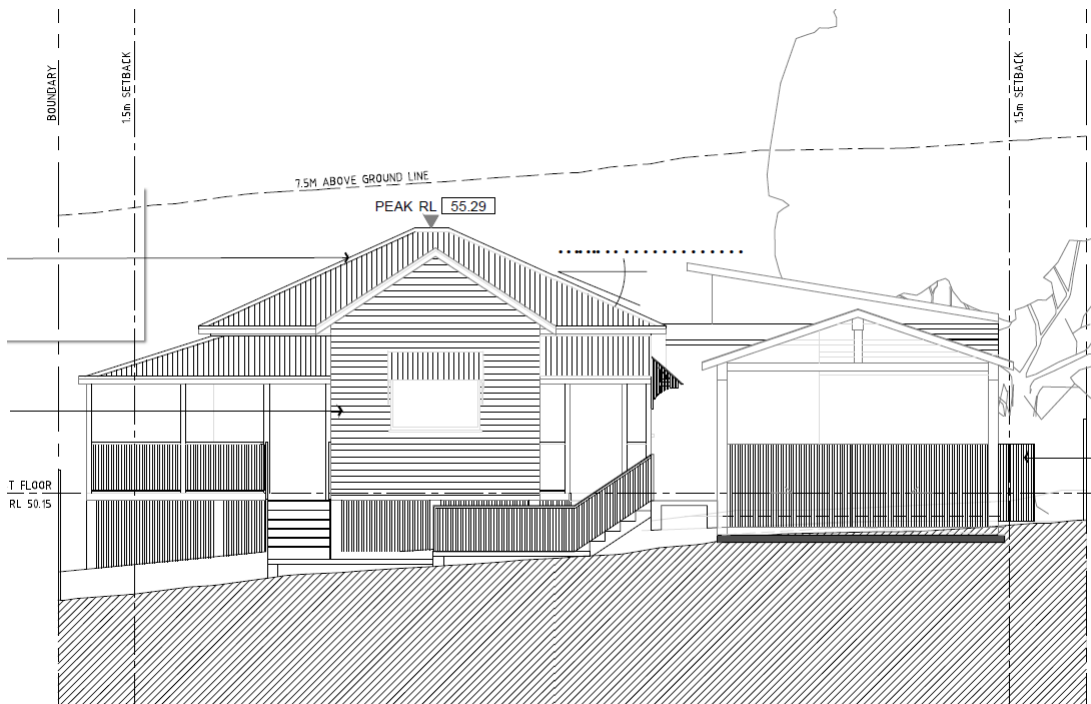


# TOWN PLANNING REPORT CODE ASSESSABLE DEVELOPMENT APPLICATION



MATERIAL CHANGE OF USE FOR ROOMING ACCOMMODATION  
&  
BUILDING WORK FOR PARTIAL DEMOLITION & EXTENSIONS TO PRE-1946 DWELLING  
HOUSE WITHIN THE  
IN THE TRADITIONAL BUILDING CHARACTER OVERLAY

UPON LAND AT  
9 & 11 RYLATT STREET, INDOOROPILLY QLD 4068  
(LOT 17 & 18 ON RP23683)

ON BEHALF OF  
KEYU HU & SHAN JIANG

OUR REFERENCE: 26-0511

## PROJECT DETAILS

**CLIENT:** Keyu Hu & Shan Jiang  
**PROJECT ADDRESS:** 9 & 11 Rylatt Street, Indooroopilly  
**PROJECT NUMBER:** 26-0511  
**PROJECT CONTACT:** Phillip Ng

## DOCUMENT CONTROL

### Document Control

VERSION	DATE	AUTHOR	VERSION DESCRIPTION
1	10/06/2026	PN	Draft
2	13/06/2026	PN	Final

### Distribution

NO OF COPIES	VERSION NO	DESTINATION
1	2	Amelior Development Services
1	2	Brisbane City Council
1	2	Keyu Hu & Shan Jiang

## TABLE OF CONTENTS

<b>1</b>	<b>EXECUTIVE SUMMARY .....</b>	<b>4</b>
<b>2</b>	<b>PROJECT OVERVIEW .....</b>	<b>5</b>
<b>3</b>	<b>BACKGROUND &amp; SITE CHARACTERISTICS.....</b>	<b>6</b>
3.1	Site Details.....	6
3.2	Site History .....	6
3.3	Location.....	6
3.4	Site Characteristics .....	7
<b>4</b>	<b>PROPOSAL.....</b>	<b>8</b>
4.1	Proposal Overview .....	8
4.2	Partial Demolition .....	9
4.3	Building Height.....	10
4.4	Site Cover .....	11
4.5	Setbacks .....	11
4.6	Traditional Building Character (Design) Overlay Code.....	11
4.7	Rooming accommodation.....	12
<b>5</b>	<b>TOWN PLANNING FRAMEWORK .....</b>	<b>12</b>
5.1	Local Government .....	12
5.2	State Government.....	15
<b>6</b>	<b>CONCLUSIONS .....</b>	<b>17</b>
<b>7</b>	<b>APPENDIX 1 – CODE ASSESSMENT.....</b>	<b>18</b>

## 1 EXECUTIVE SUMMARY

This report is submitted on behalf of *Keyu Hu & Shan Jiang* in support of the proposed Material Change of Use (Development Permit) for Rooming Accommodation and Building Work for partial demolition and extensions to an existing Pre-1946 Dwelling house located within the Traditional building character overlay upon land at 9 & 11 Rylatt Street, Indooroopilly QLD 4068 (17 & 18 on RP23683).

The report addresses all relevant town planning requirements associated with the current proposal with regards to the provisions of the *Brisbane City Plan 2014* and the application will be assessed in accordance with the *Planning Act 2016*.

Under the *Brisbane City Plan 2014*, the subject site is identified as being contained within the Character (Character) residential zone and the Indooroopilly centre neighbourhood plan. The Planning Scheme intends Character residential zone to provide for low density suburban and inner-city living through the development of predominately 1 or 2 storey Dwelling houses comprising primarily of existing houses built in 1946 or earlier and infill housing that incorporates any housing built in 1946 or before in the development.

Furthermore, the site is located within the Traditional building character overlay. This overlay intends to retain buildings constructed in 1946 or earlier and for new development to strengthen traditional building character through compatible scale, materials, and detailing.

The proposal involves partial demolition work and extensions to the existing Dwelling house for a conversion into a Rooming accommodation and is identified as being consistent with the Scheme's intent for the Character residential zone and overlays. Specifically:

- The proposed extensions maintain an appropriate built form and scale for suburban living that is in keeping with the dwelling houses constructed in 1946 or earlier within the locality and intent of the outcomes for the zone;
- The proposed Rooming accommodation is maintained at a maximum of five (5) rooms in accordance with the acceptable requirements under the zone code and use code.
- The proposal achieves a compliant building height of two (2) storeys that is fully maintained below 9.5m NGL in accordance with the zone code and traditional building character overlay code;
- The proposal achieves a sympathetic design that incorporates traditional materials such as timber cladding and metal roof sheeting that will reflect a dwelling house constructed in 1946 or earlier.

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposal involving partial demolition works and extensions to an existing Dwelling house where within the Traditional building character overlay triggers Code Assessment.

Notwithstanding, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved subject to reasonable and relevant conditions.

## 2 PROJECT OVERVIEW

<b>Applicant</b>	Keyu Hu & Shan Jiang		
<b>Site Address</b>	9 & 11 Rylatt Street, Indooroopilly QLD 4068		
<b>Real Property Description</b>	Lot 17 & 18 on RP23683		
<b>Area of Site</b>	810m <sup>2</sup>		
<b>Local Government Area</b>	Brisbane City Council		
<b>Zoning</b>	Character Residential (Character) Zone		
<b>Overlays</b>	<ul style="list-style-type: none"> <li>• Airport environs overlay</li> <li>• Community purpose network overlay</li> <li>• Critical infrastructure and movement network overlay</li> <li>• Dwelling house character overlay</li> <li>• Industrial amenity overlay</li> <li>• Road hierarchy overlay</li> <li>• Streetscape hierarchy overlay</li> <li>• Traditional building character overlay</li> <li>• Transport noise corridor overlay</li> </ul>		
<b>Neighbourhood Plan</b>	Indooroopilly centre neighbourhood plan		
<b>Proposed Use as Defined in City Plan 2014</b>	Material Change of Use for Rooming accommodation & Building Work for Partial demolition and extensions to an existing Pre-1947 dwelling house.		
<b>Details of Proposal</b>	Building Works		
	<b>Gross floor area</b>	N/A	<b>Site cover</b> <50%
	<b>Building height</b>	<9.5m	<b>No. of storeys</b> 1
	<b>Number of dwellings</b>	N/A	<b>Car parks</b> 3
<b>Application Type</b>	<b>Aspects of Development</b>	<b>Type of Approval Requested</b>	
		<b>Preliminary Approval</b>	<b>Development Permit</b>
	<b>Material Change of Use</b>		✓
	<b>Reconfiguration of a Lot</b>		
	<b>Building Work</b>		✓
	<b>Operational Work</b>		
<b>Level of Assessment</b>	Code assessment		
<b>Pre-lodgement/Consultation History</b>	N/A		
<b>Public Notification</b>	N/A		
<b>Referral Agencies</b>	<b>Agency</b>	<b>Concurrence/Advice</b>	
	N/A	N/A	
<b>Specialist Reports Provided</b>	<ul style="list-style-type: none"> <li>• Proposal Plans</li> </ul>		
<b>Applicant Email</b>	p.ng@ameliords.com.au		

### 3 BACKGROUND & SITE CHARACTERISTICS

#### 3.1 Site Details

Site Address	9 & 11 Rylatt Street, Indooroopilly QLD 4068
Real Property Description	Lots 17 & 18 on RP23683
Site Area	810m <sup>2</sup>

The subject site is located at 9 & 11 Rylatt Street, Indooroopilly QLD 4068, formally described as Lots 17 & 18 on RP23683. The site consists of a dual rectangular allotment with a frontage to Rylatt Street of approximately 20m.



Figure 1: Subject site

#### 3.2 Site History

The subject site contains an existing pre-1946 Dwelling house which will be retained as part of the proposal.

No other relevant applications were sighted during the preparation of this report.

#### 3.3 Location

The subject site is located at 9 & 11 Rylatt Street, Indooroopilly QLD 4068, formally described as Lots 17 & 18 on RP23683. Under the *Brisbane City Plan 2014*, the site is identified within the Character (Character) residential zone. As demonstrated in Figure 2 below, the surrounding locality is comprised of predominately of residential zoning.

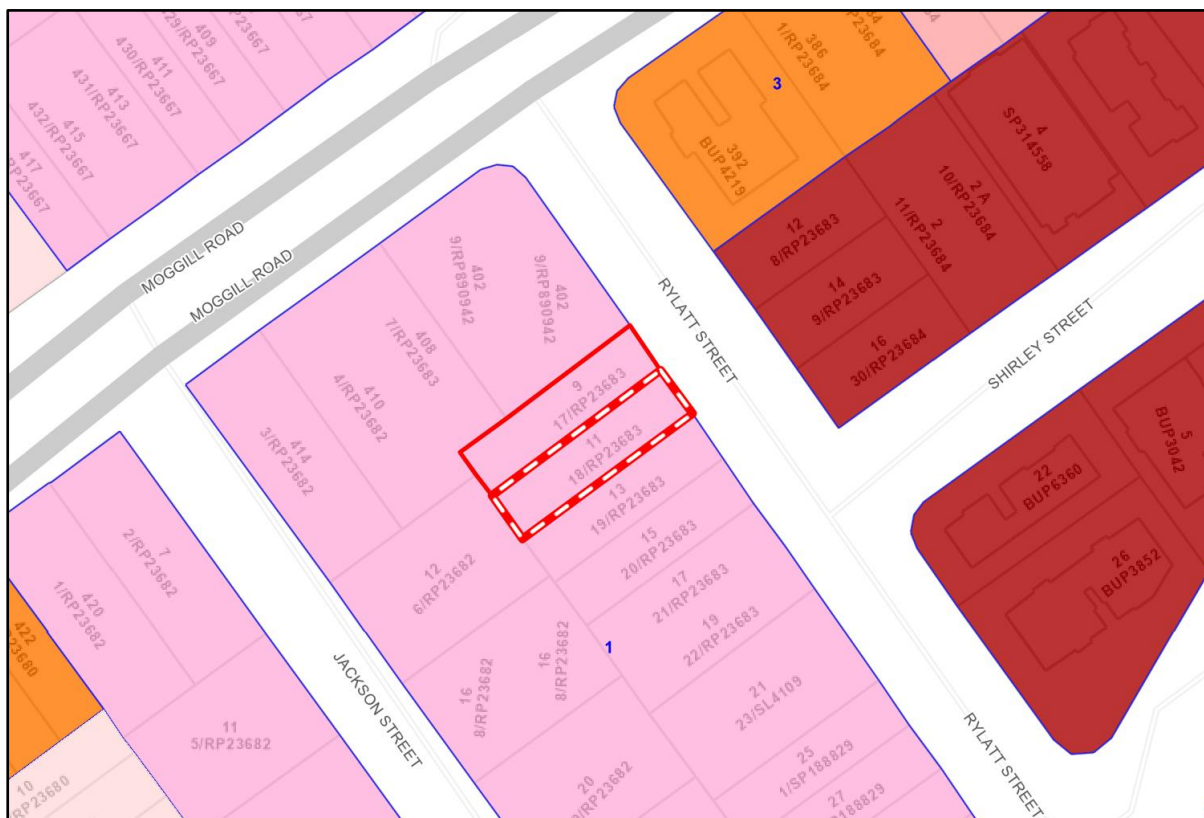


Figure 2: Surrounding land use designation

### 3.4 Site Characteristics

The subject site is located at 9 & 11 Rylatt Street, Indooroopilly QLD 4068, formally described as Lots 17 & 18 on RP23683. The site consists of a dual rectangular allotment with a frontage of Rylatt Street of approximately 20m. In accordance with the Road hierarchy overlay, Rylatt Street is identified as a Neighbourhood Road (minor road).

#### Vegetation

The subject site is not known to contain any significant vegetation (Council Ref: 23746223).

#### Topography

The subject site contains a slight topographical variance ranging from 50m AHD on the northern boundary down to 48m AHD along the southern boundary.

#### Flooding

The subject site is not subject to flooding by any source.

#### Infrastructure

The subject site is located within a well-established area and therefore has adequate access to all necessary services, including Council’s reticulated water, sewer, stormwater, electricity and telecommunications.

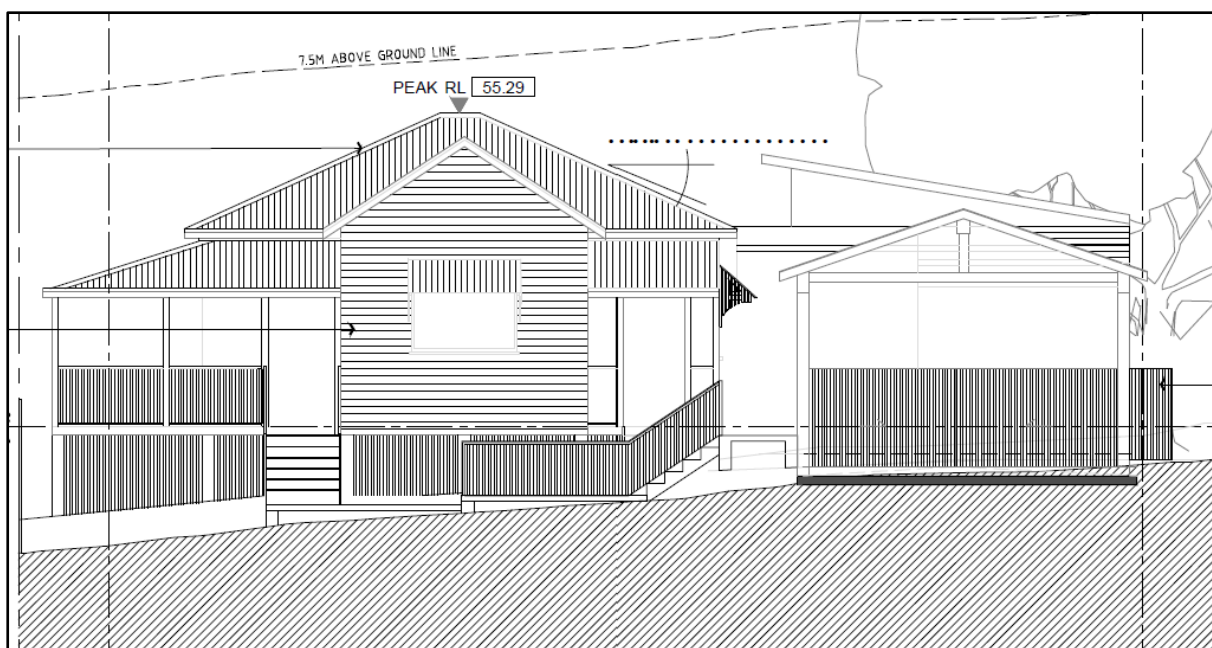
## 4 PROPOSAL

The proposal seeks approval for a Development Permit – Material Change of Use for Rooming accommodation and Building Work for Partial demolition and extensions to an existing pre-1947 dwelling house within the Traditional building character overlay upon land at 9 & 11 Rylatt Street, Indooroopilly QLD 4068.

The proposed extension maintains a built form and scale that is sensitive to the site controls and surroundings within the streetscape. The dwelling house maintains appropriate site boundary setbacks and will continue to protect the amenity of the adjoining neighbours as well as the immediate environment. The proposal is identified as generally complying with the acceptable outcomes of the relevant codes. The assessment trigger is discussed in greater detail below.

### 4.1 Proposal Overview

The proposal seeks to renovate and convert the existing Dwelling house into a Rooming Accommodation (maximum 5 rooms) upon the subject site delivering an anticipated use in accordance with the Character residential zone code. The proposed extensions will deliver a Rooming accommodation that adopts high quality architectural and traditional design elements that integrates with the surrounding setting and existing streetscape. The proposal achieves an appropriate built form and scale to the site boundaries to create a balance between the built and natural form of the site.



*Figure 3: Front Elevation*

Specifically, the proposal will comprise of:

- Car accommodation via carport, five (5) bedrooms, kitchen, lounge, living and dining, outdoor deck and badminton space.

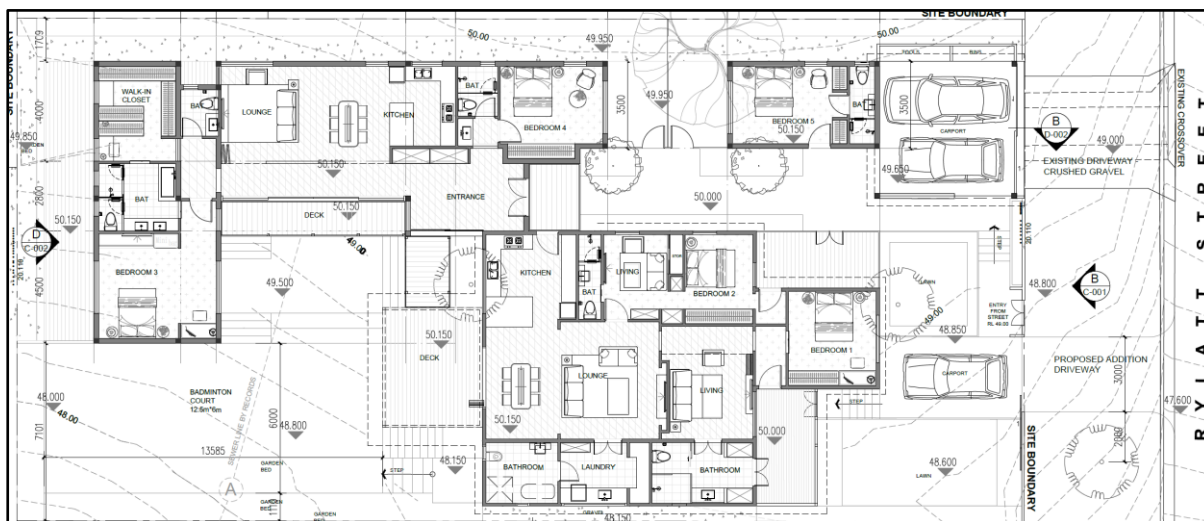


Figure 4: Ground Level

## 4.2 Partial Demolition

Pursuant of Part 5, Section 5.3.4.1 of the *Brisbane City Plan 2014*, the following elements are considered exempt development and therefore can be carried out ‘as of right’.

- Demolition of an internal wall or feature;
- Demolition of external features including windows, doors, balustrades, window hoods and fretwork forming part of the building constructed in 1946 or before, where the demolition enables replacement of the feature with new features of the same style and appearance consistent with traditional building character;
- Any demolition works located at the rear of the dwelling and behind the rearmost part of the roof;
- Internal building work; and
- An enclosed extension at the rear where preceded by lawful demolition as either accepted development or approved in accordance with the Traditional building character (demolition) code.

Further to the above, in accordance with Table 5.10.21 of the *Brisbane City Plan 2014*, building work involving demolition to the components of a building constructed in 1946 or earlier forward of a point which is the highest and rearmost part of the roof is assessable building work. As illustrated in the proposal plans, the proposal involves the following assessable demolition works:

- Minor window and exterior wall alterations.

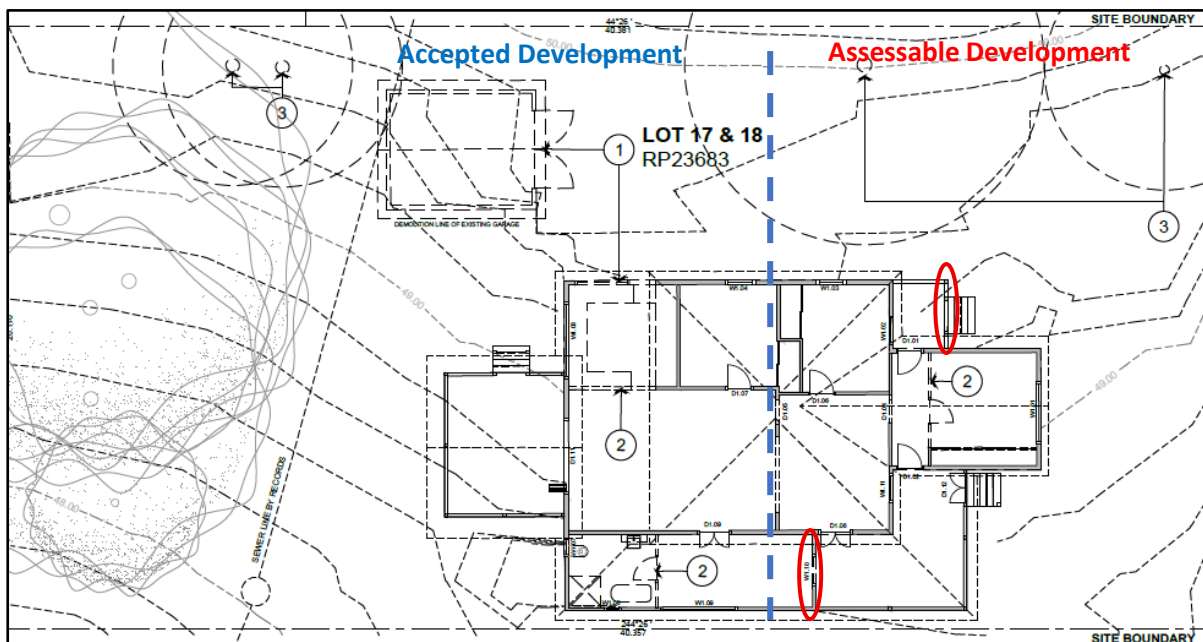


Figure 6: Assessable Demolition

The remainder of the proposed partial demolition works is accepted development as it is either internal or removes non-original post-1946 fabric. Notwithstanding, the proposal is considered to achieve compliance with Acceptable Outcome AO1.1 of the Traditional building character (demolition) overlay code as follows:

- The assessable demolition is limited to minor alterations to non-integral windows, doors and outdoor openings;
- The proposed demolition strategically retains the front portion of the existing roof form to ensure the dwelling continues to reflect a traditional building character roof form when viewed from the street frontage;
- The proposal retains majority of the front façade of the house in accordance with the traditional building character design requirements to reflect the dwelling houses constructed prior to 1946.
- The demolition areas will ensure the existing dwelling maintains a suitable width-to-height proportion that is consistent with residential buildings constructed in 1946 or earlier in the street.

In view of the above, the proposed demolition complies with Performance outcomes PO1 and PO2 of the Traditional building character (demolition) overlay code in relation to partial demolition.

### 4.3 Building Height

In accordance with AO2 of the Dwelling house code, a maximum building height of 2 storeys and 9.5m above natural ground level is permitted where within the Character residential zone. As illustrated in the architectural plans submitted with the application, the proposal maintains a maximum building

height of two (2) storeys that is fully maintained below 9.5m NGL. As such, the proposal complies against AO2 of the Dwelling house code and intent of the Character residential zone code.

#### 4.4 Site Cover

The site cover provisions are not applicable to the proposal as the subject site is not identified as a small lot. As such, the assessment provisions are deferred to the Queensland Development Code. Notwithstanding, it is highlighted that the extensions achieve a compliant site cover under the QDC.

#### 4.5 Setbacks

The relevant assessment provisions of the front setback are taken from the Traditional building character (design) overlay code. In accordance with AO1.2 of the code, the front setback is to be 20% of the average front setback of the nearest residential building constructed in 1946 or earlier fronting the same street. The proposal seeks to retain the existing front setback to Rylatt Street. The extensions do seek to provide a two (2) new carports along the front boundary, however under Table 5.3.4.1 – Prescribed accepted development, the proposed double carport is accepted development as it is located between the building and front boundary with a maximum width under 6m. The single carport along the southern side has been strategically designed to accommodate for the street tree while providing sufficient separation from the proposed double carport.

The remaining side & rear setback provisions are not applicable to the proposal as the subject site is not identified as a small lot. As such, the assessment provision is deferred to the Queensland Development Code. Notwithstanding, it is noted the proposal retains generous side and rear boundary setbacks which is consistent with the scale of dwellings within the locality.

#### 4.6 Traditional Building Character (Design) Overlay Code

The proposed extensions for the Rooming accommodation maintain a traditional character style that will continue to reflect the building character evident in the street through building form, materials and detailing. As illustrated in the proposal plans, the front façade generally maintains the existing materiality and appearance of the dwelling house. The balance extensions seek to adopt a variety of building materials such as timber weatherboard cladding and metal sheet roofing.

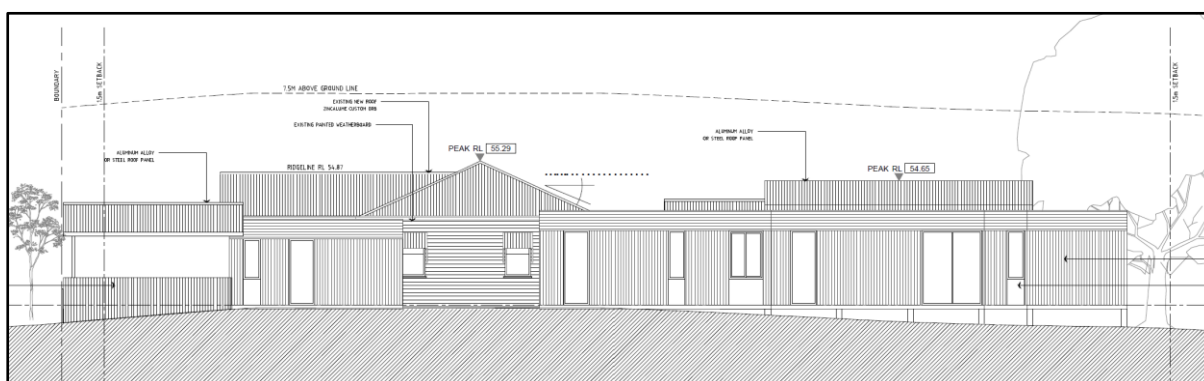


Figure 7: Side Elevation

The proposal will continue to reflect a built form, scale, detailing and materials consistent with pre-1946 Dwelling house and complement the traditional building character of the streetscape. Specifically, the proposal will provide -

- Presents a solid core with the existing façade from the original dwelling house fronting the street consistent with pre-1947 traditional building character;
- Includes external elements and detailing that complement pre-1947 traditional building character including lightweight materials, eaves, balustrading, window hoods and decorative detailing;
- Articulation and modulation through adopting a variety of architectural features and overlooking the streetscape with windows orientated towards the street;
- Incorporates building materials such as timber cladding and metal sheet roofing which are consistent with the reflective character within the streetscape;
- Retain the front traditional gable roof form with pitch, proportions, and eaves compatible with pre-1947 houses in the nearby street;
- The dwelling provides openings and sun shading elements including overhang of the guttering and roof which will act as sun shading devices and setbacks to allow for buildings to retain access to natural light, sunlight and breeze.

On this basis, the proposed Rooming accommodation has been designed in accordance with the relevant outcomes of the Traditional building character (design) overlay code.

#### 4.7 Rooming accommodation

In accordance with AO1 of the rooming accommodation code, a maximum of 5 persons over the site is prescribed as the site is located within the Character zone precinct of the Character residential zone. As illustrated in the proposed plans, the rooming accommodation provides for a maximum of 5 rooms over the site, achieving the acceptable outcome under AO1 of the Rooming accommodation code.

Overall, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved subject to reasonable and relevant conditions.

## 5 TOWN PLANNING FRAMEWORK

### 5.1 Local Government

#### 5.1.1 Definition (Brisbane City Plan 2014)

The *Brisbane City Plan 2014* defines a Rooming accommodation as:

*“Rooming accommodation means the use of premises for—*

- a. residential accommodation, if each resident—*
  - i. has a right to occupy 1 or more rooms on the premises; and*
  - ii. does not have a right to occupy the whole of the premises; and*
  - iii. does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and*

- iv. *shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or*
- b. *a manager's residence, an office or providing food or other service to residents, if the use is ancillary to the use in paragraph (a)."*

In view of the above, the proposed use involves a Rooming Accommodation over the site.

### 5.1.2 Level of Assessment

Under the *Brisbane City Plan 2014*, the site is identified as being contained within the Character (Character) residential zone and the Indooroopilly centre neighbourhood plan. Additionally, the site is in the following overlays:

- Airport environs overlay
- Community purposes network overlay
- Critical infrastructure and movement network overlay
- Dwelling house character overlay
- Industrial amenity overlay
- Road hierarchy overlay
- Streetscape hierarchy overlay
- Traditional building character overlay

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposed development is subject to the following category of assessment:

CATEGORY OF ASSESSMENT	
<b>ZONE</b>	
<b>CHARACTER RESIDENTIAL ZONE</b>	
<b>Code Assessment</b>	In accordance with Table 5.5.5 – Material Change of Use for Rooming accommodation triggers Code Assessment where involving an existing premises with an increase in gross floor area. As such, the Rooming accommodation code and Dwelling house code are addressed as part of the application.
<b>NEIGHBOURHOOD PLAN</b>	
<b>INDOOROOPILLY CENTRE NEIGHBOURHOOD PLAN</b>	
<b>No Change</b>	In accordance with Table 5.9.30 – Indooroopilly Centre neighbourhood plan, the proposed Material Change of use and Building work reflects no change. As such, there is no change to the category of assessment, however the neighbourhood plan code is addressed as part of the application.
<b>OVERLAYS</b>	
<b>AIRPORT ENVIRONS OVERLAY</b>	
<b>Accepted development</b>	In accordance with Table 5.10.2 – Airport environs overlay, the proposed Material Change of Use & Building Work is accepted development. As such, there is no change to the category of assessment however the overlay code is addressed as part of the application.

CATEGORY OF ASSESSMENT	
<b>COMMUNITY PURPOSES NETWORK OVERLAY</b>	
<b>Code Assessment</b>	In accordance with Table 5.10.7A – Community purposes network overlay, the proposed Material Change of Use triggers Code Assessment if assessable development in a zone or neighbourhood plan. As such, the Community purposes network overlay code is addressed as part of this application.
<b>CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK OVERLAY</b>	
<b>Not applicable</b>	In accordance with Table 5.10.8 – Critical infrastructure and movement network overlay, there is no category of assessment nominated for a Rooming Accommodation. As such, there is no change to the category of assessment and no assessment required against the Critical infrastructure and movement network overlay code.
<b>DWELLING HOUSE CHARACTER OVERLAY</b>	
<b>Not applicable</b>	In accordance with Table 5.10.9 – Dwelling house character overlay, the proposed Material Change of Use and Building Work for a Rooming accommodation is silent. As such, this overlay code is not applicable.
<b>INDUSTRIAL AMENITY OVERLAY</b>	
<b>Code Assessable</b>	In accordance with Table 5.10.13 – Industrial amenity overlay, the proposed Material Change of Use for a Rooming accommodation triggers Code Assessment. As such, the Industrial amenity overlay code is addressed as part of this application.
<b>ROAD HIERARCHY OVERLAY</b>	
<b>Code Assessable</b>	In accordance with Table 5.10.18 – Road hierarchy overlay, the proposed Material Change of Use for a Rooming accommodation triggers Code Assessment. As such, the overlay code is addressed as part of this application.
<b>STREETSCAPE HIERARCHY OVERLAY</b>	
<b>Code Assessable</b>	In accordance with Table 5.10.20 – Streetscape hierarchy overlay, the proposed Material Change of Use for a Rooming accommodation triggers Code Assessment. As such, the overlay code is addressed as part of this application.
<b>TRADITIONAL BUILDING CHARACTER OVERLAY</b>	
<b>Code assessment</b>	In accordance with Table 5.10.21 – Traditional building character overlay, the proposed Building Work triggers Code assessment for an existing pre-1947. As such, the category of assessment is escalated to Code Assessable and the Traditional building character (Design) overlay code & Traditional building character (demolition) overlay code is addressed as part of this application.
<b>TRANSPORT NOISE CORRIDOR OVERLAY</b>	
<b>Not applicable</b>	In accordance with Table 5.10.23 – Transport noise corridor overlay, the proposed development is not applicable to the overlay as it does not involve more than 6 people. As such, the overlay code is not applicable to the application.

Pursuant to Section 53 of the *Planning Act 2016*, this application is to be assessed using the Code Assessment procedures of the Development Assessment Rules (DA Rules) and does not require public notification.

### 5.1.3 Applicable Codes

In accordance with Part 5 of the *Brisbane City Plan 2014*, the following Codes are identified as being applicable to the proposal:

APPLICABLE CODE	
<b>Zone code</b>	Character residential zone code
<b>Neighbourhood plan code</b>	Indooroopilly centre neighbourhood plan code
<b>Use code</b>	Rooming accommodation code Dwelling house code
<b>Secondary codes</b>	Filling & Excavation code Infrastructure design code Landscape work code Outdoor lighting code Stormwater code Transport, access, parking & servicing code
<b>Overlay code</b>	Airport environs overlay code Community Purposes network overlay code Industrial amenity overlay code Road hierarchy overlay code Streetscape hierarchy overlay code Traditional building character (design) overlay code Traditional building character (demolition) overlay code

The codes mentioned above have been addressed and can be found in Appendix 1 of this report.

## 5.2 State Government

### 5.2.1 Planning Act 2016 - Framework

The *Planning Act 2016* which replaced the *Sustainable Planning Act 2009 (SPA)* on the 3 July 2017 provides the statutory planning framework for the State of Queensland.

As outlined within the *Planning Act 2016* all Local Government Areas must prepare *Planning Act 2016* compliant Planning Schemes that advance the purpose of the Act. It is noted that the *Brisbane City Plan 2014* was prepared in accordance with *Sustainable Planning Act 2009*. On 3 July 2017 a major amendment became effective to align *Brisbane City Plan 2014* with the *Planning Act 2016* (under the Alignment amendment rules made by the Planning Minister under section 293 of the *Planning Act 2016*).

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the *Planning Act 2016*.

### 5.2.2 State Planning Policies

The State Planning Policy is now identified in the *Brisbane City Plan 2014* as being appropriately integrated with the exception of Natural hazards, risk and resilience & Strategic airport and aviation facilities. As such, those state interest policies and assessment benchmarks in Part E of the State Planning Policy are addressed below.

CATEGORY OF ASSESSMENT	RESPONSE	COMPLIANCE
<b>SAFETY AND RESILIENCE TO HAZARDS</b>		
<b>Natural hazards, risk and resilience</b>	The subject site is not located within a flood hazard, bushfire or natural hazard area.	N/A
<b>INFRASTRUCTURE</b>		
<b>Strategic airports and aviation facilities</b>	The proposal will maintain the safety, efficiency and operational integrity of strategic airports.	✓
<b>Strategic ports</b>	The site is not located in proximity to a strategic port.	N/A

### 5.2.3 Referral Agency

In accordance with the *Planning Regulation 2017*, the application does not trigger any referrals.

### 5.2.4 State Development Assessment Provisions

As this application does not trigger referral to the State Assessment and Referral Agency, the State Development Assessment Provisions do not apply.

### 5.2.5 Referral Agency

The subject site is identified within the Urban Footprint designation of SEQ Regional Plan 2017. Land within the Urban Footprint is intended to incorporate the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space. The proposal is consistent with the intent of the Regional Plan.

## 6 CONCLUSIONS

This report is submitted on behalf of *Keyu Hu & Shan Jiang* in support of the proposed Material Change of Use (Development Permit) for Rooming Accommodation and Building Work for partial demolition and extensions to an existing Pre-1946 Dwelling house located within the Traditional building character overlay upon land at 9 & 11 Rylatt Street, Indooroopilly QLD 4068 (17 & 18 on RP23683).

The report addresses all relevant town planning requirements associated with the current proposal with regards to the provisions of the *Brisbane City Plan 2014* and the application will be assessed in accordance with the *Planning Act 2016*.

Under the *Brisbane City Plan 2014*, the subject site is identified as being contained within the Character (Character) residential zone and the Indooroopilly centre neighbourhood plan. The Planning Scheme intends Character residential zone to provide for low density suburban and inner-city living through the development of predominately 1 or 2 storey Dwelling houses comprising primarily of existing houses built in 1946 or earlier and infill housing that incorporates any housing built in 1946 or before in the development.

Furthermore, the site is located within the Traditional building character overlay. This overlay intends to retain buildings constructed in 1946 or earlier and for new development to strengthen traditional building character through compatible scale, materials, and detailing.

The proposal involves partial demolition work and extensions to the existing Dwelling house for a conversion into a Rooming accommodation and is identified as being consistent with the Scheme's intent for the Character residential zone and overlays. Specifically:

- The proposed extensions maintain an appropriate built form and scale for suburban living that is in keeping with the dwelling houses constructed in 1946 or earlier within the locality and intent of the outcomes for the zone;
- The proposed Rooming accommodation is maintained at a maximum of five (5) rooms in accordance with the acceptable requirements under the zone code and use code.
- The proposal achieves a compliant building height of two (2) storeys that is fully maintained below 9.5m NGL in accordance with the zone code and traditional building character overlay code;
- The proposal achieves a sympathetic design that incorporates traditional materials such as timber cladding and metal roof sheeting that will reflect a dwelling house constructed in 1946 or earlier.

In accordance with Part 5 of the *Brisbane City Plan 2014*, the proposal involving partial demolition works and extensions to an existing Dwelling house where within the Traditional building character overlay triggers Code Assessment.

Notwithstanding, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved subject to reasonable and relevant conditions.

## 7 APPENDIX 1 – CODE ASSESSMENT