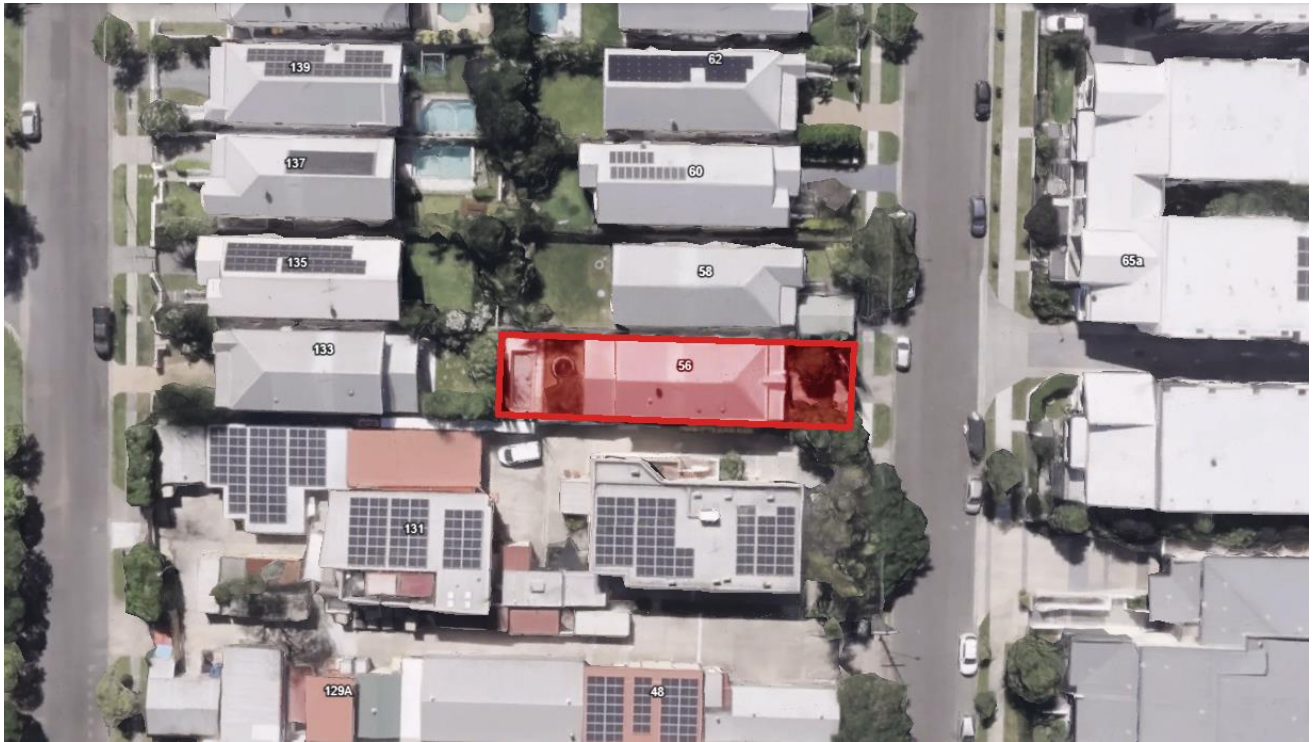


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PLANNING REPORT  
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING



AT 56 Banya Street, Bulimba QLD 4171

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## 1.0 SITE DETAILS & APPLICATION DETAILS

Site Details	
Site Address	56 Banya Street, Bulimba
RPD	Lot 7 on SP166734
County	STANLEY
Site Area	429m <sup>2</sup>
Site Owner/s	Michelle & Scott Cross (as per Owner's Consent)
Area Classification	Low Density Residential Zone

## 2.0 SITE CHARACTERISTICS

### 2.1 SITE LOCATION

#### 2.1.1. Site Details

The subject site is located at 56 Banya Street, Bulimba, an established inner-eastern suburb approximately 4 kilometres from the Brisbane CBD, characterised by a mix of traditional dwellings, contemporary homes, and nearby commercial amenity centred around Oxford Street.

#### 2.1.2. Site History

The subject site currently contains an existing detached dwelling constructed circa 2005, representing a more contemporary residential form within an established suburb characterised by a mix of traditional Queenslanders and newer infill housing. As such, no recent developments have been lodged through Development.i

#### 2.1.3. Site Location

Under the Brisbane City Plan 2014, the site is contained within the Low-Density Residential Zone and is identified as being within the Ithaca District Neighbourhood Plan.

The surrounding locality exhibits the following land uses designation with respects to the subject site:

Surrounding Land Use Designations	
North	Low Density Residential Zone
East	Low-Medium Density Zone
South	Low-Medium Density Zone
West	Low Density Residential Zone



#### 2.1.4. Site Characteristics

The subject site comprises two allotments with a single allotment with a total area of 429m<sup>2</sup>. The site has frontage to Banya Street and is in proximity to the Brisbane River and Merry Street Park. The property is affected by a split zoning arrangement, being shared between the low, low-medium and character residential zones under the Brisbane City Plan 2014.

#### **Vegetation**

The proposed extensions and alterations will not impact any street trees or require the removal of existing vegetation within the site. Minor changes are limited to the rear yard area, where the upper level partially overhangs the backyard and a new concrete alfresco area is proposed to improve connection between the dwelling and existing pool. These works are contained within the established domestic setting and do not result in any significant landscape impacts.

#### **Infrastructure**

The site is fully serviced with connections available for electricity and communications, gas, water and sewerage or easily accessed via the road reserve all of which will be maintained.

#### **Topography**

The subject site is generally regular in topography, with a gentle fall toward Banya Street of approximately 1:50 across most of the site, increasing to around 1:10 at the street frontage. The site is already established with an existing dwelling and associated landscaping, and as such no significant earthworks, building pads or changes to existing access arrangements are required as part of the proposed minor extensions and alterations.

#### **Flooding**

The subject site is affected by the Flood Overlay. Building Work for a Dwelling House is assessable against the Flood Overlay Code, with no change to the level of assessment.

Based on the FloodWise Property Report, the site is located within an unlikely flooding area. The applicable 1% AEP flood level is approximately RL 2.5m AHD, which establishes a minimum required level of RL 2.8m AHD, incorporating the 300mm allowance above the defined flood level.

The potentially impacted component of the development, being the proposed carport, is set at RL 3.215m AHD, exceeding the minimum required level by approximately 415mm. Accordingly, the development achieves an appropriate level of flood immunity and is consistent with the intent of the Flood Overlay Code.

### 3.0 PROPOSAL

This report has been prepared on behalf of the applicants who are seeking Development Approval to carry out Additions and Alterations for an existing dwelling house upon land at 56 Banya Street, Bulimba.

The trigger for planning consent is a minor exceedance of the maximum site cover under the Brisbane City Plan 2014. The applicable Acceptable Outcome for a dwelling house within the Low Density Residential Zone provides for a maximum site cover of 50%, whereas the proposal seeks 55.8%. Accordingly, the development is assessed against the relevant Performance Outcome, which seeks to maintain low density character, adequate open space, and appropriate site coverage. However, the proposed works are on a site adjoined by an existing commercial building, reducing the typical residential interface considerations associated with site cover exceedance.

The proposed development involves minor demolition to the eastern portion of the existing dwelling and an extension to the existing house incorporating a lightly screened carport below for garaging and storage. Works also include partial demolition to the upper level across both the eastern and western facades, with the rebuilt form articulated through varied setbacks, where the eastern façade is recessed further into the building envelope and the western façade projects outward as an overhang. The proposal also includes replacement of the existing retaining fence along the northern boundary with a new 2 metre screen fence to make good the boundary treatment.

The design of the house has sought to architecturally elevate the existing dwelling by upgrading the home to better suit the owners' preferred way of living, including a more contemporary architectural expression and the addition of a functional carport for vehicle accommodation, noting that carports are an established and common element throughout Banya Street.

## 4.0 TOWN PLANNING FRAMEWORK

### 4.1 Public Notification Process – Impact/Code Assessment

No applicable overlays vary the level of assessment for the application

As such, pursuant to the Planning Act 2016 and the assessment framework of the Brisbane City Plan 2014, this application is to be assessed as Code Assessable development. Accordingly, the proposal should not require public notification.

### 4.2 State Planning Policies

As identified in Part 2.1 State Planning Policy of the Brisbane City Plan 2014, the planning scheme has adopted all elements of the State Planning Policy. As such, an assessment against the Interim Development Assessment Provision in Part E of the State Planning Policy is not required.

### 4.3 Referral Agency

As of July 2013, the Department of State Development, Infrastructure and planning launched the State Assessment and Referral Agency. In accordance with the Sustainable Planning Act, the State Assessment and Referral Agency (SARA) is the sole agency responsible for the assessment of the development applications that trigger previously triggered referral to various state agencies. The proposed development does not trigger referral to the State Assessment and Referral Agency.

### 4.4 State Development Assessment Provision

The State Development Assessment Provision came into effect on 1 July 2013 and set out matters of interest to the State for development assessment where the state has justification as an assessment manager or referral agency. As this application does not trigger referral to the State Assessment and Referral Agency, the State Development Assessment Provisions do not apply.

### 4.5 SEQ Regional Plan

The subject site is located within the established urban area of Brisbane and is intended to accommodate ongoing residential living and supporting urban activities. The proposed additions and alterations to the existing dwelling represent infill residential improvement within an existing serviced suburb and are therefore consistent with the broader intent of the regional planning framework.

## 5.0 BRISBANE CITY PLAN 2014 PROVISIONS

### 5.1 Neighbourhood Plan

Under the Brisbane City Plan 2014, the subject site is identified as being located within the **Bulimba District Neighbourhood Plan**. Accordingly, the additional criteria have been addressed below:

The overall outcomes for the neighbourhood plan	Acceptable outcomes	Compliance
<b>Building height</b>		
<b>General</b>		
<p><b>P1</b> 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:</p> <ul style="list-style-type: none"> <li>(a) consistent with the anticipated density and assumed infrastructure demand;</li> <li>(b) aligned to community expectations about the number of storeys to be built;</li> <li>(c) proportionate to and commensurate with the utility of the site area and frontage width;</li> <li>(d) designed to avoid a significant and undue adverse amenity impact to adjoining development;</li> <li>(e) sited to enable existing and future buildings to be well separated from each other and avoid affecting the potential development of an adjoining site.</li> </ul> <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><b>A1</b> Development complies with the number of storeys and building height in Table 7.2.2.4.3.B.</p> <p>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 a maximum number of storeys and height in metres are specified.</p>	<p><b>R1</b> <b>Complies</b> The proposal remains below 9.5m above natural ground level and maintains a height, scale and form consistent with the surrounding streetscape.</p>
<p><b>P2</b> Development ensures the provision, dedication and design of public open space provides for the needs of residents.</p>	<p><b>A2.1</b> Development maximises recreational opportunities along Norman Creek by providing areas and facilities to enable public access.</p> <p><b>A2.2</b> Development for community uses in Balmoral Park are co-located wherever practicable to allow for greater informal recreational use of the park.</p>	<p><b>R2.1</b> <b>N/A</b> The proposal does not involve land adjoining Norman Creek or the provision of public open space.</p> <p><b>R2.2</b> <b>N/A</b> The proposal does not involve community uses within Balmoral Park and therefore this outcome is not applicable.</p>

If in the Bulimba north precinct (Bulimba district neighbourhood plan/NPP-001)		
<p><b>P3</b> Development sensitively integrates with older existing uses and open space areas.</p>	<p><b>A3.1</b> Development has a gross floor area which is no more than 80% of the site area if:</p> <ul style="list-style-type: none"> <li>(a) the site has frontage to a road with a reserve width of 15.5m or more;</li> <li>(b) a minimum site area of 2,500m<sup>2</sup>.</li> </ul> <p><b>A3.2</b> Development of new premises for a residential use fronting Johnston Park is orientated to address the park and street by:</p> <ul style="list-style-type: none"> <li>(a) orientating windows and balconies towards the park and street frontages;</li> <li>(b) avoiding fences and blank walls along the park frontage.</li> </ul>	<p><b>R3.1- Complies</b> The subject site is located within the Bulimba North Precinct (NPP-001), and the proposal for additions and alterations to an existing dwelling house remains consistent with the established low density residential character of the precinct.</p> <p><b>R3.2- N/A</b> No new premises are proposed and the subject does not front Johnston Park</p>
<p><b>P4</b> Development ensures public access is provided along the Brisbane River as a key recreation facility which also improves access to the Apollo Road ferry terminal.</p>	<p><b>A4</b> Development along the Brisbane River frontage dedicates park for future public use, in accordance with Figure.c, which:</p> <ul style="list-style-type: none"> <li>(a) is a designed and constructed in accordance with the infrastructure design planning scheme policy;</li> <li>(b) is in accordance with Figure d.</li> </ul>	<p><b>R4- N/A</b> The subject site does not adjoin the Brisbane River frontage and no riverfront public access or park dedication is proposed</p>
<p><b>P5</b> Development provides for:</p> <ul style="list-style-type: none"> <li>(a) a pedestrian connection between Byron Street and the riverside park;</li> <li>(b) cross block links for public use; which are publicly accessible 24 hours a day.</li> </ul>	<p><b>A5.1</b> Development provides a cross block link in the location identified on the Streetscape hierarchy overlay which is designed and constructed in accordance with the Infrastructure design planning scheme policy</p> <p><b>A5.2</b> Development dedicates the cross block link to Council.</p>	<p><b>R5.1- N/A</b> The subject site is not affected by the Byron Street riverside park linkage provisions and no reconfiguring of a lot is proposed.</p> <p><b>R5.2- N/A</b> No cross block link dedication to Council is required as the proposal is for additions and alterations to an existing dwelling house only.</p>

<b>If in the Oxford Street precinct (Bulimba district neighbourhood plan/NPP-002), where in the Oxford Street B1 sub-precinct (Bulimba district neighbourhood plan/NPP-002a)</b>	N/A
<b>If in the Oxford Street precinct (Bulimba district neighbourhood plan/NPP-002), where in the Oxford Street B2 sub-precinct (Bulimba district neighbourhood plan/NPP-002b)</b>	N/A
<b>If in the Oxford Street precinct (Bulimba district neighbourhood plan/NPP-002), where in the Oxford Street B3 sub-precinct (Bulimba district neighbourhood plan/NPP-002c)</b>	N/A
<b>If in the Hawthorne centre precinct (Bulimba district neighbourhood plan/NPP-003)</b>	N/A
<b>If in the Godwin street precinct (Bulimba district neighbourhood plan/NPP-005)</b>	N/A

## 5.2 Level of Assessment/Applicable Codes and Provisions

The proposal is for Building Work for extensions and alterations to an existing dwelling in the low residential zone. The proposed changes meet all acceptable solutions of the Dwelling House Code so constitute Accepted Development. The code has been included to confirm acceptable solutions have been met.

The site is also identified as being constrained by the following overlays which impact the development and can alter the level of assessment. These have been outlined below:

### 5.2.1 Active Frontages in Residential Zones Overlay

Not Applicable.

### 5.2.2 Airport Environs Overlay

In accordance with Table 5.10.2 - Level of assessment for Airport Environs Overlay, the level of assessment for a Building Works does not change.

There is no proposed ROL or proposed changes affecting access or intensity so this application should not require specific assessment against this Code.

### 5.3.3 Bicycle Network Overlay

In accordance with Table 5.10.3 – Level of assessment for Bicycle Network Overlay, the level of assessment for Building Works does not change.

There is no proposed ROL or proposed changes affecting access or intensity so this application should not require specific assessment against this Code.

### 5.3.4 Biodiversity Overlay

In accordance with Table 5.10.4 – Level of assessment for Bushfire Overlay, the level of assessment for Building Works does not change. The proposed Building Work to the existing dwelling remains Code Assessable.

### 5.3.5 Bushfire Overlay

In accordance with Table 5.10.5 – Level of assessment for Bushfire Overlay, the level of assessment for Building Works does not change.

### 5.3.6 Coastal Hazard Overlay

In accordance with Table 5.10.6 – Level of assessment for Coastal Hazard Overlay, the proposed building works remain acceptable development. There is no change to the level of assessment.

There is no proposed building work in close proximity to the mapped portion of the site so this application should not require assessment against the Code.

### 5.3.7 Commercial Character Building Overlay

Not Applicable.

### 5.3.8 Community Purposes Network Overlay

In accordance with Table 5.10.7A – Level of assessment for Community Purposes Network Overlay, the proposed building works is code assessable. There is no change to the level of assessment.

There is no proposed ROL or proposed changes affecting access or intensity so this application should not require assessment against this Code.

### 5.3.9 Critical Infrastructure and Movement Network Overlay

In accordance with Table 5.10.8 – Level of assessment for Critical Infrastructure and Movement Network Overlay, the proposed Building Works is silent. There is no change to the level of assessment.

There is no proposed ROL or proposed changes affecting access or intensity so this application should not require assessment against this Code.

### 5.3.10 Dwelling House Character Overlay

Not Applicable.

### 5.3.11 Extractive Resources Overlay

Not Applicable

### 5.3.12 Flood Overlay

The subject site is affected by the Flood Overlay. Building Work for a Dwelling House is assessable against the Flood Overlay Code, with no change to the level of assessment.

Based on the FloodWise Property Report, the site is located within an unlikely flooding area. The applicable 1% AEP flood level is approximately RL 2.5m AHD, which establishes a minimum required level of RL 2.8m AHD, incorporating the 300mm freeboard.

The proposed carport is set at RL 3.215m AHD, exceeding the minimum requirement by approximately 415mm. Accordingly, the development achieves an appropriate level of flood immunity and is consistent with the intent of the Flood Overlay Code.

### 5.3.13 Heritage Overlay

Not Applicable.

### 5.3.14 Industrial Amenity Overlay

Not Applicable.

### 5.3.15 Landslide Overlay

Not Applicable.

### 5.3.16 Potential and Actual Acid Sulphate Soils Overlay

Not Applicable. [there is no proposed work below 5.0m AHD]

### 5.3.17 Pre 1911 Building Overlay

Not Applicable.

### 5.3.18 Regional Infrastructure Corridors and Substations Overlay

Not Applicable.

### 5.3.19 Road Hierarchy Overlay

Under the Road Hierarchy Overlay (Table 5.10.18) the level of assessment for Building Work is exempt. Therefore the level of assessment is not altered.

There is no proposed ROL or proposed changes affecting access or intensity so this application should not require assessment against the Streetscape Hierarchy Code.

### 5.3.20 Significant Landscape Tree Overlay

Under the Significant Landscape Tree Overlay (Table 5.10.19) the level of assessment for a for Building Work remains Code Assessable. Therefore the level of assessment is not altered.

#### 5.3.21 Streetscape Hierarchy Overlay

Under the Streetscape Hierarchy Overlay (Table 5.10.20) the level of assessment for Building Work is accepted development. Thus, the level of assessment is not altered.

There is no proposed ROL or proposed changes affecting access or intensity so this application should not require assessment against the Streetscape Hierarchy Code.

#### 5.3.22 Traditional Building Character Overlay

Not Applicable.

#### 5.3.23 Transport Air Quality Overlay

Not Applicable.

#### 5.3.24 Transport Noise Quality Overlay

Not Applicable.

#### 5.3.25 Water Resource Catchments Overlay

Not Applicable.

#### 5.3.26 Waterway Corridors Overlay

Under the Waterways Corridors Overlay (Table 5.10.25) the level of assessment for Building Work involving an extension is accepted development. Thus, the level of assessment is not altered.

There is no proposed work in close proximity to the Waterways Corridor so for this development assessment against the code should not be required.

#### 5.3.27 Wetlands Overlay

Not Applicable.

In view of the above, the following Codes is identified as being applicable to the proposal:

- **Dwelling House (Small Lot)**

## 6.0 DEVELOPMENT CODES

### 6.1 Dwelling House (small lot) Code

Performance outcomes	Acceptable outcomes	Proposed Solution	Compliance
<p><b>PO1</b> Development ensures that a building other than a dwelling house on a site:</p> <p>(a) is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site;</p> <p>(b) is smaller in size and scale than the dwelling house;</p> <p>(c) has the appearance of a building ancillary to the dwelling house;</p> <p>(d) is occupied by members of the same household who occupy the dwelling house.</p>	<p><b>AO1.1</b> Development comprises not more than 1 dwelling house and 1 secondary dwelling, occupied by 1 household comprising:</p> <p>(a) 1 person maintaining a household; or</p> <p>(b) 2 or more persons related by blood, marriage or adoption; or</p> <p>(c) not more than 5 persons, not necessarily related by blood, marriage or adoption;</p> <p>(d) not more than 5 persons under the age of 18 and not necessarily related by blood, marriage or adoption, together with 1 or 2 adult persons who have care or control of them.</p>	<p><b>R1.1</b> <b>The proposal maintains 1 dwelling house</b></p>	✓
	<p><b>AO1.2</b> Development for a secondary dwelling is: a maximum of 80m<sup>2</sup> in gross floor area; located within 20m of the dwelling house; occupied by 1 or more members of the same household as the dwelling house.</p>	<p><b>R1.2</b> <b>No secondary dwelling is proposed as part of this development application</b></p>	✓
<p><b>PO2</b> Development is of a bulk and scale that:</p> <p>(a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;</p> <p>(b) does not create overbearing development for adjoining dwelling houses and their private open space;</p> <p>(c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;</p>	<p><b>AO2</b> Development is contained within:</p> <p>(a) the building envelope for the site, created by applying:</p> <p>(i) the acceptable outcome for maximum building height;</p> <p>(ii) the acceptable outcome for front, rear and side boundary setbacks;</p> <p>(iii) acceptable outcomes for built to boundary walls in so far as these determine the building envelope; or</p>	<p><b>R2</b> <b>Development is limited to an extension of the existing dwelling, with no additional height or increase in overall bulk. While the proposed carport extends closer to the street frontage, it is an accepted ancillary structure capable of projecting forward of the building line where compliant. Acceptable boundary setbacks are otherwise maintained.</b></p>	✓

<p>(d) does not result in the loss of significant views or outlook of adjoining residents;</p> <p>(e) provides for natural light, sunlight and breezes.</p>	<p>(b) the approved building envelope for the site to the extent of any inconsistency with (a).</p> <p>Note—Refer to Figure a for examples of the building envelope for a dwelling house on a small lot.</p> <p>Note—The building envelope is not the developable area or building extent, but a three-dimensional envelope that limits the extent of a building in any direction.</p> <p>Note—This acceptable outcome can be demonstrated by preparing a building envelope plan, elevations and sections.</p>		
<p><b>PO3</b> 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>(c) contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure b);</p> <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 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><b>A03</b> Development:</p> <p>(a) 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 7.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 9.5m above ground level and:</p> <p>(i) 2 storeys; or</p> <p>(ii) 1 storey 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; or</p> <p>(b) is located within an approved building envelope for the site to</p>	<p><b>R2</b> <b>Development height is compliant with the Low density residential zone, maintaining its height below the maximum 9.5m above ground level</b></p>	<p>✓</p>

	<p>the extent of any inconsistency with (a).</p> <p>Note—The lowest point forming part of the maximum building height identified in AO3 being 7.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code.</p> <p>Editor's note—For example, the point at which the maximum building height of 7.5m above ground (as provided by AO3) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 7.5m above ground is measured from would remain 1m.</p> <p>Editor's note—In interpretation of what maximum building height is provided for by AO3, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO3, whichever is the lesser is the maximum building height.</p>		
<p><b>PO4</b> 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 PO4(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><b>AO4</b> Development:</p> <p>(a) 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 9.5 above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 11.5m above ground level and:</p> <p>(i) 3 storeys; or</p> <p>(ii) 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; or</p> <p>(b) is located within an approved building envelope for the site to the extent of any inconsistency with (a).</p>	<p><b>R4</b> Development is only limited to an extension to an already existing dwelling, therefore, no additional height is added to the proposed changes</p>	<p>✓</p>

	<p>Note—The lowest point forming part of the maximum building height identified in AO4 being 9.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code.</p> <p>Editor's note—For example, the point at which the maximum building height of 9.5m above ground (as provided by AO4) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 9.5m above ground is measured from would remain 1m.</p> <p>Editor's note—In interpretation of what maximum building height is provided for by AO4, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO4, whichever is the lesser is the maximum building height.</p>		
<p><b>PO5</b> Development provides a front boundary setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area.</p>	<p><b>AO5</b> Development results in a minimum street frontage setback that is:</p> <p>(a) on the primary street frontage:</p> <p>(i) 6m where all adjoining dwelling houses have a setback of 6m or more; or</p> <p>(ii) the same as the least setback, but not less than 3m, of an adjoining dwelling house where that dwelling house has a setback less than 6m; or</p> <p>(iii) 3m where there is no adjoining dwelling house;</p> <p>(b) on a secondary street frontage:</p> <p>(i) 1.5m; or</p> <p>(ii) 0m for non-habitable spaces up to 3m building height where the secondary street frontage is opposite to the primary street frontage and the road reserve of the secondary street frontage is 8m or less wide and a minor road;</p> <p>(c) in addition to either (a) where the setback is less than 5.5m or (b)(i)</p>	<p><b>R5</b> <b>Development maintains a 8.5m setback to the street frontage. Although a proposed carport extends closer to the street, it is considered as an ancillary structure capable of projecting forward of the building line where compliant.</b></p>	<p>✓</p>

	<p>above, a minimum of 5.5m street frontage setback for garages; or</p> <p>(d) located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).</p>		
<p><b>PO6</b></p> <p>Development provides side boundary setbacks that:</p> <p>(a) does not impact on the amenity and privacy of residents in adjoining dwelling houses;</p> <p>(b) provides for natural light, sunlight and breezes.</p>	<p><b>A06</b></p> <p>Development results in a minimum side boundary setback that is:</p> <p>(a) 1m for habitable spaces; or</p> <p>(b) 0.5m and a maximum height of 3.5m for non-habitable spaces only for a maximum length of:</p> <p>(i) 15m, where located in the Low–medium density residential zone, Medium density residential zone or High density residential zone; or</p> <p>(ii) 9m, where in the Low density residential zone or the Character residential zone; or</p> <p>(c) 0m where:</p> <p>(i) matching the extent of an existing built to boundary wall on the adjoining property; or</p> <p>(ii) the adjoining property is 300m<sup>2</sup> or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone; or</p> <p>(iii) on a lot with an average width of 7.5m or less where the adjoining property is 300m<sup>2</sup> or less and in the Residential zone category other than in the Character zone precinct of the Character residential zone and the</p>	<p><b>R6</b></p> <p><b>The proposed development maintains a 1.5m side setback to 54 Banya Street and a 1m setback to 56 Banya Street, with transitional variations responding to site circumstances, all compliant with Brisbane City Council requirements.</b></p>	<p>✓</p>

	<p>adjoining property has no existing built to the boundary wall; or (iv) on a lot with an average width of more than 7.5m in the Low density residential zone or the Infill housing zone precinct of the Character residential zone where the registered owner of the adjoining premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m; or (d) located within an approved building envelope for the site to the extent of any inconsistency with (a), (b) or (c).</p> <p><small>Note—A06(c)(ii) and (iii) apply to the development of a dwelling house at the same time as an adjoining dwelling house or adjoining dwelling houses developed at separate times.</small></p> <p><small>Editor's note—For the purpose of satisfying A06(c)(iv), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</small></p>		
<p><b>PO7</b> Development provides a rear boundary setback that:</p> <p>(a) provides for open space and landscaping; (b) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (c) provides for natural light, sunlight and breezes.</p>	<p><b>A07</b> Development results in a minimum rear boundary setback that is:</p> <p>(a) 6m, where on a lot with an average depth of more than 25m; or (b) on a lot with an average depth of 25m or less: (i) 3m, for a part of a building or structure up to 4.5m high; (ii) 4.5m, for a part of a building or structure over 4.5m high. (c) located within an approved building envelope for the site to the extent of any inconsistency with (a) or (b).</p>	<p><b>R7</b> <b>The proposed development has a rear boundary setback of 6.7m, compliant with PO7 &amp; A07</b></p>	<p>✓</p>

	Editor's note—in interpreting AO7 refer to the deemed compliance with site cover and setback assessment criteria in section 1.7.6.		
<b>PO8</b> Development provides an even distribution of open space and building footprint, to facilitate a balance of indoor and outdoor recreation and adequate private open space.	<b>AO8</b> Development results in a maximum site cover of: (a) 50% where the lot is 400m <sup>2</sup> or more; or (b) 60% where the lot is 300m <sup>2</sup> or more and less than 400m <sup>2</sup> ; or (c) 70% where the lot is 200m <sup>2</sup> or more and less than 300m <sup>2</sup> ; or (d) 80% where the lot is less than 200m <sup>2</sup> .	<b>R8</b> <b>The proposed development exceeds the site cover under AO8 by 5.8%, primarily due to the carport. This minor variation is appropriate given the adjoining commercial site on one boundary and residential context on the other, while still satisfying the relevant performance outcome.</b>	<b>Performance Outcome</b>
<b>PO9</b> Development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.	<b>AO9.1</b> Development ensures that a built to boundary wall is: (a) for non-habitable rooms or spaces only where the adjoining lot is more than 300m <sup>2</sup> ; (b) not located within 1m of a window of a habitable room in an adjoining dwelling house; (c) not located within the front or rear boundary setbacks; (d) low maintenance and constructed of pre-finished materials. Refer to Figure c and Figure d.  <small>Note—Built to boundary walls are distinct from side setbacks. Reduced setbacks for dwelling houses on small lots may be used for habitable space as provided under A02.4.</small>	<b>R9.1</b> <b>Development is only an extension to an existing dwelling, and maintains compliant setbacks, in which, does not involve any built-to-boundary walls that impact amenity and/or privacy of neighboring sites</b>	✓
	<b>AO9.2</b> Development does not include any built to boundary walls in the Character zone precinct of the Character residential zone other than: (a) matching the extent of an existing built to boundary wall on adjoining premises; or (b) on a lot with an average width of more than 7.5m where the registered owner of the adjoining	<b>R9.2</b> <b>As answered in R9.1, development is only an extension and does not include any built to boundary walls. Nor is it located in a Character zone</b>	✓

	<p>premises does not object to a setback less than AO6(b) but only for non-habitable spaces, a maximum height of 3m and a maximum length of 9m.</p> <p>Editor's note — For the purposes of satisfying AO9.2(b), confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</p>		
<p><b>PO10</b> Development results in building length and bulk of a domestic scale which minimises overbearing for adjoining dwelling houses and their private open space.</p>	<p><b>AO10</b> Development results in a combined total length of the building or building components of a dwelling house, secondary dwelling and domestic outbuilding that does not exceed 25m.</p> <p>Note—Building length includes garages, decks, balconies, verandahs and other projections and excludes eaves, sunhoods and other building work that comprise prescribed accepted development.</p>	<p><b>R10</b> <b>The overall building length exceeds 25m, measuring 31m. However, no individual level exceeds 25m, as the upper level is setback from the street frontage and shifted toward the rear. This architectural offset reduces the visual impact to the street and breaks down the perceived bulk of the built form. The adjoining site also contains a commercial building, where amenity and private open space expectations differ from those applicable to residential uses.</b></p>	<p><b>Performance Outcome</b></p>
<p><b>PO11</b> Development ensures that a dwelling house is orientated to the street to facilitate casual surveillance of the street and provide visual interest.</p> <p>Note—This performance outcome is not applicable for a rear lot.</p>	<p><b>AO11</b> Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street.</p> <p>Note—This acceptable outcome is not applicable for a rear lot.</p>	<p><b>R11</b> <b>The proposed development maintains the existing dwelling's orientation to the street, with habitable rooms and balconies outlooking the street</b></p>	<p>✓</p>
<p><b>PO12</b> Development ensures that vehicle access and parking is accommodated on site with:</p> <p>(a) vehicle access of an appropriate grade and width to facilitate safe property access;</p> <p>(b) a driveway crossover width that does not visually dominate the appearance of the</p>	<p><b>AO12.1</b> Development provides a minimum number of on-site car 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>(c) where a garage is provided, 1 car parking space forward of the garage other than a</p>	<p><b>R12.1</b> <b>The development ensures vehicle access and parking are accommodated on site through an open carport providing 2 car parking spaces. Vehicle access is achieved via an appropriately graded and proportioned crossover that facilitates safe entry</b></p>	<p>✓</p>

<p>dwelling house when viewed from the street;</p> <p>(c) an appropriate number of car parking spaces for the scale of the dwelling house and the normal activities of a household.</p>	<p>garage located on a secondary street frontage.</p> <p><small>Editor's note—Compliance with AO12.1(c) does not have the effect of reducing a street frontage setback less than identified in AO5 but may require a greater setback to the extent of the parking space.</small></p>	<p><b>and exit, while the unenclosed carport form and driveway width do not visually dominate the dwelling when viewed from the street.</b></p>	
	<p><b>AO12.2</b> Development provides vehicular crossings that:</p> <p>(a) have a maximum crossover width of 4m (excluding apron tapers);</p> <p>(b) comply with standard drawing BSD-2022 or BSD-2021 for a rear lot;</p> <p>(c) comply with standard drawing BSD-2024 (where 3.75m footpath width) or BSD-2025 (where 4.25m footpath width).</p>	<p><b>R12.2</b> The development retains an appropriately scaled vehicular crossing that is consistent with the required crossover dimensions and relevant Brisbane City Council standard drawings, ensuring safe and functional access while maintaining the streetscape presentation.</p>	✓
<p><b>PO13</b> Development provides car accommodation that does not visually dominate the appearance of a dwelling house when viewed from a street.</p>	<p><b>AO13.1</b> Development of a lot with any street frontage of:</p> <p>(a) 7.5m or less has a maximum of 3.5m wide single-width car accommodation only; or</p> <p>(b) more than 7.5m has up to double-width car accommodation.</p> <p><small>Editor's note—Double-width car accommodation is of sufficient width to accommodate two cars side by side; otherwise the car accommodation is single-width car accommodation.</small></p>	<p><b>R13.1</b> The proposed carport provides a 6m wide double-width car accommodation arrangement. Given the lot frontage exceeds 7.5m, the provision of double-width car accommodation is consistent with <b>AO13.1(b)</b>. The open carport design ensures parking remains visually recessive and does not dominate the appearance of the dwelling when viewed from the street, satisfying <b>PO13</b>.</p>	✓
	<p><b>AO13.2</b> Development involving tandem car parking is constructed in accordance with Figure e.</p>	<p><b>R13.2</b> Development does not involve any tandem car parking</p>	✓
	<p><b>AO13.3</b> Development involving double-width car parking is:</p> <p>(a) 6m maximum door width for a garage or total width where a carport or combination of both; or</p>	<p><b>R13.3</b> The proposed double-width car accommodation includes a garage door measuring 4.8m wide and 2.4m high, which remains within the 6m</p>	✓

	<p>(b) may have a door on the front of a carport;</p> <p>(c) for a garage where not built to the side boundary, the garage door is recessed from the street frontage of the building at least 1m beneath the:</p> <p>(i) upper storey, balcony or verandah of a 2 or more storey building; or</p> <p>(ii) eave of a single-storey building;</p> <p>(d) for a garage built to the side boundary, is not recessed for the part of the garage between the building and the side boundary.</p> <p>Note—AO13.3(c) applies to the extent of the garage door only and does not include features such as posts that support the upper storey, balcony or verandah.</p> <p>Editor's note—AO13.3(d) overrides the provisions of AO13.3(c) to the extent that the garage element extends towards a side boundary beyond the balance of the building. For example, a 3m wide garage built to a side boundary would not need to be recessed in accordance with AO13.3(c) where the balance of the building was setback 3m or more from the same side boundary.</p>	<p><b>maximum width prescribed under AO13.3(a). The garage presentation is proportionate to the dwelling and does not visually dominate the street frontage, satisfying the intent of the acceptable outcome.</b></p>	
	<p><b>AO13.4</b> Development involving car accommodation constrained by a steeply sloping site (a slope of 1 in 4 or greater between the front boundary and building setback):</p> <p>(a) may have a double-car carport or garage with a maximum internal width of 6m (excluding eaves) that may be constructed closer to the road alignment than the house;</p> <p>(b) may include a crossover for the full width of the car accommodation. Refer to Figure f.</p> <p>Note—This acceptable outcome supersedes the street frontage setback requirements in AO5</p>		<p>✓</p>
<p><b>PO14</b> Development minimises direct overlooking between dwellings via building siting and layout and the design</p>	<p><b>AO14.1</b> Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a neighbouring dwelling house</p>	<p><b>R14</b> Development does not contain any moments in which direct overlooking between dwellings are present</p>	<p>✓</p>

<p>of windows, balconies and screening devices.</p>	<p>(refer to Figure g) incorporates windows, decks, balconies, terraces or roof decks that: are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h; or where a window, have: sill heights of 1.5m above the floor level of that storey; or are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or have fixed external screens; or where at the ground storey, fencing to a height of 1.5m above ground-storey floor level; where a deck, balcony, terrace, or roof deck have fixed screening.</p>	<p><b>therefore, it is compliant PO14</b></p>	
	<p><b>AO14.2</b> Development ensures that a roof deck or viewing platform: (a) is set back at least 1.5m from the side boundary; (b) has a floor level no more than 7m above ground level or 1.5m less than the height of the roof, whichever is less.</p>	<p><b>R14.2</b> <b>The development does not propose any roof deck or viewing platforms</b></p>	<p>✓</p>
	<p><b>AO14.3</b> Development incorporates screening devices that are: (a) solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure i and Figure j); (b) offset a minimum of 0.3m from the face of the wall around any window.</p>	<p><b>R14.3</b> <b>The development incorporates obscure glass screening to relevant openings, providing a durable and permanent privacy treatment consistent with the intent of AO14.3. The screening achieves effective visual separation while maintaining access to light and amenity.</b></p>	<p>✓</p>

	Note—Screening devices may be hinged to facilitate emergency egress only.		
<p><b>PO15</b> 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 required to be made 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><b>AO15</b> 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 required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</p>	<p><b>R15</b> <b>The development does not require any surface or roof-water drainage connection through an adjoining property. Stormwater runoff will be managed wholly within the subject site and discharged through lawful connections, thereby satisfying PO15 and AO15.</b></p>	✓

<b>If for single-storey adaptable housing constructed to include the adaptable housing elements listed in Table 9.3.8.3.B</b>	<b>N/A</b>
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## 7.0 CONCLUSION

The proposed development represents a quality residential outcome consistent with planning intents and the established precedent of renovation and redevelopment in the area. It is well suited to the locality and provides a quality housing outcome in this established and well serviced location.

Please let me know if there are any problems or queries with the information provided.

Thanking You,

Benjamin Hennig