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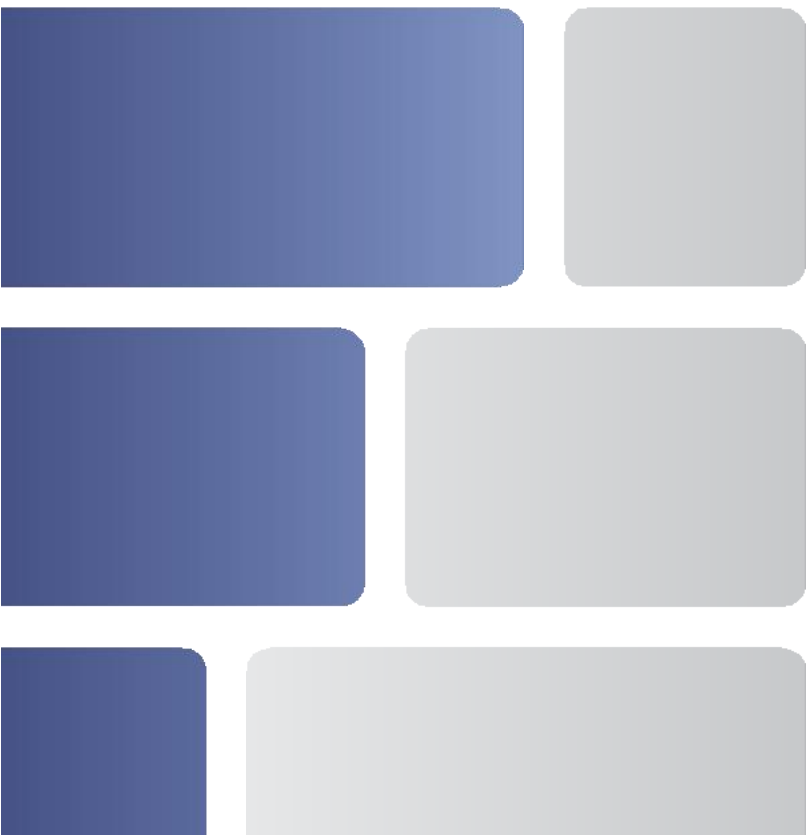
DEVELOPMENT APPLICATION

DWELLING HOUSE (MINOR SCALE EXTENSION)

12 STEWART STREET, HAWTHORNE QLD 4171

LOT 119 ON RP12476

DATE SUBMITTED: 17TH MAY 2026



CONTENTS

1. Executive Summary	4
1.1 Site Locality	5
2. Site Description	6
2.1 Site Details.....	6
2.2 Previous Relevant History	6
2.3 Description of Development	6
2.4 Type of Approval	7
2.5 Site Description	7
2.6 Streetscape Analysis.....	9
2.7 Surrounding Land Uses.....	11
3. Proposed Development.....	12
3.1 Proposed Carport and Storeroom	12
3.2 Proposed Habitable Rooms to Ground Level.....	13
3.3 Case Study – Car Accommodation.....	14
4.0 State Planning Framework.....	17
4.1 Planning Act 2016.....	17
4.2 Referral Agencies.....	17
4.3 State Planning Policy	17
4.4 South East Queensland Regional Plan 2017	17
5.0 Level of Assessment	18
6.0 Specialist Reports	19
7.0 Planning Assessment	19
7.1 The Planning Act 2016.....	19
7.2 Public Notification	19
7.3 Brisbane City Local Plan.....	19
8.0 Conclusion	20

Appendix A – Proposed Plans

Appendix B – City Plan Code and Overlay Assessment

Tables

Table 1 – Site Details

Table 2 – Application Description

Table 3 – Application Type

Table 4 – Level of Assessment

Figures

Figure 1 – Aerial Photograph

Figure 2 – Site Map

Figure 3 – Existing site

Figure 4 – Existing site

Figure 5 – Existing site

Figure 6 – Site Frontage

Figure 7 – Site Contours

Figure 8 – Streetscape

Figure 9 – Streetscape

Figure 10 – Streetscape

Figure 11 – City Plan 2014 zone map

Figure 12 – Proposed street elevation

Figure 13 – Proposed street elevation

Figure 14 – Car Accommodation – Stewart Street

Figure 15 – Car Accommodation – Uhlmann Street

Figure 16 – Car Accommodation – Lindsay Street

Figure 17 – Car Accommodation – Harris Street

Figure 18 – SEQRP Map

1. EXECUTIVE SUMMARY

Forgione Town Planning acts on behalf of H. Zikova & M. Harvey in the submission of a code assessable development application under the current *Brisbane City Plan 2014* seeking Council's approval for a minor scale extension for a carport / storeroom to a post-1946 dwelling house located on land at 12 Stewart Street, Hawthorne QLD. The proposed dwelling offers a beautifully updated residence designed to respond to the traditional setting of the existing site and streetscape, whilst catering for the modern spatial living needs, car accommodation needs and aspirations of the landowners.

For the purpose of this report, the *Brisbane City Plan 2014* will be referred to as the 'Planning Scheme'. This report contains the following information:

- A site description including details of the characteristics of the subject property and its immediate surrounds;
- A description of the development proposal;
- The planning context; and
- An assessment of the proposal against the relevant provisions of the Planning Scheme.

The application is considered appropriate and we recommend that it be approved by the Council subject to reasonable and relevant conditions.

1.1 SITE LOCALITY

Figure 1: Aerial image of subject site at 12 Stewart Street, Hawthorne (www.maps.google.com.au).

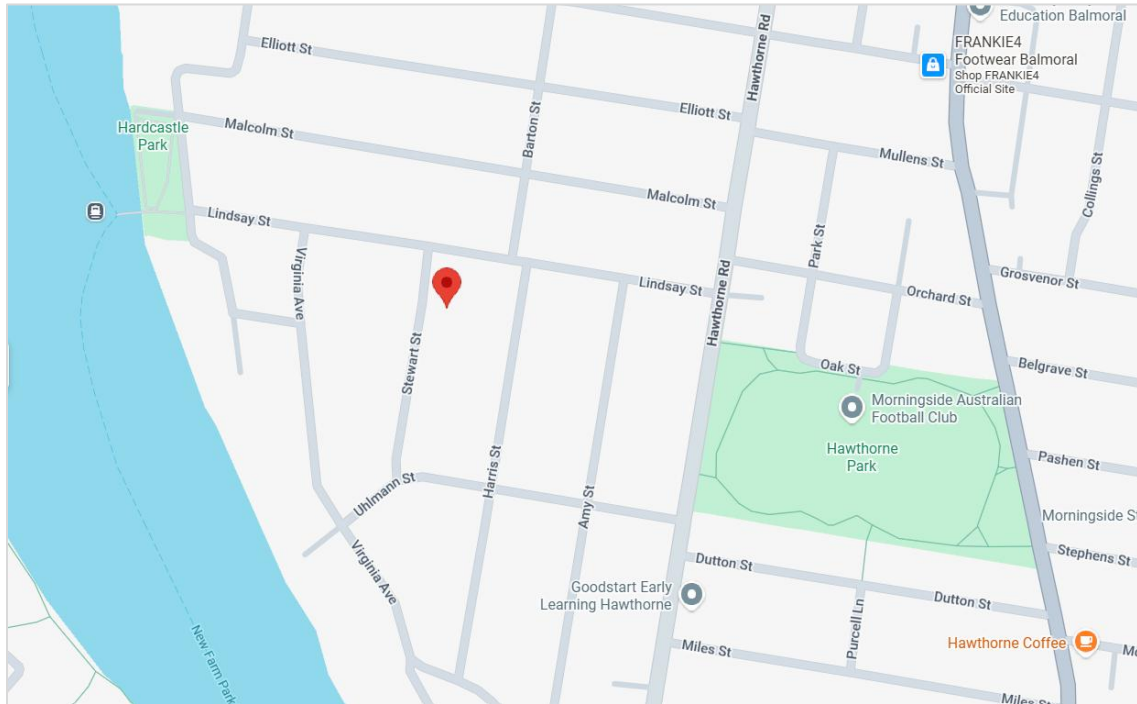
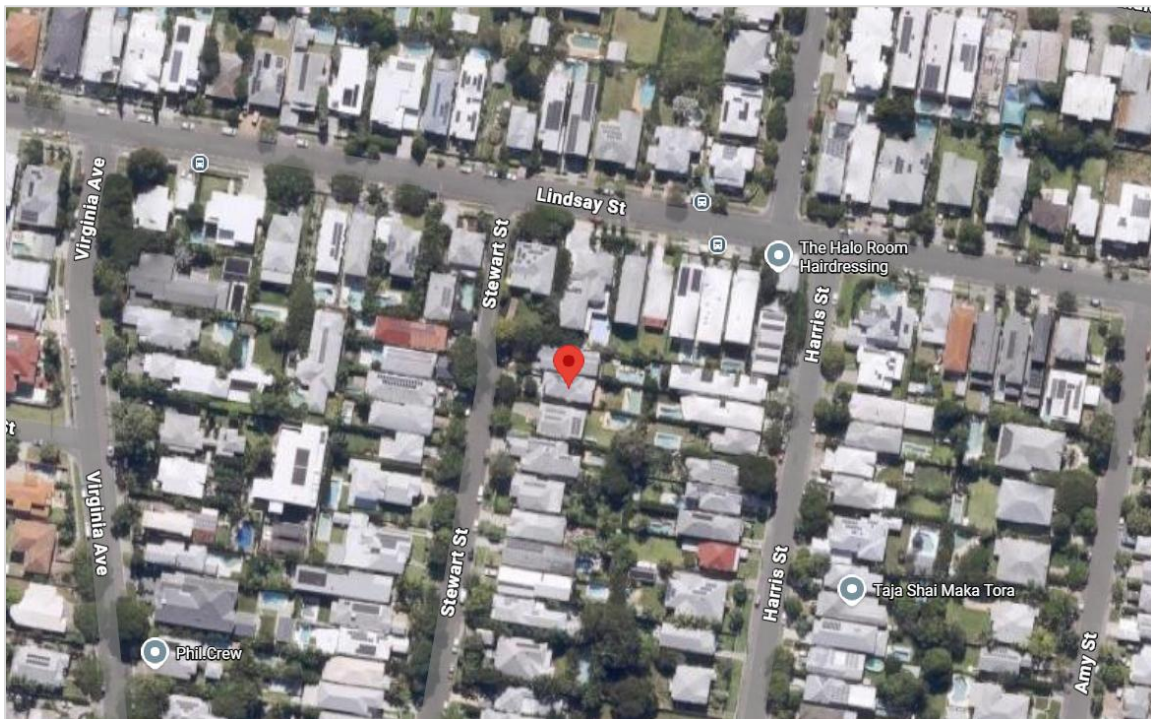


Figure 2: Map of subject site at 12 Stewart Street, Hawthorne (www.maps.google.com.au).



2. SITE DESCRIPTION

2.1 SITE DETAILS

Table 1: Site Details

Street Address	12 Stewart Street, Hawthorne QLD 4171
Real Property Description (RPD)	Lot 119 on RP12476
Site Area	476sqm
Planning Scheme Zoning	Character (Character) zone CR1
Planning Scheme Neighbourhood Plan	Bulimba district neighbourhood plan
Planning Scheme Overlays	Airport environs overlay Community purposes network overlay Critical infrastructure and movement overlay Dwelling house character overlay Flood overlay Potential and actual acid sulfate soils overlay Road hierarchy overlay Streetscape hierarchy overlay Traditional Building Character Overlay
Local Government Authority	Brisbane City Council
SEQ Regional Plan Designation	Urban Footprint

2.2 PREVIOUS RELEVANT HISTORY

According to the Brisbane City Council website Development.i tool, there are no relevant applications recorded against the site.

2.3 DESCRIPTION OF DEVELOPMENT

Table 2: Application Description

Description of Proposal	Dwelling House (minor scale extension)
Type of Application	Building Works – Development Permit (Extension)
Level of Assessment	Code Assessable
Applicant	H. Zikova & M. Harvey C/-Forgione Town Planning PO Box 870 ALBANY CREEK QLD 4035
Contact Person	Marie Forgione

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2.4 TYPE OF APPROVAL

Table 3: Type of Development

Type of Development	Code Assessable	
	Preliminary Approval	Development Permit
Building Works (Extension)		•

2.5 SITE DESCRIPTION

The site is located at 12 Stewart Street, Hawthorne and is properly described as Lot 119 on RP12476. The site has a total area of 476sqm and a primary frontage width of approximately 10 metres to Stewart Street. According to the City Plan 2014 mapping contours, the site ground levels fall gently from the southern eastern rear boundary at 5.5m AHD down towards the western front boundary at 4m AHD at an average grade of 1 in 26 or 3.8%. The site is currently occupied by a 2 storey post-1946 dwelling house. The site does not contain any protected vegetation. The site is connected to all services as required for residential development, including electricity, reticulated water supply, sewerage network and stormwater.

Figure 3: Existing site as viewed from Stewart Street (1).



Figure 4: Existing site as viewed from Stewart Street (2).



Figure 5: Existing site as viewed from Stewart Street (3).



Figure 6: Looking south along the site frontage of Stewart Street.



Figure 9: Dwelling houses adjoining the site to the south on Stewart Street.



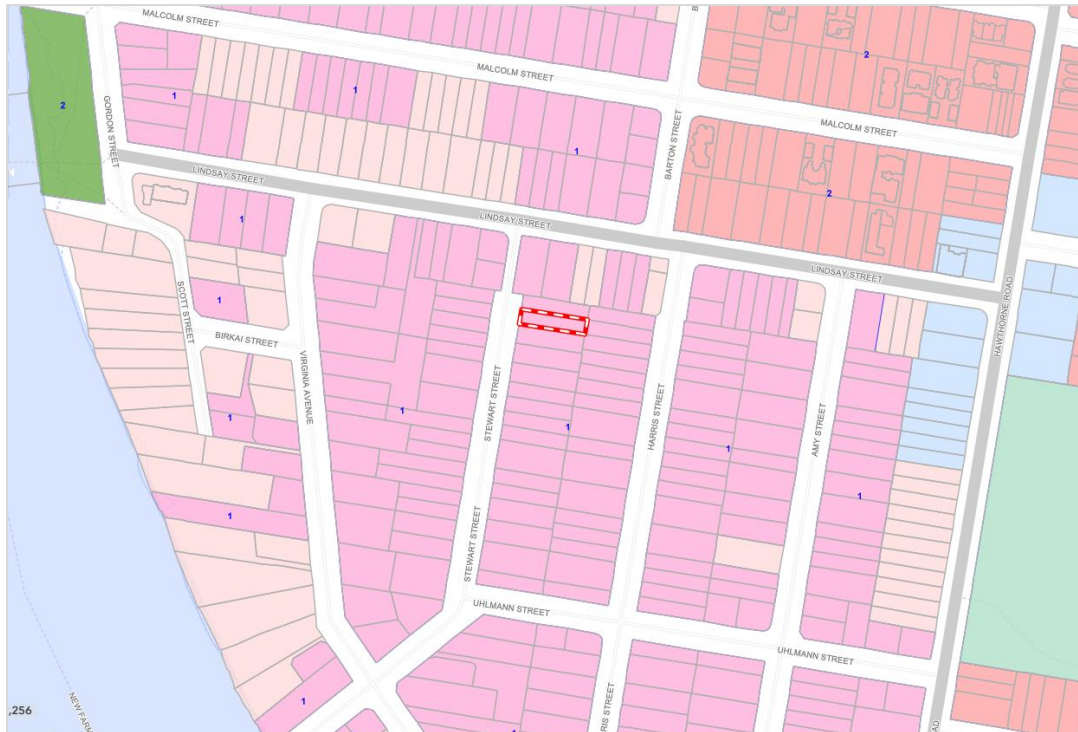
Figure 10: Dwelling houses opposite the site on Stewart Street.








2.7 SURROUNDING LAND USES

Land surrounding the site is used predominantly for low density residential purposes with the vast majority of surrounding properties also within the Traditional building character overlay and containing pre-1946 dwelling houses. A District centre is located within walking distance to the west of the site (on Hawthorne Road) and there are numerous bus stops nearby providing connectivity locally within Hawthorne and generally to the wider Brisbane area.

Figure 11: EPlan map of surrounding development zones.



LEGEND

- | | |
|---|---|
|  LDR Low density residential |  NC Neighbourhood centre |
|  CR1 Character residential (Character) |  OS2 Open space (District) |
|  LMR2 Low-medium density residential (2 or 3 storey mix) | |

3. PROPOSED DEVELOPMENT

The current application seeks the issue of a Building Work – Development Permit for Extensions (minor scale) to a post-1946 dwelling house located on land at 12 Stewart Street, Hawthorne Refer to Appendix A for a copy of the Proposed Plans.

3.1 PROPOSED CARPORT AND STOREROOM

A new double-width carport is proposed to sit between the front alignment of the house and the front boundary, whilst achieving a front setback of approximately 3.39 metres. A modest storeroom is attached to the rear of the carport, abutting the lower level front wall of the house. The carport is set appropriately to one side of the dwelling house, ensuring the front entry and the full upper level elevation remains fully visible and unobscured within the streetscape. Access to the carport is provided from Stewart Street, although an upgrade to the crossover is warranted. Overall, the new parking and access elements are determined to satisfy the acceptable and performance outcomes of the Planning Scheme.

Figure 12: Proposed street elevation of the dwelling, noting the side siting of the new carport and how the ‘timber and tin’ materiality and traditional gable roof form of the structure complements the dwelling façade and the traditional streetscape.

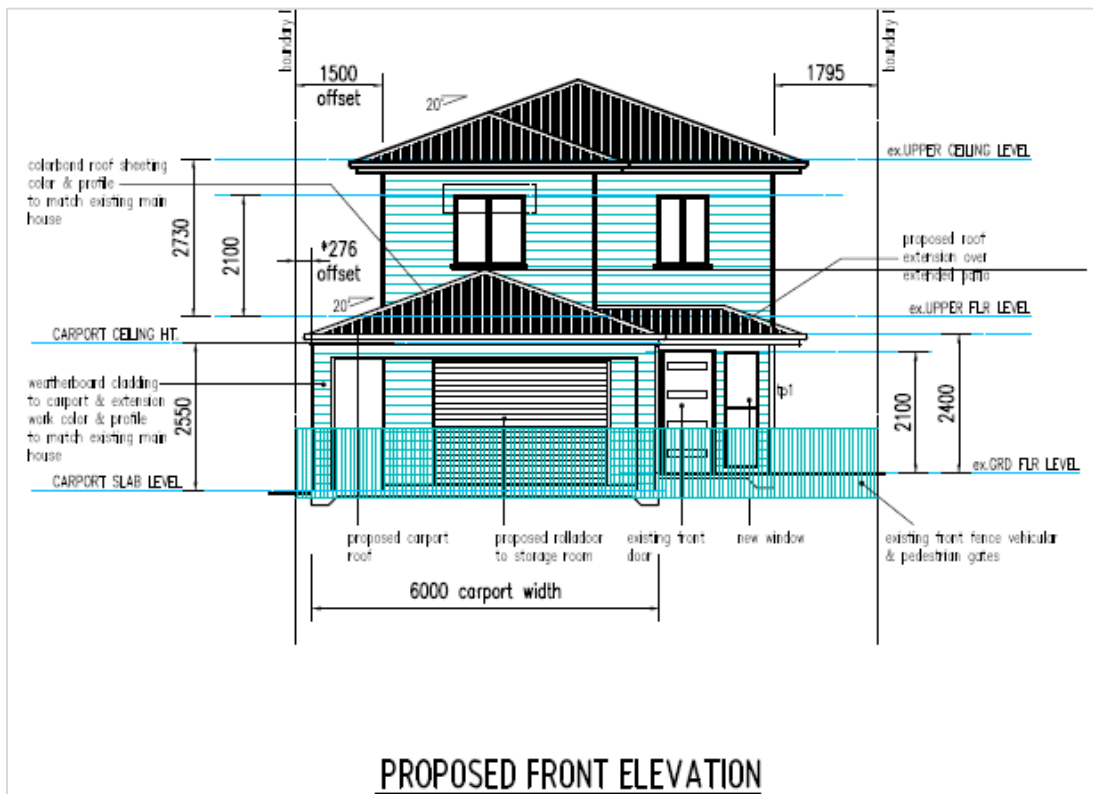
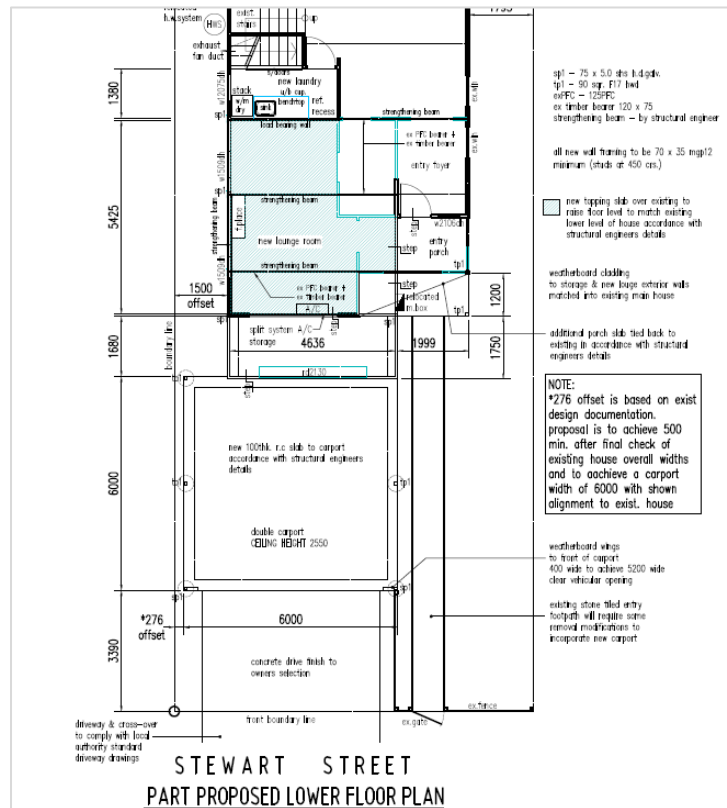


Figure 13: Proposed part lower level floor plan showing the proposed carport and the modest storeroom located to the rear of the carport. Note the side siting of the new carport and how this ensures the front entry point and landscaped pedestrian pathway presents unobscured to the street.



3.2 PROPOSED HABITABLE ROOMS TO GROUND LEVEL

The former single garage space located within the ground level of the dwelling is proposed to be converted into habitable space for the purpose of a lounge room. The new room will complement the rest of the main living areas located on the ground level of the dwelling house.

All aspects of the proposed building works express a high level of traditional building character as viewed from the street. In addition to retaining the position of the existing house, the proposed works provide a corrugated metal hip room form to complement the main roof form of the existing dwelling house. The new works feature horizontal pattern weatherboard cladding and express a lightweight traditional appearance. The dwelling and all proposed works have a maximum height of 2 stories and are less than the permitted 9.5 metres.

3.3 CASE STUDY – CAR ACCOMMODATION

An overview of car accommodation within Stewart Street and the immediately surrounding streets of Uhlmann Street, Lindsay Street and Harris Street has been prepared. Below are images of the results and evidently there are many carports and garages, of different styles, found located between the dwelling street, or to the side of a dwelling yet forward of the dwelling alignment. Due to the established pattern of car accommodation in the area, as well as other site specific relevant factors such as appropriate design and siting, traditional character detailing and suitable proportions, the proposed car accommodation is determined to be acceptable for the site and sympathetic to the streetscape.

Figure 14: Double carports and garages forward of the building line located on Stewart Street.



Figure 15: Double carports and garages forward of the building line located on Uhlmann Street.



Figure 16: Double carports and garages forward of the building line on Lindsay Street.





Figure 17: Double carports and garages forward of the building line on Harris Street.



4.0 STATE PLANNING FRAMEWORK

4.1 PLANNING ACT 2016

The purpose of the *Planning Act 2016* is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning (**planning**), development assessment and related matters that facilitates the achievement of ecological sustainability.

The subject application proposes Building Work to an existing dwelling house as defined by the Planning Act 2016 and is assessable development.

4.2 REFERRAL AGENCIES

There are no referral agencies or concurrence agencies triggered to assess this application.

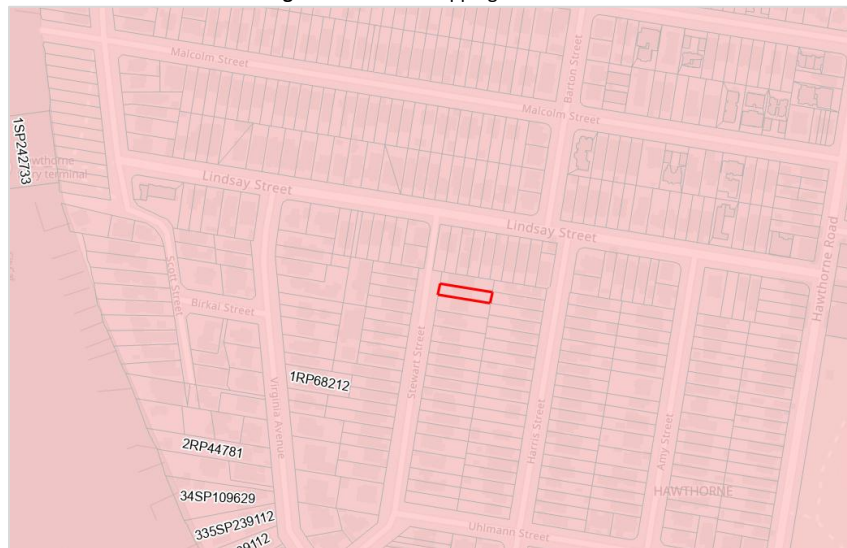
4.3 STATE PLANNING POLICY

The proposal has been checked against all elements of the State Planning Policy and it is determined there are no triggers for further assessment.

4.4 SOUTH EAST QUEENSLAND REGIONAL PLAN 2017

The subject site is located within the Urban Footprint of the of the South-east Queensland Regional Plan. Development relating to a single dwelling house is exempt.

Figure 18: SEQRP mapping of the site.



Legend

Urban Footprint

5.0 LEVEL OF ASSESSMENT

Table 4: Level of Assessment

Code or Overlay	Category of Development Assessment	Assessment Benchmark
Character Residential Zone	Accepted Development No assessment trigger for Building work where involving a single Dwelling house where complying with the acceptable outcomes of the Dwelling house code.	Not applicable <i>Note: Character zone code responses are provided in Appendix A to demonstrate a high level of planning scheme compliance.</i>
Bulimba District Neighbourhood Plan	No Change Building Work, if assessable development.	Bulimba District Neighbourhood Plan
Airport Environs Overlay	No assessment trigger for Building Work where involving a single Dwelling House.	Not applicable
Community Purposes Network Overlay	No assessment trigger for Building Work where involving a single Dwelling House.	Not applicable
Critical Infrastructure and Movement Overlay	No assessment trigger for Building Work where involving a single Dwelling House.	Not applicable
Dwelling House Character Overlay	Accepted Development If complying with all acceptable outcomes of the Dwelling House Code.	Not applicable <i>Note: Dwelling house code responses are provided in Appendix A to demonstrate a high level of planning scheme compliance.</i>
Flood Overlay Code	No assessment trigger for Building Work to single dwelling house where located in Brisbane River flood planning area 5.	Not applicable
Road Hierarchy	No assessment trigger for Building Work where involving a single Dwelling House.	Not applicable
Streetscape Hierarchy	No assessment trigger for Building Work where involving a single Dwelling House.	Not applicable
Traditional Building Character Overlay	Code Assessable Building work involving a dual occupancy, dwelling house, multiple dwelling, retirement facility, rooming accommodation or short-term accommodation where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay.	Traditional Building Character (Design) Overlay Code

6.0 SPECIALIST REPORTS

There are no specialist reports submitted with this development application.

7.0 PLANNING ASSESSMENT

7.1 THE PLANNING ACT 2016

As stated in the *Planning Act 2016* code assessable development applications are to be assessed against the relevant assessment benchmarks of the planning scheme (the categorising instrument), the relevant State Planning policies and any Regional planning instrument.

The responses to the Planning Scheme codes applicable to the proposed development are found in Appendix B of this report. The relevant codes are:

1. Character Residential Zone Code
2. Bulimba District Neighbourhood Plan Code
3. Airport Environs Overlay Code (does not apply)
4. Community Purposes Network Overlay Code (does not apply)
5. Critical Infrastructure Movement Network Overlay Code (does not apply)
6. Dwelling House Code
7. Flood Overlay (does not apply)
8. Road Hierarchy Overlay Code (does not apply)
9. Streetscape Hierarchy Overlay Code (does not apply)
10. Traditional Building Character (Design) Overlay Code
11. Stormwater Code

Based on the assessment undertaken, it has been determined that the proposed development generally complies with the relevant code requirements.

7.2 PUBLIC NOTIFICATION

The Code Assessable nature of the application does not require that any Public Notification be undertaken.

7.3 BRISBANE CITY LOCAL PLAN

The site is identified as being within the Bulimba District Neighbourhood Plan area. The relevant provisions of the Neighbourhood Plan are addressed in Appendix B.

8.0 CONCLUSION

In conclusion, this report and the supporting documentation clearly demonstrates to Council that the proposed dwelling additions and alterations comply with the intentions of the relevant sections of Brisbane City Plan 2014 and the South-East Queensland Regional Plan.

The proposed dwelling extension is designed to allow the owners to make use of the dwelling footprint for habitable purposes and to extend and create onsite carport parking for 2 cars, to suit the needs of their family. The newly created car accommodation is suitably located at the front of the site, yet is set to the side of the dwelling, ensuring the dwelling front elevation still contributes to the street in a meaningful way. With only modest changes to the existing building footprint, the overall scale of the dwelling remains firmly traditional, but with subtle modern touches complemented by high quality landscape design. A survey of car accommodation in the immediately adjacent streets has found the car accommodation scale and location is reflective of similar car accommodation in the area.

The exclusive use of traditional materials and traditional building design elements such as sloping, gable metal roof form with eaves and horizontal weatherboard cladding, ensure all aspects of the proposed works are compatible with the 'timber and tin' character of the existing house, with pre-1946 housing nearby in the street and with housing more widely across the neighbourhood area of Hawthorne.

The proposed dwelling achieves a high level of compliance against the acceptable outcomes and performance outcomes of the relevant codes and overlays, ensuring impacts to the streetscape and to adjoining properties are considered. On the above grounds, we respectfully request that Council be forthcoming in their support for this proposal as an AssessSmart / House and Homes Team development approval.