

Town Planning Report

RECONFIGURATION



80 **58 Lade Street**
Gaythorne.

Prepared for Mr & Mrs E & A Patinos

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Spring Hill 4004
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Ref
26169 TP



Van, Bennett & Bennett
Consulting Surveyors, Development Consultants
& Town Planners

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Appendix

Certificate of Title

Detail and Level Survey and Proposed Plan of Subdivision

1.0 Executive Summary

1.1 Site Details

Address:	80 98 Lade Street, Gaythorne.
Title Description:	Lot 26 RP 18403
Strategic Plan	Residential
City Plan	Low Density Residential with a Demolition overlay.
Site Area	1019 sqm.

1.2 Application Details

Application:	Notifiable Code Assessment
Proposal	To subdivide the subject property into 2 Allotments.
Owner	Mr & Mrs E & A Patrinos
Applicant	Mr & Mrs E & A Patrinos
Correspondence	Allan Van Van, Bennett and Bennett Advisors in Planning and Surveying PO Box 833 Spring Hill 4004
Tel	3839 7200
Fax	3839 7244
E-mail	allanvan@allanvansurveys.com.au
Ref	26169 tp

2.0 INTRODUCTION

Van, Bennett and Bennett have been commissioned by Mr & Mrs E & A Patrinos to prepare and lodge a town planning application in support of a development permit to reconfigure the property at 89 Lade Street, Gaythorne

This planning assessment report accompanies the development application for a subdivision into 2 allotments of a property at 89 Lade Street, Gaythorne.

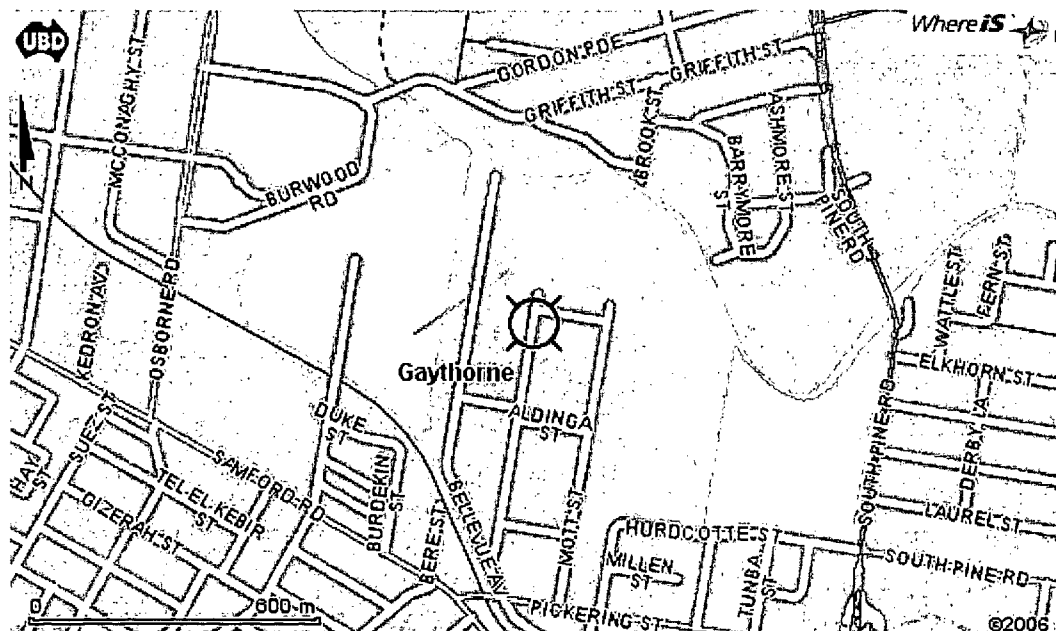
The proposal requires Council approval by the Notifiable Code Assessment process under the *Integrated Planning Act (1997) (IPA)*.

The type of approval being sought is for the issuing by Council of a Development Permit for a Reconfiguration.

3. SITE CHARACTERISTICS

3.1 Location

The subject land is shown on Map 139 UBD Co-ords G20



3.2 Real Property Description

Lot 26 on RP 18403. Parish of Enoggera, County of Stanley.

Please see attached Certificate of Title at Appendix 1

3.3 Site area and shape

The total site area is 1019 square metres. The site is a rectangular shape.

3.4 Street Frontages

15.59 metres to Lade Street. The property has a depth of 65.38 metres.

3.5 Land Use

There is an existing residence on the site. See Survey plan at Appendix 2



89 Lade Street Gaythorne

The adjacent properties are well developed with residential buildings. Please see the aerial photograph on the face sheet of this report.

3.6 Topography

The subject site slopes from the south corner to the north corner. Please see the detail and contour survey underlay on the proposal plan. Appendix 2

4.0 THE PROPOSAL

The proposal is to subdivide the property into two allotments, one lot containing the existing house and a rear lot to build a new house on accessed from Lade Street via an access easement..

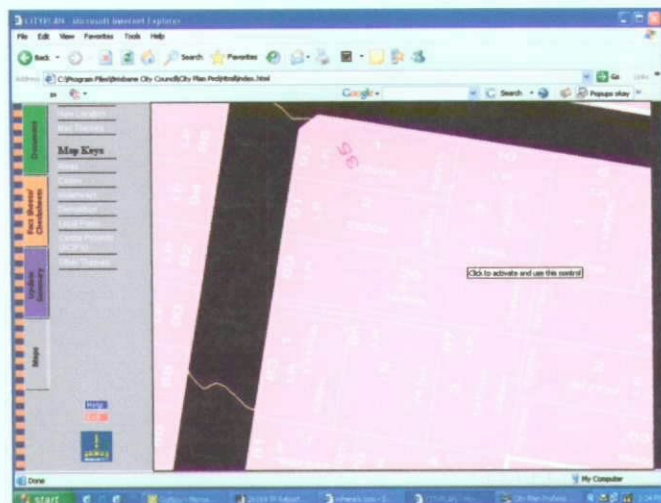
5.0 PLANNING ASSESSMENT

5.1 The subject property is within a **Low Density Residential Area** of City Plan with a Demolition Control Overlay. The applicable assessment codes for this proposal under this classification are:

Subdivision Code and Services, Works and Infrastructure Code.

5.2 Notifiable

Under Section 5.2.3. of City Plan, the proposal will be assessed as a Notifiable Application.



5.3 Subdivision Code

The following elements of the Subdivision Code apply to this proposal:

Section 5.1.3 Pedestrian and cyclist facilities

This proposed Subdivision creates one new allotment at the rear of an existing property. No new roads, footpaths or cycle ways will be constructed. Lade Street is a quiet street that carries little through traffic.

Section 5.1.4. Public Transport

The subject property is just over 600 metres to the Gaythorne Railway Station and to the Bus Services in Samford Road.

Section 5.1.5. Public Open Space

This area is well served with public open spaces with Enoggera Memorial Park within 400 metres of the subject property.

Section 5.1.6. Minor road design

There are no new roads proposed in this development.

5.1.6. Lot Layout

The proposed lot layout for both lots accords with table 2.

Lot 1 is 419 sqm with a frontage of 15.59 metres and a depth of 26.89 metres. There is an existing house lot one that will be retained. The position of the house allows for a 3.50 metre access easement to the proposed rear allotment.

Lot two is a standard rear allotment of 600 sqm with dimensions of 15.591 by 38.484 metres.

5.4 Services, Works and Infrastructure Code.

All services are currently available.

A new sewerage connection will be required for proposed lot 2 together with storm-water and a new water connection.

The access drive way will be constructed to Council specifications.

6.0 OTHER RELEVANT MATTERS

6.1 IDAS Referral Agencies

There are no Referral Agencies to this application.

6.2 State Planning Policies

The subject site is not affected by any State Planning Policies.

7.0 CONCLUSION

This application which seeks a Development Permit for Reconfiguration at the subject site is supportable from a Town Planning perspective for the reasons set out in this report, which are summarised as follows:

- The proposed subdivision will create an additional lot of 600 sqm that will help in long-term urban consolidation and make better use of existing infrastructure.
- The proposed reconfiguration will have little effect on the streetscape, as it will retain the existing house.

It is therefore recommended that Council approve the application with reasonable and relevant conditions for the development.

ALLAN VAN.
LS DTRP MPIA

APPENDIX 1

Certificate of title

APPENDIX 2

Proposed Plan of Subdivision



Van, Bennett & Bennett
Consulting Surveyors, Development Consultants
& Town Planners

APPENDIX 1

Certificate of Title

Title Search Statement

CURRENT TITLE SEARCH

NATURAL RESOURCES & MINES, QUEENSLAND

Request No: 116076082

Search Date: 12/05/2006 12:37 pm

Title Reference: 11297085

Date Created: 07/12/1914

Creating Dealing: 602224253

REGISTERED OWNER

ELIAS PATRINOS

ANTHOULLA PATRINOS

JOINT TENANTS

STATE AND LAND

Estate in Fee Simple

LOT 26 REGISTERED PLAN 18403

County of STANLEY

Parish of ENOGGERA

Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19551080 (POR 9)
2. MORTGAGE No 602224252 (E688273) 23/01/1974
TO BANK OF NEW SOUTH WALES
3. MORTGAGE No 601051100 (L953884T) 11/05/1994
TO WESTPAC BANKING CORPORATION

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: GLOBALX INFORMATION SERVICES

Based on the Property Location Index provided with the permission of the State of Queensland (Department of Natural Resources, Mines & Energy) (Current as at Nov 2005)

While every care is taken to ensure the accuracy of this data The State of Queensland (Department of Natural Resources, Mines & Energy) makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

APPENDIX 2

Plan of Subdivision

**Van,
Bennett & Bennett**
Consulting Surveyors, Development Consultants
& Town Planners

888 Pty. Ltd. A.C.N. 010 427 531
Level 3, 490 Upper Edward Street,
SPRING HILL 4004
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mail@bennettandbennett.com.au

5 Upton Street
UNDALL
Ph (07) 5574 0733
Fax (07) 5574 0202

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NOTES:

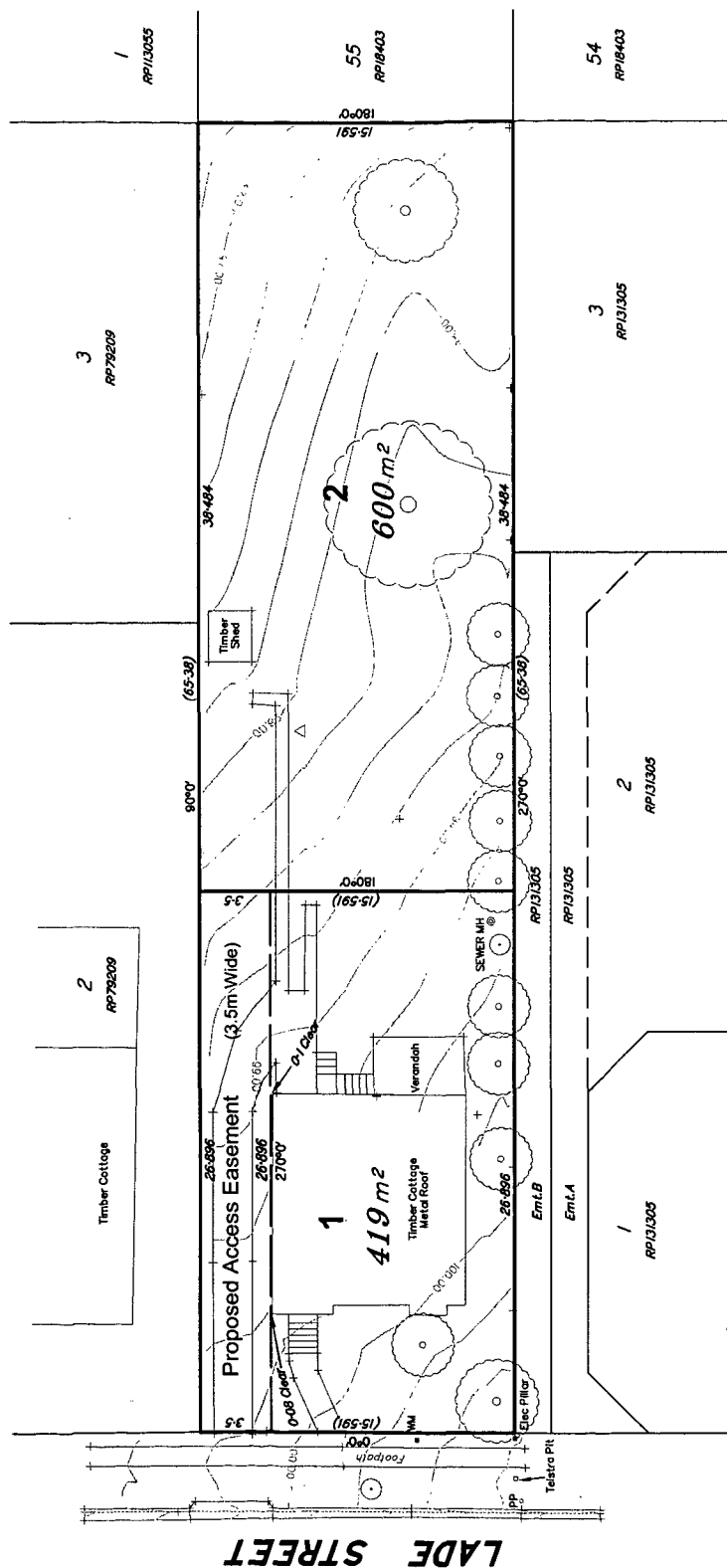
1. All levels are in metres on Assumed Datum
2. Contour Interval 0.25m
3. Drawn to scale on an A3 sheet.
4. All dimensions and areas are subject to final survey and approval by B.C.C.
5. Registered Owner Elias Patrons & Anthoulla Patrons.

TITLE

Proposed Subdivision
of Lots 1 & 2
Cancelling Lot 26
on RP18403

CLIENT
E & A Patrinos

Drawn	MCH	Parish	ENOGERA
Surv'd	CWW	County	STANLEY
Authorised		Job Ref	06.169
I/Book		Comp File	26.169
Date	17/5/06	Dwg File	26.169PRO
SCALE	1:250	PLAN No.	Rev.



SCALE 1:250

