

## Attachment A: Written Response to Council's Information Request

APPLICATION REFERENCE: A006953659

ADDRESS OF SITE: 79 ANNIE ST, NEW FARM QLD 4005

This written response to Council's Information Request is accompanied by the following documents:

- **Attachment B:** Flood Overlay Code Assessment Report prepared by Storm Water Consulting (RPEQ);
- **Attachment C:** Amended Architectural Proposal Plans prepared by HAL Architects (Issue L);
- **Attachment D:** Exclusive Use Area – Unit 5; &
- **Attachment E:** Detail Survey prepared by Site Surveys.

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### FLOOD OVERLAY CODE

- 1) As the entire site is affected by Brisbane River and Overland flow flood overlay in the Brisbane City Plan 2014, the proposed change application is not supported in its current form. The proposed changes to Unit 5 do not comply with the minimum floor levels set out in the 2002 development approval on the site. The floor level of the unit and the garage is proposed at 3.36m AHD, instead of the minimum 3.6m.*
  - a) Provide a RPEQ assessment of the Flood overlay code and revise the proposal to address/demonstrate the flood planning level in accordance with Council requirements.*

**Our Response:** Please refer to Flood Overlay Code Assessment Report prepared by Storm Water Consulting (RPEQ) enclosed as **Attachment B**.

This report has been prepared to assess the flooding which impacts the site and to determine design requirements for the proposed building works in accordance with the Brisbane City Council's Flood Overlay Code. Results from the flood analysis show that the proposed building works would not create an adverse impact on neighbouring properties. The construction of an upper level with a finished floor level of 6.16m AHD meets the flood immunity requirements. The garage extension is proposed to maintain the existing floor level of 3.36m AHD.

A Performance Outcome Solution has been addressed to support this floor level. There would be no adverse impacts on neighbouring properties as a result of the proposed building works. The risk to people from flood hazard and the risk of property impacts are considered to be minimal. The proposed building works are recommended to adopt materials with high water resistance to minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event.

No change to the habitable ground floor unit footprint is sought. Changes are limited to internal reconfiguration of an existing residence which is deemed to be accepted development.

The 1m wide garage extension is proposed to improve functionality. It will maintain the existing floor level of 3.36m AHD. A Performance Outcome Solution has been addressed to support this floor level.

The risk to people from flood hazard and the risk of property impacts are considered to be minimal.

- a) The proposed garage extension would not result in additional risks to people from flood hazard.

- b) The proposed garage extension would maintain the existing floor level of the garage. This is considered to be acceptable as the use of the area remains unchanged.
- c) The proposed garage extension would not create any adverse impacts on neighbouring properties, as demonstrated by the flood model results in the flood assessment report.
- d) The proposed building works are recommended to adopt materials with high water resistance to minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event.

## CARPARKING/ACCESS

- 2) *The proposed sliding gate/fence across the common property area will impact the existing turning/manoeuvring area for vehicles on the site.*
  - a) *Remove the proposed gate from the proposal.*

**Our Response:** Please refer to amended Architectural Proposal Plans prepared by HAL Architects (Issue L) enclosed as [Attachment C](#). Swept path diagrams have been annotated on the plan to show the entry and exit manoeuvre for the residents of Unit 5. Please also refer to Exclusive Use Area Plan for Unit 5 enclosed as [Attachment D](#). We note the gate/fence is located along the boundary of this exclusive use area and this area is not utilised by other residents of the apartment building.

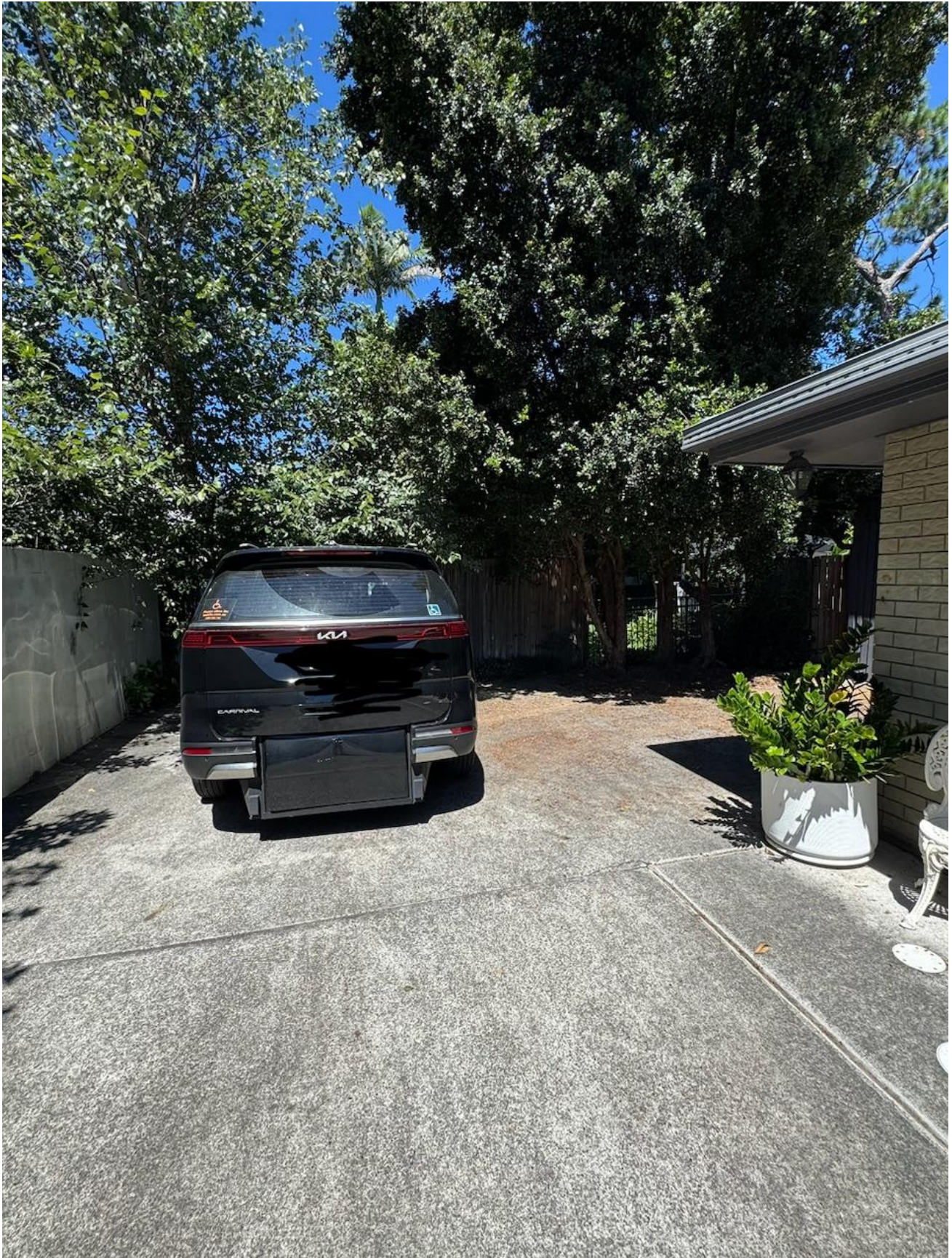
## LANDSCAPING

- 3) *The 2002 development approval included a landscaping bed along the rear boundary.*
  - a) *Revise the proposed plans to provide a minimum 0.6 metre wide landscaping area along the length of the Unit 5 rear boundary to reduce amenity impacts and soften the built form.*

**Our Response:** There is an existing well established landscape edge along the rear property boundary ranging in width from 500mm to 2335m wide. The established screening shrubs are deemed sufficient to soften existing and proposed built form.

Please refer to Detail Survey Plan enclosed as [Attachment E](#) which shows the extent of landscaping along the rear boundary.

Some existing site photos of the rear boundary are provided below for reference.



**Plate 1: Site Photograph of rear property boundary and established landscape features.**



**Plate 2: Site Photograph of rear property boundary and established landscape features.**



**Plate 3: Site Photograph of rear property boundary and established landscape features.**