

## Submission Response – 602 & 604 Vulture Street East, East Brisbane

Submission Topic	Summary of Grounds for Submission	Response to Submission
<b>Traditional Building Character</b>	Submitters have raised concern that the proposed development does not maintain the character of the surrounding area.	<p>The proposed development has been designed to ensure that it provides a suitable outcome that respects the traditional character and amenity of the surrounding area. Vulture Street East is characterised by a mix of traditional timber and tin houses as well as and modern brick homes.</p> <p>Whilst only one of the houses on the subject land was constructed pre-1946, the proposal seeks to retain (and improve) both dwellings as part of the site's redevelopment. This outcome will ensure an appropriate streetscape interface entirely appropriately for East Brisbane and consistent with the surrounding area. The modern buildings will be located at the rear of the site behind the existing dwellings and remain largely screened from the street frontage.</p> <p>The site is located within the Infill housing zone precinct. The proposal seeks an outcome consistent with the outcomes of this zone precinct with modern buildings 'located between or behind dwelling houses built in 1946 or before' (refer to Overall Outcome (7)(b)(ii) of the Character residential zone code).</p>
<b>Dwelling Density / Site Cover</b>	Submitters have raised concern that the dwelling density and site cover of the proposed development is considered to be overdevelopment of the site.	<p>As shown in the architectural drawings, the proposal:</p> <ul style="list-style-type: none"><li>• Delivers suitable communal and private open space to capitalise on Brisbane's subtropical climate.</li><li>• Provides compliant onsite parking.</li><li>• Achieves safe and convenience vehicle access.</li><li>• Achieves viable areas of deep planting and landscaping to accommodate large shade trees.</li><li>• Ensures an appropriate built form outcome for a key inner-Brisbane suburb.</li></ul>

		The proposal achieves a suitable infill development outcome for a key inner-suburb of Brisbane consistent with the Brisbane City Plan 2014.
<b>Traffic</b>	Submitters have raised concern about the potential traffic generation and safety issues the proposed development will produce.	The proposed development provides for vehicles entering and exiting the site via a single access point to compliant onsite parking within a semi-basement level. Vehicles will manoeuvre onsite and leave in a forward gear in a safe and efficient manner. The proposed development does not adversely impact the surrounding road network. In addition, the key inner-city location is in close proximity to shops, services, schools and other public amenities which reduces reliance on vehicles. As such, any additional traffic generated from the proposal (7 units) is adequately catered for by the existing transportation networks.
<b>Setbacks</b>	Submitters have raised concern that the setbacks of the proposed development are likely to impact the amenity of adjoining properties.	The proposed development is considered to provide adequate setbacks and suitable screening to protect the amenity of surrounding properties and ensure that the built form is softened. In line with Council's information request, the side setbacks have been increased to ensure that there is sufficient spacing between buildings, particularly to the dwelling house on the eastern side. Extensive landscaping along the rear site boundary and planters along side boundaries are provided to cater for the downward sloping site and ensure that the privacy to and from the adjoining northern properties is maintained and improved.
<b>Landscape (Tree)</b>	Submitters have raised concern that the significant tree located on land at 600 Vulture Street East has not been adequately assessed.	<p>The tree is located on the adjoining land and not on the subject site. This tree is not identified in City Plan's Biodiversity overlay, Significant landscape tree overlay or Brisbane's Greenspace System Strategic Framework Map.</p> <p>The tree is identified in Council's NALL mapping with the overlay mapping largely contained on 600 Vulture Street East. The dwelling on the subject land is an existing building located close to the shared boundary. The proposal seeks to relocate the building away from the tree and raise the building. We note that raising a building is identified as accepted development under City Plan 2014 where compliant with building height requirements.</p> <p>Further information is provided as part of the response to Council's information request.</p>

**Building Height**

Submitters have raised concern that the building height of the proposed development does not meet City Plan requirements and will negatively impact the amenity and streetscape of the surrounding area.

As outlined in the information request response, the revised development has reduced the extent of roof form projecting above the 9.5m building height line. This reduction in roof bulk helps address the sloping site constraint and provide an outcome that minimises impacts on the adjoining dwellings. Although a small portion of the development remains above the 9.5m line, it is not considered to adversely impact the amenity of the adjoining sites or be visible from the street frontage (due to the nature of the downward sloping site) and is not considered an excessive amount of built form.

It should be noted that the floor and eave levels of both existing buildings are similar to the adjacent dwelling on 606 Vulture Street East. This is demonstrated in the streetscape elevation view of the architectural drawings.