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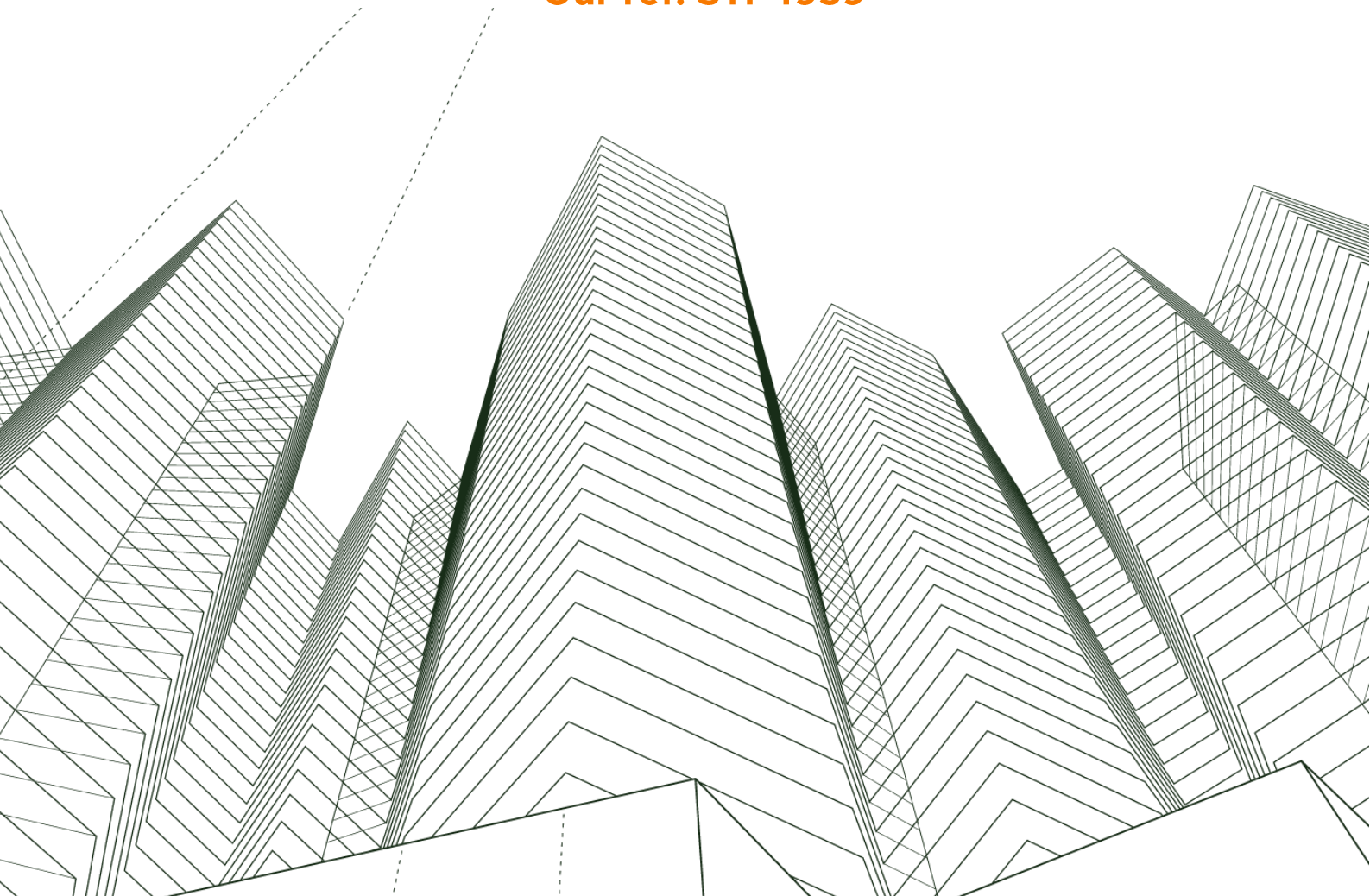


# TOWN PLANNING REPORT

## Reconfiguring a Lot (1 into 2)

84 Plimsoll Street,  
Greenslopes QLD 4120  
Lot 71 on RP13210

**Our ref: STP4959**



## DOCUMENT CONTROL

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Revision No.	Date	Description	Prepared by	Checked By
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## 1 EXECUTIVE SUMMARY

This application seeks approval from Brisbane City Council for a Development Permit for a Reconfiguring a Lot (1 into 2) at 84 Plimsoll Street, Greenslopes QLD 4120, formally described as Lot 71 on RP13210.

The subject site is located within the CR2 Character (Infill Housing) and proposes to establish the following allotments and access easement:

- **LOT 1** (front lot) = 462m<sup>2</sup>
- **LOT 2** (rear lot) = 450m<sup>2</sup>
- **Easement A** = 100m<sup>2</sup>

The proposed lot sizes and configuration are consistent with the zoning and applicable precinct density. The existing pre-1947 dwelling will be retained on the front lot, while the rear lot is of sufficient size and configuration to accommodate a future dwelling structure. The proposal has also been assessed against the relevant Themes and Elements of the Strategic Framework to ensure broader alignment with the intent of the planning scheme.

The site is considered well connected to services through existing infrastructure along Plimsoll Street. Water, sewer, and electricity services are available to the front lot, while the rear lot can connect to existing infrastructure within Plimsoll Street. Stormwater will discharge to the existing kerb and channel network, with services able to be accommodated within the proposed easement.

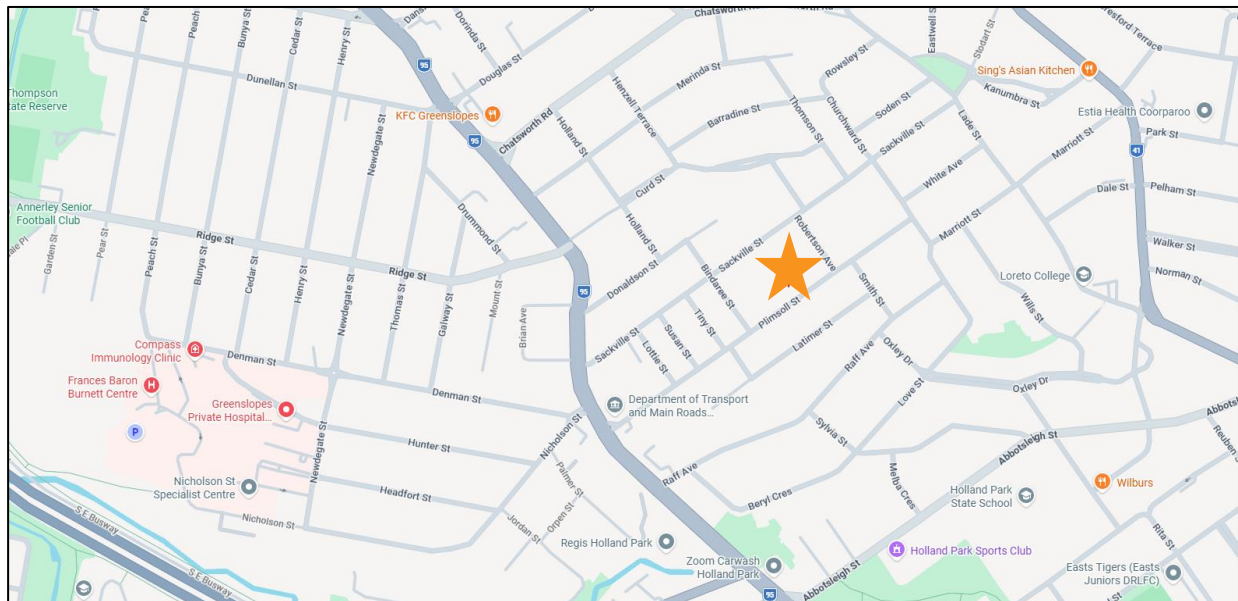
After assessment against the relevant Assessment Benchmarks which included the Strategic Framework, Acceptable Outcomes, Performance Outcomes, and Overall Outcomes of the Zone, Neighbourhood Plan, Overlays and Secondary Codes, no significant planning issues were identified and the proposed Reconfiguring a Lot (1 into 2) was found to be largely compliant with the intention of the codes.

Consequently, as a result of the findings of this report and assessment, Steffan Harries concludes by respectfully requesting a favourable decision from Brisbane City Council with regards to this development application, subject to reasonable and relevant conditions.

## 2 APPLICATION SUMMARY

### 2.1 Site overview

Street Address	84 Plimsoll Street, Greenslopes QLD 4120
Real Property Description	Lot 71 on RP13210
Site Area	1,012m <sup>2</sup>
Current Development	Dwelling house
Local Government Authority	Brisbane City Council
Applicable Planning Scheme	Brisbane City Plan 2014 (v.35)
Planning Scheme: Area Classification	CR2 Character (Infill Housing)
Planning Scheme: Applicable Local Plan	Coorparoo and Districts neighbourhood plan
Planning Scheme: Applicable Overlays	Airport Environs, Community Purposes Network, Critical Infrastructure and Movement Network, Dwelling House Character, Flood, Road Hierarchy, Streetscape Hierarchy, Traditional Building Character
Applicable Regional Plan	South East Queensland Regional Plan
Regional Plan Area:	Urban Footprint



**Figure 1:** Location of the subject site. **Source:** Google Maps

### 2.2 Application Details

Description of Proposal	Subdivision of the lot 1 into 2 lots
Type of Application	Reconfiguring a Lot (1 into 2)
Level of Assessment	Impact Assessable
Applicant	Craig & Andrea Kilpatrick C/o Steffan Harries PO Box 6258, Fairfield Qld 4103
Contact Person	Anaestasia Yala ana@steffanharries.au 07 3317 0042 <a href="http://www.steffanharries.au">www.steffanharries.au</a>

### 2.3 Approvals Sought

Type of Development	Impact Assessable	
	Preliminary Approval	Development Permit
Reconfiguring a Lot (1 into 2)		✓

### 2.4 Fee Payable (current financial year)

Land Use Definition	Level of Assessment	Associated Fee
Reconfiguring a lot (up to 2 lots)	Impact Assessable	\$ 4,290.00
Additional Fee for Impact Assessment		\$ 3,718.00
<b>TOTAL</b>		<b>\$ 8,008.00</b>

### 2.5 Level of Assessment

Under the Table of Assessment for the CR2 Character (Infill Housing) (Part 5 of the Brisbane City Plan 2014 (v35)), the proposed Reconfiguring a Lot (1 into 2) requires Impact Assessment. Please find an extract below:

Zone / Overlay	Categories of Development and Assessment	Assessment Benchmarks
Character (Infill Housing) Zone	<p><b>Impact assessment</b></p> <p>If a reconfigured lot is:</p> <ol style="list-style-type: none"> <li>less than 450m<sup>2</sup>; or</li> <li>less than 600m<sup>2</sup>, where a <u>rear lot</u></li> </ol>	<p>The planning scheme including:</p> <ul style="list-style-type: none"> <li>Subdivision code</li> <li>Character Residential Zone Code</li> <li>Prescribed secondary code</li> </ul>

### 3 SITE INFORMATION AND ANALYSIS

#### 3.1 Area Classification and Development Site

##### 3.1.1 Property description and zone

The subject site is located at 84 Plimsoll Street, Greenslopes QLD 4120, formally described as Lot 71 on RP13210. The site falls within the CR2 Character (Infill Housing).

##### 3.1.2 Development site features

The site features a rectangular-shaped lot, with a total area of 1,012m<sup>2</sup> with an approximate average width of 18m fronting Plimsoll Street. The property has an average slope of 3m in 57m (5.3%) which rises from the South-East to the North-West boundary.

The site is currently improved with a Dwelling house and ancillary domestic outbuildings.



Figure 2: Aerial view depicting the subject site. Source: Brisbane City Council

#### 3.2 Existing Development and Site Characteristics

##### 3.2.1 Services and Infrastructure

The subject site is connected to all services required for the intended land use.

##### 3.2.2 Vehicular Access

The subject site currently has two vehicular access driveways via the frontage onto Plimsoll Street.

##### 3.2.3 Significant Vegetation

The subject site is clear of any significant vegetation and has one street tree within the frontage of the property.

### **3.2.4 Site History**

A review of the site history did not discover any applications that will impact or influence this application.

## 4 PROPOSED DEVELOPMENT

### 4.1 General Description

This application seeks Council approval for a Development Permit for a Reconfiguring a Lot (1 into 2) located at 84 Plimsoll Street, Greenslopes QLD 4120, formally described as Lot 71 on RP13210. Please find a set of proposed plans attached as **Appendix A** and an extract below.

Development Summary		
<b>Proposed Lot Sizes</b>	LOT 1 (front lot)	462m <sup>2</sup>
	LOT 2 (rear lot)	450m <sup>2</sup>
	Easement A	100m <sup>2</sup>
<b>Existing/Proposed built improvements</b>	Existing dwelling to be maintained in the front lot. Shed to the rear will be removed.	
<b>Lawful point of discharge</b>	The lawful point of discharge will be via the Plimsoll kerb.	
<b>Removal of street trees</b>	No	
<b>Overall density</b>	Development achieves a maximum dwelling yield of one dwelling per 300m <sup>2</sup> of site area.	

The proposed development involves a 1 into 2 lot subdivision within the Character Infill Housing Residential Zone. The subdivision will create a front lot (Lot 1) with a frontage of 13.8m and a rear lot (Lot 2).

Access to the rear lot will be provided via a proposed access easement (Easement A) over an existing driveway along the western boundary of the site. The easement range is width to maintain the existing dwelling on the site and occupy approximately 100m<sup>2</sup> of the site. An additional existing driveway will remain to provide direct access to the pre-1947 dwelling located on the proposed front lot (Lot 1).

The front lot is well serviced by existing water, sewer, and electricity infrastructure. The rear lot (Lot 2) will be able to connect to existing sewer and water infrastructure along Plimsoll Street. Stormwater from the site will discharge to the existing kerb and channel network along Plimsoll Street, and services for the rear lot can be accommodated within Proposed Easement A.

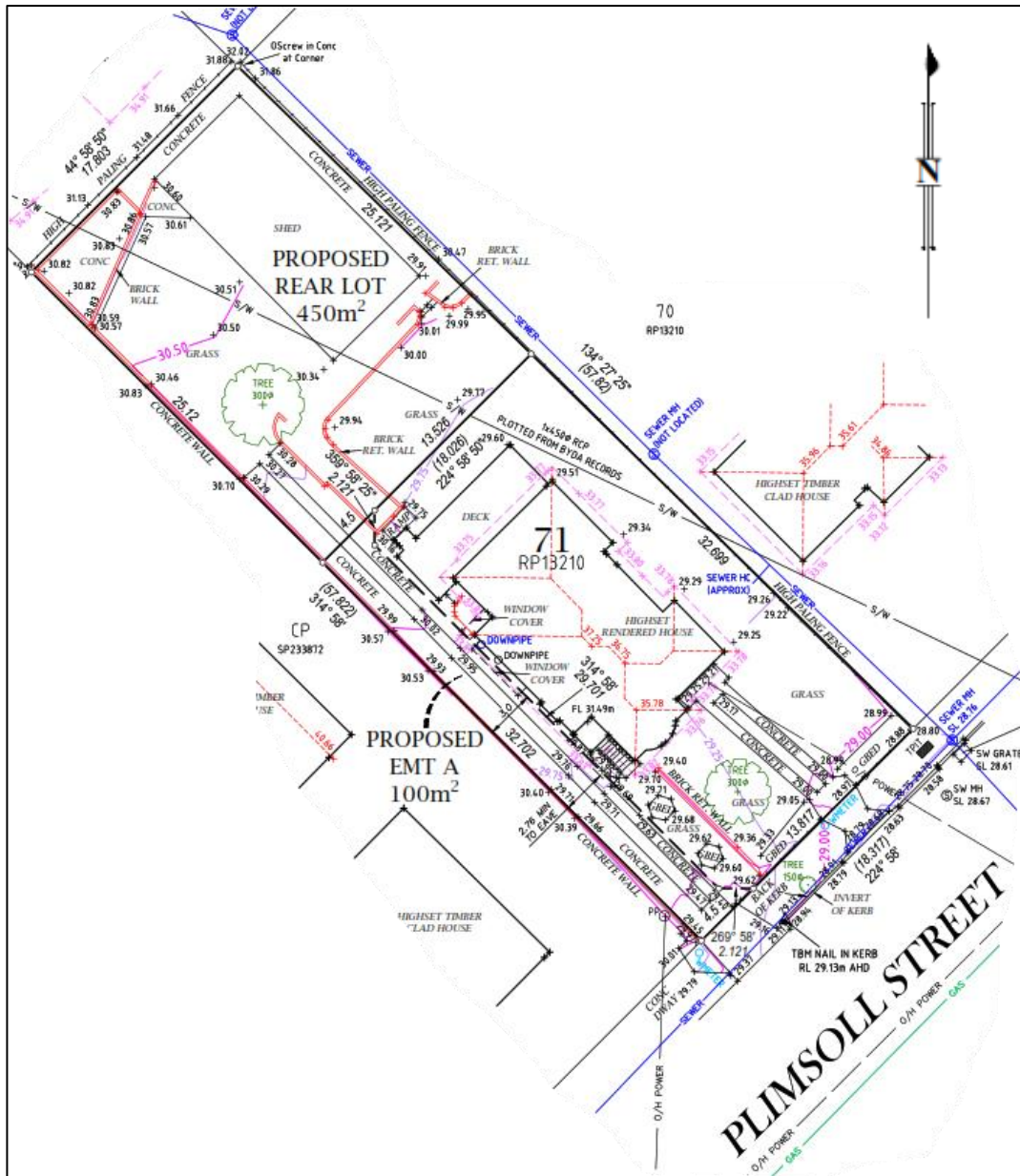


Figure 3: Image of proposed development. Not to scale. Source: Craig & Andrea Kilpatrick

#### 4.2 Flood Report

A flood report has been prepared and attached as **Appendix C**. The flood report demonstrates that the proposed development is compliant with the relevant planning scheme policy requirements.

## 5 STATE PLANNING FRAMEWORK

The PA establishes the framework and process for development assessment throughout the State of Queensland. The PA states the following is applicable to an Impact Assessable application.

### Chapter 3, Part 1, 45(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.

Examples of another relevant matter—

- a planning need
- the current relevance of the assessment benchmarks in the light of changed circumstances
- whether assessment benchmarks or other prescribed matters were based on material errors

The subordinate legislation to the PA is the *Planning Regulation 2017* (PR). The PR states the following in relation to assessment benchmarks.

### Planning Regulation 2017, Part 4, Division 4, Subdivision 1, 30 – Assessment benchmarks generally

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; 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.

The following section of this report provides a response to the identified assessment benchmarks as prescribed by the PA.

### 5.1 State Planning Policy

The State Planning Policy was adopted on 3 July 2017 and is Queensland's pre-eminent state planning instrument. It expresses the state interests in land-use planning and development. The current version of the Brisbane City Council Brisbane City Plan 2014 (v35) is considered to be aligned with the State Planning Policy. Subsequently, no further assessment is required.

### 5.2 South-East Queensland Regional Plan (ShapingSEQ)

The site is included within the Urban Footprint of the South-East Queensland (SEQ) Regional Plan (ShapingSEQ). The proposed development is consistent with the intent for the regional land use category.

### 5.3 Development Assessment Mapping System (DAMS) Layers

#### 5.3.1 State Assessment and Referral Agency (SARA) DAMS Layers:

Layer	Applicable
SEQ Regional Plan Land Use Categories	Urban Footprint
Queensland heritage place	N/A
Unexploded Ordnance	N/A
Coastal Protection	N/A
Fish Habitat Areas	N/A
Water Resources	Water resource planning area boundary
Wetland Protection Areas	N/A
Native Vegetation Clearing	N/A
Koala Habitat in SEQ Region	N/A
Maritime Safety and Development	N/A
Port of Brisbane	N/A
State Transport	N/A

#### 5.3.2 Non-SARA DAMS Layers:

Layer	Applicable
Electricity Infrastructure	N/A

### 5.4 Development Assessment Forms

The Development Assessment forms are the approved forms under the PA and must be used for applications lodged under this Act. The following forms are included in this submission to the Local Council:

- DA Form 1 – Development Application Details.

### 5.5 Referral Agencies

A referral agency is a generic term and covers both ‘advice’ agencies and ‘concurrence’ agencies. If there is a requirement under the PR for an entity other than the assessment manager to have input in the assessment of a specified development application, the application is referred to that agency. No referral agencies have been identified as part of this application.

### 5.6 State Development Assessment Provisions

As the proposed development does not trigger assessment under the PA, the State Development Assessment Provisions aren’t applicable to this application.

### 5.7 Public Notification

As the proposed application is Impact Assessable, public consultation will be required to be undertaken in accordance with Part 4 of the Development Assessment Rules [s68 of the Planning Act 2016]. The applicant is required to give public notice by:

- publishing a notice at least once in a newspaper circulating generally in the locality of the premises the subject of the application;
- placing notice on the premises the subject of the application that must remain on the premises for the period of time up to and including the stated day; and
- giving notice to the adjoining owners of all adjoining the premises the subject of the application.

Public consultation will begin as required under the DA Rules at the conclusion of the Information Request Stage.

## 6 LOCAL PLANNING FRAMEWORK

### 6.1 Introduction

The site is located within the Brisbane City Council area and is subject to assessment against the Brisbane City Plan 2014 (v35). This application has been made in accordance with Chapter 3 of the *Planning Act 2016 (PA)* and constitutes an application for an Impact Assessable Development Permit for a Reconfiguration of a Lot.

### 6.2 Brisbane City Plan 2014 (v35) Planning Provisions

#### 6.2.1 Zone

The subject site is located within the CR2 Character (Infill Housing) as depicted in the below imagery.



**Figure 4:** Aerial view depicting the zoning of the property. **Source:** Brisbane City Council

#### 6.2.2 Overlays

Under the Brisbane City Plan 2014 (v35), the site is identified as being affected by a number of overlays as demonstrated below in Table A. Assessment against the relevant overlays has been undertaken. Complete responses to each applicable overlay code have been provided in **Appendix B**.

Table A – Overlay Assessment		
Overlay	Assessment (assessed under Part 5 of the Brisbane City Plan 2014 (v35))	Assessment Benchmark
Airport environs overlay	N/A	Airport environs overlay code
Community purposes network overlay	Code Assessable	Community purposes network overlay code
Critical infrastructure and movement network overlay	N/A	Critical infrastructure and movement network overlay
Dwelling house character overlay	N/A	Dwelling house character overlay code
Flood overlay	Code Assessable	Flood overlay code
Road hierarchy overlay	Code Assessable	Road hierarchy overlay code
Streetscape hierarchy overlay	Code Assessable	Streetscape hierarchy overlay code

**Table A – Overlay Assessment**

Overlay	Assessment (assessed under Part 5 of the Brisbane City Plan 2014 (v35))	Assessment Benchmark
Traditional building character overlay	N/A	Traditional building character overlay code

### 6.2.3 Neighbourhood Plan / Local Plan

The subject site is located within the following Neighbourhood Plan or Local Plan and will form part of the relevant Assessment Benchmarks:

- Coorparoo and Districts neighbourhood plan

### 6.2.4 Level of Assessment

Under the Table of Assessment for the CR2 Character (Infill Housing) (Part 5 of the Brisbane City Plan 2014 (v35)), the proposed Reconfiguring a Lot (1 into 2) requires Impact Assessment. Please find an extract below:

Zone / Overlay	Categories of Development and Assessment	Assessment Benchmarks
Character (Infill Housing) Zone	<p><b>Impact assessment</b></p> <p>If a reconfigured lot is:</p> <p>c. less than 450m<sup>2</sup>; or                      d. less than 600m<sup>2</sup>,                      where a <a href="#">rear lot</a></p>	<p>The planning scheme including:</p> <ul style="list-style-type: none"> <li>• Subdivision code</li> <li>• Character Residential Zone Code</li> <li>• Prescribed secondary code</li> </ul>

### 6.2.5 Applicable Codes

The proposed development application will be subject to assessment against the Brisbane City Plan 2014 (v35). The following planning scheme codes have been identified as Assessment Benchmarks:

- Strategic Framework Response code
  - Theme 2: Brisbane's outstanding lifestyle
    - Element 2.1 – Brisbane's identity
    - Element 2.2 – Brisbane's housing and accommodation choices
    - Element 2.3 – Brisbane's healthy and safe communities
  - Theme 4 Brisbane's highly effective transport and infrastructure
    - Element 4.1 – Brisbane's transport infrastructure networks
    - Element 4.2 – Brisbane's other infrastructure networks
    - Element 4.3 – Brisbane's coordinated infrastructure planning and delivery
  - Theme 5: Brisbane's CityShape
    - Element 5.5 – Brisbane's Suburban Living Areas
    - Element 5.6 – Brisbane's Greenspace System
- Zone code
  - Character Residential Zone (Infill Housing) code
- Neighbourhood code
  - Coorparoo and districts neighbourhood plan code
- Primary code
  - Subdivision code
- Applicable overlay codes (as per section 6.2.2 of this report)
- Prescribed secondary codes
  - Filling and Excavation code
  - Infrastructure Design code
  - Landscape Work code
  - Outdoor Lighting code
  - Park planning and design code
  - Stormwater code
  - Transport Access, Parking and Servicing code
  - Wastewater code

As noted within Part 5 of this planning report, the assessment of this application is limited to the above noted Assessment Benchmarks.

Please find attached as **Appendix B**, an assessment against these codes.

### 6.2.6 Infrastructure charges

Infrastructure charges will be payable as per the relevant Adopted Infrastructure Charges Resolution applicable at the time of lodgement.

## 7 KEY PLANNING MATTERS

The proposed Reconfiguring a Lot (1 into 2) was found to be generally consistent with the intent of the Brisbane City Plan 2014 (v35) and its associated planning provisions and relevant Assessment Benchmarks. Please refer to **Appendix B** for a full response to the applicable codes as noted in section 6.2.5 of this report. An overview of the key planning matters has been provided below in support of the proposal.

### 7.1 Strategic Framework

As the proposed development is Impact Assessable, an assessment has been undertaken against the Strategic Framework of *Brisbane City Plan 2014*, that is relevant to the assessment of this application. Please find attached this full assessment in **Appendix B**. As demonstrated through this assessment, the proposed development is consistent with the strategic framework and should be supported by Council.

### 7.2 Coorparoo and Districts Neighbourhood Plan

The proposed reconfiguration of the lot has been assessed against the relevant Acceptable Outcomes and is considered to be largely compliant. The subdivision retains existing vegetation on the site, makes use of the existing driveway infrastructure, and has been designed to remain consistent with the intent and character of the neighbourhood plan. Overall, the proposal demonstrates a cohesive outcome that integrates well with the surrounding area.

### 7.3 Character Residential Zone (Infill Housing) code

The proposed reconfiguration of the lot has been assessed against the relevant Acceptable Outcomes of the Character Residential Zone Code and is considered to be largely compliant.

Within Character Residential Zone (Infill Housing), the proposed subdivision is consistent with the intended outcomes for residential density and development form. Whilst the proposed rear lot is 450m<sup>2</sup> and below the minimum 600m<sup>2</sup> lot size, this zone's intent is to facilitate low-density infill development of one dwelling per 300 m<sup>2</sup> which this allotment configuration achieves. Both proposed lots are each capable of accommodating a single dwelling, aligning with the planned density. In this regard, the subdivision satisfies the intent of the zone by enabling additional housing in a manner that remains consistent with the low-density character and development expectations of the area.

The character values emphasised within the Character Residential Zone will be maintained, as the existing dwelling on the site will be retained. This ensures the established built form and neighbourhood character are preserved while allowing for appropriate subdivision of the land as demonstrated within **Appendix B** – Code Response.

### 7.4 Subdivision code

The proposed reconfiguration of the lot has been assessed against the relevant Acceptable Outcomes of the Subdivision Code and is considered to be largely compliant. Further justification into the following Performance Outcome is required and follows:

#### **PO1**

*Development results in lots and an arrangement of lots that:*

- a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;*
- b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;*
- c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;*
- d. complement the streetscape, local context and character for the locality;*
- e. address development constraints.*

The proposed development involves the reconfiguration of one lot into two residential lots within the Character Residential Zone (CR2 – Infill Housing). The proposed subdivision results in the following lot configuration:

- **Lot 1:** 462m<sup>2</sup>
- **Lot 2 (rear lot):** 450m<sup>2</sup>

- **Easement A (access):** 100m<sup>2</sup>

Although the proposed rear lot is 450m<sup>2</sup> and therefore below the 600m<sup>2</sup> minimum lot size referenced in the code. The subdivision is fully compliant with the maximum density under the Character Residential Zone (Infill Housing), which allows for a density of one dwelling per 300m<sup>2</sup>. The proposed development results in two lots that are capable of accommodating one dwelling each, which is consistent with the intended density outcomes for the zone (as justified in the section above). Accordingly, the proposed subdivision does not exceed the anticipated residential density and remains aligned with the planning intent for infill housing within the Character Residential Zone.

Each lot has been designed to ensure it is functional, usable and capable of accommodating future residential development consistent with the applicable planning controls. Both proposed lots comply with the minimum rectangular building envelope dimensions of 6m x 15m specified in *Table 9.4.10.3.B*, ensuring that each lot can support a compliant dwelling house. The lots are regular in shape and provide sufficient area for residential site planning outcomes, including building setbacks, private open space and servicing requirements.

Access arrangements have also been appropriately addressed. Lot 1 retains direct access to Plimsoll Street via the existing driveway, while access to Lot 2 is facilitated via a proposed access easement using an existing driveway. The easement has an area of 100 m<sup>2</sup> and has been designed in accordance with the Transport, Access, Parking and Servicing Planning Scheme Policy. It provides functional access for standard residential vehicle types and ensures the rear lot can operate as a fully functional residential allotment.

The proposed subdivision is consistent with the existing streetscape, local context and established character of the locality. The front lot maintains a direct relationship with the street frontage, ensuring the traditional pattern of development within the Character Residential Zone is retained. The rear lot is positioned behind the primary street frontage lot and will not disrupt the prevailing streetscape rhythm or character outcomes. Further justification regarding consistency with the character outcomes of the zone is provided in **Section 7.2** Character Residential Zone (Infill Housing) of this report and **Appendix B – Code Response**.

All applicable overlays and site constraints have been carefully considered in the design of the subdivision. In particular, overland flow has been identified as a relevant constraint affecting the site. This matter has been comprehensively assessed through detailed engineering analysis, with findings demonstrating that the subdivision can occur without creating adverse flooding or drainage impacts. Full justification is provided in **Appendix C – Flood Report**.

Overall, the proposed lot configuration achieves appropriately sized and functional residential allotments that are capable of supporting compliant development consistent with the planning scheme. The subdivision aligns with the intended density outcomes of the Character Residential Zone, maintains the established streetscape character, and appropriately addresses relevant site constraints. Accordingly, the proposed development satisfies PO1 and the remainder of the of the Subdivision Code as outlined in **Appendix B**.

## 7.5 Overlay codes

### 7.5.1 Flood Hazard code

The proposed reconfiguration of the lot has been assessed against the relevant Acceptable Outcomes and is considered to be largely compliant with the Flood Hazard code. For further information please refer to **Appendix C - Flood Report**.

### 7.5.2 Streetscape Hierarchy code

The proposed reconfiguration of the lot has been assessed against the relevant Acceptable Outcomes and is considered to be largely compliant, though the following Performance outcome needs further analysis:

#### **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.*

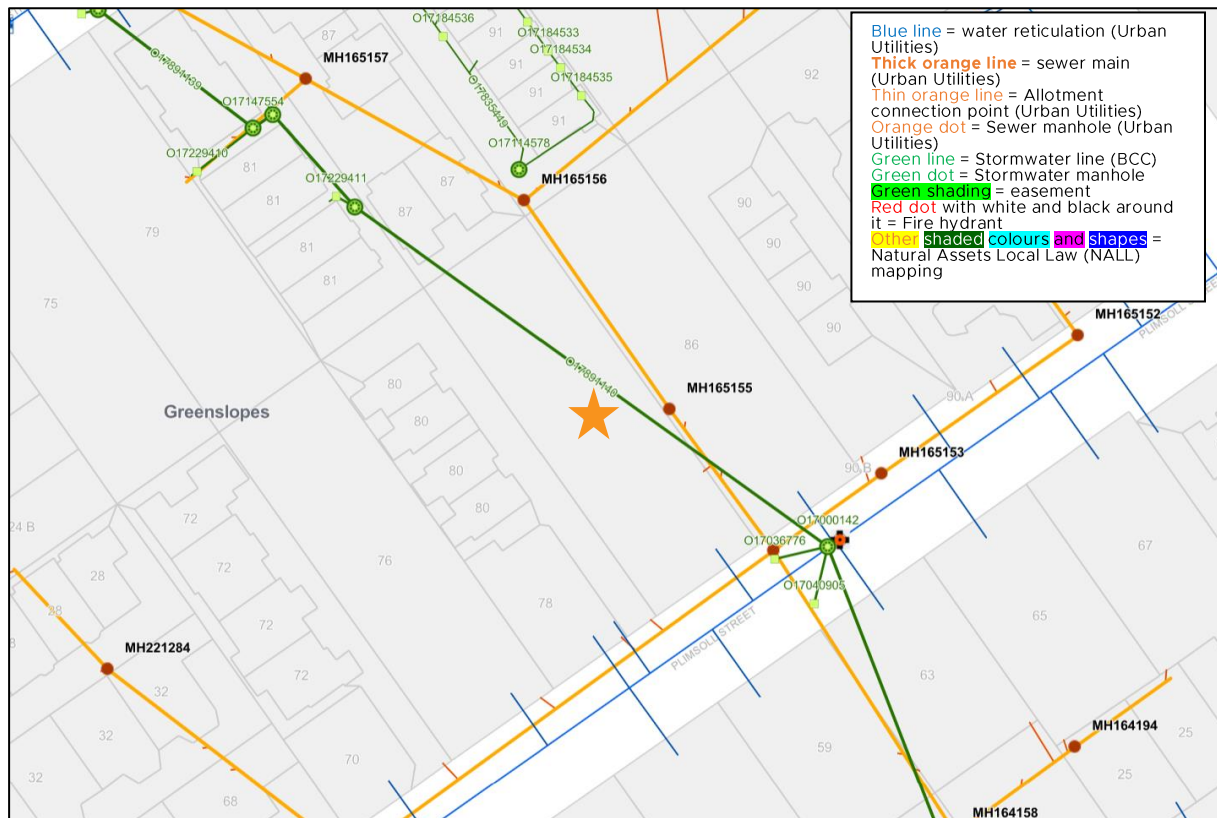
The verges along the side of Plimsoll Street on which the subject site is located fall within the Neighbourhood Street – Major overlay and are consistently aligned at approximately 3m in width. This does not strictly comply with AO1 of Table 8.2.20.3.B, which specifies a minimum verge width of 3.75m.

The existing verge currently contains a number of subtropical street trees though; there is no footpath provided on the subject sites side of the street. However, a footpath is available on the opposite side of Plimsoll Street, which provides adequate pedestrian connectivity and access along the street. Accordingly, the existing footpath network on the opposite verge is considered sufficient to service the street and accommodate pedestrian movement.

### 7.6 Existing Service Analysis

The site is considered well-serviced by the existing infrastructure along Plimsoll Street.

Each proposed lot can be connected to the reticulated water supply via the Plimsoll Street frontage. Stormwater from the lots will be directed to the kerb and channel along Plimsoll Street, while sewerage services are available both along Plimsoll Street and the eastern boundary of the site. All necessary infrastructure can be accommodated within the proposed Easement A.



**Figure 5:** Existing utility services to subject site **Source:** BCC Community Maps

## 8 CONCLUSION

This application seeks approval from Brisbane City Council approval for a Development Permit for a Reconfiguring a Lot (1 into 2) at 84 Plimsoll Street, Greenslopes QLD 4120, formally described as Lot 71 on RP13210.

The proposed development should be supported by Brisbane City Council due to the following reasons:

- The development provides a consistent lot size and density intended for the CR2 Character (Infill Housing);
- All new allotments can be appropriately serviced by the infrastructure required for a its intended future development including water, sewer, stormwater, telecommunications and electricity; and
- The proposed was assessed against all of the Assessment Benchmarks which included the, Strategic Planning Framework, Acceptable Outcomes, Performance Outcomes, and Overall Outcomes of the Zone, Neighbourhood Plan, Overlays and Secondary Codes, and no significant planning issues were identified.

As a result of the findings of this report and assessment, Steffan Harries concludes by respectfully requesting a favourable decision from Brisbane City Council with regards to this development application, subject to reasonable and relevant conditions.