



Town Planning Assessment Report

**56 Mountjoy Terrace, Wynnum
Lot 1 on RP220742**

Building Work (Development Permit)

**Partial Demolition and Extensions to Dwelling House
in the Heritage Overlay**

**Prepared by Plan A Town Planning Pty Ltd
For Anna and Jerome Dunne**

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1.0 INTRODUCTION

This Town Planning Report has been prepared by Plan A Town Planning Pty Ltd on behalf of Anna and Jerome Dunne to accompany an application to Brisbane City Council for the purpose of a Building Work involving partial-demolition and extensions to a Dwelling House in the Heritage Overlay, over land located at 56 Mountjoy Terrace, Wynnum and described as Lot 1 on RP220742.

The information contained in this report demonstrates compliance with the relevant assessment benchmarks and confirms the proposal's suitability for the site.

1.1 DESCRIPTION OF PROPOSAL

The Applicant is seeking a Development Permit for Building Work involving partial-demolition and extensions to a pre-1946 Dwelling House in the Low Density Residential Zone of City Plan 2014.

Additionally, the proposal triggers Impact Assessment under City Plan 2014 where Building Work for removal, demolition or demolition of a component of a heritage place where not Accepted Development or an exemption certificate has not been issued for the work under section 74 or section 75 of the *Queensland Heritage Act 1992*

The subject site contains a Local Heritage Place and was built circa 1916. The site features an elevated timber residence built in the Italianate style with a verandah on three sides and a corrugated iron roof.

The proposed works are located within the rear internal section of the house in order to facilitate the construction of a new laundry on the ground floor, relocation of the internal staircase and extended deck area on the upper floor. The works are minor in nature and are largely located towards the rear of the substantially retained core of the subject residence. Works are proposed within the existing Garage to facilitate the construction of a guest room and storage area at the rear while maintaining the Carport at the front of the building. Additionally, demolition of the existing pool side pergola and replacement with a new pool house of similar size is proposed.

The proposal retains the original built form that addresses Mountjoy Terrace. Partial demolition is proposed involving the relocation of the internal staircase, bathroom and laundry with the addition of robes on either side of the fireplace to create a new bedroom. Reconfiguration of the upper floor responds to the relocation of the staircase creating a new robe and bathroom with an extended deck area and minor enclosure to the left side upper level verandah that does not compromise any original fabric. All demolition work is internal with no extension to the existing building footprint.

The proposed extensions to the rear maintain a height, bulk and scale consistent with adjoining residential dwellings and the prevailing streetscape. The proposal maintains a compliant built form of two storeys and 9.5m in maximum building height. The extensions will not be identifiable from the streetscape given the topography of the streetscape and are consistent with other heritage places found within the street.

Access is to be provided via the existing crossover from Mountjoy Terrace. The existing carport constructed of lightweight materials is proposed to be maintained.

The proposed development is in keeping with the strategic outcomes relevant to Heritage Places aimed at protecting 'Brisbane's important buildings and places' (SO19) through the revitalisation that retains the elements associated with the place's cultural heritage significance as supported under L19.3.

The proposed extensions are consistent with the established character of the low density area and as such will not adversely impact on adjoining properties. Further, the height, bulk, scale and siting of the extensions are in accordance with the requirements of the planning scheme.

The proposal is supported by a Heritage Impact Assessment Report prepared by Vault Heritage Consulting that provides a thorough assessment of the works and concludes that the works will not generate any adverse impacts on the Local Heritage Place.

On this basis, we request that the proposal be considered favourably by Council and subsequently approved subject to reasonable conditions.

2.0 APPLICATION DETAILS

2.1 SITE DETAILS

Site Address	56 Mountjoy Terrace, Wynnum
RPD	Lot 1 on RP220742
Site Area	1,621m ²
Current Land Use	Dwelling House
Local Government	Brisbane City Council
Planning Scheme Requirements	
Planning Scheme	City Plan 2014
Zoning	Low Density Residential Zone
Overlays	Airport Environs Overlay Bicycle Network Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Dwelling House Character Overlay Heritage Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay Transport Noise Corridor Overlay
Neighbourhood Plan	Wynnum – Manly Neighbourhood Plan
Neighbourhood Plan Precinct	N/A

2.2 USE(S) AND IMPROVEMENTS

Site Improvements	The site is currently used for residential purposes.
Site History	A search of Council's online records has revealed that no development history is available online for the site.
Site Context	The site is located in the suburb of Wynnum, with the site located approximately 22km north east of Brisbane's CBD. The area has largely been developed for the purposes of residential uses.
Street Frontage	The site has street frontage of approximately 40m to Mountjoy Terrace.
Access	Access to the site will be provided from the existing crossover via Mountjoy Terrace, which is identified as a District Road under the Road Hierarchy Overlay and is suitable for residential uses.
Vegetation	The site is not identified as containing any significant vegetation.
Topography	The subject site falls approximately 2.5m from the western side boundary to the eastern side boundary.
Flooding	The site is not identified as being impacted by flooding.
Infrastructure	The site has access to all necessary services and infrastructure.
Road Widening	Road widening will not be required for the proposal and the site does not appear to be subject to any proposed Council upgrades.
Easements	No easements have been identified as affecting the site.

The below aerial photo extract that shows the location of the site –

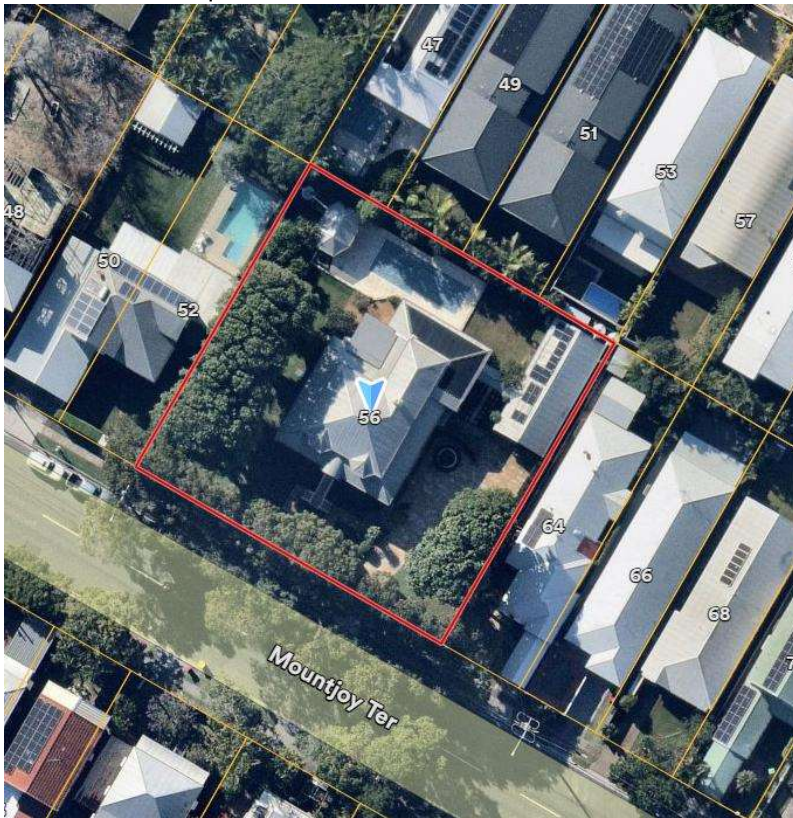


Figure 1- Aerial photo of subject site (Source: Nearmap)

 **Subject Site**

2.3 DEVELOPMENT APPLICATION DETAILS

Applicant	Jerome and Anna Dunne c/- Plan A Town Planning Pty Ltd PO BOX 13 FORTITUDE VALLEY QLD 4006 Contact Person: Adam Nagel Phone: (07) 3846 0807 Email: planning@planatp.com.au
File Reference	26-259
PLANNING SCHEME CONSIDERATIONS	
Development Type	Building Work (Development Permit)
Planning Scheme Definition	Dwelling House
Description of Proposal	Partial Demolition and Extensions to Dwelling House in Heritage Overlay
Level of Assessment	Impact Assessable
OTHER CONSIDERATIONS	
State Interests (SPP)	NATURAL HAZARDS RISK AND RESILIENCE - Flood hazard area - Local Government flood mapping area STRATEGIC AIRPORTS AND AVIATION FACILITIES - Obstacle limitation surface area - Wildlife hazard buffer zone - Aviation facility

2.4 RELEVANT ASSESSMENT CRITERIA

Building height	9.5m
Number of storeys	Two storeys
Setbacks	• Front boundary: 10.9m • Side boundary (east): 12m • Side boundary (west): 12m • Rear boundary: 6m
Materials and finishes	Cast iron balustrade Timber weatherboard Corrugated iron roofing Glazing
Access arrangements / crossover	Access is proposed via the existing driveway crossover from Mountjoy Terrace.
Removal of street trees	No street trees are proposed to be removed.
Other key details relevant to this development proposal	Pre-1947 Dwelling House (circa 1916) Local Heritage Place – 'Tingalpa' also known as 'Stratford Villa'

3.0 TOWN PLANNING STATUTORY CONSIDERATIONS

3.1 STATE GOVERNMENT CONSIDERATIONS

3.1.1 Planning Act 2016

In accordance with the provisions of the Planning Act 2016, the application is for Building Work (Development Permit). The application is subject to Impact Assessment.

3.1.2 South East Queensland Regional Plan

Under the South East Queensland Regional Plan, the subject site is included within the Urban Footprint. The Urban Footprint identifies land predominantly allocated to provide for the region's urban development needs.

The Regulatory provisions of the South East Queensland Regional Plan do not apply to the site as it is contained within the Urban Footprint.

3.1.3 State Planning Policy

The current state interests detailed within the State Planning Policy are listed below:

Liveable communities and housing:

- Liveable communities
- Housing supply and diversity

Economic growth:

- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism

Environment and heritage:

- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality

Hazards and safety:

- Emissions and hazardous activities
- Natural hazards

Infrastructure:

- Energy and water supply
- State transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports

As identified in City Plan 2014, the Planning Scheme has adopted all elements of the SPP with the exception of the following:

- State interest – Natural hazards, risk and resilience – The bushfire prone area in the planning scheme does not reflect the State mapping layer.
- State interest – Strategic airports and aviation facilities – The building restricted area is not identified in the planning scheme. State interest policy (4) and Assessment benchmark (5), if the development and associated activities within the building restricted area are not addressed via the Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety area, lighting buffer areas, light restriction zones or wildlife hazard buffer zones.

The site is not located within bushfire mapping under the SPP and the proposal will not compromise the outcomes related to the Strategic Airports and Aviation Facilities mapping.

3.1.4 State Development Assessment Provisions

The proposal has been assessed against the State Development Assessment Provisions listed below:

- State Code 1: Development in a State-Controlled Road Environment
- State Code 2: Development in a Railway Environment
- State Code 3: Development in a Busway Environment
- State Code 4: Development in a Light Rail Environment
- State Code 5: Development in a State-Controlled Transport Tunnel Environment
- State Code 6: Protection of State Transport Networks
- State Code 7: Maritime Safety
- State Code 8: Coastal Development and Tidal Works
- State Code 9: Great Barrier Reef Wetland Protection Areas
- State Code 10: Taking or Interfering with Water
- State Code 11: Removal, Destruction or Damage of Marine Plants
- State Code 12: Development in a Declared Fish Habitat Area
- State Code 13: Unexploded Ordnance
- State Code 14: Queensland Heritage
- State Code 15: Removal of Quarry Material from a Watercourse or Lake
- State Code 16: Native Vegetation Clearing
- State Code 17: Aquaculture
- State Code 18: Constructing or Raising Waterway Barrier Works in Fish Habitats
- State Code 19: Category 3 Levees
- State Code 20: Referable Dams
- State Code 21: Hazardous Chemical Facilities
- State Code 22: Environmentally Relevant Activities
- State Code 23: Wind Farm Development
- State Code 24: Urban Design Outcomes for Significant Projects
- State Code 25: Development in South East Queensland Koala Habitat Areas

A copy of the SDAP Mapping Search is attached. The mapping search indicates that no state codes are applicable to the subject site and therefore the application does not require referral to any state agencies.

3.2 LOCAL GOVERNMENT CONSIDERATIONS

The City Plan 2014 is the relevant Planning Scheme for the Local Government Area of Brisbane City Council. This section provides details of the relevant requirements which influence how the proposal is assessed against the Planning Scheme.

3.2.1 Zoning

The site is included within the Low Density Residential Zone of City Plan 2014 which states:

“The purpose of the low density residential zone is to provide for:

- 1. a variety of low density dwelling types; and*
- 2. community uses, and small-scale services, facilities and infrastructure, to support local residents.*

3.2.2 Local / Neighbourhood Plan

The site is located within the Wynnum-Manly Neighbourhood Plan.

3.2.3 Defined Development

The proposal is for a Dwelling House which is consistent with the City Plan 2014 definition/s as follows:

“Dwelling house means a residential use of premises involving—

- (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or*
- (b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.”*

3.2.4 Level of Assessment

The application is seeking approval for Building Work (Development Permit) for the purpose of partial demolition and extensions to a Dwelling House in the Heritage Overlay and is subject to Impact Assessment.

3.2.5 Planning Scheme Assessment Benchmarks

The relevant assessment benchmarks have been identified and addressed in section 4.3 of this Report.

4.0 PLANNING SCHEME ASSESSMENT

This section includes an assessment of the proposal against the relevant assessment benchmarks within the planning scheme.

4.1 OVERVIEW OF RELEVANT MATTERS

The proposed development is considered appropriate for the site and beneficial to the site's future use. Reasons that the proposal should be granted approval are as follows:

- The proposal is for partial demolition and extensions to an existing Dwelling House in the Heritage Overlay of City Plan 2014;
- The Dwelling House was constructed circa 1916 and is a timber Italianate style residence with cast iron balustrades and a corrugated iron roof;
- The proposal at hand involves partial demolition to components which predominantly comprise of post-1946 elements and retains a significant bulk of the original built form of the heritage place addressed to Mountjoy Terrace;
- The proposed partial demolition is limited to the built form generally located to the rear and post-1946 structures. The extent of demolition ensures elements of cultural significance remain legible from the street and as such is consistent with the outcomes of the Heritage Overlay;
- The proposed extensions are commensurate with the original built form and utilise a variation of materials and finishes which are consistent with techniques used at the time of construction;
- The proposed extensions result in a building footprint commensurate of the existing, whilst not detracting from cultural heritage significance;
- The proposed extensions to the rear will not adversely detract from the cultural significance of central components such as the feature entrance staircase and verandah, balustrading and overall built form;
- The proposed demolition and replacement of the pool house does not affect any heritage fabric;
- The existing carport is constructed of lightweight materials and does not obstruct any key feature components of the dwelling such as façade detail and the roof form;
- The proposal does not significantly alter the original materials and finishes, the proposed built form will consist of original components;
- Access will be granted via the existing crossover from Mountjoy Terrace, which is appropriate for vehicles and pedestrians movement to and from the site;
- The dwelling complies with the relevant outcomes of the Low Density Residential Zone and provides a refurbishment; and
- The proposal generally complies with the planning scheme requirements as they relate to the site.

4.2 HERITAGE HISTORY

The house was constructed circa 1916 and is a timber Italianate style residence with cast iron balustrading and a corrugated iron roof.

'Tingalpa' or 'Stratford Villa' sits on land that was originally part of seventy-two acres bought by a Brisbane investor for £72 in 1861. Although it passed hands several times, the site remained undeveloped in the nineteenth century, which was not uncommon for land in Wynnum. Land sales had commenced in the 1860s and large swathes of land were sold, often to wealthy Brisbane residents, who left much of it vacant or used it for agriculture. The region grew in a limited way after the extension of the railway line to Wynnum in 1889 and to Wynnum South in 1898. Schools, churches, hotels and some residences and boarding-houses were established, primarily clustered around the foreshores and the railway line. The proximity to both central Brisbane and the bayside made Wynnum an appealing holiday destination, though there were relatively few permanent residents.

The site was acquired by Alfred Charles Jeffery in 1897. A Queen-street accountant, Jeffery had also been elected to the Wynnum Divisional Board in 1894 and also served on the Wynnum Shire Council from 1901-05,

including a time as Chairman of the Council. Up until 1905 Jeffery appears to have been residing at 'Kingscliff', the residence of his employer TW Thomason of Thomason, Charter Limited.

Jeffery sold the property in February 1916 on leaving for England where he was married. It went to auction where it was described as 'a splendid residence property with magnificent views'. The 3 rood property contained 'Stratford Villa' which the advertisement stated was 'a substantial and well-built Villa Residence, containing 44 large and lofty rooms, with 5ft Hall right through, Smoke-room, Kitchen, Servant's room, Pantry, and Bathroom, with Enamelled Bath and Wash Basin, 8ft Veranda front, side and back, 3 1000-gallon tanks, gas throughout, D. Brick Chimney, Darkroom under house.'

The residence was acquired in the name of Eliza Jane Paton, wife of William Paton. Paton, a well-known Brisbane contractor, had worked on a number of major Brisbane projects including the General Post Office.

By the time the Paton family acquired 'Stratford Villa', Wynnum had become a well-established locality and was on the cusp of greater development. The proclamation of Wynnum as a town in 1913 enabled the Wynnum Town Council to focus on civic improvements, including recreation reserves and bathing facilities on the Moreton Bay foreshores. A building boom in the early 1910s saw Wynnum's growth accelerate, so that by 1920 the area featured a School of Arts, gas works (enabling the supply of public lighting and reticulated gas), theatre, bowling club, golf course, shopping precinct and several parks and churches. Heritage-listed buildings constructed in this decade include the Mount Carmel Convent (1915) and Guardian Angels primary school (1914).

The Patons resided in the house from around 1916 until the early 1940s, celebrating their golden wedding anniversary at the residence in 1931. Eliza Jane Paton retained title of the land until her death in September 1940, when the property passed to Alice Jessie Paton and Lillie May Paton. William Paton passed away in 1941. Some alterations to the house are believed to have been made during the 1940s.

When Alice Paton died in 1980 the property came into the ownership of Perry and Heather Panos, who subdivided it in 1988, selling this residence to Colin and Yvonne Dell in 1989. Architect Gregg Winkle oversaw the renovations that were done during this ownership.

4.3 PROPOSED WORKS

The proposed works are located within the rear internal section of the house in order to facilitate the construction of a new laundry on the ground floor, relocation of the internal staircase and an extended deck area on the upper floor. The works are minor in nature and are largely located towards the rear of the substantially retained core of the subject residence. Additional works are proposed within the rear part of the existing Garage to facilitate the construction of a guest room and storage area at the rear while maintaining the existing open Carport at the front. The pool side pergola is proposed to be demolished and replaced with a pool house of similar size.

The extent of demolition ensures significant cultural elements such as the feature double staircase, short-ridge roof form and encircling verandahs remain legible from the street. Partial demolition is proposed on the ground floor involving the relocation of the internal staircase, bathroom and laundry, and with the addition of robes on either side of the fireplace to create a new bedroom. Reconfiguration of the upper floor responds to the relocation of the staircase creating a new robe and bathroom with an extended deck area. All demolition and proposed works are largely internal with no extension to the existing building footprint.

The proposed extensions are commensurate with the core of the existing dwelling in terms of roof form and pitch, materials and finishes. The extensions will continue to protect the cultural significance of the core dwelling through lightweight materials and techniques indicative of the character relevant to the time period.

These extensions do not diminish the cultural heritage significance of the core dwelling as this will be wholly identifiable from the streetscape. The extensions will fit in with the style and setting with other dwellings in the street and are of a height, bulk and scale consistent with adjoining residential development and the prevailing

streetscape. The extensions to the rear will not be easily identifiable given the topography of the subject site and streetscape, as such they will not overshadow the core dwelling.

Access is to be provided via the existing crossover from Mountjoy Terrace. The existing carport constructed of lightweight materials is proposed to be maintained with changes only being made to the internal Garage area at the rear.

4.3 PLANNING SCHEME ASSESSMENT BENCHMARKS

The below codes have been identified as assessment benchmarks under the planning scheme and an assessment against these provisions are included in the following section of this report.

Strategic Framework	• Theme 2: Brisbane's Outstanding Lifestyle
Zone Code	• Low Density Residential Zone Code
Development Codes	• Dwelling House Code
Local / Neighbourhood Plan Code	• Wynnum-Manly Neighbourhood Plan Code
Overlay Codes	• Airport Environs Overlay Code • Bicycle Network Overlay Code • Community Purposes Network Overlay Code • Critical Infrastructure and Movement Network Overlay Code • Dwelling House Character Overlay Code • Heritage Overlay Code • Road Hierarchy Overlay Code • Streetscape Hierarchy Overlay Code • Transport Noise Corridor Overlay Code

4.3.1 Strategic Framework

The strategic framework structure

Council's vision for Brisbane is outlined in five themes which set the policy direction in this strategic framework, namely its:

- globally competitive economy;
- outstanding lifestyle;
- clean and green leading environmental performance;
- highly effective transport and infrastructure underpinning these outcomes;
- CityShape as the physical expression of the other four themes and their interrelationships.

Strategic Intent

The proposal is consistent with the overall intent of the strategic framework and supports the long term vision for Brisbane through an appropriate and well-integrated form of development. The proposal responds to the site's context, aligns with the intended land use outcomes for the locality, and contributes to a well designed and sustainable urban environment. The proposal achieves a balance between development opportunities and protection of the surrounding amenity. It does not compromise the achievement of the Strategic Framework's desired outcomes and is considered to be consistent with the overall intent of the framework.

Theme 2: Brisbane's outstanding lifestyle – Element 2.1 Brisbane's Identity

The unique traditional building character of Brisbane continues to be recognised with many older suburbs containing intact character housing. Newer development in proximity to traditional housing has been delivered in a manner which respects this style in order to preserve the character amenity that frames the urban residential environment. The contribution of natural heritage, and Aboriginal and other cultural heritage to Brisbane has continued to be recognised and protected across the city.

The proposal is consistent with Strategic Outcome SO19 pertaining to Heritage, Character and Cultural Values as it protects Brisbane's important buildings and places that contribute to the city's history. The development does not result in the loss of, or unacceptable impacts on, any heritage place or its cultural significance. The proposal has been designed to respect and protect the heritage values of the site through appropriate siting, scale, form and detailing.

Accordingly, the development maintains the cultural significance of the place and is consistent with the intent of the heritage, character and cultural values of the City Plan 2014.

4.3.2 Low Density Residential Zone Code

1. *The purpose of the low density residential zone is to provide for:*
 - a. *a variety of low density dwelling types; and*
 - b. *community uses, and small-scale services, facilities and infrastructure, to support local residents.*
2. *The purpose of the zone will be achieved through overall outcomes for:*
 - a. *zone role;*
 - b. *development location and uses;*
 - c. *development form.*
3. *Zone role overall outcomes are:*
 - a. *Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:*
 - i. *Theme 2: Brisbane's outstanding lifestyle, Element 2.1 – Brisbane's identity and Element 2.2 – Brisbane's housing and accommodation choices;*
 - ii. *Theme 5: Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas.*
4. *Development location and uses overall outcomes are:*
 - a. *Development provides for suburban living in dwelling houses of predominantly 1 or 2 storeys in height, on appropriately sized and configured vacant lots, which maintain the low density detached housing suburban identity of the Low density residential zone.*
 - b. *Development provides for other housing types at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages.*
 - c. *Development maintains a low density character in which multiple dwellings are not accommodated.*
 - d. *Development for other housing types, being a residential care facility or retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to remain within their local neighbourhood throughout their life cycle, may be accommodated at appropriate locations where development meets the bulk and building height requirements of the Retirement and residential care facility code.*
 - e. *Development for a relocatable home park or tourist park may continue to operate and expand where on an existing site to provide housing diversity.*
 - f. *Development for a dwelling unit may occur as part of a non-residential use.*
 - g. *Development reflects and supports the high level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a predominantly low density permanent residential environment.*
 - h. *Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.*
 - i. *Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit), where not on land within the Commercial character building overlay is to:*
 - i. *have a gross floor area of less than 250m²;*
 - ii. *serve local residents' day-to-day needs;*
 - iii. *not undermine the viability of a nearby centre.*
 - j. *Development for a home-based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.*
 - k. *Development for a non-residential use serves a local community facility need only, such as*



a childcare centre or a substation, and is of a bulk and scale that is compatible with and integrates with the built form intent for the Low density residential zone.

i. Development for rooming accommodation accommodates five persons or less.

5. Development form overall outcomes are:

- a. Development is of a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas.
- b. Development for a dwelling house is of a height, bulk, scale and form which is compatible with the low density detached housing suburban identity of the Low density residential zone.
- c. Development for a dwelling house occurs on appropriately sized and configured lots, and:
 - i. where not on a rear lot, has a minimum lot size of 400m²;
 - ii. where on a rear lot, has a minimum lot size of 600m²;
 - iii. maintains a block pattern that accommodates traditional backyards and large trees.
- d. Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy.
- e. Development of a dwelling house on a small lot comprising a new premises or an increase in gross floor area of an existing premises is located within a defined building envelope that:
 - i. provides safety from fire hazards;
 - ii. maximises the retention of backyard spaces as private landscaped space;
 - iii. avoids overbearing development involving bulk or setback which is inconsistent with the character of a dwelling house on an adjoining lot.
- f. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.
- g. Development is carried out in an orderly sequence, within the context of the neighbourhood and city.
- h. Development is well planned and integrated with surrounding land uses and infrastructure.
- i. Development provides a connected and permeable network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.

The proposal is for extensions and partial demolition to an existing pre-1947 Dwelling House and will comply with the outcomes sought by the Low Density Residential Zone. The proposal will retain the existing use of the site for residential purposes and comprises a design that is commensurate to the prevailing character of surrounding dwellings and as such will continue to provide a positive contribution to the street.

4.3.3 Dwelling House Code

Performance outcomes	Acceptable outcomes	Proposed Solutions
PO1 Development ensures that a building other than a dwelling house on the site: (a) is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; (b) is smaller in size and scale than the dwelling house; (c) has the appearance of a building ancillary to the dwelling house; (d) is occupied by members of the same household who	AO1.1 Development comprises not more than one dwelling house and one secondary dwelling, each occupied by one household.	AO1.1 Complies The proposal consists of one dwelling occupied by one household.
	AO1.2 Any development for a secondary dwelling is: (a) a maximum of 80m² in gross floor area; (b) located within 20m of the dwelling house;	AO1.2 Not Applicable The proposal is not for a Secondary Dwelling.

occupy the dwelling house.		
PO2 Development has a building height that: (a) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; (b) is consistent with the building height of dwelling houses prevailing in the immediate vicinity; (c) contains a 3 storey component only where necessary to enable a predominately 2 storey dwelling to address the local circumstances of topography (refer to Figure a); (d) may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity. Note—In interpreting PO2(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	AO2 Development in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, 2 or 3 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 9.5m and: (a) 2 storeys; or (b) 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet, or other sanitary compartment. Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code; which vary according to the height of the building.	AO2 Complies The proposed extensions do not exceed 9.5m and two storeys in building height.
PO3 Development has a building height that: (a) does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; (b) is consistent with the building height of dwelling houses prevailing in the immediate vicinity. Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	AO3 Development in the Up to 3 storeys zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 11.5m and: (a) 3 storeys; or (b) 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment. Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code, which vary according to the height of the building.	AO3 Not Applicable The site is not located in the Up to 3 Storeys Zone Precinct of the Low-Medium Density Residential Zone or the Medium Density Residential Zone.
PO4 Development ensures that residents' vehicles are accommodated on site.	AO4 Development provides a minimum number of on-site parking spaces comprising:	AO4 Complies The existing carport is provided that comprises two car spaces.

	(a) 1 car parking space for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	
PO5 Development ensures that the location and design of a dwelling house, secondary dwelling or domestic outbuilding does not expose surrounding properties to additional adverse impacts of overland flow.	AO5 Development and associated site works, including filling and excavation, are designed and constructed to ensure overland flow is not worsened, impeded, or otherwise diverted to adversely affect other properties.	AO5 Not Applicable No earthworks are proposed.
PO6 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the surface- or roof- water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property. Note—The Queensland Development Code outlines requirements for surface- and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface- or roof-water drainage connection is not required through an adjoining property.	AO6 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling and excavation ensures that if a surface- or roof- water drainage system connection is required through an adjoining property, the owner of the adjoining property has provided written permission for the connection.	AO6 Not Applicable The proposal will not require drainage through an adjoining property.
If for a site with an approved building envelope plan or development footprint plan		
PO7 Development is sited to complement and be consistent with the form and character of the local area, having regards to: (a) values of the locality expressed in overlays, neighbourhood plans, zones and infrastructure; (b) location of buildings on adjoining sites, ensuring sufficient separation of buildings to minimise impacts on residential amenity and privacy; (c) the impact of slope.	AO7 Development has a footprint that fits entirely within the approved building envelope or development footprint plan.	AO7 Not Applicable The site does not include an approved Building Envelope or Development Footprint Plan.
If in the Environmental management zone, Rural zone, Rural residential zone or in a very-low density residential area identified in a neighbourhood plan		
PO8 Development does not adversely impact on scenic features.	AO8 Development maximum building height is located a minimum of 15m vertically below any ridgeline within 150m horizontal distance of the dwelling house.	AO8 Not Applicable The site is not located within the relevant zones or neighbourhood plans.

4.3.4 Wynnum-Manly Neighbourhood Plan Code

The provisions of the Clayfield-Woolloowin District Neighbourhood Plan Code have been reviewed and do not relate to the proposal. As such, assessment is not considered necessary.

4.3.5 Airport Environs Overlay Code

The provisions of the Airport Environs Overlay Code do not trigger assessment for the purposes of Building Work involving a Dwelling House.

4.3.6 Bicycle Network Overlay Code

The provisions of the Bicycle Network Overlay Code do not trigger assessment for the purposes of Building Work involving a Dwelling House.

4.3.7 Community Purposes Network Overlay Code

The provisions of the Community Purposes Network Overlay Code do not trigger assessment for the purposes of Building Work involving a Dwelling House.

4.3.8 Critical Infrastructure and Movement Network Overlay Code

The provisions of the Critical Infrastructure and Movement Network Overlay Code do not trigger assessment for the purposes of Building Work involving a Dwelling House.

4.3.9 Heritage Overlay Code

1. *The purpose of the Heritage overlay code is to:*
 - a. *Implement the policy direction in the Strategic framework, in particular Theme 2: Brisbane's outstanding lifestyle and Element 2.1 – Brisbane's identity.*
 - b. *Provide for the assessment of the suitability of development on land in the Heritage overlay.*
2. *The purpose of the code will be achieved through the following overall outcomes:*
 - a. *Development on a local heritage place avoids adverse impacts on the cultural heritage significance of that local heritage place, including any Aboriginal cultural values.*
 - b. *Use of the local heritage place conserves the cultural heritage significance of that local heritage place into the future, including any Aboriginal cultural values.*
 - c. *Development adjoining a local heritage place does not detract from the cultural heritage significance of that heritage place.*

The proposal enhances the cultural heritage values of the place and conserves the cultural heritage significance of the place now and into the future. The works are proposed at the rear of the property, are largely internal and present minimal visibility from the street. The development does not cause any detracting from the cultural heritage significance of the place. The proposal is supported by a Heritage Impact Assessment Report that provides a thorough assessment of the works and concludes that the works will not generate any adverse impacts on the Local Heritage Place.

Accordingly, the development maintains the cultural significance of the place and is consistent with the intent of the heritage, character and cultural values of the Heritage Overlay Code that advances the purpose of the Strategic Framework.

Performance outcomes	Acceptable outcomes	Proposed Solutions
Section A—If in the Local heritage place sub-category		
PO1 Development provides for the future protection of the heritage place and does not damage or diminish its cultural heritage	AO1 No acceptable outcome is prescribed.	PO1 Complies The proposed works are located within the rear internal section of the house in order to facilitate the construction of a new laundry on

significance. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with The Australia ICOMOS Burra Charter.		the ground floor, relocation of the internal staircase and an extended deck area on the upper floor. The works are minor in nature and are largely located towards the rear of the substantially retained core of the subject residence. Additional works are proposed within the rear part of the existing Garage to facilitate the construction of a guest room and storage area at the rear while maintaining the existing open Carport at the front. The extent of demolition ensures significant cultural elements such as the feature double staircase, short-ridge roof form and encircling verandahs remain legible from the street. Partial demolition is proposed on the ground floor involving the relocation of the internal staircase, bathroom and laundry, and with the addition of robes on either side of the fireplace to create a new bedroom. Reconfiguration of the upper floor responds to the relocation of the staircase creating a new robe and bathroom with an extended deck area. All demolition and proposed works are largely internal with no extension to the existing building footprint. The proposed extensions are commensurate with the core of the existing dwelling in terms of roof form and pitch, materials and finishes. The extensions will continue to protect the cultural significance of the core dwelling through lightweight materials and techniques indicative of the character relevant to the time period.
PO2 Development is based on and takes account of all aspects of the cultural significance of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance	AO2 No acceptable outcome is prescribed.	PO2 Complies The proposal bases its design largely on the existing footprint of the dwelling. The proposal will comprise of building material which are

with the Guidelines to the Burra Charter—Cultural Significance.		commensurate to the original fabric of the dwelling such as lightweight timber weatherboard and timber screens. The proposed extensions are consistent with the built form of other dwellings found within the prevailing streetscape.
PO3 Development protects the fabric and setting of the heritage place while providing for its use, interpretation and management. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal has been prepared in accordance with the Guidelines to the Burra Charter—Conservation Policy.	AO3 No acceptable outcome is prescribed.	PO3 Complies The extensions do not diminish the cultural heritage significance of the core dwelling that remains wholly identifiable from the streetscape. The extensions will fit in with the style and setting with other dwellings in the street and are of a height, bulk and scale consistent with adjoining residential development and the prevailing streetscape. The extensions to the rear will not be easily identifiable given the topography of the subject site and streetscape, as such they will not overshadow the core dwelling.
PO4 Development is based on the issues relevant to the conservation of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter—Procedures for Undertaking Studies and Reports.	AO4 No acceptable outcome is prescribed.	PO4 Complies The proposal at hand will continue to preserve core features of the heritage place. This is evident through retention of components such as the feature entrance staircase and verandah, balustrading and overall built form. The extensions to the rear are consistent with the existing built form and will match the existing dwelling preserving the cultural heritage of the dwelling.
PO5 Development does not impair any culturally significant attributes of the heritage place identified by the Aboriginal people for whom the heritage place is significant. Note—Heritage places with Aboriginal cultural values are assessed by a suitably qualified person and as detailed in the Heritage planning scheme policy.	AO5 No acceptable outcome is prescribed.	PO5 Not Applicable The heritage place is not identified by the Aboriginal or Torres Strait Islander people.
Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area		
PO6-PO8 Not Applicable The subject site is not contained within the Latrobe and Given Terraces Neighbourhood Plan Area.		

Additional performance outcomes and acceptable outcomes if in the New Farm and Teneriffe Hill neighbourhood plan area
PO9 Not Applicable The subject site is not contained within the New Farm and Teneriffe Hill Neighbourhood Plan Area.
Additional performance outcomes and acceptable outcomes if in the Woolloongabba centre neighbourhood plan area
PO10 Not Applicable The subject site is not contained within the Woolloongabba Centre Neighbourhood Plan Area.
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Station precinct
PO11 Not Applicable The subject site is not contained within the Albion Neighbourhood Plan Area.
Additional performance outcomes and acceptable outcomes if in the Centenary suburbs neighbourhood plan area where in the Sinnamon Farm heritage precinct
PO14-PO13 Not Applicable The subject site is not contained within the Centenary Suburbs Neighbourhood Plan Area.
Additional performance outcomes and acceptable outcomes if in the Kelvin Grove urban village neighbourhood plan area
PO15 Not Applicable The subject site not contained within the Kelvin Grove Urban Village Neighbourhood Plan Area.
Section B—If in the Area adjoining heritage sub-category Note—These provisions only apply to development adjoining a place in the State heritage place sub-category where development does not require referral to SARA (refer to the Regulation).
PO16-26 Not Applicable The subject site is not identified under the Area Adjoining Heritage Sub-Category.
Section C—General performance outcomes and acceptable outcomes for the Heritage overlay
Additional performance outcomes and acceptable outcomes if in the City Centre neighbourhood plan area
PO27-PO28 Not Applicable The subject site is not contained within the City Centre Neighbourhood Plan Area.
Additional performance outcomes and acceptable outcomes if in the Lutwyche Road corridor neighbourhood plan area
PO29-PO30 Not Applicable The subject site is not contained within the Lutwyche Road Corridor Neighbourhood Plan Area.

4.3.10 Potential and Actual Acid Sulfate Soils Overlay Code

The provisions of the Potential and Actual Acid Sulfate Soils Overlay Code do not trigger assessment for the purposes of Building Work involving a Dwelling House.

4.3.11 Road Hierarchy Overlay Code

The provisions of the Road Hierarchy Overlay Code do not trigger assessment for the purposes of Building Work involving a Dwelling House.

4.3.12 Streetscape Hierarchy Overlay Code

The provisions of the Streetscape Hierarchy Overlay Code do not trigger assessment for the purposes of Building Work involving a Dwelling House.

4.3.13 Transport Noise Corridor Overlay Code

The provisions of the Transport Noise Corridor Overlay Code do not trigger assessment for Building Work involving a Dwelling House.

5.0 CONCLUSION

The proposal relates to a Material Change of Use for the purposes of partial-demolition and extensions to a Dwelling House in the Heritage Overlay at 56 Mountjoy Terrace, Wynnum.

Council's mapping indicates that the site is located in the Low Density Residential Zone of City Plan 2014. The proposal is Impact Assessable and public notification is to be undertaken.

The proposal is located within an established residential area and is considered to be appropriate for the site.

The information contained in this report demonstrates that the proposal complies with the relevant assessment benchmarks and that the proposal is suitable for the site.

The proposal is supported by a Heritage Impact Assessment Report that provides a thorough assessment of the works and concludes that the works will not generate any adverse impacts on the Local Heritage Place.

We therefore request that the proposed development be considered favourably by Council and subsequently approved subject to reasonable conditions.

6.0 APPENDICES

DA Form 2

Proposal Plans

Owners Consent

Heritage Impact Assessment Report



