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Town Planning Assessment

Address	27 Morris Street, Paddington
Application	Development Permit for Reconfiguration of a Lot for Subdivision (1 into 2 Lots)
Applicant	Weiss Holdings Pty Ltd
Date	November 2026

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Prepared for: Weiss Holdings Pty Ltd

Prepared by: Mewing Planning Consultants

Our reference: 26272

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You must read the disclaimer appearing at the conclusion of this report.

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Appendix A **Brisbane City Council Code Assessment**

Appendix B **Certificate of Title**

Appendix C **Subdivision Plan**

Appendix D **Engineering Assessment**

Summary

Site and Planning Framework Details

Table 1 - Site Details and Planning Framework	
Site Details	
Address	27 Morris Street, Paddington
RP Description	Lot 16 on SL89
Site Area	804m^2
Owner	Weiss Holdings Pty Ltd A.C.N. 165 777 999 Trustee Under Instrument 725151684 Refer to the Certificate of Title within **Appendix B**
Easement /Encumbrances	The site is not affected or burdened by any easement/s or encumbrances.
Planning Framework	
Local Government	Brisbane City Council
Planning Scheme	*Brisbane City Plan 2014 – v37.00/2026*
Strategic Framework	Suburban Living Area
Zone	Character Residential Zone (Infill Housing)
Neighbourhood Plan	Ithica District Neighbourhood Plan (Hillside Character Precinct)

Overlays	• Airport Environs Overlay
	  ○ OLS – Horizontal limitation surface boundary
	  ○ PANS – Procedures for air navigation surfaces
	  ○ BBS Zone – Distance from airport 8-13km
	• Community Purposes Network Overlay
	• Critical Infrastructure and Movement Network Overlay
	  ○ Critical infrastructure and movement planning area sub-category
	• Dwelling House Character Overlay
	• Flood Overlay
	  ○ Overland flow flood planning area
	• Potential and actual acid sulfate soils overlay
	  ○ Potential and actual acid sulfate soils sub-category
	  ○ Land above 5m AHD and below 20m AHD sub-category
	• Road hierarchy Overlay
	  ○ Neighbourhood Road
	• Streetscape Hierarchy Overlay
	  ○ Neighbourhood street minor
	• Traditional Building Character Overlay
	  ○ Neighbourhood character sub-category

State Designations	• SEQ Regional Plan
	  ○ Urban footprint
	• Water Resources
	  ○ Water resource planning area boundaries
	• Native Vegetation Clearing
	  ○ Category X on regulated vegetation map

Development Application Details

Table 2 - Development Application Details	
Proposal Overview	The Applicant proposes to subdivide the existing parcel into two standard allotments (1 into 2 lot subdivision), with each lot having an area of 402m^2 and frontage of 10 metres to Morris Street. The existing post-1947 building on site is to be demolished to make good for new development to occur (identified as accepted development), with each proposed lot to accommodate a future dwelling house (subject to separate application processes due to the site being within the Traditional Building Character Overlay). For further detail refer to **Chapter 3** of the Town Planning Report and **Appendix C – Subdivision Plan**.
Development Description	Development Permit for Reconfiguration of a Lot for Subdivision (1 into 2 Lots)
Level of Assessment	Impact Assessment
Assessment Manager	Brisbane City Council
Referral Agencies	No applicable referral agencies
Public Notification	Yes – Minimum 15 business days
Applicant	Weiss Holdings Pty Ltd
Applicant's Representative	Jared Stewart, Principal Planner Mewing Planning Consultants GPO Box 1506, Brisbane Qld 4001 jared.stewart@mewing.com.au 0432 154 328
	Emma McDonnell, Graduate Town Planner Mewing Planning Consultants GPO Box 1506, Brisbane Qld 4001 emma.mcdonnell@mewing.com.au 0432 428 017
Supporting Material	**Appendix A** – Brisbane City Council Code Assessment **Appendix B** – Certificate of Title **Appendix C** – Subdivision Plan **Appendix D** – Engineering Assessment

1. Introduction

This Town Planning Assessment accompanies a development application made by Weiss Holdings Pty Ltd (**the Applicant**) over land located at 27 Morris Street, Paddington (**the site**).

The Applicant proposes to subdivide the existing parcel into two standard allotments (1 into 2 lot subdivision), with each lot having an area of 402m^2 and frontage of 10 metres to Morris Street.

The existing post-1947 building on site is to be demolished to make good for new development to occur (identified as accepted development), with each proposed lot to accommodate a future dwelling house (subject to separate application processes due to the site being within the Traditional Building Character Overlay).

To facilitate the proposed development, the Applicant seeks a Development Permit for Reconfiguration of a Lot for Subdivision (1 into 2 Lots).

The development application is subject of assessment pursuant to the *Planning Act 2016* (**Planning Act**). The applicable planning scheme in this instance is the *Brisbane City Plan 2014* (**City Plan**).

The proposal is assessable development pursuant to the Planning Act and the City Plan. In this instance, an Impact Assessable development application is required. Brisbane City Council is the assessment manager, and referral is not triggered to the State Assessment and Referral Agency or any other authority in this instance.

This Town Planning Assessment provides a comprehensive assessment of the proposed development having regard to the Planning Act and the City Plan. Key components of the Town Planning Assessment comprise:

- an overview of the site details and local context (**Chapter 2**);
- a description of the proposed development (**Chapter 3**); and
- an assessment against the applicable town planning framework (**Chapter 4**).

The Town Planning Assessment is supported by specialist reports and other material including:

- Brisbane City Council Code Assessment (**Appendix A**);
- Certificate of Title (**Appendix B**);
- Subdivision Plan, prepared by AJS Surveys (**Appendix C**); and
- Engineering Assessment, prepared by Naxos Engineers (**Appendix D**).

2. Site Details and Local Context

2.1 Site Details

2.1.1 Address and Real Property Description

The site is located on 27 Morris Street, Paddington, formally described as Lot 16 on SL89 (**the site**).



Figure 1: *Subject Site (location depicted by 'green' outline) (**Source:** Landchecker, 2026)*

2.1.2 Location

The site is located within the inner-city suburb of Paddington which is predominantly characterised by low density residential development. The site is located in proximity to the Latrobe Terrace (one of the main roads connecting Paddington), Paddington Central Shopping Centre (one of Paddington's main District Centres) and Strathpine Road (to the north), and a bus stop approximately 210m north of the site.

2.1.3 Shape and Size

The site can be described as regular in shape and has a total site area of 804m^2. The site comprises a single road frontage of approximately 20 metres to Morris Street.

2.1.4 Ownership and Encumbrances

The registered owner of the site is identified as Weiss Holdings Pty Ltd A.C.N. 165 777 999 (Trustee under instrument 725151684). The site is not identified as being benefitted or burdened by any easements.

A copy of the Certificate of Title is included within **Appendix B**.

2.1.5 Current Use

The site is currently improved by an existing post-1947 dwelling house.

2.1.6 Topography

The site slopes from the rear boundary (east) at approximately 26.5m AHD to approximately 19.5m AHD along the Morris Street frontage (west). The total fall across the site is approximately 7 metres.

2.1.7 Vegetation and Ecology

The site contains some domestic landscaping associated with the existing post-1947 dwelling house but is not identified as protected under the Biodiversity Areas Overlay, Significant Landscape Overlay or Waterway Corridors Overlay under City Plan. Furthermore, and in accordance with Brisbane City Council's Protected Vegetation Report, there is no record of any vegetation on the property being protected under the *Natural Assets Local Law (NALL) 2003*.

The site is mapped under state mapping as being in Regulated vegetation management map (Other vegetation categories) – Category X. The inclusion of the site in this map does not trigger any referral requirements.

2.1.8 Flooding

A review of Brisbane City Council's mapping indicates that the site is affected by the Flood Overlay, specifically a portion of the Morris Street frontage is identified as being affected by Overland Flow Flood Planning Area (as illustrated in **Figure 2** below).

The site is not affected by the Brisbane River flood planning area or Creek/waterway flood planning area.



Figure 2: *Flood Hazard Overlay mapping (overland flow flood planning area) (**Source:** Brisbane City 2014)*

2.1.9 Heritage and Character

The site is not identified as a State or Local Heritage Place, however is included in the Character Residential Zone (Infill Housing) and Traditional Building Character Overlay (Neighbourhood character sub-category) under City Plan.

Having regard to historical aerial photography for the site, the existing dwelling house was constructed post-1947 and its removal / demolition does not trigger assessable development against the City Plan.

2.1.10 Roads and Verges

The site comprises a single road frontage to Morris Street (aligning the western boundary), with vehicular access for the existing post-1947 dwelling obtained via a single driveway crossover.

The type and function of Morris Street is as follows:

- Designated as a local order road (Neighbourhood road);
- Frontage of approximately 20 metres;
- Two (2) way road, with one (1) travelling lane in each direction;
- Travelling lanes are separated by a vegetated median strip;
- Informal parking is available on both sides of the road; and
- Verge width of approximately 1.5 metres, with existing concrete footpath along the site's frontage.

2.1.11 Infrastructure Networks

The existing post-1947 dwelling on site is presently serviced by all essential urban infrastructure networks, including reticulated water supply, sewerage, electricity, telecommunications, and stormwater drainage. New property connections will be installed to service each proposed allotment.

For further details, refer to the Engineering Assessment prepared by Naxos Engineers within **Appendix D**.

2.2 Local Context

2.2.1 Surrounding Land Use

The site is situated along Morris Street in the inner-city suburb of Paddington, with properties predominated by residential land uses in particular 1 to 2 storey dwelling houses (mix of pre- and post-1947 constructions). Paddington Central shopping centre (District Centre) located at the southern end of Morris Street (corner with Latrobe Terrace).

The site is located within approximately 210m metres walking distance of an existing bus stop (north along Kennedy Terrace) serviced by bus services run by Translink. The site is well-connected to higher order roads, including Kennedy Terrace (District Road) to the north and Latrobe Terrace (Suburban Road) to the south.

The broader locality predominantly comprises detached dwelling houses identified in the Character Residential Zone and the Low Medium Density Zone. The lots identified in the Character Residential Zone comprise a range of areas, with the majority comprising areas of less than 450m^2, typical of more historic suburbs in Brisbane like Paddington (**Figure 3**).



Figure 3: *Context Map – Surrounding Lot Sizes (**Source:** Landchecker, 2026)*

2.2.2 Site Approvals History

A review of Brisbane City Council's public scrutiny system (Development.i) does not identify any current development applications and/or approvals over the site.

3. Proposed Development

3.1 Overview

The Applicant proposes to subdivide the existing land to create two (2) new residential allotments, each with an area of 402m^2 and frontage of 10 metres to Morris Street (as illustrated in **Figure 4**).

The existing post-1947 dwelling house and ancillary structure on site are to be demolished/removed to facilitate the proposed subdivision. Each proposed lot is to be developed in the future for a dwelling house, with individual property connections to be installed for all essential infrastructure networks and separate driveway crossovers constructed to their respective frontage to Morris Street.

Further details regarding the proposed development are provided in the following sections.

3.2 Application Particulars

Table 3 provides a summary of the development application particulars.

Table 3 - Development Application Particulars	
Development Description	Development Permit for Reconfiguration of a Lot for Subdivision (1 into 2 Lots)
Assessment Trigger	Reconfiguring a lot in the Character Residential Zone, where the resulting lots less than 450m^2 for a standard lot
Category of assessment	Impact Assessment
Assessment Manager	Brisbane City Council
Referral Agencies	No applicable referral agencies
Public Notification	Yes – Minimum 15 business days

3.3 Proposed Development

3.3.1 Lot Configuration

The development proposes to subdivide the existing parcel to create the following allotments:

- **Proposed Lot 1** – Small allotment that is rectangular in shape with a site area of 402m^2 and 10 metres frontage to Morris Street.
- **Proposed Lot 2** – Small allotment that is rectangular in shape with a site area of 402m^2 and 10 metres frontage to Morris Street.

The proposed lot configurations achieve compliance with the minimum lot sizes, average lot width / minimum frontage and lot dimensions specified for small lot in the Infill housing zone precinct of the Character Residential Zone under AO1 and Table 9.4.10.3.B of the Subdivision Code.

Furthermore, the proposed subdivision results in a dwelling yield of 1 dwelling per 402m^2 which complies with the maximum prescribed under Overall Outcome (7)(c) of the Character Residential Zone Code (1 per 300m^2 of site area).

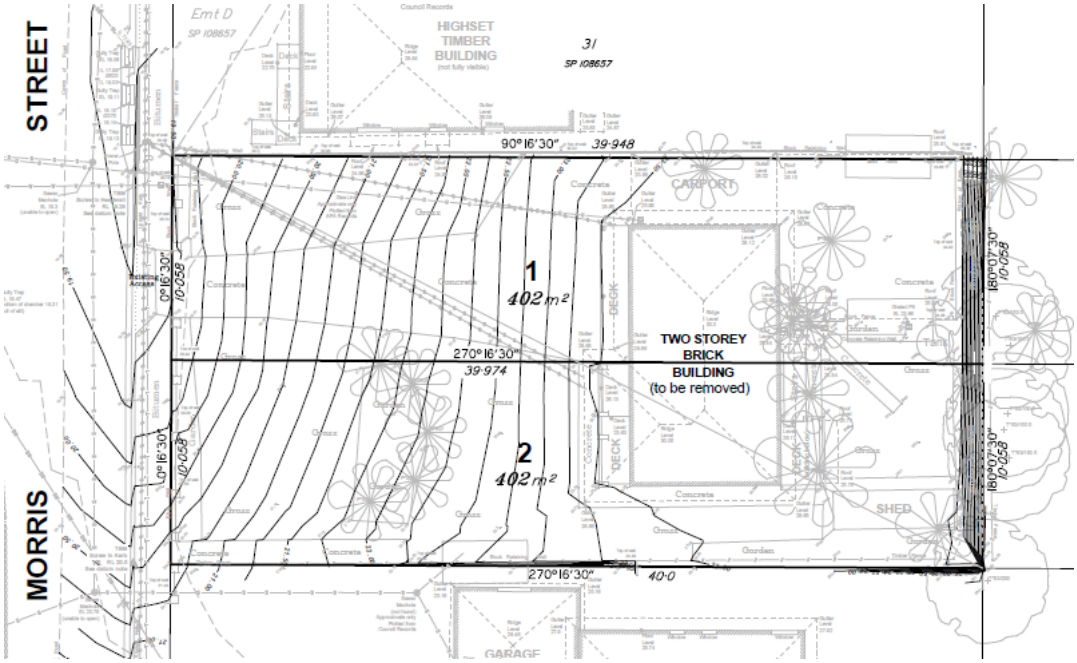

Figure 4: *Proposed Subdivision Layout (**Source:** AJS Surveys, 2026)*

Table 4 – Development Summary		
	Proposed Lot 1	**Proposed Lot 2**
Lot Type	Small Lot	Small Lot
Lot Size	402m^2	402m^2
Frontage Width	10 metres to Morris Street	10 metres to Morris Street
Lot Dimensions	10m x 40.2m	10m x 40.2m
Future Use	Dwelling House	Dwelling House

3.3.2 Vehicular Access & Refuse Collection Arrangements

Vehicular access for proposed lots 1 & 2 will be obtained via separate driveway crossovers to be constructed along their frontages to Morris Street. The driveway crossovers will be constructed at the same time as the future dwelling houses and in accordance with the relevant design standards under the City Plan and will be subject to separate development application process due to the land being contained within the Traditional Building Character Overlay.

Kerbside refuse collection along Morris Street is proposed for both proposed lots, with individual bins to be stored within the future dwelling house and placed along street frontage on collection day.

3.4 Technical Details

3.4.1 Infrastructure Networks

Naxos Engineers have prepared an Engineering Assessment which addresses engineering matters under the City Plan. The Engineering Assessment is included in **Appendix D** to this report.

The report identifies that both proposed lots are capable of being connected to existing or new (where required) stormwater, water, sewer, electrical and telecommunications within or adjoining the site.

3.4.1.1 Stormwater Quantity and Quality

The Lawful Point of Discharge is proposed toward the Morris Street Kerb and Channel.

With regards to stormwater quality, the development does not trigger the State Planning Policy requirement for a Site Based Stormwater Quality Management Plan under Water Quality where involving a site less than 2,500m^2 and less than 6 lots.

3.4.1.2 Sewer Reticulation

There are two existing Ø150mm EW sewer mains located within proximity of the site. One at the front of the property within Morris Street verge and another along the southern boundary within the neighbourhood property (Lot 17 SL89).

An existing sewer main identified to the south of the site, provides connection to an existing house connection over the site. These existing connections will be re-used to proposed Lot 2. While a new sewer connection is proposed to connect to the existing sewer main to service proposed Lot 1.

3.4.1.3 Water Reticulation

There is an existing Ø100mm CI main identified in Morris Street.

There is an existing DN20 meter and service, connected to the existing DN100 CI main which is proposed to be reused to service Proposed Lot 1. While it is proposed that Lot 2 will be serviced via a new DN20 meter with DN25 PE100 SDR11 water service connected to the existing DN100 CI main.

3.4.1.4 Electricity and Telecommunications

The site can be serviced by electricity at the following locations:

- Overhead powerlines that are situated along the eastern verge of Morris Street, directly adjacent to site.

The site can be serviced by telecommunications at the following locations:

- Underground NBN and Telstra cables are situated along the eastern and western verges of Morris Street, to the north and south of the site.

3.4.2 Flood

Naxos Engineers have prepared an Engineering Assessment which addresses engineering matters under the City Plan.

The report identifies that the creation of both proposed lots will not change the existing flood patterns and is compatible with the flood hazard in a defined flood event.

For further detail refer to the Engineering Assessment included in **Appendix D** of this report.

4. Assessment against Statutory Planning Framework

4.1 Introduction

This Chapter of the Town Planning Assessment identifies the applicable components of the statutory town planning framework and provides an assessment against those components. A summary of the proposed development's compliance with the statutory town planning framework is provided at the conclusion of this Chapter.

4.2 State Planning Framework

4.2.1 Planning Act 2016

The Planning Act is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments.

4.2.2 Decision Rules

This development proposal involves assessable development under the City Plan and requires an Impact Assessable development application to be made to the Assessment Manager, in this case Brisbane City Council.

According to 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.

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"*

Assessment benchmarks for Impact Assessment are described in Section 30 and Section 31 of the *Planning Regulation 2017* (**Planning Regulation**):

"(30)(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."

"(31)(1)For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—

(a) the matters stated in schedules 9 and 10 for the development; and

(b) if the prescribed assessment manager is the chief executive—

(i) the strategic outcomes for the local government area stated in the planning scheme; and

(ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and

(iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and

(iv) the State Planning Policy, parts C and D; and

(v) for premises designated by the Minister—the designation for the premises; and

(c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; and

(d) if the prescribed assessment manager is a person other than the chief executive—

(i)the regional plan for a region; and

(ii)the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii)for designated premises—the designation for the premises; and

(e) any temporary State planning policy applying to the premises; and

(f) any development approval for, and any lawful use of, the premises or adjacent premises; and

(g) the common material.

At the time of the lodgement of the development application, the common material comprises the application material only. The application material includes an assessment of the proposed development against the relevant assessment benchmarks. Information arising from the Information Request stage and Public Notification stages will also form part of the common material to be assessed by the Assessment Manager.

4.2.3 Public Notification

Pursuant to Section 53 of the Planning Act, the notification stage of the development assessment process applies to an application if either of the following applies –

"(a) any part of the application requires impact assessment; or

(b) the application includes a variation request."

As the development application requires Impact Assessment, as such public notification pursuant to the Planning Act is required in this instance.

4.2.4 State Planning Policy

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

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the State Planning Policy represents an assessment benchmark and the assessment manager must have regard to State Planning Policies if it is not identified as being appropriately reflected in the planning scheme.

Part 2 of the City Plan identifies the State Planning Policy (to the extent it is applicable) as being appropriately reflected in the City Plan, except for the following State interests.

- State interest – Natural hazard, risk and resilience – The bushfire prone area in the planning scheme does not reflect the State mapping layer.
- State interest – Strategic airports and aviation facilities – The building restricted area is not identified in the planning scheme.

The abovementioned State interests are not applicable to the site or the assessment of the development and therefore a separate assessment against the State Planning Policy is not applicable in this instance.

4.2.5 Referral Jurisdiction and State Development Assessment Provisions

Section 55(2) of the Planning Act states that:

> *"For any other referral agency, a regulation may prescribe the matters the referral agency–*
>
> *(a) may, must or must only assess a development application against; and*
>
> *(b) may, must, or must only have regard to for the assessment."*

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; and*
>
> *(b) for section 55(2) of the Act, the matters the referral agency—*
>
> *(i) may or must assess the development application against; and*
>
> *(ii) may or must assess the development application having regard to."*

The proposed development does not require referral to the State Assessment and Referral Agency and consequently the State Development Assessment Provisions do not apply.

4.2.6 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the assessment benchmarks for the assessment of development applications where the Chief Executive if a referral agency.

In the case of the development application no referral is required to the State Assessment Referral Agency and accordingly, no assessment against the State Development Assessment Provisions in this instance is applicable to the development application.

4.2.7 South East Queensland Regional Plan

The South East Queensland Regional Plan 2023 (**the Regional Plan**) provides a sustainable growth management strategy for the region that articulates strategic direction and certainty that will accommodate an increase in population in South East Queensland.

As prescribed in 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.

Section 2.2 of the City Plan identifies that the Regional Plan has been appropriately reflected in the City Plan. Notwithstanding the development application continues to support the strategies and outcomes of the Regional Plan.

Shaping SEQ 2023 notably recognises the current housing supply issues faced in South East Queensland and identifies that a target of 210,800 additional homes are to be provided within the Brisbane Local Government Area from 2021 – 2046. The proposed development will contribute to the supply of housing within Brisbane.

The subject site is included in the area mapped as Urban Footprint, the intent of which is to accommodate a range of urban uses in the form of housing, businesses, infrastructure, community facilities and well-planned urban environments. The outcome of the proposed development (comprising a small-scale residential subdivision) is aligned with the intent of the Urban Footprint.

4.3 Local Planning Framework

4.3.1 Brisbane City Plan 2014

The City Plan commenced on 30 June 2014 and is the relevant planning scheme for the assessment of development proposes within the City of Brisbane.

The City Plan version applicable at the time of this development application is v37.00/2026.

4.3.2 Category of Assessment

Table 5 sets out the category of assessment for the relevant zone, neighbourhood plan and overlays.

The proposed development will be subject to the highest applicable level of assessment and therefore the application is subject to **Impact Assessment** due to the reconfigured lots being less than 450m^2 in size for land in the Character Residential Zone.

Table 5 – Category of Assessment			
	Application Triggers	**Level of Assessment**	**Assessment Benchmarks**
Zone			
Character Residential Zone	RAL, if a reconfigured lot is less than 450m^2 (where not a rear lot)	**Impact Assessment**	The Strategic Framework Subdivision Code Character Residential Zone Code Prescribed Secondary Codes
Neighbourhood Plan			
Ithaca District Neighbourhood Plan	RAL, if assessable development.	No change	Ithaca District Neighbourhood Plan Code
Overlays			
Airport Environs Overlay	Not applicable	Not applicable	Not applicable
Community Purpose Network Overlay	RAL, if assessable development in the zone or neighbourhood plan	Code Assessment	Community Purposes Network Overlay Code
Critical Infrastructure and Movement Network Overlay	Not applicable	Not applicable	Not applicable
Dwelling House Character Overlay	Not applicable	Not applicable	Not applicable
Flood Overlay	RAL, if the Overland flow flood planning area sub-category	Code Assessment	Flood Overlay Code – purpose, overall outcomes and outcomes in sections B and C
Potential and Actual Acid Sulfate Soils Overlay	Not applicable	Not applicable	Not applicable
Road Hierarchy Overlay	RAL	Code Assessment	Road Hierarchy Overlay Code – purpose, overall outcomes and outcomes in sections C and D

Table 5 – Category of Assessment			
	Application Triggers	**Level of Assessment**	**Assessment Benchmarks**
Streetscape Hierarchy Overlay	RAL	Code Assessment	Streetscape Hierarchy Overlay Code – purpose, overall outcomes and outcomes in sections A and B
Traditional Building Character Overlay	Not applicable	Not applicable	Not applicable

4.3.3 Strategic Framework

The subject site is identified in the Suburban Living Area of the Strategic Framework mapping for the CityShape theme and is further contained within the Infill Housing Zone Precinct of the Character Residential Zone.

Overall Outcome (3)(a) of the Character Residential Zone Code states *'development in the zone supports the implementation of the policy direction sets in the Strategic framework, in particular:*

i. Theme 2: Brisbane's outstanding lifestyle, Element 2.1 – Brisbane's identity and Element 2.2 – Brisbane's housing and accommodation choices;

ii. Theme 5: Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas.

The proposal is consistent with the abovementioned themes and elements, having regard to the following:

- The proposed subdivision facilitates future development that can contribute to greater housing choice, allowing a mix of people to live and work in close proximity to their place of work and support their local economies, services and businesses (Theme 2 – Strategic Outcome 1(g) and Theme 2, Element 2.2 – Land Use 3.2);
- The proposed subdivision facilities future small-scale housing infill development, and provides lots configurations compliant with the zoning intent (Theme 5 – Specific Outcome 2, Land Use Strategy 2.2);
- The resulting lots are of an area, reflective of existing lot sizes in the surrounding Paddington area (Theme 5 – Specific Outcome 4, Land Use Strategy 4.1);
- The proposed subdivision supports development opportunities for future infill development and ensures that residents have easy access to employment, centres, services, community facilities and public space (Theme 2 -–Strategic Outcome 1(h));
- The proposed development's location in close proximity to public transport networks will encourage a walkable neighbourhood and reduced vehicle-based trips (Theme 5, Element 5.8 – Land Use Strategy 2.1); and
- The resulting lots are of a sufficient area to allow for deep planting and deep soil landscaping (Theme 2, Element 2.1 – Land Use Strategy 9.1).

4.3.4 Zone

The City Plan identifies the subject site within the Character Residential (Infill Housing) Zone.

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

The purpose of the zone code is achieved through its overall outcomes, with the following identified as relevant for the proposed development in the Infill Housing Zone Precinct:

"(7)(a) Development retains a dwelling house built in 1946 or before.

…

(c) Development achieves a maximum dwelling yield of one dwelling per 300m^2 of site area.

…"

4.3.5 Neighbourhood Plan

The subject site is identified within the bounds of the Ithaca District Neighbourhood Plan, and further contained in the Hillside Character Precinct (NPP-008).

The overall outcomes for the Hillside Character Precinct (NPP-008) are as follows:

"(11)(a) Hillside character is maintained, retained and enhanced through sympathetic development that minimises visual impact within its visual catchment;

(b) 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;

(c) Residential development in particular,

(i) provides and/or incorporates: the appearance of traditional character houses uniformly spaced and stepped across well-treed hillsides;

(ii) compatible building height, bulk and proportions;

(iii) construction methods, such as posts or piers, that minimise the amount of alteration to site topography."

4.3.6 Overlays

The City Plan includes a number of overlays which provide additional information in relation to state and local interests. The site is subject to the following overlay designations:

Table 6 – Overlays

Overlay	Sub-category
Airport Environs Overlay	• OLS – Horizontal limitation surface boundary • PANS – Procedures for air navigation surfaces • BBS Zone – Distance from airport 8-13km
Community Purposes Network Overlay	-
Critical Infrastructure and Movement Network Overlay	• Critical infrastructure and movement planning area
Dwelling House Character Overlay	-
Flood Overlay	• Overland flow flood planning area
Potential and Actual Acid Sulfate Soils Overlay	• Potential and actual acid sulfate soils • Land above 5m AHD and below 20m AHD
Road Hierarchy Overlay	• Neighbourhood road
Streetscape Hierarchy Overlay	• Neighbourhood street – minor
Traditional Building Character Overlay	• Neighbourhood character

4.3.7 Assessment Benchmarks and Compliance Summary

The assessment benchmarks and their applicability to the assessment of the Development Application are identified within the table below (**Table 7**).

Table 7 - Assessment Benchmarks Applicability	
Assessment Benchmark	**Applicability**
Zone Code	
Character Residential Zone Code	Applicable – Refer to response in **Appendix A**.
Neighbourhood Plan Code	
Ithaca District Neighbourhood Plan Code	Applicable – Refer to response in **Appendix A**.
Development Code	
Subdivision Code	Applicable – Refer to response in **Appendix A**
Prescribed Secondary Codes	
Filling and excavation code	Not Applicable – The proposed development is for a small-scale residential subdivision and does not involve filling or excavation works.
Infrastructure design code	Applicable – Refer to Engineering Assessment prepared by Naxos Engineers in **Appendix D**
Landscape work code	Not Applicable – The proposed development is for a small-scale residential subdivision and does not involve any landscape within the development site.
Outdoor lighting code	Not Applicable – The proposed development is for a small-scale residential subdivision and does not involve the construction of any outdoor lighting.
Park planning and design code	Not Applicable – The proposed development is for a small-scale residential subdivision and does not involve the provision of any new parkland.
Stormwater code	Applicable – Refer to Engineering Assessment prepared by Naxos Engineers in **Appendix D**
Transport, access, parking and servicing code	Applicable – The proposed development is for a small-scale residential subdivision. The proposed subdivision will be designed and constructed to achieve compliance with the standards in the Transport, Access, Parking and Serving Scheme Policy, this includes providing sufficient frontage to accommodate bins and the driveway crossovers.
Wastewater code	Not Applicable – The proposed development will be connected to QUU's reticulated sewer network and will not involve any on-site wastewater system
Overlay Codes	
Community Purpose Network Overlay Code	Not Applicable – The subject site is not mapped within any of the sub-categories under the Community purposes network overlay mapping and therefore does not trigger assessment against the corresponding overlay code.
Flood Overlay Code	Applicable – Refer to Engineering Assessment prepared by Naxos Engineers in **Appendix D**
Road Hierarchy Overlay Code	Applicable – Refer to response in **Appendix A**

Table 7 - Assessment Benchmarks Applicability	
Assessment Benchmark	**Applicability**
Streetscape Hierarchy Overlay Code	Applicable – Refer to response in **Appendix A**

4.3.8 Compliance Summary

The following sections comprise a summary of compliance against the assessment benchmarks of the applicable codes that apply to the proposed development.

4.3.8.1 Character Residential Zone Code

The proposed development complies with the relevant Overall Outcomes of the Character Residential Zone Code.

A detailed response to the Character Residential Zone Code is provided in **Appendix A**.

4.3.8.2 Ithaca District Neighbourhood Plan Code

The proposed development complies with the applicable Acceptable Outcomes of the Ithaca District Neighbourhood Plan Code. The development therefore complies with the applicable Performance Outcomes, Overall Outcomes and subsequently the Purpose of the code.

A detailed response to the Ithaca District Neighbourhood Plan Code is included in **Appendix A**.

4.3.8.3 Subdivision Code

The proposed development complies with the applicable Acceptable Outcomes of the Subdivision Code. The development therefore complies with the applicable Performance Outcomes, Overall Outcomes and subsequently the Purpose of the code.

A detailed response to the Subdivision Code is included in **Appendix A**.

4.3.8.4 Infrastructure Design Code

Refer to the Engineering Assessment prepared by Naxos Engineers, included within **Appendix D** for a response to the Infrastructure Design Code.

4.3.8.5 Stormwater Code

Refer to the Engineering Assessment prepared by Naxos Engineers, included within **Appendix D** for a response to the Stormwater Code.

4.3.8.6 *Flood Overlay Code*

Refer to the Engineering Assessment prepared by Naxos Engineers, included within **Appendix D** for a response to the Flood Overlay Code.

4.3.8.7 Road Hierarchy Overlay Code

The proposed development complies with all applicable Acceptable Outcomes of the Road Hierarchy Overlay Code. The development therefore complies with the applicable Performance Outcomes, Overall Outcomes and subsequently the Purpose of the code.

A detailed response to the Road Hierarchy Overlay Code is included in **Appendix A**.

4.3.8.8 Streetscape Hierarchy Overlay Code

The proposed development complies with most of the applicable Acceptable Outcomes of the Streetscape Hierarchy Overlay Code. An Alternative Outcome has been proposed for Acceptable Outcome **AO1** (Verge Width).

Verge Width

Acceptable Outcome **AO1** seeks for development to provide verges with dimensions in compliance with Table 8.2.20.3.B of the Streetscape Hierarchy Overlay Code (Neighbourhood Street minor), which specifies a minimum verge width of 3.75m for an existing road. The existing verge width of 1.5m along the site's frontage to Morris Street is proposed to be maintained, therefore proposing an alternative outcome and required to demonstrate compliance with the corresponding Performance Outcome (**PO1**)

Performance Outcome **PO1** of the Streetscape Hierarchy Overlay Code is reproduced below.

> ***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.*

Morris Street comprises a non-standard road design that has been constructed to address the hilly topography present in Paddington and is contributing factor to the current verge widths present in the street. The road carriageway incorporates a spilt-level road design (or stepped profile) and comprises a central median that comprises earthwork batters to manage cross-slopes. As a result, travel lanes are segregated from each other and located at different surface levels (as illustrated in **Figure 5**) but importantly still makes provision of concrete footpaths with both verges to accommodate for high levels of pedestrian movement (as illustrated in **Figure 6**).



Figure 5 *– Central median along Morris Street (**Source:** Google Maps, 2026)*



***Figure 6** – Existing footpath along site's frontage to Morris Street (**Source:** Google Maps, 2026)*

While the existing verge width is not capable of supporting new street trees to be installed (without compromising pedestrian movement), existing mature vegetation is present within the central median and contributes to a high level of streetscape amenity along the Morris Street.

In addition, Morris Street comprises predominately character houses on small lots (less than 450m^2) and have limited future development opportunity. Thus, any land dedication provided as part of this proposed subdivision to achieve the desired 3.75m is unlikely to be replicated for other properties along Morris Street unless resumed by Council.

As such, it is proposed to retain the existing verge width as part of the proposed subdivision development.

Having regard to the above, the proposed development demonstrates compliance with Performance Outcome **PO1**.

A detailed assessment of the Streetscape Hierarchy Overlay Code is included in **Appendix A**.

4.3.9 Infrastructure Charges Matters

Based on the *Brisbane Infrastructure Charges Resolution (No. 15) 2026*, the following demand and credit units for the Local Government Adopted charges are identified as applying to the development.

Table 8 – Infrastructure Charges (Brisbane City Council)

Demand Unit	Adopted Charge ($ per demand unit)	Development Demand	Calculation
Reconfiguring a Lot	$18,793.33	2 Lots	$37,586.66
		Minus credit for existing development (1 lot)	(-$18,793.33)
		Total Infrastructure charge payable	**$18,793.33**

5. Conclusion and Recommendations

This report accompanies an application by Weiss Holdings Pty Ltd seeking a Development Permit for Reconfiguration of a Lot for Subdivision (1 into 2 Lots) for land at 27 Morris Street, Paddington.

An assessment has been undertaken with regard to the proposed development in order to assess the application against the applicable assessment benchmarks, including relevant Planning Scheme codes, used by Council to assess the proposed development.

The information provided in this proposal report (and accompanying material) demonstrates that the proposed development complies with all relevant and applicable provisions of the statutory town planning framework.

We therefore recommend that Council favourably consider the proposed development and approve the proposed development application, subject to reasonable and relevant conditions.

Disclaimer

Mewing Planning Consultants prepared this report for the applicant stated in the report, for the purpose of the development application and not for any other purpose or use.

This report incorporates and relies upon information and assessment up to the date of preparation of this report and excludes any information arising, or event occurring, after that date which may affect the validity of the opinion of Mewing Planning Consultants stated in this report.

In preparing this report, Mewing Planning Consultants was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment. All information and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Mewing Planning Consultants at the date of this report, and upon which Mewing Planning Consultants relied.

Whilst Mewing Planning Consultants has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Mewing Planning Consultants is not liable for any errors or omissions, including in information provided by another person or company.