023 ('ShapingSEQ'). The site is in the Urban Footprint of this Regional Plan.

The proposal is considered to be consistent with the themes and policies set out in ShapingSEQ which encourages higher densities and gentle density in well located urban area close to public/active transport, centres and services. The site is located in highly accessible and well serviced locality, in particular the site is:

- Within 450m walking distance of high frequency buses on Barooka Road (475 Route) and within 700m of high frequency buses on Milton Road (470 and N449);
- Within 375m walking distance of Milton State School and 600m of C&K Kindergarten Rosalie;
- Within 325m walking distance of Rosalie Village which contains a mix of shops, food outlets, offices and other services;
- Within 900m walking distance of Milton Village which contains a Coles Local, shops, food outlets, offices and other services; and
- Within walking distance of various recreation opportunities including within 450m of Frew Park and within 600m of Gregory Park.

A major theme of ShapingSEQ is the grow theme which key focus is to provide more homes and different types of homes includes supporting provision of diverse housing choice to meet the changing make up of South East Queensland's population, community needs and lifestyles (including townhouses, apartments, granny flats and **small** and large detached houses). The proposal delivers compact residential development, in consideration of the proposed lot sizes, that supports regional sustainability objectives by reducing land consumption and making efficient use of existing infrastructure. By providing smaller lots in a well serviced area, the proposal will help deliver housing choice and affordability.

The proposal is considered to strongly align with the principles, intent and outcomes sought under ShapingSEQ.

It is noted that ShapingSEQ is currently under review with an increased focus on housing, in particular with an ambitious target to deliver 1 million new homes by 2044, with this proposal to provide additional housing.

9.0 LOCAL PLANNING INSTRUMENTS

9.1 OVERVIEW

This section of the report includes an assessment of the proposal against relevant Local Planning Instruments. The relevant planning scheme, and its associated planning scheme policies is the Brisbane City Plan 2014 (v37 – effective 21 September 2026).

9.2 CATEGORY OF ASSESSMENT AND ASSESSMENT BENCHMARKS

The sections of the Planning Scheme considered to be relevant to the assessment of the application and their locations within the application documents are identified in **Table 2** below.

Table 1: Summary of Assessment Benchmarks

Assessment Benchmarks	Location of Assessment
Zone Code	
Character zone code	Town Planning Report – Section 9.4
Neighbourhood Plan Code	
Ithaca District Neighbourhood Plan Code	Town Planning Report – Section 9.5
Overlay Codes	
Heritage Overlay Code	Town Planning Report – Section 9.7
Regional Infrastructure Corridors and Substations Overlay Code	Table 2 The proposal does not involve earthworks and therefore will not adversely impact the structural integrity, on-going operation and maintenance of a Council-controlled transport tunnel or a future Council-controlled transport tunnel. The proposal is therefore considered to comply with the Regional Infrastructure Corridors and Substations Overlay Code.
Road Hierarchy Overlay Code	Table 2 The proposal ensures that access to each lot is provided in accordance with relevant Council standards. The proposal will not cause impacts on the safety and efficiency of the surrounding road network. The proposal is therefore considered to comply with the Road Hierarchy Overlay Code
Streetscape Hierarchy Overlay Code	Table 2 The proposal is for a small infill subdivision that will not impact the delivery of any proposed streetscape improvements. The proposal is therefore considered to comply with the Streetscape Hierarchy Overlay Code.
Development Codes	

Assessment Benchmarks	Location of Assessment
Subdivision Code	Town Planning Report – Section 9.6 Appendix A – Code Assessment
Transport, Access, Parking and Servicing code	Appendix A – Code Assessment

The assessment benchmarks of the City Plan 2014 relevant to the assessment of the application are detailed in the following sections. The assessment follows Impact assessment procedures and is bound by the applicable assessment benchmarks for Impact assessment.

9.3 STRATEGIC FRAMEWORK

The strategic framework sets the policy direction for the Planning Scheme and has been assessed in terms of its relevance to the proposal. This involves specific outcomes relating to the appropriate development of the suburban area of Brisbane over the lifetime of the Planning Scheme. The strategic framework is structured by way of its strategic intent and six themes that collectively represent the policy intent of the Planning Scheme.

The relevant Strategic Framework themes that are relevant to this proposal are:

- Theme 2: Brisbane's Outstanding Lifestyle
 - o Element 2.2 – Brisbane's Housing and Accommodation Choices
- Theme 5: Brisbane's City Shape
 - o Element 5.5 – Brisbane's Suburban Living Areas

The relevant specific outcomes and land use strategies have been identified below, in which the proposed development is assessed against the relevant outcomes.

Table 3: Strategic Framework Assessment

Element 2.2 - Brisbane's Housing and Accommodation Choices		
Specific Outcomes	Land Use Strategies	Assessment
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	L1 Increased densities within Growth Nodes on Selected Transport Corridors are identified through a neighbourhood planning process and are in accordance with the Brisbane CityShape theme to accommodate anticipated future population.	Not applicable The site is not identified as a being a growth node; however, the development will provide additional lots in a well located urban area close to public/active transport, centres and services.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and	L2 Residential development contributes to housing diversity, particularly supporting ageing in place and assisted living and housing suited to households on	Complies The proposed development contributes to housing diversity by providing smaller lots within a highly accessible and well serviced locality. The proposal

individuals with specific housing needs.	different incomes, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan. Small-scale complementary uses (care co-located uses defined activity group) that are suited to integration and co-location with retirement facilities and residential care facilities are facilitated to support the provision of specialised services and retail for residents and visitors.	delivers compact residential development, in consideration of the proposed lot sizes, that supports regional sustainability objectives by reducing land consumption and making efficient use of existing infrastructure. By providing smaller lots in a well serviced area, the proposal will help deliver housing choice and affordability.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	L3.1 A range of accessible accommodation opportunities catering to a growing number of visiting professionals, temporary business visitors, tourists and students are conveniently located at or in proximity to major business and tourism destinations.	Not applicable The site is not located at or in proximity to major business and tourism destinations.
	L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres.	Complies Whilst not directly targeted at workers, the new lots will be conveniently located near centres (Rosalie and Milton) and within close proximity to transport options on Barooka Road and Milton Road therefore providing lots that can be utilised for future accommodation in a convenient location.
	L3.3 New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations	Not applicable The proposal is for reconfiguring a lot and not a Hotel.
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	L4 Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.	Not applicable The site is not within a Rural neighbourhood.

SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	L5 Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability.	Not applicable The site is within an established suburban living area and not a future suburban living area. Despite this the proposed lots and lot dimensions provide the opportunity for well-articulated and designed buildings that complements the surrounding built form.
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	L6.1 Land is identified for a range of housing types including rooming accommodation, suitable to tertiary and international students, staff and visitors to major special-purpose centres or community institutions, such as hospitals, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.	Complies with SO6 By providing smaller lots in a well serviced area, the proposal will help deliver housing choice and affordability in a central locality that can be used by a wide range of people.
	L6.2 Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where the surrounding amenity is maintained and there is good access to higher education campuses by way of public or active transport.	
	L6.3 Other special purpose institutions, for example defence bases, establish accommodation consistent with the applicable zone or neighbourhood plan, either on site or nearby where well served by transport and other urban facilities, as required to meet the particular housing	

	choice needs for staff and visitors.	
Element 5.5 – Brisbane’s Suburban Living Areas		
Specific Outcomes	Land Use Strategies	Assessment
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	L1 The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.	Complies The site is located within an established suburban living area and within the Character (infill housing) residential zone. The development reflects the intended residential development pattern of the locality. The development aligns with the zoning intent and responds to the local context.
	L2.1 Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.	Complies The development is not for detached housing however will create lots that will facilitate detached housing.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	L2.2 Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.	Complies By providing smaller lots in a well serviced area, the proposal will also assist with the delivery of housing choice and affordability in a central locality that can be used by a wide range of people.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	L3.1 Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances. Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of	Not applicable The proposal is not for a multiple dwelling, however, provides additional lots within a well located and well serviced locality. The proposal will deliver small lots that will be more affordable than conventional lots and will also allow for housing choice, including for smaller households.

	retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas.	
	L3.2 Development for multiple dwellings in the Emerging community zone: a. is restricted to locations provided for in a neighbourhood plan; or b. is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm and the edge: i. of a centre zone other than the Neighbourhood centre zone; or	Not applicable The site is not in the Emerging community zone.
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	L4.1 Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.	Complies The proposal delivers compact residential development, in consideration of the proposed lot sizes, that supports regional sustainability objectives by reducing land consumption and making efficient use of existing infrastructure. By providing smaller lots in a well serviced area, the proposal will help deliver housing choice and affordability. Whilst the lots create a minor non-compliance with the acceptable outcome for the minimum lot size in the Character residential zone each proposed lot can be provided with a minimum rectangle that substantially exceeds the minimum rectangle of 6m x 15m. In addition, each proposed lot is

		provided with a minimum frontage of greater than 7.5m.
	L4.2 The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards.	Complies The proposed lot sizes and dimensions will allow for the siting of new housing that is consistent with the intended housing outcomes for the Character residential zone.
	L4.3 Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through: a. the retention of mature and significant vegetation; b. the retention of private open space capable of supporting trees and gardens; c. increasing local shade cover along streets; d. local sustainability initiatives such as water-sensitive urban design.	Complies The proposed lot size and dimensions will allow for the landscaping and sufficient private open space for future residents.
SO5-SO8 – Not applicable as the site is not within a centre, does not involve a non-residential use and is not within an Emerging community zone.		

In summary the development is considered to advance the strategic framework as it provides a development of a scale that is consistent with intended character of an established, well serviced suburban area. Further, the proposed lot sizes will assist with housing choice and housing affordability.

9.4 CHARACTER RESIDENTIAL ZONE CODE

As demonstrated in [Figure 5](#), the subject site is located within the Character (Infill Housing) Zone, with the majority of surrounding development being dwelling houses.



Figure 5: Zoning Map
Source: Brisbane City Plan 2014

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

The proposal is considered to comply with the purpose of the zone code as the proposed lot sizes and dimensions will allow for the siting of new housing that is consistent with the intended housing outcomes for the Character residential zone.

In addition, the proposal will remove a large dwelling that is not considered to be sympathetic to the character of the locality.

The proposal is considered to comply with the Character residential zone code.

9.5 ITHACA DISTRICT NEIGHBOURHOOD PLAN CODE

The proposal is located within the Ithaca district neighbourhood plan code within the Hillside character precinct. The purpose of the Hillside character precinct is to ensure Hillside character is maintained, retained and enhanced through sympathetic development that minimises visual impact within its visual catchment.

The neighbourhood plan code does not have any specific requirements for reconfiguring a lot, however it is noted that the proposal lot sizes and dimensions will allow for the siting of new housing that is consistent with the intended housing outcomes of the Hillside character precinct.

In addition, the proposal will remove a large dwelling that is not considered to be sympathetic to the character of the locality. Which in turn will allow for future dwellings that are sympathetic to the local character.

The proposal is considered to comply with the Ithaca district neighbourhood plan code.

9.6 SUBDIVISION CODE

The purpose of the Subdivision code is to create lots that:

The proposed lots whilst below the acceptable outcome for minimum lot size represent a reasonable infill outcome and can be supported on the following basis:

- The proposed lots are within walking distance of centres;
- The proposed lots are within walking distance of high frequency buses;
- The proposed lots are within walking distance of various recreation opportunities;
- The proposed lots are within walking distance of educational establishments;
- The proposal will assist with housing supply by providing additional lots in a well serviced locality;
- The proposal will assist with providing housing choice and affordability due to the proposal providing small lots;
- Each lot is of a sufficient size and appropriate dimensions to site a future dwelling and ancillary structures;
- The proposed lots sizes complement small lots within the locality;
- Each lot is provided with a substantial frontage to facilitate efficient access; and
- Each lot can be appropriately serviced.

The proposal is considered to comply with the Subdivision Code. An assessment against the Subdivision Code is included in [Appendix A](#).

9.7 HERITAGE OVERLAY CODE

The site adjoins a State Heritage Place at 50 Howard Street, Paddington, known as Boondah. The purpose of the Heritage overlay code is to ensure development adjoining a local heritage place does not detract from the cultural heritage significance of that heritage place.

The proposal will result in lot sizes and dimensions that will allow for the siting of new housing that is sympathetic to the intended character of the zone by also will create lots that will not have the potential to accommodate a building or structure that could further impair the visible attributes identified as significant in a heritage citation of the heritage place.

In addition, the proposal will remove a large dwelling that is not considered to be sympathetic to the heritage place.

The proposal is considered to comply with the Heritage overlay code.

9.8 SECONDARY CODE

Please refer to the Code Compliance Report by Morgan Consulting Engineers for an assessment against the relevant secondary codes.

9.9 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

There is no future trunk infrastructure identified in the Local Government Infrastructure Plan applicable to the subject site.

9.10 TEMPORARY LOCAL PLANNING INSTRUMENTS

Temporary Local Planning Instruments (TLPI) are another local planning instrument that may be applicable to the development. Brisbane City Council current has two TLPI's in effect:

- **Queensland Government TLPI 02/25 Kurilpa Sustainable Growth Precinct**
- **Queensland Government TLPI 01/25 Colmslie Road Industry Precinct**

The identified TLPI's listed above are not relevant to this application.

10.0 CONCLUSION

The application seeks approval for a Development Permit for Reconfiguring a Lot (1 into 3 lots). The application proposes to divide the existing lot into three (3) small lots.

The proposed lot sizes create minor non-compliance with the minimum lot size in the Character (infill housing) residential zone, however, provide rectangles that exceed the minimum and provide road frontages that exceed the minimum. The proposal results in lots of an appropriate size, with dimensions suited to their intended use for future detached housing.

The proposed development contributes to housing diversity by providing smaller lots within a highly accessible and well serviced locality. The proposal delivers compact residential development, in consideration of the proposed lot sizes, that supports regional sustainability objectives by reducing land consumption and making efficient use of existing infrastructure. By providing smaller lots in a well serviced area, the proposal will help deliver housing choice and affordability.

In addition to the above the proposal is consistent with the policy intent of ShapingSEQ, South East Queensland Regional Plan 2023 which encourages higher densities and gentle density in well located urban area close to public/active transport, centres and services.

The application is supported by an Engineering Code Compliance Report which demonstrates the lots can be appropriately serviced.

This application has assessed the proposal against the relevant assessment benchmarks prescribed in the applicable Local and State planning instruments. The report has demonstrated that the application complies with all the relevant assessment benchmarks, or has sought performance outcomes where appropriate, as detailed above.

The planning report outlines the facts and circumstances which support the proposal and demonstrates why the reconfiguration should be approved.

On balance, it is considered the facts and circumstances outlined within this report are overall favourable to the approval of the application. As such, it is recommended the application be approved.

Should you wish to discuss any aspect of this development please contact the undersigned on (07) 3217 5771.

Kind Regards,



Tim O'Leary | Principal Planner
REEL PLANNING