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APPLICATION REF

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Town Planning Assessment Report

**111-113 Browne Street, New Farm
Lots 149-150 on RP9138**

Building Work (Development Permit)

Partial Demolition and Alterations to a Heritage Place

**Prepared by Plan A Town Planning Pty Ltd
For Dennis and Trish Darin**

**Version 1.0
May 2026**

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1.0 INTRODUCTION

This Town Planning Report has been prepared by Plan A Town Planning Pty Ltd on behalf of Dennis and Trish Darin to accompany an application to Brisbane City Council for the purpose of Building Work involving partial demolition and alterations to a Heritage Place, over land located at 111-113 Browne Street, New Farm and described as Lots 149-150 on RP9138.

The information contained in this report demonstrates compliance with the relevant assessment benchmarks and confirms the proposal's suitability for the site.

1.1 DESCRIPTION OF PROPOSAL

The Applicant is seeking a Development Permit for a Building Work for the purposes of partial demolition and alterations to a Heritage Place.

The key details of the proposal are as follows:

- Reinstatement of an original opening within the façade of the heritage place;
- Two French doors to be established within the façade, one within the existing opening and one within the reinstated opening.

The proposal involves reinstating an original opening within the heritage place façade and retains the heritage character and significance on site and within the streetscape. Further, the proposed works are in accordance with the requirements of the planning scheme as they apply.

On this basis, we request that the proposal be considered favourably by Council and subsequently approved subject to reasonable conditions.

2.0 APPLICATION DETAILS

2.1 SITE DETAILS

Site Address	111-113 Browne Street, New Farm
RPD	Lot 149-150 on RP9138
Site Area	810m ²
Current Land Use	Dwelling House
Local Government	Brisbane City Council
Planning Scheme Requirements	
Planning Scheme	City Plan 2014
Zoning	Character Residential ((CR2) Infill Housing) Zone
Overlays	Airport Environs Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Dwelling House Character Overlay Heritage Overlay Potential and Actual Acid Sulfate Soils Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay Traditional Building Character Overlay
Neighbourhood / Local Plan	New Farm and Teneriffe Hill Neighbourhood Plan
Neighbourhood / Local Plan Precinct	Low Density Living Precinct (NPP-001)

2.2 USE(S) AND IMPROVEMENTS

Site Improvements	The site is currently used for residential purposes.
Site History	A search of Council's online records has revealed that no relevant development history is available online for the site.
Site Context	The site is located in the suburb of New Farm, with the site located approximately 2.3km north-east of Brisbane's CBD. The area has largely been developed for the purposes of residential uses.
Street Frontage	The site has street frontage of approximately 20m to Browne Street.
Access	Access to the site will be retained as existing from Browne Street.
Vegetation	The site is not identified as containing any significant vegetation.
Topography	The subject site slopes towards the southern corner of the site.
Flooding	The site is not identified as being impacted by flooding.
Infrastructure	The site has access to all necessary services and infrastructure.
Road Widening	Road widening will not be required for the proposal and the site does not appear to be subject to any proposed Council upgrades.
Easements	The site contains an easement in the rear corner of the site for the purposes of stormwater. This will not be impacted as part of the proposal.

he below aerial photo extract that shows the location of the site –



Figure 1- Aerial photo of subject site (Source: Nearmap)

 **Subject Site**

2.3 DEVELOPMENT APPLICATION DETAILS

Applicant	Dennis and Trish Darin c/- Plan A Town Planning Pty Ltd PO Box 13 FORTITUDE VALLEY QLD 4006 Contact Person: Matt Geyle Phone: (07) 3846 0807 Email: planning@planatp.com.au
File Reference	26-200
PLANNING SCHEME CONSIDERATIONS	
Development Type	Building Work (Development Permit)
Planning Scheme Definition	Dwelling House
Description of Proposal	Partial Demolition and Alterations to Dwelling House (Heritage Place)
Level of Assessment	Impact Assessable
OTHER CONSIDERATIONS	
State Interests (SPP)	STRATEGIC AIRPORTS AND AVIATION FACILITIES - Wildlife hazard buffer zone - Aviation facility - Obstacle limitation surface area NATURAL HAZARDS RISK AND RESILIENCE



	- Flood hazard area - local government flood mapping area
SEQ Regional Plan Land Use Category	Urban Footprint
Referral triggers (See Section 3.1.4)	N/A
Specialist reports provided	N/A
Prelodgement advice sought	N/A



3.0 TOWN PLANNING STATUTORY CONSIDERATIONS

3.1 STATE GOVERNMENT CONSIDERATIONS

3.1.1 Planning Act 2016

In accordance with the provisions of the Planning Act 2016, the application is for Building Work (Development Permit). The application is subject to Impact Assessment.

3.1.2 South East Queensland Regional Plan

Under the South East Queensland Regional Plan, the subject site is included within the Urban Footprint. The Urban Footprint identifies land predominantly allocated to provide for the region's urban development needs.

The Regulatory provisions of the South East Queensland Regional Plan do not apply to the site as it is contained within the Urban Footprint.

3.1.3 State Planning Policy

The current state interests detailed within the State Planning Policy are listed below:

Liveable communities and housing:

- Liveable communities
- Housing supply and diversity

Economic growth:

- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism

Environment and heritage:

- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality

Hazards and safety:

- Emissions and hazardous activities
- Natural hazards

Infrastructure:

- Energy and water supply
- State transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports

As identified in City Plan 2014, the Planning Scheme has adopted all elements of the SPP with the exception of the following:

- State interest – Natural hazards, 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. State interest policy (4) and Assessment benchmark (5), if the development and associated activities within the building restricted area are not addressed via the Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety area, lighting buffer areas, light restriction zones or wildlife hazard buffer zones.

The site is not located within bushfire mapping under the SPP and the proposal will not compromise the outcomes related to the Strategic Airports and Aviation Facilities mapping.

3.1.4 State Development Assessment Provisions

The proposal has been assessed against the State Development Assessment Provisions listed below:

- State Code 1: Development in a State-Controlled Road Environment
- State Code 2: Development in a Railway Environment
- State Code 3: Development in a Busway Environment
- State Code 4: Development in a Light Rail Environment
- State Code 5: Development in a State-Controlled Transport Tunnel Environment
- State Code 6: Protection of State Transport Networks
- State Code 7: Maritime Safety
- State Code 8: Coastal Development and Tidal Works
- State Code 9: Great Barrier Reef Wetland Protection Areas
- State Code 10: Taking or Interfering with Water
- State Code 11: Removal, Destruction or Damage of Marine Plants
- State Code 12: Development in a Declared Fish Habitat Area
- State Code 13: Unexploded Ordnance
- State Code 14: Queensland Heritage
- State Code 15: Removal of Quarry Material from a Watercourse or Lake
- State Code 16: Native Vegetation Clearing
- State Code 17: Aquaculture
- State Code 18: Constructing or Raising Waterway Barrier Works in Fish Habitats
- State Code 19: Category 3 Levees
- State Code 20: Referable Dams
- State Code 21: Hazardous Chemical Facilities
- State Code 22: Environmentally Relevant Activities
- State Code 23: Wind Farm Development
- State Code 24: Urban Design Outcomes for Significant Projects
- State Code 25: Development in South East Queensland Koala Habitat Areas

A copy of the SDAP Mapping Search is attached. The mapping search indicates that no state codes are applicable to the subject site and therefore the application does not require referral to any state agencies.

3.2 LOCAL GOVERNMENT CONSIDERATIONS

The City Plan 2014 is the relevant Planning Scheme for the Local Government Area of Brisbane City Council. This section provides details of the relevant requirements which influence how the proposal is assessed against the Planning Scheme.

3.2.1 Zoning

The site is included within the Character Residential ((CR2) Infill Housing) Zone of City Plan 2014 which states:

“The purpose of the character residential zone is to:

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

3.2.2 Local / Neighbourhood Plan

The site is located within the Low Density Living Precinct (NPP-001) of the New Farm and Teneriffe Hill Neighbourhood Plan.

3.2.3 Defined Development

The proposal is for a Dwelling House which is consistent with the City Plan 2014 definition/s as follows:

“Dwelling house means a residential use of premises involving—

- (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or*
- (b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.”*

3.2.4 Level of Assessment

The application is seeking approval for Building Work (Development Permit) for the purpose of partial demolition and alterations to a Heritage Place (Dwelling House) and is subject to Impact Assessment.

3.2.5 Planning Scheme Assessment Benchmarks

The relevant assessment benchmarks have been identified and addressed in section 4.3 of this Report.



4.0 PLANNING SCHEME ASSESSMENT

This section includes an assessment of the proposal against the relevant assessment benchmarks within the planning scheme.

4.1 OVERVIEW OF RELEVANT MATTERS

The proposed development is considered appropriate for the site and beneficial to the sites future use. Reasons that the proposal should be granted approval are as follows:

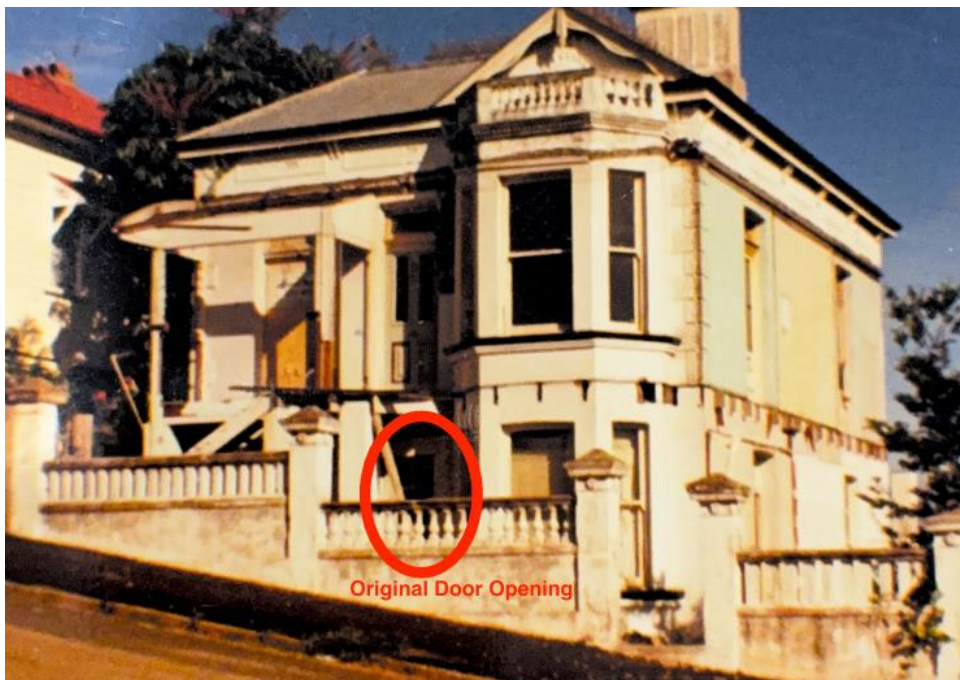
- The proposal is for Partial Demolition and Alterations to a Heritage Place (Direenatra) for the purpose of reinstating an original opening within the façade for the purpose of a new French door and converting one existing opening to a French door;
- The proposed plans show the outline of the original opening which is to be reinstated. Please also refer to the attached Historical Photos which display the opening which is to be reinstated;
- The proposed reinstatement of the opening and conversion to French doors does not negatively impact the cultural significance of the heritage place;
- The proposal is compliant with the relevant provisions under City Plan 2014 as they apply and are suitable and appropriate for the heritage place;
- The proposal is compliant with the applicable local heritage criteria (Criterion A) as outlined within the heritage citation, and continues to provide a residential building which reflects development at New Farm during the 1880s;
- No changes are proposed to existing landscaping onsite;
- Access will be maintained as existing and is currently granted via Browne Street, which is appropriate for the vehicles and pedestrians which will access the site; and
- The proposal generally complies with the planning scheme requirements as they relate to the site.

4.2 KEY CONSIDERATIONS

The key considerations for the development are as follows:

Reinstatement of Façade Opening

The proposal involves two new French Doors in the façade addressing Browne Street. One of the French doors are to be located within an original opening within the façade. We refer to the attached historical images below which display the original opening which is to be reinstated as part of this proposal.





By reinstating the original opening as seen above, it is considered that the proposal strengthens the original heritage significance and value, in accordance with its original construction and appearance from the street.

The application complies with all other relevant acceptable outcomes and as such complies with the relevant assessment benchmarks.

4.3 PLANNING SCHEME ASSESSMENT BENCHMARKS

The below codes have been identified as assessment benchmarks under the planning scheme and an assessment against these provisions are included in the following section of this report.

Zone Code	<ul style="list-style-type: none"> Character Residential Zone Code
Development Codes	<ul style="list-style-type: none"> Dwelling House Code
Local / Neighbourhood Plan Code	<ul style="list-style-type: none"> New Farm and Teneriffe Hill Neighbourhood Plan
Overlay Codes	<ul style="list-style-type: none"> Airport Environs Overlay Community Purposes Network Overlay Code Critical Infrastructure and Movement Network Overlay Code Heritage Overlay Code Potential and Actual Acid Sulfate Soils Overlay Code Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code Traditional Building Character (Demolition) Overlay Code Traditional Building Character (Design) Overlay Code

4.3.1 Character Residential Zone Code

- 1) *The purpose of the character residential zone is to:*
 - a) *ensure the character of a residential area is protected or enhanced; and*
 - b) *provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.*
- 2) *The purpose of the zone will be achieved through overall outcomes for:*
 - a) *development location and uses;*
 - b) *development form;*
 - c) *the following zone precincts:*

- i) *Character zone precinct; ii. Infill housing zone precinct.*
- 3) *Zone role overall outcomes are:*
- a) *Development in the zone supports the implementation of the policy direction set 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.*
- 4) *Development location and uses overall outcomes are:*
- a) *Development provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey dwelling houses comprising primarily of existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development.*
 - b) *Development in the Character zone precinct provides for low density suburban and inner-city living through:*
 - i) *1 or 2 storey dwelling houses to predominate over other types of development;*
 - ii) *a low density and intact suburban identity to be maintained in which multiple dwellings and dual occupancy are not accommodated.*
 - c) *Development in the Infill housing zone precinct facilitates a mix of existing dwelling houses and new housing choices including dual occupancy, 2 storey low rise multiple dwellings such as row houses at a house scale, rooming accommodation, residential care facilities and retirement facilities which:*
 - i) *comply with the site density, building height, number of storeys and setback requirements of the Traditional building character (design) overlay code and the Multiple dwelling code;*
 - ii) *are sensitively integrated with and located between or behind existing dwelling houses built in 1946 or before and on appropriately sized lots;*
 - iii) *provide housing diversity that offers choice to different household types and individuals to suit residents through life-cycle stages, in the inner city and well-located parts of the city.*
 - d) *Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.*
 - e) *Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.*
 - f) *Development for a commercial character building activities use on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.*
 - g) *Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:*
 - i) *have a gross floor area of less than 250m²;*
 - ii) *serve local residents' day-to-day needs;*
 - iii) *not undermine the viability of a nearby centre.*
 - h) *Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.*
 - i) *Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.*
 - j) *Development for any other non-residential use serve a local community facility need only, such as a childcare centre or substation, and is compatible with and integrates with the built form intent of the Character residential zone.*
 - k) *Development for rooming accommodation accommodates 5 persons or less.*
- 5) *Development form overall outcomes are:*
- a) *Development occurs on an appropriately sized and configured lot and is of a form and scale that reinforces a distinctive subtropical character of low rise buildings set in green landscaped areas.*
 - b) *Development for a residential building is of a height, bulk, scale and form, materials and detailing which is compatible with the traditional building character of the Character residential zone and consists of buildings of 1 or 2 storeys in height.*

- c) *Development protects and retains buildings built in 1946 or before on land within the Traditional building character overlay in accordance with the Traditional building character (demolition) overlay code.*
 - d) *Development provides that a new building or extension of a building reflects and complements the city's traditional building character of housing built in 1946 or before prevalent within the Traditional building character overlay in accordance with the Traditional building character (design) overlay code.*
 - e) *Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings, by maintaining access to sunlight, daylight and privacy.*
 - f) *Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that:*
 - i) *maximises the retention of backyard spaces as private landscaped space;*
 - ii) *avoids overbearing development involving bulk or setbacks which are inconsistent with the character of a dwelling house on adjoining lots.*
 - g) *Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.*
- 6) *Character zone precinct overall outcomes are:*
- a) *Development retains a dwelling house built in 1946 or before.*
 - b) *Development provides that a new dwelling house:*
 - i) *is 1 or 2 storeys in height;*
 - ii) *is located on an appropriately sized and configured vacant lot;*
 - iii) *is compatible in scale and design with existing houses built in 1946 or before; iv. reinforces the traditional building character of the Character zone precinct.*
 - c) *Development for a dwelling other than a dwelling house is not accommodated within the Character zone precinct.*
 - d) *Development provides for a minimum lot size of 450m² to maintain a block pattern that accommodates traditional backyards and large trees.*
- 7) *Infill housing zone precinct overall outcomes are:*
- a) *Development retains a dwelling house built in 1946 or before.*
 - b) *Development provides that a new dwelling house, dual occupancy or multiple dwelling:*
 - i) *is no more than 2 storeys in height;*
 - ii) *is located between or behind dwelling houses built in 1946 or before on an appropriately sized and configured vacant lot;*
 - iii) *is compatible in scale and design with existing dwellings built in 1946 or before; iv. reinforces the traditional building character of the Infill housing zone precinct.*
 - c) *Development achieves a maximum dwelling yield of one dwelling per 300m² of site area.*
 - d) *Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility, which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:*
 - i) *is consistent with the predominant traditional building character and amenity expectations of residents in the Infill housing zone precinct;*
 - ii) *meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan.*
 - e) *Development for a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is:*
 - i) *consistent with the character of a low density residential environment comprising 1 or 2 storey dwelling houses;*
 - ii) *suited to smaller lot sizes.*
 - f) *Development is compatible in scale with adjoining dwelling houses, both within or adjoining the Infill housing zone precinct, in order to maintain an appropriate level of amenity and privacy to an adjoining dwelling.*
 - g) *Development supports a subtropical character by ensuring that:*
 - i) *the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;*



- ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.
- h) Development provides quality private and communal open spaces and landscaping, including deep planting, that reinforce the house-compatible scale of buildings, provide breathing spaces and outdoor activity areas and encourage outdoor living.
- i) Development provides for a building to address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking not forming a dominant element in the streetscape) in order to reinforce the traditional setting and provide surveillance and encourage activation of parks and streets.
- j) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.
- k) Development provides for a residential dwelling on a site which fronts a heavily trafficked road or other noise source to be:
 - i) suitably located and orientated on the site;
 - ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.

The proposed assessable partial demolition and alterations whilst retaining the existing pre-1947 Dwelling House generally as existing. No changes are proposed to the intended use of the site, retaining it for low density housing.

4.3.2 Dwelling House Code

Performance outcomes	Acceptable outcomes	Proposed Solutions
PO1 Development ensures that a building other than a dwelling house on the site: <ul style="list-style-type: none"> (a) is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; (b) is smaller in size and scale than the dwelling house; (c) has the appearance of a building ancillary to the dwelling house; (d) is occupied by members of the same household who occupy the dwelling house. 	AO1.1 Development comprises not more than one dwelling house and one secondary dwelling, each occupied by one household.	AO1.1 Complies The proposal involves one Dwelling House and will not consist of more than one household.
	AO1.2 Any development for a secondary dwelling is: <ul style="list-style-type: none"> (a) a maximum of 80m² in gross floor area; (b) located within 20m of the dwelling house; 	AO1.2 Not Applicable The proposal is not for a Secondary Dwelling.
PO2 Development has a building height that: <ul style="list-style-type: none"> (a) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; (b) is consistent with the building height of dwelling houses prevailing in the immediate vicinity; (c) contains a 3 storey component only where necessary to enable a predominately 2 storey dwelling to address the local circumstances of topography (refer to Figure a); 	AO2 Development in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, 2 or 3 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 9.5m and: <ul style="list-style-type: none"> (a) 2 storeys; or (b) 1 storey if the development also includes a space that is situated between one floor 	AO2 Not Applicable The proposal retains the existing building height.



<p>(d) may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.</p> <p>Note—In interpreting PO2(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.</p>	<p>level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment.</p> <p>Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code; which vary according to the height of the building.</p>	
<p>PO3 Development has a building height that:</p> <p>(a) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;</p> <p>(b) is consistent with the building height of dwelling houses prevailing in the immediate vicinity.</p> <p>Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.</p>	<p>AO3 Development in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 11.5m and:</p> <p>(a) 3 storeys; or</p> <p>(b) 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.</p> <p>Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code, which vary according to the height of the building.</p>	<p>AO3 Not Applicable The site is not located in the Up to 3 Storeys Zone Precinct of the Low-Medium Density Residential Zone or the Medium Density Residential Zone.</p>
<p>PO4 Development ensures that residents' vehicles are accommodated on site.</p>	<p>AO4 Development provides a minimum number of on-site parking spaces comprising:</p> <p>(a) 1 car parking space for the dwelling house;</p> <p>(b) 1 car parking space for any secondary dwelling on the same site.</p>	<p>AO4 Complies The development provides a minimum of 1 on-site car parking spaces for the Dwelling House.</p>
<p>PO5 Development ensures that the location and design of a dwelling house, secondary dwelling or domestic outbuilding does not expose surrounding properties to additional adverse impacts of overland flow.</p>	<p>AO5 Development and associated site works, including filling and excavation, are designed and constructed to ensure overland flow is not worsened, impeded, or otherwise diverted to adversely affect other properties.</p>	<p>AO5 Not Applicable The proposal does not involve any filling or excavation.</p>
<p>PO6 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface- or roof-water drainage</p>	<p>AO6 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface- or roof- water drainage system connection is</p>	<p>AO6 Not Applicable The proposal will not require drainage through an adjoining property.</p>

<p>system connection is required through an adjoining property, the surface- or roof- water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.</p> <p>Note—The Queensland Development Code outlines requirements for surface- and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface- or roof-water drainage connection is not required through an adjoining property.</p>	<p>required through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</p>	
<p>If for a site with an approved building envelope plan or development footprint plan</p>		
<p>PO7 Development is sited to complement and be consistent with the form and character of the local area, having regards to: (a) values of the locality expressed in overlays, neighbourhood plans, zones and infrastructure; (b) location of buildings on adjoining sites, ensuring sufficient separation of buildings to minimise impacts on residential amenity and privacy; (c) the impact of slope.</p>	<p>AO7 Development has a footprint that fits entirely within the approved building envelope or development footprint plan.</p>	<p>AO7 Not Applicable The site does not include an approved Building Envelope or Development Footprint Plan.</p>
<p>If in the Environmental management zone, Rural zone, Rural residential zone or in a very-low density residential area identified in a neighbourhood plan</p>		
<p>PO8 Development does not adversely impact on scenic features.</p>	<p>AO8 Development maximum building height is located a minimum of 15m vertically below any ridgeline within 150m horizontal distance of the dwelling house.</p>	<p>AO8 Not Applicable The site is not located within the Environmental Management Zone, Rural Zone, Rural Residential Zone or in a Very-Low Density Residential Area identified in a neighbourhood plan.</p>

4.3.3 New Farm and Teneriffe Hill Neighbourhood Plan

Performance outcomes	Acceptable outcomes	Proposed Solutions
<p>General</p>		
<p>PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned with community expectations about the number of storeys to be built; (c) proportionate to and commensurate with the utility</p>	<p>AO1 Development complies with the number of storeys and building height set out in Table 7.2.14.1.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>	<p>AO1 Not Applicable The proposal involves retaining the existing building height on site.</p>

<p>of the site area and frontage width;</p> <p>(d) designed to avoid a significant and undue adverse amenity impact to adjoining development;</p> <p>(e) sited to enable existing and future buildings to be well separated from each other and avoids affecting the potential development of an adjoining site.</p> <p>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.</p> <p>Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.</p>		
<p>PO2</p> <p>Development provides open space that:</p> <p>(a) is designed and located for the recreational, service and storage needs of residents;</p> <p>(b) is exposed to sunlight and integrates with the living area of a dwelling.</p>	<p>AO2</p> <p>Development in the Low density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-001), Low–medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-002) or Medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-003) allocates a minimum of 30% of the site to landscaped open space, with multiple dwellings being provided with minimum private open space comprising:</p> <p>(a) in the Low density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-001), ground level area totalling 40m² for each ground level dwelling unit, including an area of at least 23m² with a minimum dimension of 4m;</p> <p>(b) in the Low–medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-002), ground level area totalling 35m² for each ground level dwelling unit, including an area of at least 16m² with a minimum width of 4m, in each case, conveniently accessible from a living room;</p>	<p>AO2 Not Applicable</p> <p>The proposal does not involve a Multiple Dwelling.</p>

	Note—Any undercover area included in this calculation has a minimum head height of 2.4m. (c) for above ground dwelling units in the Low–medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-002) or Medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-003), a balcony with a minimum area of 8m ² and width of 2m conveniently accessible from a living room, or a rooftop area with a minimum area of 10m ² and width of 2m directly connected to the dwelling.	
If in the Low density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-001)		
PO3 Development and buildings are located to protect the amenity of residents, having regard to breezes, vegetation, sunlight, privacy and building separation.	AO3 Development is set back a minimum of 6m from the rear boundary.	AO3 Not Applicable The proposal retains the existing rear setback.
If in the Low–medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-002)		
AO4-AO6 Not Applicable The subject site is not located within the Low-Medium Density Living Precinct.		
If in the Medium density living precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-003)		
PO7 – PO11 Not Applicable The site is not located in the Medium density living precinct (NPP-003).		
If in the Mixed use centre precinct (New Farm and Teneriffe Hill neighbourhood plan/NPP-004)		
PO12 – PO18 Not Applicable The site is not located in the Mixed use centre precinct (NPP-004).		

4.3.4 Airport Environs Overlay

The provisions of the Airport Environs Overlay Code do not trigger assessment for the purpose of Building Work involving a Dwelling House.

4.3.5 Community Purposes Network Overlay Code

The provisions of the Community Purposes Network Overlay Code do not trigger assessment for the purpose of Building Work involving a Dwelling House.

4.3.6 Critical Infrastructure and Movement Network Overlay Code

The provisions of the Critical Infrastructure and Movement Network Overlay Code do not trigger assessment for the purpose of Building Work involving a Dwelling House.

4.3.7 Heritage Overlay Code

Performance Outcomes	Acceptable Outcomes	Performance Solutions
Section A – If in the Local Heritage Place Sub-Category		
PO1 Development provides for the future protection of the heritage place and does not damage or diminish its cultural heritage significance including by: (a) retaining and conserving all	AO1 No acceptable outcome is prescribed.	PO1 Complies The proposed works does not damage or diminish the cultural heritage or Italianate construction style. The proposal retains and

<p>significant features that contribute to cultural heritage significance;</p> <p>(b) not introducing new elements that detrimentally impact on or detract from cultural heritage significance.</p> <p>Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with The Australia ICOMOS Burra Charter.</p>		<p>conserves original features which contribute to the heritage significance.</p> <p>The proposal involves reinstating two openings within the front façade as demonstrated within the proposed elevations.</p> <p>The ‘Direenatra’ Heritage Place original construction involved two window openings, one of which has since been enclosed.</p> <p>The proposal seeks to reinstate the previously enclosed opening within the façade, and replace the window within the other opening for the purpose of two external French doors.</p> <p>As such, the proposal ensures to not introduce new elements, and therefore does not detrimentally impact or detract from any cultural heritage significance on site.</p>
<p>PO2</p> <p>Development is based on and takes account of all aspects of the cultural significance of the heritage place including:</p> <p>(a) the cultural heritage values;</p> <p>(b) the periods of development that contribute to cultural heritage significance.</p> <p>Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter—Cultural Significance.</p>	<p>AO2</p> <p>No acceptable outcome is prescribed.</p>	<p>PO2 Complies</p> <p>The proposal takes account of all aspects of the cultural significance over the Heritage Place and ensures that they are protected.</p>
<p>PO3</p> <p>Development protects the fabric and setting of the heritage place while providing for its use, interpretation and management including:</p> <p>(a) the features and values of the heritage place are not altered, removed or concealed in a way that would diminish the cultural significance of the heritage place;</p> <p>(b) changes to significant views, circulation, access, spatial patterns and layout do not diminish the cultural significance of the heritage place.</p> <p>Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal has been prepared in accordance with the Guidelines to the Burra Charter—Conservation Policy.</p>	<p>AO3</p> <p>No acceptable outcome is prescribed.</p>	<p>PO3 Complies</p> <p>The proposed reinstatement of an opening and conversion from windows to French doors does not alter the values of the heritage place, or remove or conceal them in a way which would diminish the cultural significance of the heritage place.</p> <p>Additionally, the proposal does not change significant views, circulation, access, spatial patterns or layout which would diminish the cultural significance of the heritage place.</p>



<p>PO4 Development is based on the issues relevant to the conservation of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter—Procedures for Undertaking Studies and Reports.</p>	<p>AO4 Development is compatible with a Conservation Management Plan for the heritage place approved as part of the development application. Note—An approved Conservation Management Plan is prepared in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).</p>	<p>PO4 Performance Solution The proposal ensures that the development will conserve the heritage place.</p>
<p>PO5 Development does not impair any culturally significant attributes of the heritage place identified by the Aboriginal people for whom the heritage place is significant. Note—Heritage places with Aboriginal cultural values are assessed by a suitably qualified person and as detailed in the Heritage planning scheme policy.</p>	<p>AO5 No acceptable outcome is prescribed.</p>	<p>PO5 Not Applicable The subject site is not identified as containing Aboriginal cultural significance.</p>
<p>Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces Neighbourhood Plan Area</p>		
<p>PO6-PO8 Not Applicable The subject site is not located within the Latrobe and Given Terraces Neighbourhood Plan Area.</p>		
<p>Additional performance outcomes and acceptable outcomes if in the New Farm and Teneriffe Hill neighbourhood plan area</p>		
<p>PO9 Development on the site of a heritage place that is removed or demolished without Council approval is of a scale, bulk and height that maintains the same appearance as that of the removed or demolished heritage place.</p>	<p>AO9.1 Development in the Low–medium density living precinct which involves the removal or demolition of a building identified in the Heritage overlay has a maximum plot ratio of 40% of the site area.</p>	<p>AO9.1 Not Applicable The subject site is not located within the Low-Medium Density Living Precinct.</p>
	<p>AO9.2 Development in the Medium density living precinct which involves the removal or demolition of a building identified in the Heritage overlay has a building height and gross floor area which is not greater than the building height and gross floor area of the demolished heritage place.</p>	<p>AO9.2 Not Applicable The subject site is not located within the Medium Density Living Precinct.</p>
<p>Additional performance outcomes and acceptable outcomes if in the Woolloongabba Centre Neighbourhood Plan Area</p>		
<p>PO10 Not Applicable The subject site is not located within the Woolloongabba Centre Neighbourhood Plan Area.</p>		
<p>Additional performance outcomes and acceptable outcomes if in the Albion Neighbourhood Plan Area where in the Station Precinct</p>		
<p>PO11 Not Applicable The subject site is not located within the Station Precinct of the Albion Neighbourhood Plan Area.</p>		
<p>Additional performance outcomes and acceptable outcomes if in the Centenary Suburbs Neighbourhood Plan Area where in the Sinnamon Farm Heritage Precinct</p>		
<p>PO12-PO14 Not Applicable The subject site is not located within the Sinnamon Farm Heritage Precinct of the Centenary Suburbs Neighbourhood Plan Area.</p>		
<p>Additional performance outcomes and acceptable outcomes if in the Kelvin Grove Urban Village Neighbourhood Plan Area</p>		
<p>PO15 Not Applicable The subject site is not located within the Kelvin Grove Urban Village Neighbourhood Plan Area.</p>		

Section B—If in the Area adjoining heritage sub-category Note—These provisions do not apply to development adjoining a place in the State heritage place sub-category.
PO16-PO26 Not Applicable The proposal involves works to the heritage place, and not over the lot identified as being located within the Area Adjoining Heritage Sub-Category.
Section C—General performance outcomes and acceptable outcomes for the Heritage overlay
Additional performance outcomes and acceptable outcomes if in the City Centre Neighbourhood Plan Area
PO27-PO28 Not Applicable The subject site is not located within the City Centre Neighbourhood Plan Area.
Additional performance outcomes and acceptable outcomes if in the Lutwyche Road Corridor Neighbourhood Plan Area
PO29-PO30 Not Applicable The subject site is not located within the Lutwyche Road Corridor Neighbourhood Plan Area.

4.3.8 Potential and Actual Acid Sulfate Soils Overlay Code

The provisions of the Potential and Actual Acid Sulfate Soils Overlay Code do not trigger assessment for the purpose of Building Work involving a Dwelling House.

4.3.9 Road Hierarchy Overlay Code

The provisions of the Road Hierarchy Overlay Code do not trigger assessment for the purpose of Building Work involving a Dwelling House.

4.3.10 Streetscape Hierarchy Overlay Code

The provisions of the Streetscape Hierarchy Overlay Code do not trigger assessment for the purpose of Building Work involving a Dwelling House.

4.3.11 Traditional Building Character (Demolition) Overlay Code

Performance outcomes	Acceptable outcomes	Proposed Solution
If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short term accommodation, where not in the Local character significance sub-category		
PO1 Development involving partial demolition of traditional elements, detailing and materials constructed in 1946 or earlier does not diminish traditional building form and roof styles, where: <ul style="list-style-type: none"> a) forward of the highest and rearmost ridge of the roof; or b) on the side elevation of the building where on a corner lot. Note—Where demolition results in the loss of integral components, assessment against Section B of this code is also required.	AO1.1 Development ensures that the building does not lose integral components such as feature roof forms and side verandahs.	AO1.1 Complies The proposal does not alter the existing roof form or any verandahs on site.
	AO1.2 Development involving partial demolition does not result in a narrow building which has a width-to-height proportion out of character with the residential buildings constructed in 1946 or earlier in the street within the Traditional building character overlay.	AO1.2 Complies The proposal will result in a generally consistent built form to the existing and will not result in a narrow building.
Additional performance outcomes and acceptable outcomes if a pre-1911 building		
PO2 Development ensures that the building does not lose integral components such as roof shape	AO2 Development retains the parts of the building constructed prior to 1911.	PO2 Complies The proposal does not lose integral components such as roof shape and pitch, or verandahs



and pitch or verandahs that contribute to its traditional building character.		which contribute to its traditional building character.
Additional performance outcomes and acceptable outcomes if in the City west neighbourhood plan area or the Spring Hill neighbourhood plan area or the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct		
AO3.1-AO3.2 Not Applicable The site is not located in the City west neighbourhood plan area or the Spring Hill neighbourhood plan area or the Sherwood—Graceville district neighbourhood plan area.		
Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area		
AO4 Not Applicable The site is not located in the Bulimba District Neighbourhood Plan Area.		
Section B—Demolition or removal of a building constructed in 1946 or earlier		
AO5-AO8 Not Applicable The proposal does not involve the complete demolition or removal of a building constructed in 1946 or earlier.		
Section C—Repositioning or raising a building or structure (not including any building work to enclose underneath a building) if any part of the building or structure was substantially constructed for residential purposes in 1946 or earlier		
AO9-AO11 Not Applicable The proposal does not involve repositioning or raising the existing building on site.		
Additional criteria in the Latrobe and Given Terraces neighbourhood plan area		
AO12 Not Applicable The subject site is not located in the Latrobe and Given Terraces Neighbourhood Plan Area.		

4.3.12 Traditional Building Character (Design) Overlay Code

Performance outcomes	Acceptable outcomes	Proposed Solution
If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short term accommodation, where not in the Local character significance sub-category		
PO1 Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier.	AO1.1 Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage.	AO1.1 Complies The proposal involves retaining the existing dwelling on site in its current location which is sited at the front of the site.
	AO1.2 Development for a building which is not on a rear access lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest residential buildings constructed in 1946 or earlier fronting the same street. <i>Note—Additional buildings by way of infill development may be set further back on this site, subject to meeting other code requirements. Where the site contains a building constructed in 1946 or earlier, it should be retained at the front of the site and any new infill placed behind/beside. Sliding a building constructed in 1946 or earlier back with infill at the front of the site is not consistent with desired traditional setting outcomes.</i>	AO1.2 Not Applicable The proposal involves retaining the existing front setback.
PO2 Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of residential	AO2.1 Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses	AO2.1-AO2.2 Not Applicable The proposal does not involve the addition of a garage.

buildings constructed in 1946 or earlier nearby in the street.	constructed in 1946 or earlier located nearby in the street.	
	AO2.2 Development for a garage is integrated into any dwelling house such that it does not dominate the composition of the house or dominate the streetscape. Refer to Figure a. <i>Note—Not applicable to a dwelling house on a rear access lot.</i>	
PO3 Development has a building form and bulk which complements the predominant traditional scale of a dwelling house constructed in 1946 or earlier nearby in the street.	AO3 Development for a new building or an extension to an existing building uses breaks in form to present as small components similar in scale to that of existing dwelling houses constructed in 1946 or earlier nearby in the street. Refer to Figure b.	AO3 Not Applicable The proposal does not involve a new building or an extension to the existing building.
PO4 Development has a building form which complements the traditional building form and traditional elements, detailing and materials of a residential building constructed in 1946 or earlier nearby in the street.	AO4.1 Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street.	AO4.1 Complies The proposal retains existing verandahs and balconies on site.
	AO4.2 Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower levels.	AO4.2 Complies The proposal retains a variation in materials to distinguish the upper and lower levels.
	AO4.3 Development for a building which is located at the front of the site, provides habitable space, verandahs and windows that are orientated towards the street. Refer to Figure c.	AO4.3 Complies The proposal retains the existing habitable space, windows and verandah oriented towards the street.
	AO4.4 Development for a dwelling house does not provide for the ground storey to project forward of the upper floor verandah or balcony structure.	AO4.4 Not Applicable The proposed works do not alter the projection of the ground storey.
PO5 Development provides external elements and detailing which: <ul style="list-style-type: none"> (a) reflect traditional elements and detailing and materials; (b) reduce building bulk; (c) form a transition with the external landscape. 	AO5 Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which: <ul style="list-style-type: none"> (a) reflect those of dwelling houses constructed in 1946 or earlier nearby in the street; (b) are sufficient to cast shadows; (c) provide three-dimensional effects. Refer to Figure d.	AO5 Complies The proposal retains the existing external elements in accordance with the heritage significance on site.
PO6	AO6.1	AO6.1 Complies

<p>Development uses:</p> <p>(a) materials which reflect the traditional materials used predominantly in residential buildings constructed in 1946 or earlier nearby in the street;</p> <p>(b) external materials which reflect the architectural themes of residential buildings constructed in 1946 or earlier, reduce building bulk and form a transition with the external landscape.</p>	<p>Development uses traditional materials consistent with the predominant traditional materials of the dwelling houses constructed in 1946 or earlier fronting the same street.</p>	<p>The proposal retains a built form which conforms to the existing traditional character of the dwelling and surrounding streetscape.</p>
	<p>AO6.2 Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street.</p>	<p>AO6.2 Complies The proposal does not involve changes to the roof of the pre-1947 Dwelling House.</p>
	<p>AO6.3 Development ensures that: (a) for dwelling houses lightweight materials predominate; (b) if masonry is used, it is rendered or painted and used in conjunction with other more lightweight materials, in order to define the upper and lower levels.</p>	<p>AO6.3 Complies The proposed works do not include any new masonry works.</p>
<p>PO7 Development provides roof forms which complement traditional roof styles of residential buildings constructed in 1946 or earlier that are located nearby in the street in terms of roof pitch and proportion.</p>	<p>AO7.1 Development provides roof forms which are one or more of a combination of pyramids, hips or gables of similar pitch and proportions to those of dwelling houses constructed in 1946 or earlier nearby in the street.</p>	<p>AO7.1 Complies The proposed works do not alter the existing roof materials.</p>
	<p>AO7.2 Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street.</p>	<p>AO7.2 Complies The proposed works do not alter the existing eaves.</p>
<p>Additional performance outcomes and acceptable outcomes if in the Character residential zone where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short term accommodation, where not in the Local character significance sub-category</p>		
<p>PO8 Development has a building height and bulk which reinforces the natural topography and complements the predominant 'traditional scale' of residential buildings constructed in 1946 or earlier nearby in the street.</p>	<p>AO8 Development, if in a sloping street where the rhythm of the stepping levels and eaves is characteristic of the streetscape created by dwelling houses constructed in 1946 or earlier, has a building height and roof and eave levels that continue the rhythm and maintain that stepping. Refer to Figure e.</p>	<p>AO8 Not Applicable The proposed works do not alter the existing roof line and eaves.</p>
<p>Additional performance outcomes and acceptable outcomes in the Latrobe and Given Terraces neighbourhood plan area</p>		
<p>PO9-PO10 Not Applicable The site is not located in the Latrobe and Given Terraces Neighbourhood Plan Area.</p>		
<p>Additional performance outcomes and acceptable outcomes if a pre-1911 building where in the Latrobe and Given Terraces neighbourhood plan area</p>		
<p>PO11 Not Applicable The site is not located in the Latrobe and Given Terraces Neighbourhood Plan Area.</p>		
<p>Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct</p>		

PO12-PO17 Not Applicable

The site is not located in the Sherwood – Graceville District Neighbourhood Plan Area.

Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category**PO18-PO20 Not Applicable**

The site is not located in the Local Character Significance Sub-Category.

Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category where on a site containing a residential building constructed in 1946 or earlier**PO21-PO22 Not Applicable**

The site is not located in the Local Character Significance Sub-Category.



5.0 CONCLUSION

The proposal relates to a Building Work for the purposes of Partial Demolition and Alterations at 111-113 Browne Street, New Farm.

Council's mapping indicates that the site is located in the Character ((CR2) Infill Housing) Zone of City Plan 2014.

The proposal is to be located within an established residential area and is considered to be appropriate for the site.

The information contained in this report demonstrates that the proposal complies with the relevant assessment benchmarks and that the proposal is suitable for the site.

We therefore request that the proposed development be considered favourably by Council and subsequently approved subject to reasonable conditions.

6.0 APPENDICES

DA Form 2

Proposal Plans



