

17 August 2026

Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Via email: dsplanningsupport@brisbane.qld.gov.au

Attn: Chani Asha

Dear Chani,

RE: Response to Information Request for material change of use for a new Dwelling house within the Mixed use (inner city) zone upon land at 550 Boundary Street, Spring Hill QLD 4000, formally described as Lot 10 on RP10397 (Council ref: A007058715)

We write in relation to the development application over the abovementioned site (Council ref: A007058715) and provide the following response to Council's information request correspondence, dated 25 March 2026, under section 13.2 of the *Development Assessment Rules*.

Under section 13.2, the applicant may respond by giving the assessing authority that made the information request, within the period stated under section 13.1—

- (a) all of the information requested; or
- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

In this instance, we provide a full response to all of the information requested as per subsection (a).

Build over or Near Stormwater (BONSW) Permit

1. *A Building Over or Near Stormwater (BONSW) application is required for the proposed development. The applicant will need to demonstrate that acceptable clearance can be achieved between the proposed dwelling slabs and the stormwater pipe. Where the BONSW assessment requires changes to finished floor levels, amended plans may be required showing any resulting changes to the proposed building heights.*

A Building Over or Near Stormwater (BONSW) application is currently being prepared by the project engineer and will be submitted to Council concurrently with this Information Request response.

The BONSW application will address the relationship between the proposed dwelling and the existing Council stormwater infrastructure and demonstrate that appropriate clearance can be achieved between the proposed dwelling slabs and the stormwater pipe.

The proposed dwelling has been designed having regard to the location of the existing stormwater infrastructure. The engineering assessment accompanying the BONSW application will confirm the

necessary clearance and any associated structural requirements to ensure that the development does not adversely affect the existing stormwater infrastructure or Council's ability to access and maintain that infrastructure.

Should any minor amendments to the building design or finished floor levels be required as a consequence of the BONSW assessment, these can be appropriately addressed through the detailed design process. Any changes affecting the approved built form or building height will be reflected in amended architectural plans as necessary.

Accordingly, the BONSW application is being progressed concurrently with the development application and will provide Council with the necessary technical assessment to address Item 1 of the Information Request.

Centre and Mixed use code

2. *Assessment of the Centre or mixed use code is required as it forms part of the assessment benchmarks for this development application.*
 - a. *Provide an assessment addressing the Centre or mixed use code.*

The application material has been updated to include a detailed assessment against the Centre or mixed use code.

The assessment demonstrates that the proposal achieves the purpose and relevant performance outcomes of the code. In particular, the proposal represents an appropriate residential use within the Mixed use (inner city) zone and the Boundary Street heart precinct and is compatible with the established mix of residential, commercial, retail and community uses within the immediate locality.

Landscaping

3. *Landscape work code is a prescribed secondary code under part 5 (Table 5.3.5.1—Prescribed secondary code) in Brisbane City Plan 2014. Address the landscaping requirements of the Landscape work code and Centre or mixed use code (AO55/PO55, AO56/PO56) to provide deep planting and reduce the bulk of the proposed dwelling.*
 - a. *Provide a landscape concept plan.*

The applicant acknowledges Council's comments regarding landscaping; however, it is not considered necessary to prepare a separate landscape concept plan for a single dwelling house on a relatively small 397m² inner-city allotment.

The proposal will incorporate appropriate domestic landscaping throughout the available setback and open space areas, comprising a variety of subtropical species including trees, shrubs and lower-level planting. This landscaping will soften the appearance of the built form, provide visual relief and contribute positively to the Boundary Street and Robert Street streetscapes.

The proposal provides an appropriate balance between built form, private open space and landscaping having regard to the constrained nature of the site. Accordingly, the intent of the relevant landscaping provisions can be appropriately achieved through conventional domestic

landscaping without the need for a separate landscape concept plan. If considered necessary, the provision of suitable landscaping can be reinforced through a reasonable condition of approval.

Character

4. *The proposed front facade of the dwelling house is not considered to reflect the traditional character of the two heritage dwellings adjoining the subject site to the east and west as required in AO34.1/PO34 of the Centre or mixed use code.*
- a. *Provide amended plans and elevations in accordance with Centre or mixed use code (AO34.1/PO34) that respect and reflect the traditional frontages and facades using traditional materials and finishes.*

In response to Council's comments, the Boundary Street façade has been redesigned to provide a stronger architectural relationship with the traditional character of Spring Hill and the adjoining heritage dwellings.

The revised façade adopts an Art Deco-inspired architectural treatment, drawing upon the proportions, detailing, materials and finishes associated with this recognised early twentieth-century architectural style. This approach is considered particularly appropriate within Spring Hill, which contains examples of Art Deco architecture within the surrounding locality. Examples of nearby Art Deco buildings are provided below to demonstrate that the revised architectural language has an established historical basis within the local area.

A comparison of between the previously proposed and revised primary façade is provided in Figure 1 below.

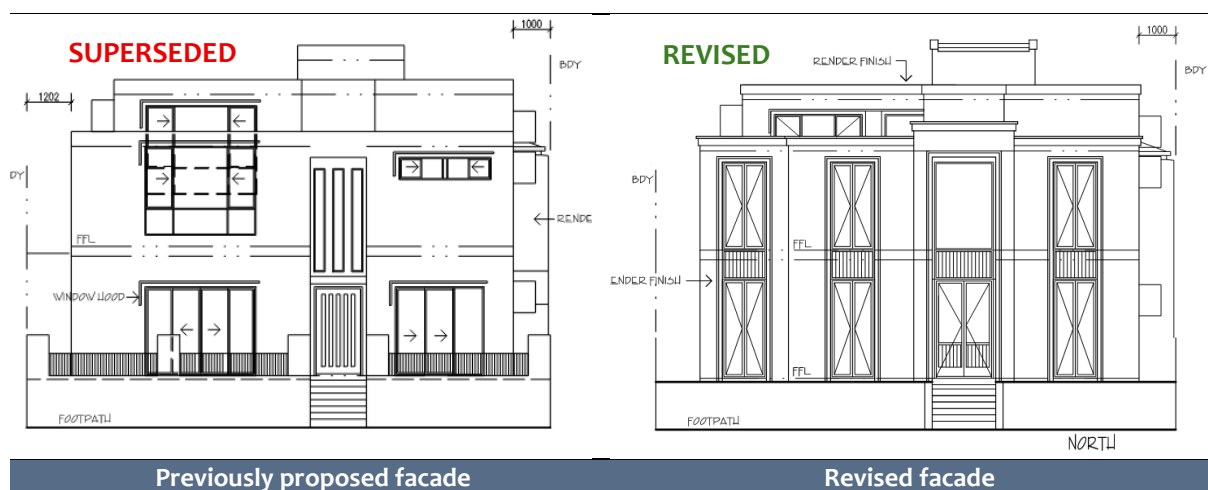


Figure 1 – Comparison between previously proposed and revised primary facade

The revised design is consistent with AO34.1, which requires development to respect and reflect the architectural theme, traditional frontages, façades, architectural qualities and traditional materials of buildings within the area, whilst expressly recognising that new development does not necessarily need to imitate historical architectural styles.

The redesigned Boundary Street elevation provides a more articulated and traditionally proportioned façade, together with architectural detailing and a material palette reflective of the Art Deco style. The dwelling also retains a low-rise two-storey domestic scale, ensuring that it does

not visually overwhelm or detract from the adjoining heritage dwellings.

Accordingly, the amended façade provides a considered contemporary interpretation of an established architectural style within Spring Hill. The revised design appropriately responds to the character of the adjoining heritage dwellings and broader streetscape whilst remaining clearly identifiable as contemporary development.



Figure 2 – Nearby examples of Art deco architecture

On this basis, the amended plans appropriately address Council's concerns and achieve AO34.1/PO34 of the Centre or mixed use code.

We have now provided a full response to Council's information request correspondence, and the application will proceed to public notification for a period of 15 business days in accordance with Section 53 of the *Planning Act 2016*.

In addition to this response, we provide Revised Plans prepared by *Nic Sheldrake Residential Design Consultant*.

Should you have any questions, please contact our office on the details below.

Regards

Alex Tonkin
Director

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