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Town Planning Report

11 Swan Street, Shorncliffe



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1. INTRODUCTION

PSA Consulting has been engaged by Anna Porch to prepare this Development Application seeking a Development Approval for Building work to a heritage place on land at 11 Swan Street, Shorncliffe. The subject site has an area of 683m^2 and currently accommodates a pre-1946 dwelling.

Table 1 provides a summary of the subject site. As this development application involves the renovation (demolition and extension) of a heritage place (dwelling house), it triggers assessment against the Heritage Overlay Code. The proposed building works will improve the functionality and liveability of the dwelling into the future.

Table 1- Summary of the Subject Site

ADDRESS:	11 Swan Street, Shorncliffe
PROPERTY DESCIPTION:	Lot 6 on RP4585
APPLICANT:	Anna Porch c/- PSA Consulting
LOCAL AUTHORITY:	Brisbane City Council
SITE AREA:	683m^2
EXISTING USE:	Dwelling House
EXISTING ZONE:	Low Density Residential zone
NEIGHBOURHOOD PLAN:	Sandgate District Neighbourhood Plan
NEIGHBOURHOOD PLAN PRECINCT:	nil
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 code Streetscape Hierarchy overlay code Transport Noise Corridor overlay
PROPOSED DEVELOPMENT:	Building Work (Demolitions, alterations or additions)
LEVEL OF ASSESSMENT:	Impact Assessment

The proposed Building Works have been assessed against the applicable assessment benchmarks of the *Brisbane City Plan 2014* and is considered to meet the applicable criteria. As outlined within this report, the proposed building works will not generate any significant or unacceptable impacts on the subject dwelling or the surrounding area. accordingly, it is recommended that Brisbane City Council approval the proposed Building Work subject to reasonable and relevant conditions.

2. THE SITE

2.1 SITE CONTEXT

The site is located at 11 Swan Street, Shorncliffe (Lot 6 on RP4584) and has a total site area of 683m^2. Shorncliffe is a suburb approximately 15 kilometres north of Brisbane, located within the Brisbane City Local Government Area. Shorncliffe is bordered by the suburbs of Sandgate, Boondall and Deagon.

The site currently contains a pre-1946 single dwelling situated to the north of the site with road access from Yundah Street – a neighbourhood road. Directly surrounding allotments generally contain pre-1946 dwelling houses one to two storeys in height.



Figure 1- Aerial of subject site (Queensland Globe, 2026)

2.2 SITE HISTORY

The subject site has only been used for residential purposes and no recent planning applications have been lodged or approved over the property.

2.3 TOPOGRAPHY AND STORMWATER

The subject site has a gentle gradient which slopes from approximately 6m at the northern boundary to the southern boundary to 4m. Stormwater will be discharged to the existing location used for stormwater no change is proposed, which appears to be to the kerb and channel of Yundah Street.

2.4 ACCESS

The site currently accesses Yundah Street at the eastern boundary of the property. This development application proposes no change to the current access arrangement.

2.5 VEGETATION

There are no proposed impacts to street trees as a result of this application.

2.6 FLOODING

The Brisbane City Council Floodwise Property Report states that the subject has no record of flooding.

2.7 EASEMENT

The site is not subject to any easements.

2.8 URBAN INFRASTRUCTURE AND SERVICES

The subject site is currently connected to the following infrastructure:

- Reticulated water;
- Reticulated sewerage;
- Electricity; and
- Telecommunications.

SECURITY LABEL: OFFICIAL

3. PROPOSED DEVELOPMENT

This report has been prepared in support of a development application to Brisbane City Council seeking development approval for Building Work for renovations (demolition and extensions) to a dwelling house in the Local heritage place sub-category of the Heritage overlay at 11 Swan Street, Shorncliffe.

The subject site is located within the Low density residential zone and contains a pre-1946 dwelling, listed as a local heritage place - 'Ardovie'. The existing house presents its original traditional building elements including a gable roof form with skillion roofed verandahs, timber cladding, ornamental features such as finials and fretwork, and metal roofing which is still generally intact.

As shown in **Figure 2** and the attached development plans, this development proposes to carry out renovations to the existing house to improve its functionality and liveability to be in line with modern standards. The assessable development relates to the partial demolition and new building work to a local heritage place. The following building work is assessable as part of this application:

- Extensions/additions:
    - New outdoor room to the southern side of the dwelling.
    - New pool house**.**
    - Building in the underneath the dwelling for additional habitable spaces.
- Demolition:
    - Removal of full height battens under the verandahs.
    - Removal of an existing store.
    - Removal of internal (living/dining room) walls.
    - Removal of timber sub-floor posts.
    - Removal of existing kitchen, bathroom, ensuite and wardrobe which will be reconfigured.
    - Removal of timber battening around rear stairwell will be replaced with new cladding.
    - Removal of external wall including widows and section of roof near old kitchen location.
    - Replace decayed decretive timber like for like on gable ends

The proposed changes will improve the character features of the existing dwelling by replacing design features that are decayed or in poor condition with new materials that will be like for like. The changes and additions will not dominant the appearance of the house when viewed from Swan Street or Yundah Street. The proposed Swan Street elevation can be seen in **Figure 3** and the Yundah Street elevation in **Figure 4** below.

Please see **Appendix 3** for the Heritage Impact Report which covers the changes and impacts in detail. The report concludes that the proposed building work will not impact on the heritage elements for which the house is listed as a local heritage place.

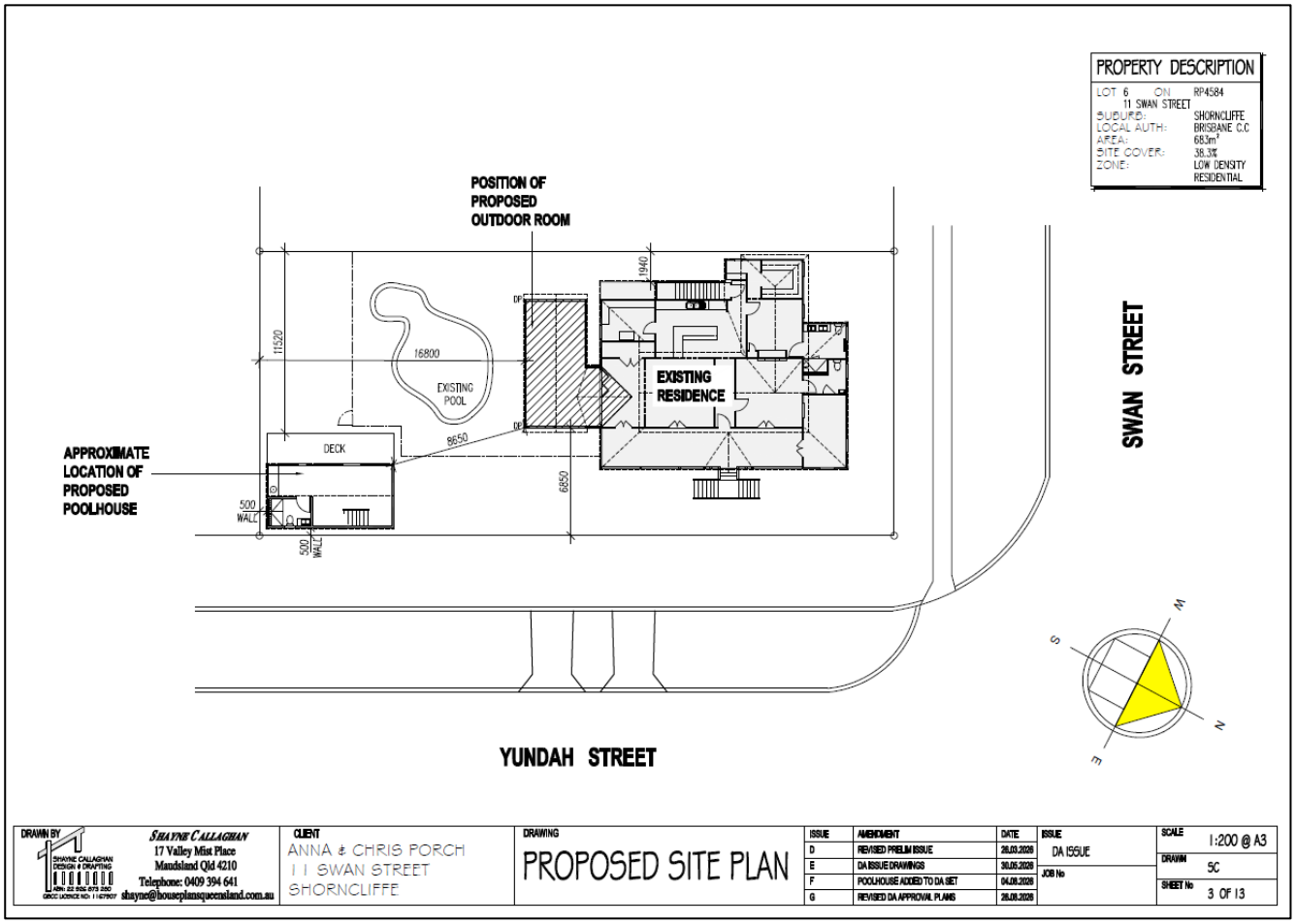

Figure 2 - Proposed Site Plan

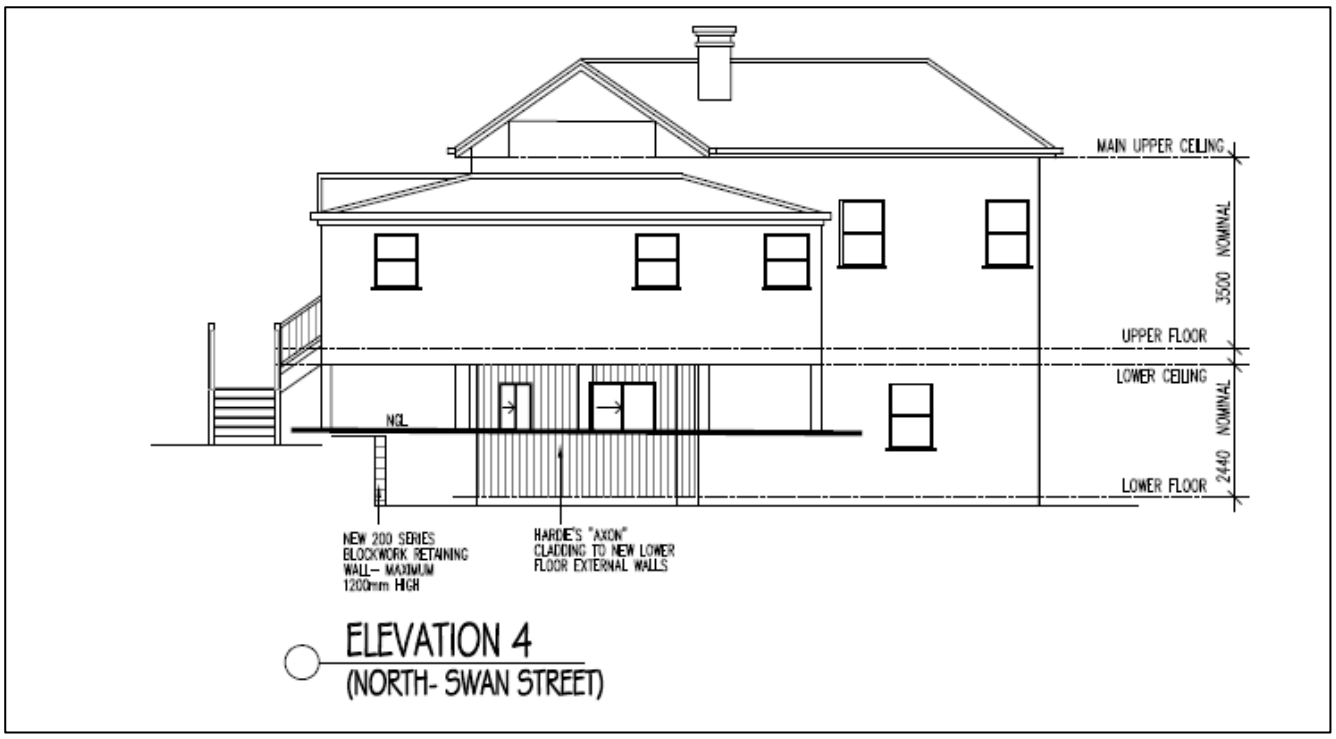

Figure 3 - North elevation – Swan Street

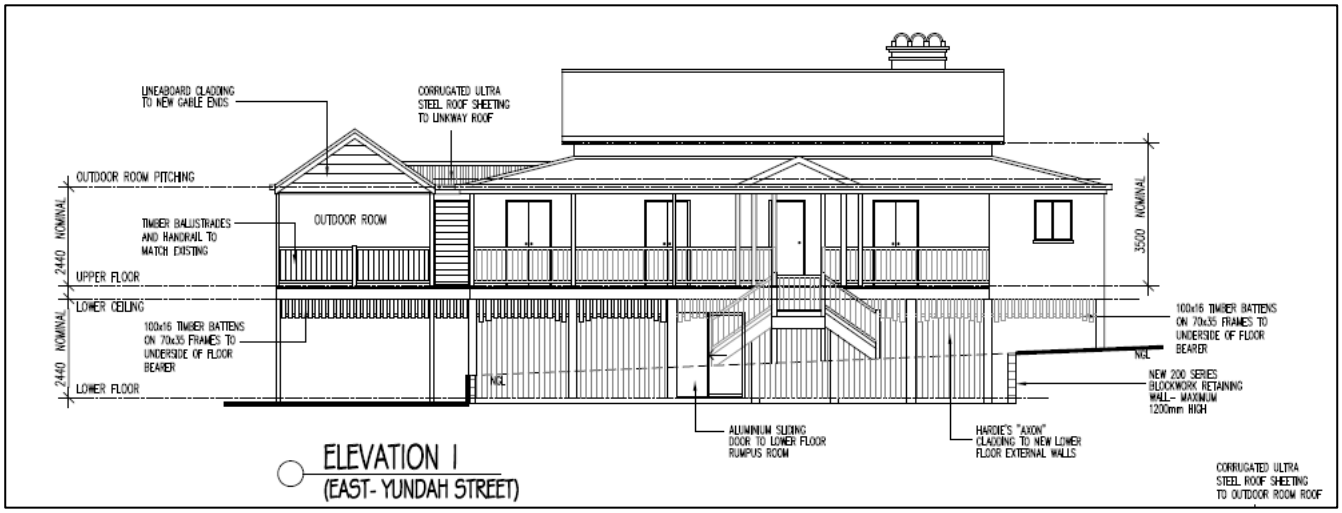

Figure 4 - East elevation – Yundah Street

The proposed development is summarised in **Table 2** below:

Table 2 - Summary of the Proposed Dwelling House

BUILDING HEIGHT:	Below 9.5m above ground level
NUMBER OF STOREYS:	2 storeys
SITE COVER:	38.3% (261.59m^2)
SETBACKS	• No change in minimum setbacks to the dwelling house • 0.5m setback to side and secondary frontage from pool house
BUILDING LENGTH:	20m
MATERIALS & FINISHES:	Timber like cladding, timber battens, timber balustrades, and metal roof sheeting
VEHICLE ACCOMMODATION:	Covered parking space under new extension
ACCESS ARRANGEMENTS:	Access to the lot from Yundah Street remains the same
REMOVAL OF STREET TREES:	N/A

4. PLANNING ASSESSMENT

This Development Application seeks development approval for Building Work (partial demolition and extension/alterations) to a local heritage place. In accordance with the *Brisbane City Plan 2014*, the proposed development is Assessable Development subject to Impact Assessment. The relevant statutory planning provisions for the project are addressed in the following sections.

4.1 BRISBANE CITY PLAN 2014

As shown in **Figure 5**, the proposed development is located within the Low Density Residential Zone. The purpose of the Low Density Residential Zone Code is to:

> *"provide for a variety of low density dwelling types; and community uses, and small-scale services, facilities and infrastructure, to support local residents."*



Figure 5 - Land use zone (Brisbane City Plan, 2026)

The proposed development is Impact assessable in accordance with Part 5 of the *Brisbane City Plan 2014*, and an assessment against the relevant assessment benchmarks have been completed in Table 3.

Table 3 - Categories of Assessment Table

RELEVANT CODES	RESPONSE
PRIMARY CODES	
Low Density Residential Zone Code	Table 5.7.1 – Building work in the Low density residential zone is accepted development. The development will align with the overall outcomes of the zone code by retaining the use of a dwelling house on the site that maintains the low density detached housing suburban identity.
NEIGHBOURHOOD PLAN	

RELEVANT CODES	RESPONSE
Sandgate District Neighbourhood Plan	Table 5.9.60C - Building work in the Sandgate District Neighbourhood Plan has No Change to assessment. Please see **Appendix 1** for the assessment of the Sandgate District Neighbourhood Plan code.
OVERLAY CODES	
Airport Environs overlay code	Not applicable
Community Purposes Network overlay code	Not applicable
Critical Infrastructure and Movement Network overlay code	Not applicable
Dwelling House Character overlay code	Table 5.10.9 – Building work for an extension to a dwelling house if in the Low Density Residential zone is accepted development, subject to compliance with identified requirements when complying with all acceptable outcomes in the Dwelling house code. The proposed development complies with all acceptable outcomes in the Dwelling house code. Please see **Appendix 1** for the assessment of this code.
Heritage overlay code	Table 5.10.12 – Building work if for removal, demolition or demolition of a component of a local heritage place is impact assessable where not accepted development; or an exemption certificate has not been issued for the work under section 74 or section 75 of the Queensland Heritage Act 1992 and If not in the Howard Smith Wharves precinct in the City Centre neighbourhood plan area. Building work under the Act in relation to a local heritage place in the Local heritage place sub-category, where an exemption certificate has not been issued under section 74 or section 75 of the Queensland Heritage Act 1992. Is code assessable. Please see **Appendix 1** for the assessment of this code. Please also see the Heritage Impact Report in **Appendix 3**.
Potential and actual acid sulfate soils overlay code	Not applicable
Road Hierarchy overlay code	Not applicable
Streetscape Hierarchy overlay code	Not applicable
Transport noise corridor	Not applicable

SECURITY LABEL: OFFICIAL

5. CONCLUSION

PSA Consulting (Australia) Pty Ltd has been engaged by Anna Porch to prepare this Town Planning Report accompanying a Development Application to Brisbane City Council seeking a Development Approval for Building works to a dwelling house in the Local heritage place sub-category of the Heritage overlay at 11 Swan Street, Shorncliffe.

The site currently accommodates a pre-1946 dwelling this is a Local heritage place which will be retained as part of this development. The proposed building works will allow for improvement of the dwellings character by repairing pre-1946 features and the addition of features that reflect pre-1946 character. The proposed building works are sympathetic to the traditional elements of the dwelling house and the traditional amenity present within the area. The values that make this dwelling a Local heritage place will be upheld as a result of this development.

The proposed development has been assessed against the planning scheme and all relevant State and Local Government planning codes and as outlined within this report and is considered to comply with all relevant criteria. Accordingly, it is recommended that Brisbane City Council approve the proposed development, subject to reasonable and relevant conditions.

SECURITY LABEL: OFFICIAL

APPENDIX 1 CODE ASSESSMENT AP01

SECURITY LABEL: OFFICIAL

APPENDIX 2 DEVELOPMENT PLANS AP02

APPENDIX 3 HERITAGE IMPACT REPORT AP03

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