

Proposed dwelling house in Mixed Use Zone 18 Milne St Spring Hill



(Subject site – Google Streetview)

This report examines a proposal to construct a 3 storey dwelling house at 18 Milne St, Spring Hill. The site is zoned Mixed Use and is also located in the Spring Hill Neighbourhood Plan area. The existing house on the site will be demolished to make way for the proposal. The property is identified as Lot 4 RP 10401 and has on a very small lot area of 164 m². The existing Queenslander house on the site is not a protected house and will be removed for the proposal. The site is surrounded by commercial development to the south, a carpark to the north, and another house to the rear.

The proposed dwelling is 3 storeys comprising a garage level, a bedroom level for the 1st floor, and a living area on the upper level. The design of the proposal is modern, but has elements to respect the traditional character style, although a fully complying traditional character design is not required for the site.

Spring Hill Neighbourhood Plan (design parameters)

The site is within the Boundary St Heart Precinct (NPP-003)

The permitted height is 3 storeys (7.2.19.5.3.B)

The site has setbacks of 0 m to all boundaries (7.2.19.5.3.D)

The site is not located on either an active or arcade frontage.

The site does not have a special boundary as identified by the local plan

The proposal is considered domestic scale development and is permitted as impact assessable development (subject to council approval)



(Aerial of subject house site)

Planning Considerations

The proposal requires assessment against the following codes, for which assessments are attached in the appendix:

- Centre/Mixed Use Code
- Spring Hill neighbourhood plan

The following codes also apply to the site, but are considered superfluous and not applicable as the proposal does not trigger any provisions within those codes. For this reason, a specific assessment against those codes was considered irrelevant and therefore no formal assessment against these codes is provided:

- Airport environs overlay
- Community purposes network overlay
- Critical infrastructure and movement network overlay
- Road hierarchy overlay
- Streetscape hierarchy overlay
- Transport noise corridor overlay

Summary

The proposal has been assessed against the council's codes and policies and is considered to comply with the requirements of Cityplan. The proposal is therefore recommended to council for approval subject to standard conditions.

kindest regards

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