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APPLICATION REF  
A006971848

# PLANNING REPORT

Prepared by  
**Go To Town Planning**

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## 1 INTRODUCTION

This town planning report has been prepared by Go To Town Planning on behalf of the applicants, Karla Rose Paynter & Nicholas Theodore Paynter. It is submitted to Brisbane City Council as part of a development application for a Development Permit for Building work for an extension to a pre-1947 Dwelling house in the Traditional building character overlay, at 43 Cricket Street, Petrie Terrace 4000.

The structure for this report comprises the following sections:

- Section 2 – provides a summary of application details;
- Section 3 – outlines site characteristics and surrounding land uses;
- Section 4 – provides details on the proposed development;
- Section 5 – reviews and assesses applicable State planning framework;
- Section 6 – provides a summary of the relevant assessment benchmarks in the Brisbane City Council Planning Scheme; and
- Section 7 – provides concluding comments.

Supporting documentation includes:

- DA Form 2;
- Title Search;
- Proposed Development Plans; and
- Assessment of Planning Scheme Codes.

## 2 DEVELOPMENT APPLICATION SUMMARY

Details for the application are outlined in **Table 1**.

Table 1: Development Application Details

<b>Site Address</b>	43 Cricket Street, Petrie Terrace 4000
<b>Real Property Description</b>	Lot 12 on SP328602
<b>Division</b>	Paddington

<b>Aspect of Development</b>	Building Works - Extension to a Dwelling house in the Traditional Building Character Overlay.
<b>Type of Approval Sought</b>	Development Permit
<b>Level of Assessment</b>	Code Assessment
<b>Assessment Manager</b>	Brisbane City Council

<b>Owner Details</b>	Karla Rose Paynter & Nicholas Theodore Paynter
<b>Applicant Details</b>	Karla Rose Paynter & Nicholas Theodore Paynter C/- SMB BUSINESS HOLDINGS PTY LTD – Zack Soper Email: <a href="mailto:info@gototownplanning.com.au">info@gototownplanning.com.au</a> Phone: 07 3112 8900

### 2.1 Planning Instrument Details

Relevant planning instrument details are outlined in Table 2.

Table 2: Planning Instrument Details

<b>State Planning Policy</b>	State Planning Policy 2017 (SPP)
<b>Regional Plan Designation</b>	ShappingSEQ 2023
<b>Referral</b>	Nil
<b>Planning Scheme</b>	Brisbane City Council Planning Scheme v35.
<b>Strategic Framework</b>	Not Applicable
<b>Zone</b>	CR1 Character (Character)
<b>Neighbourhood / Local Plan</b>	City West Neighbourhood Plan
<b>Applicable Overlays</b>	Dwelling House Character Overlay (Small Lot); and Traditional Building Character Overlay.

**Applicable Codes**

Character Residential Zone Code;  
City West Neighbourhood Plan Code;  
Traditional Building Character (Design) Overlay Code;  
and  
Dwelling House (Small Lot) Code.

**2.2 Site Development History**

Table 3: Site Development History

<b>A005798854</b>	Reconfiguring a Lot (2 into 2 lots) - Boundary realignment to resolve encroachment as indicated in the approved plan titled <i>Plan Showing Location of Improvements</i> , reference: 20203-LOC, dated 14/01/2021, and amended in red 23/08/2021.
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**3 SITE CHARACTERISTICS AND SURROUNDING LAND USES**

**3.1 Site Description**

The site is situated in the suburb of **Petrie Terrace** and is located approximately 400m from the Barracks Shopping Centre & 450m from Suncorp Stadium. Please see the proposed site in **Figure 1**.

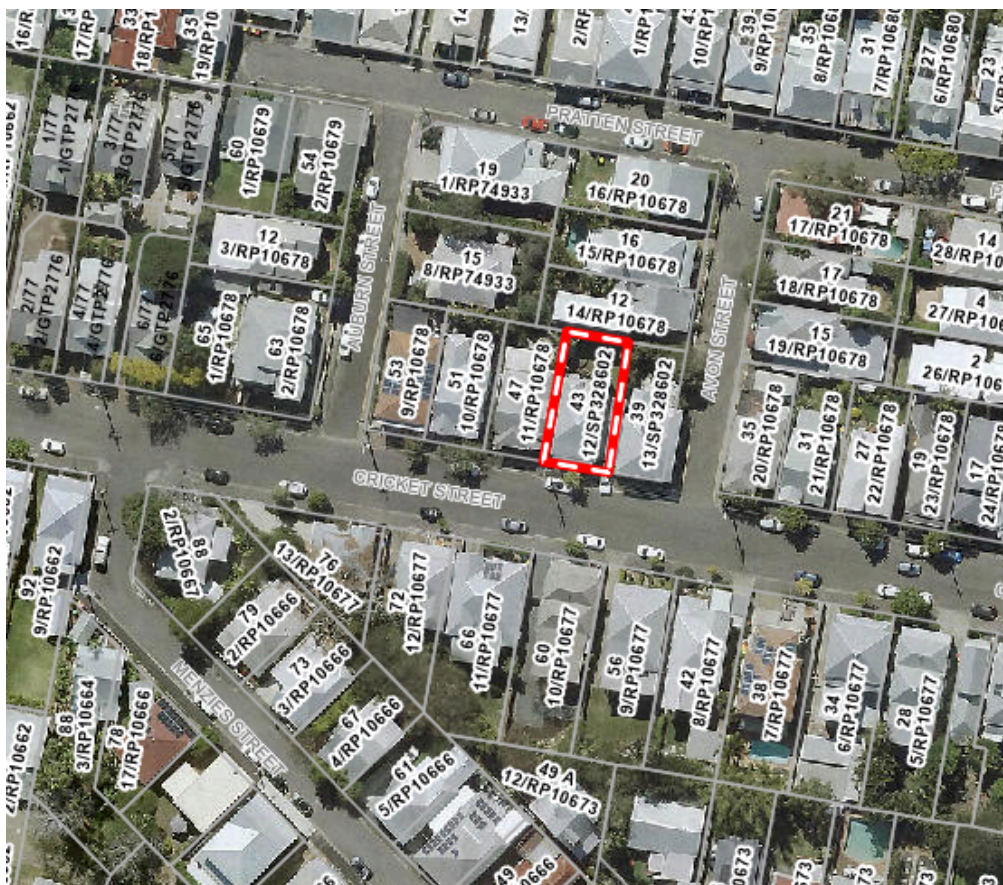


Figure 1: Site Location (Source: Brisbane City Council City Plan 2014)

Relevant site characteristics are identified in **Table 4**.

Table 4: Site Characteristics

<b>Site Area</b>	234m <sup>2</sup>
<b>Site Dimensions</b>	Approximately 10.5m x 21.8m allotment
<b>Existing Land Use</b>	Residential dwelling
<b>Existing Driveway Crossover</b>	Cricket Street to the southeast
<b>Infrastructure</b>	The site is connected to Councils Reticulated Water and Wastewater network.
<b>Environmental Values / On Site Vegetation</b>	Nil located on the site
<b>Flooding</b>	Nil Flooding located at the site
<b>Topography</b>	Approximately 13% slope from southwest to northeast
<b>Easements</b>	Nil located on site

### 3.2 Surrounding Land Uses and Facilities

As depicted on Council's zoning map (Figure 2), the surrounding properties are zoned CR1 Character, with no LDR Low density residential and MDR Medium density residential in the proximity of the site. The existing development in the area contains predominantly of pre-1946 dwelling houses of one and two storey construction featuring a range of traditional and contemporary designs and materials.

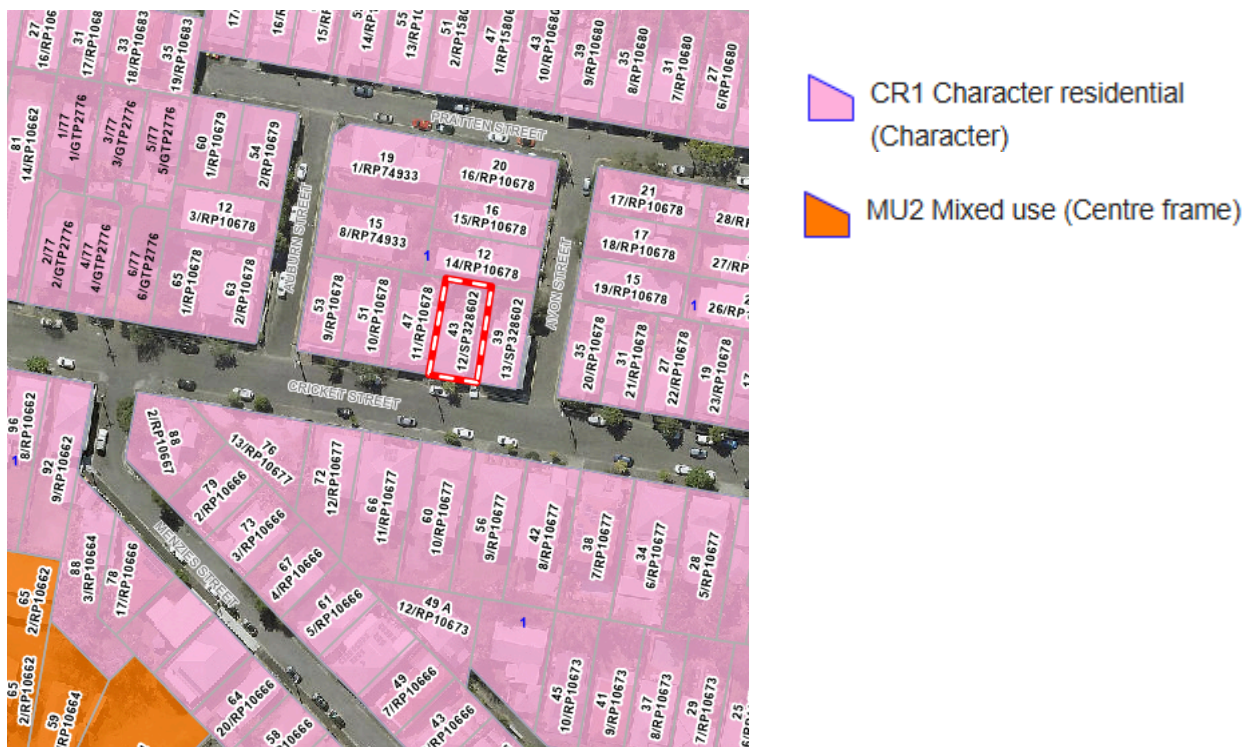


Figure 2: Zoning Map (Source: Brisbane City Council City Plan 2014)

## 4 PROPOSED DEVELOPMENT

### 4.1 General Description

The proposal involves raising the existing dwelling and constructing a new lower level beneath it to create additional functional living spaces while maintaining the home’s traditional character.

The new lower floor will consist of an office, laundry and storage and will not be used as a secondary dwelling. A carport is proposed at the front of the property, featuring a gable roof that complements the existing roof form.

At the rear of the dwelling, a new deck with a lightweight skillion flyover roof will extend the upper-level living space. The deck will be finished with vertical batten privacy screening and weatherboard cladding to match the existing house, ensuring architectural cohesion. The deck integrates new stairs and built-in seating that connect seamlessly to the landscaped rear yard.

The upper level retains the existing housing configuration, with only minor adjustments such as a relocated sliding window to improve light and ventilation.

Externally, the front facade will consist in weatherboard cladding and materials consistent with the original dwelling will be used throughout frontage, preserving the home’s heritage appearance while accommodating modern functionality. Minor site works, including new retaining walls (up to approximately 950 mm in height).

Please find a set of proposed plans attached in **Appendix A**, response to the development codes attached in **Appendix B** and Development Summary below.

Table 5: Development Summary

<b>Boundary Setbacks</b>	<b>Front</b>		141mm
	<b>Side</b>	<b>East</b>	No Setback
		<b>West</b>	No Setback
	<b>Rear</b>		1.5m
<b>Building Height above Natural Ground Level (NGL)</b>	<b>Overall Building Height</b>		Approximately 7.3m
	<b>Number of Stories</b>		2 Storey
<b>Site Cover</b>	75% of the site (the proposed alterations will make the dwelling approximately 175m <sup>2</sup> )		
<b>Building Length</b>	20.78m		
<b>Materials</b>	<ul style="list-style-type: none"> <li>- Colourbond Roofing</li> <li>- Aluminium Cladding</li> <li>- Vertical battens</li> </ul>		
<b>Roof Design</b>	Front Balcony	Skillio roof	

	Rear Deck	Flyover skillion roof
	Carport	Gable roof
<b>Proposed Accesses</b>	It is proposed to use the existing access on the site.	
<b>Crossover Width</b>	No change to the existing crossover	

## 5 STATE PLANNING FRAMEWORK AND ASSESSMENT

Relevant State planning instruments and assessment provisions as designated in the *Planning Act 2016* are addressed within this section of the report.

### 5.1 ShappingSEQ 2023

The site is included within the **Shaping SEQ 2023** and is adopted into Brisbane City Council Planning Scheme v34.

### 5.2 State Planning Policy 2017

State Planning Policy 2017 (SPP) is adopted into Brisbane City Council Planning Scheme v34.

### 5.3 Priority Development Areas (PDA)

Priority Development Areas (PDAs) are parcels of land within Queensland, identified for specific accelerated development with a focus on economic growth. The site is not located in a PDA.

### 5.4 State Assessment and Referral Agency (SARA)

Through SARA, the Director-General of the Department of State Development, Manufacturing, Infrastructure and Planning is a referral agency for the assessment of development applications where a matter of State interest is involved.

SARA mapping and State referral triggers contained in Schedule 10, *Planning Regulation 2017* have been reviewed for this application as set out in **Table 6**.

Table 6: Schedule 10 – Referral Triggers

State Interest	Applicable	State Interest	Applicable
Clearing native vegetation		State Controlled Transport Tunnels and Future State Controlled Tunnels	
Contaminated land		Koala Habitat in SEQ Region	
Environmentally Relevant Activity (if not devolved to a local government)		Land within Port of Brisbane's port limits	
Fisheries		SEQ Development Area	

State Interest	Applicable	State Interest	Applicable
Hazardous Chemical Facilities		SEQ Regional Landscape and Rural Production Area or SEQ Rural Living Area	
Queensland Heritage Place		Tidal works or works in a Coastal Management District	
Infrastructure – designated premises		Urban Design	
State Transport Infrastructure - Generally		Water Related Development	
State Transport Corridors and Future State Transport Corridors		Wetland Protection Area	

On the basis of the above, the application does not necessitate referral.

### 5.5 Other Referral Agencies

Schedule 10, *Planning Regulation 2017* does not necessitate referral of the application to other agencies (ie. port authority, local government or utilities providers) that act outside the SARA framework, as outlined in **Table 7**.

Table 7: Non-SARA Referral Triggers

State Interest	Applicable	State Interest	Applicable
Airport Land		Brisbane Core Port Land	
Environmentally Relevant Activity (if devolved to a local government)		Strategic Port Land	
Local Heritage Place		Land within limits of another Port	
Electricity Infrastructure		Tidal works or Land in Coastal Management District in Gold Coast Waters	
Oil and Gas Infrastructure		Tidal Works or Land in a Coastal Management District	

On the basis of the above, the application does not necessitate referral.

## 6 PLANNING SCHEME PROVISIONS AND ASSESSMENT

The *Brisbane City Council Planning Scheme v34* is the local categorising instrument against which the proposed development will be assessed. The following sections discuss the relevant provisions of the planning scheme.

### 6.1 Use Definition

As per Schedule 1, *Brisbane City Council Planning Scheme*, the proposal is defined as Dwelling House, being:

- ***Dwelling house means a residential use of premises involving—***
  - a. ***1 dwelling and any domestic outbuildings associated with the dwelling; or***
  - b. ***2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.***

## 6.2 Zoning

The site is zoned CR1 Character (Character) and an assessment against the Character Residential Zone Code is provided in **Appendix B**.

## 6.3 Assessment Category

This development application is Code Assessable on the basis of Table 5.10.21 of the Brisbane City Council Planning Scheme as the proposal is for building works to a dwelling house where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay.

### **CODE ASSESSMENT**

As a code assessable application and pursuant to section 43(3), *Planning Act 2016*, “assessment must be carried out only:

- (a) against the assessment benchmarks in a categorising instrument for the development; and
- (b) having regard to any matters prescribed by regulation for this paragraph”.

Additionally, and as per section 26(2), *Planning Regulation 2017*, “if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks:

- (a) the assessment benchmarks stated in:
  - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; 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) any temporary State planning policy applying to the premises;
- (b) if the local government is an infrastructure provider, the local government’s LGIP”.

## 6.4 Assessment Benchmarks

As a code assessable application, the proposed development is to be assessed against the following assessment benchmarks:

- Character Residential Zone Code;
- City West Neighbourhood Plan Code;
- Traditional Building Character (Design) Overlay Code; and
- Dwelling House (Small Lot) Code.

#### 6.4.1 Character Residential Zone Code

The site is within the Character Zone and the proposed development is consistent with the performance outcomes. The proposed dwelling extension and carport does not compromise the overall outcomes for the Character Zone Code as it maintains character of the site. A full assessment of the proposed development against the performance and acceptable outcomes of the Character Zone Code is provided in **Appendix B**.

#### 6.4.2 City West Neighbourhood Plan Code

The site is subject to the provisions of the City West Neighbourhood Plan. The proposed dwelling extension and carport does not compromise the overall outcomes for the City West Neighbourhood Code as it maintains the character of the district and does not compromise traditional building character provisions. As the site is not located within a precinct, there are no relevant performance or acceptable outcomes applicable to the development.

#### 6.4.3 Traditional Building Character (Design) Overlay Code

The applicable overlay code is the Traditional Building Character (Design) Overlay Code. The proposed development is consistent with the relevant performance outcomes in the following ways:

- No traditional building elements forward of the highest and rearmost ridge of the roof will be removed;
- The building height is consistent with the site’s local context and prevailing building heights.

A full assessment of the proposed development against the performance and acceptable outcomes of the Traditional Building Character (Design) Overlay Code is provided in **Appendix B**.

#### 6.4.4 Dwelling House (Small Lot) Code

The applicable use code is the *Dwelling House (Small Lot) Code*, and the proposed development is consistent with the relevant performance outcomes in the following ways:

- The design and siting of the dwelling will not detrimentally impact the residential amenity of neighbouring properties;
- The development provides an appropriate balance between open space and building footprint;
- Sufficient and safe vehicular access and on-site parking will be provided;
- The proposal will not result in adverse drainage impacts; and
- The building height is consistent with the local context and prevailing building heights.

A full assessment of the proposed development against the performance and acceptable outcomes of the *Dwelling House (Small Lot) Code* is provided in **Appendix B**.

### 6.5 Overlay Codes

The site is subject to the planning scheme overlays as outlined in **Table 8**.

Table 8: Planning Scheme Overlays

Planning Scheme Overlay	Response
<b>Airport Environs</b>	Table 5.10.2, Brisbane City Plan 2014 does not identify the Airport Environs

	Overlay Code as being applicable to building work involving a dwelling house.
<b>Community Purposes Network</b>	Table 5.10.7A, Brisbane City Plan 2014 does not identify the Community Purposes Network Overlay Code as being applicable to building work involving a dwelling house
<b>Critical Infrastructure and Movement Network</b>	Table 5.10.8, Brisbane City Plan 2014 does not identify the Critical Infrastructure and Movement Network Overlay Code as being applicable to building work for a dwelling house.
<b>Dwelling House Character Overlay</b>	The proposal is located on an allotment that has an area of 234m <sup>2</sup> . Due to the area of the allotment the proposed extension and carport is accessible against the Dwelling House (Small Lot) Code – refer to assessment in <b>Appendix B</b> .
<b>Potential and Actual Acid Sulfate Soils Sub-Category</b>	Table 5.10.15, Brisbane City Plan 2014 does not identify the Potential and Actual Acid Sulfate Soils Sub-Category Overlay Code as being applicable to building work for a dwelling house.
<b>Road Hierarchy</b>	Table 5.10.18, Brisbane City Plan 2014 does not require an application involving a dwelling house to be assessed against the provisions of the Road Hierarchy Overlay Code.
<b>Streetscape Hierarchy</b>	Table 5.10.20, Brisbane City Plan 2014 does not require an application involving a dwelling house to be assessed against the provisions of the Streetscape Hierarchy Overlay Code.
<b>Traditional Building Character</b>	<p>The application does not require assessment against the Traditional Building Character (Demolition) Overlay Code as the works do not involve the demolition of any pre-1946 components forward of the highest and rearmost ridge of the roof.</p> <p>The proposed extension and carport is assessable against the Traditional Building Character (Design) Overlay Code – refer to assessment in <b>Appendix B</b>.</p>
<b>Transport Noise Corridor Overlay</b>	Table 5.10.23, Brisbane City Plan 2014

	does not identify the Transport Noise Corridor Overlay Code as being applicable to building work for a dwelling house.
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## 6.6 Temporary Local Planning Instrument (TLPI)

There is no relevant or current TLPI over this site.

## 7 CONCLUSION

This development application seeks a Building works for alterations to a Dwelling house within the Traditional building character overlay.

The proposed extension, raise and carport is generally compliant with all relevant assessment benchmarks in the **Brisbane City Council Planning Scheme**, and were assessed against Acceptable and Performance Outcomes (as shown in **Appendix B**).

On this basis, the application is recommended to Council for approval subject to reasonable and relevant conditions.

**Zack Soper**  
Town Planner

