

Development Assessment Report

Proposed Staged Development
Stage 1 – Reconfiguration of a Lot (2 into 2 Lots)
Stage 2 – New Dwelling House on Vacant Lot and New
Dwelling Unit to rear of Commercial Character Building.

Impact Assessable Development

Prepared by:



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54 Birdwood Terrace, Auchenflower
Lot 60 on RP19703 & Lot 1 on RP19705

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1.0 INTRODUCTION

This report has been prepared in respect to an application seeking approval for a staged development approval;

Stage 1 – Reconfiguration of a Lot (2 into 2 lots).

Stage 2 – Material Change of Use and Preliminary Building Approval – New Dwelling House.
& Material Change of Use and Preliminary Approval – New Dwelling Unit.

The development is to occur over land described as Lot 60 on RP19703 and Lot 1 on RP19705 situated at 54 Birdwood Terrace, Paddington.

The development is Impact Assessable development as result of a new resulting lot sizes less than 450m². Notwithstanding this, the lot sizes do comply with the Subdivision Code and exceed 300m² (in CR2 zoning).

The site currently supports an existing pre-1946 commercial character building that is currently un occupied. No works are proposed to this building.

The site has a combined land area of 744m². The site has an irregular shape. The site slopes significantly to the south western corner. The site has no protected trees and has been previously cleared.

The site is subject to a previously development approval for the Reconfiguration of the Lot (2 into 2 lots) and a new dwelling house and new dwelling unit. This approval has lapsed and was not acted upon.

The new development is comparable in concept and design to this previous approval.

The owner of the land intends to complete the Subdivision before selling the rear lot with the approval. The building of the rear dwelling and new dwelling unit is to be independent to each other.

The lot is Character Residential (CR2) and is within the Hillside character precinct of the Ithaca district neighbourhood plan.

This report should be read in conjunction with the following:

- Code Assessment Tables prepared by ASI Planning
- Subdivision Plan prepared by ONF Surveyors
- Civil concept plan/ earthworks plan and code table assessment by Civil Works Engineers
- Proposal Plans prepared by OH Architecture Pty Ltd

The report reviews the characteristics of the site, its locality, describes the proposed development and evaluates the relevant town planning issues and requirements. The report is an assessment of the facts, conditions and statutory planning legislation pertaining at the time of preparation of this report. The development will address the relevant provisions of the *Planning Act 2016* and the requirements of the policies and codes of the *Brisbane City Plan 2014* as it relates to this proposal.

1.1 Summary of Development Application Details

<u>Address of the Site:</u>	54 Birdwood Terrace, Auchenflower, 4066
<u>Real Property Description:</u>	Lot 60 on RP19703 Lot 1 on RP 19705
<u>Total Area of Site:</u>	744m ² (Standard lot)
<u>Area Designation:</u>	CR2 – Character (Infill Housing) Hillside Character Precinct – NPP - 008 of the Ithaca District neighbourhood Plan
<u>Name of Applicant:</u>	Ben Shields C/- Subdivisions Brisbane
<u>Name of Land Owner/s:</u>	Slade Lane Pty Ltd ATF Slade Lane Trust

Type of Application:

An application is made for a **Reconfiguration of a Lot** (2 into 2 Lots), **Material Change of Use** for a new Dwelling House, **Material Change of Use** for a Dwelling Unit, **Building Work** for new Dwelling House and new Dwelling Unit, to be processed in accordance with the *Planning Act 2016*.

Level of Assessment:

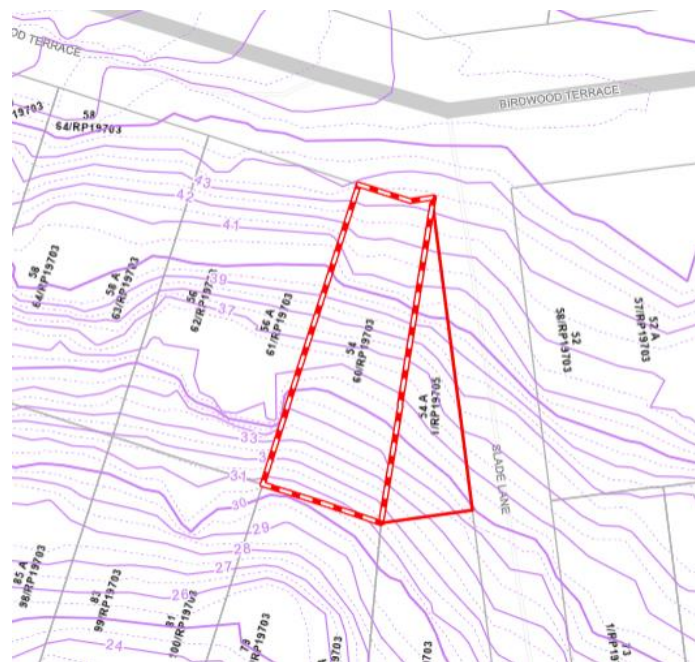
The Brisbane City Plan identifies this application is subject to **Impact Assessment** due to a proposed Reconfiguration of a Lot (2 into 2 Lot) with resulting lots less than 450m².

2.0 SITE DESCRIPTION

2.1 Physical

Topography

The site slopes substantially to the rear (south) and has a fall of approximately 13m from front to rear.



Locality Topography (BCC Mapping)

Flooding

A Brisbane City Council FloodWise Report indicates that the site is not affected by flooding.

FloodWise Property Report

54 BIRDWOOD TCE, AUCHENFLOWER 4066
Lot 60 on RP19703, Lot 1 on RP19705



Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

Brisbane City Council's FloodWise Property Report provides technical flood planning information including estimated flood levels, habitable floor level requirements and more. This report uses the adopted flood planning information in Brisbane City Plan 2014, that guides how land in Brisbane is used and developed for the future. Find out more about [planning and building](#). To understand how to be resilient and prepare for floods, visit Council's [Be Prepared](#) webpage. Find more information about [how to read a FloodWise Property Report](#).

This property has no flood levels

Brisbane City Council has not assigned flood level information for this property however it may be affected by one or more flood or property development flags. Please refer to the Flood Planning and Development Information below for details. The property may have 0.2% AEP flood level which will appear on the Flood Planning Information table if applicable. For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

Visit the [Be Prepared](#) page to find more information on how to prepare your home or business for potential flooding.

Vegetation

The property has a low level of current vegetation, none of which is highly significant. This site does not contain any vegetation registered under NALL. The site will be cleared of vegetation to accommodate the new development.

2.2 Existing Uses and Infrastructure

Uses

The development site currently supports a pre-1946 commercial character building. This building is proposed to be retained and will not be affected by the development. In addition to this, 2 additional parking spaces are being proposed to better support this land use.

Access

The site has no vehicle access points. 3 new access points are proposed to Slade Lane. A single cross-over is proposed at the rear of the commercial character building to provide tandem parking. The dwelling house and dwelling unit have double width driveways proposed to double width carports. Please see attached assessment by Rytenskiid Traffic Engineers to support the gradient of these driveways. There are no street trees that need to be removed to accommodate the new driveways.

Urban Services

Water, sewerage, stormwater, electrical and telecommunications facilities are already available to the site.

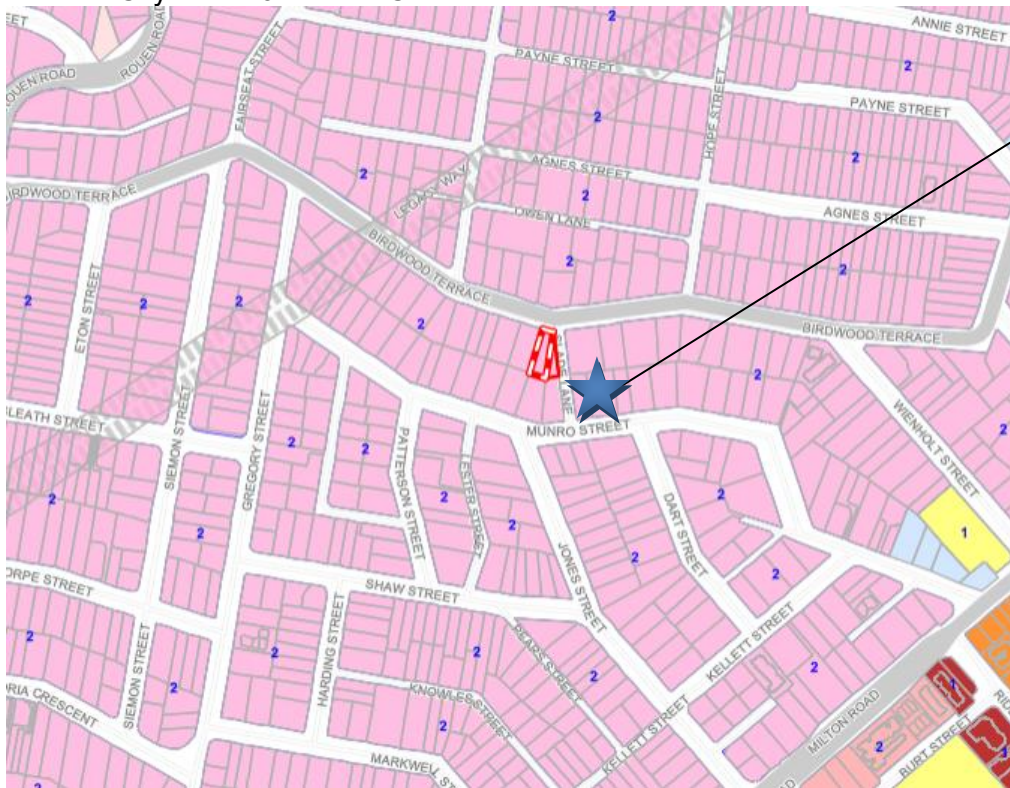


History

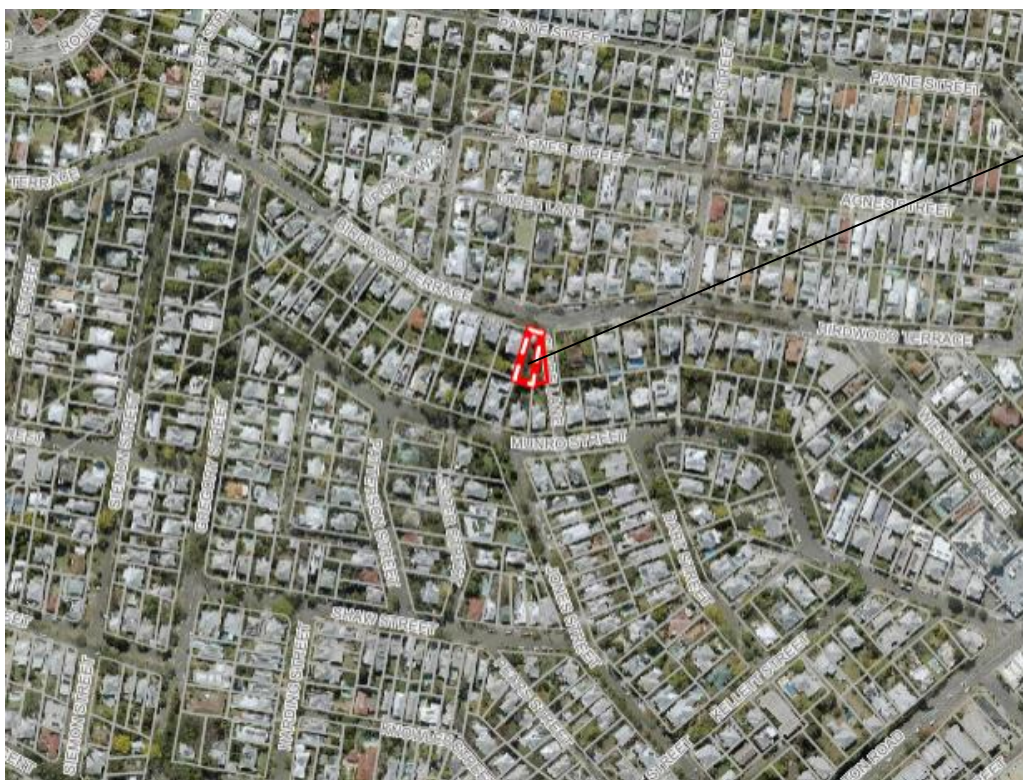
The site is subject to a previously development approval for the Reconfiguration of the Lot (2 into 2 lots) and a new dwelling house and new dwelling unit (Council Ref A004109297). This approval was subsequently extended twice but not acted upon.

3.0 LOCALITY AND SURROUNDING LAND USES

Brisbane City Plan 2014 Area Classification



Locality within Auchenflower



Subject Site

The local area is characterised predominately by a mix of 1-2 pre and post-1946 dwellings.

Site Photos



Subject Site – 54 Birdwood Terrace



Adjoining Site to West – 56 Birdwood Terrace44



Further to the west – 58 Birdwood Terrace



Subject Site – 54 Birdwood Terrace
From Slade Lane



Behind existing building



Behind existing building



Vacant rear yard facing south west



Frontage of site to Slade Lane



Rear of Site – note adjacent retaining walls



Rear neighbour 75 Munro Street



Looking back up Slade Lane

The new dwelling house comprises of lower level double carport, kitchen, dining room, living room, bathroom, entry and guest bedroom. The rear yard will provide a pool and flat yard space. The upper level will comprise of master bedroom with ensuite, 2 additional bedrooms bathroom and desk space.



The development is comparable to the previous approved development over the site.

The site slopes to the rear and servicing of the site will be completed in accordance with the servicing plan and report prepared by Civilworks Engineers.

The proposal triggers Impact Assessable development against the planning scheme. The development has been assessed against the relevant codes within *Brisbane City Plan 2014*.

5.0 ASSESSMENT OF THE APPLICATION

5.1 State Framework

The Planning Act 2016 (PA 2016)

The development is code assessable development under the provisions of the Planning Act 2016.

State Planning Policies

The development triggers no state referrals.

Referral Agencies

The development triggers no state referrals.

5.2 Regional Framework

The South East Queensland Regional Plan 2017

The urban footprint identifies land allocated to provide for the urban development needs of the region. This area will accommodate the full range of urban uses, such as housing, industry, business, infrastructure, community facilities and urban open spaces.

The subject site is located within the mapped Urban Footprint and is therefore appropriate for urban use developments.

5.3 Local Legislation

Brisbane City Plan 2014

This proposed development is a Reconfiguration of a Lot (2 into 2 Lots) and Material Change of Use for a new Dwelling House and Dwelling Unit. The development is subject to Impact Assessment in accordance with part 5 of the Assessment of City Plan 2014.

The Table of Assessment specified in Part 5 of Brisbane City Plan 2014 specify the following codes to be applicable to the application.

- Character Residential Zone Code
- Ithaca District Neighbourhood Plan (Hillside Character Precinct)
- Airport Environs Overlay Code
- Bicycle Network Code
- Commercial Character Building Overlay Code
- Community Purposes Network Overlay Code
- Critical Infrastructure and Movement Network Overlay Code
- Road Hierarchy Overlay Code
- Streetscape Hierarchy Code
- Traditional Building Character Code
- Subdivision Code
- Filling and Excavation Code
- Infrastructure Design Code
- Landscape Work Code
- Outdoor Lighting Code
- Stormwater Code
- Transport, Access, Parking and Servicing Code
- Wastewater Code

These codes have been assessed and findings summarised in the attached Code Table Response.

6.0 CONCLUSION

This report has been prepared in respect to an application seeking approval for a staged development approval;

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As the proposal is generally in compliance with the applicable Codes of the Brisbane City Plan 2014 it is considered appropriate that the application can be accepted and approved subject to reasonable and relevant conditions.

We look forward to receiving Council's Development Approval at your earliest convenience.

Should you have any questions, please do not hesitate to contact this office. We thank you in advance for your assessment of this application.

Kind Regards,



Craig Christie
Principal Planner