

# Development Application Report

60 Rawlinson Street, Murarrie QLD 4172

Development Permit for Building Work

- Extensions to a Dwelling House on a Small Lot



MURRAY BELL  
PLANNING CO.

Murray Bell Planning Co.  
ABN 81 549 271 352

Level 10, 167 Eagle Street  
Brisbane QLD 4000

[www.mbplanning.com.au](http://www.mbplanning.com.au)

## Document Information

Prepared for: Susan Boban and Anthony Boban  
Prepared by: Murray Bell Holdings Pty Ltd. T/A Murray Bell Planning Co.  
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## Disclaimer

This Development Application Report and all associated contents have been prepared for Susan Boban and Anthony Boban, for the purpose of a development application to the Brisbane City Council and are not to be relied upon for any other purpose.

This documentation has been prepared based on the information that has been available, and relied upon, at the time of writing. The validity of this documentation may be affected if further information becomes available, or if the information relied upon (e.g. a Planning Scheme and associated mapping) is superseded.

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## Executive Summary

This Development Application seeks a Development Permit for Building Work for extension to an existing Dwelling House on a Small Lot located at 60 Rawlinson Street, Murarrie (the **Subject Site**). The Subject Site is more particularly described as Lot 3 on SP290757.

This office has been engaged by the Applicant, Susan Boban and Anthony Boban, to prepare and lodge this development application over the Subject Site. The Brisbane City Plan 2014 (the **Planning Scheme**) includes the Subject Site within the Low-Medium Density Residential Zone (Up to 3 storeys) Zone, the River Gateway Neighbourhood Plan. As the property contains a site area of 203m<sup>2</sup>, it is defined as a 'small lot'.

The proposal seeks approval for alterations and additions to the existing Dwelling House on the Subject Site, comprising a new front deck extension, associated roof alterations, and minor internal reconfiguration to the first floor layout.

The proposed extension has been designed to preserve the existing character and presentation of the dwelling. Materials and finishes consistent with the existing dwelling will ensure that the new works integrate seamlessly with the established built form. The deck will enhance the presentation of the dwelling to the street and improve the overall amenity of the frontage. It will also provide increased casual surveillance of the street and create an additional outdoor living space that responds appropriately to Brisbane's subtropical climate.

Overall, the development reflects and reinforces the existing character of the dwelling through compatible form, scale, materials and detailing.

Under Chapter 3, Part 1, s43 of the Planning Act 2016, the Brisbane City Plan 2014 is the local categorising instrument. The local categorising instrument nominates the development as Code Assessable. The assessment benchmarks for the development application include the:

- Low-Medium Density Residential Zone Code;
- River Gateway Neighbourhood Plan Code;
- Dwelling House (Small Lot) Code;

The development application does not trigger referral to any external agencies. This office has undertaken a thorough assessment of all the relevant provisions of the Planning Scheme and recommends that this development application be approved subject to reasonable and relevant conditions.

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## Appendices

Appendix	Title	Author
A	Proposal Plans	George Kouparitsas Architect
B	Code Compliance	Murray Bell Planning Co.

## 1.0 Site and Application Details

Subject Site	
Address:	60 Rawlinson Street, Murarrie QLD 4172
Lot Description:	Lot 3 on SP290757
Area:	203m <sup>2</sup>
Ward:	Doboy
Easement(s):	Access and Service Easements
Zone:	Low-Medium Density Residential (Up to 3 storeys) Zone
Neighbourhood Plan:	River Gateway Neighbourhood Plan <ul style="list-style-type: none"> <li>▪ Cannon Hill/Murarrie Precinct - NPP-003</li> <li>▪ Low-Medium Density Residential Sub-Precinct - NPP-003a</li> </ul>
Overlay(s):	Airport Environs Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Dwelling House Character Overlay Potential and Actual Acid Sulfate Soils Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay Transport Noise Corridor Overlay
SEQRP:	Urban Footprint
Applicant	
Applicant:	Susan Boban and Anthony Boban C/- Murray Bell Planning Co.
Contact Details:	Name: Andre Lowe Address: Level 10, 167 Eagle Street, Brisbane QLD 4000 Phone: 0429 910 639 Email: andre@mbplanning.com.au
Registered Landowner(s):	Anthony Boban
Application	
Development Application:	Development Permit for Building Work for: <ul style="list-style-type: none"> <li>▪ Extensions to a Dwelling House on a Small Lot</li> </ul>
Level of Assessment:	Code Assessable
Public Notification Period:	Nil
Referral Agencies:	Nil

## 2.0 Subject Site and Locality Description

### 2.1 Site Description

The Subject Site is located at 60 Rawlinson Street, Murarrie and is more formally described as Lot 3 on SP290757. The 203m<sup>2</sup> roughly square shaped parcel of land contains ~10.5m of frontage to Rawlinson Street and a depth of ~15.6m. The Subject Site is predominantly flat in topography, located at ~10.5m AHD. The Subject Site is burdened by an access and services easement which is positioned along the western boundary providing access and servicing to the existing multiple dwellings located behind the Subject Site.

The Planning Scheme includes the Subject Site within the Low-medium Density Residential (Up to 3 storeys) Zone, River Gateway Neighbourhood Plan, Cannon Hill/Murarrie precinct - NPP-003 and Low-medium Density Residential Sub-precinct - NPP-003a. The Subject Site is also defined as a 'small lot' by the Planning Scheme, as it contains a site area less than 450m<sup>2</sup>.

The Subject Site is improved with a contemporary two-storey dwelling house fronting Rawlinson Street. The 3-bedroom dwelling presents itself with lightweight cladding and a hipped metal roof, together with a covered front carport and a front boundary fence incorporating vehicle and pedestrian gates. Vehicular access is obtained directly from Rawlinson Street via an existing 6m wide concrete driveway crossover. The frontage of the site is serviced by a pedestrian footpath and no street trees are present.

The Subject Site is located within an established residential area of Murarrie characterised by a mix of post-war detached houses and contemporary infill development. The locality is well serviced by recreation and transport infrastructure, with Murarrie Recreation Reserve and the Brisbane International Cycle Park located ~200m east of the site, and Cannon Hill Kmart Plaza and the Cannon Hill bus interchange situated ~450m to the south. Murarrie train station is also located ~530m to the north-east, being around a 10-minute walk from the site, and is serviced by the Cleveland Line, providing access to the Brisbane CBD and surrounding centres. The Brisbane CBD is located ~7km west of the Subject Site.

Figure 1 – March 2026 Aerial Photograph (Source: NearMap, 2026)

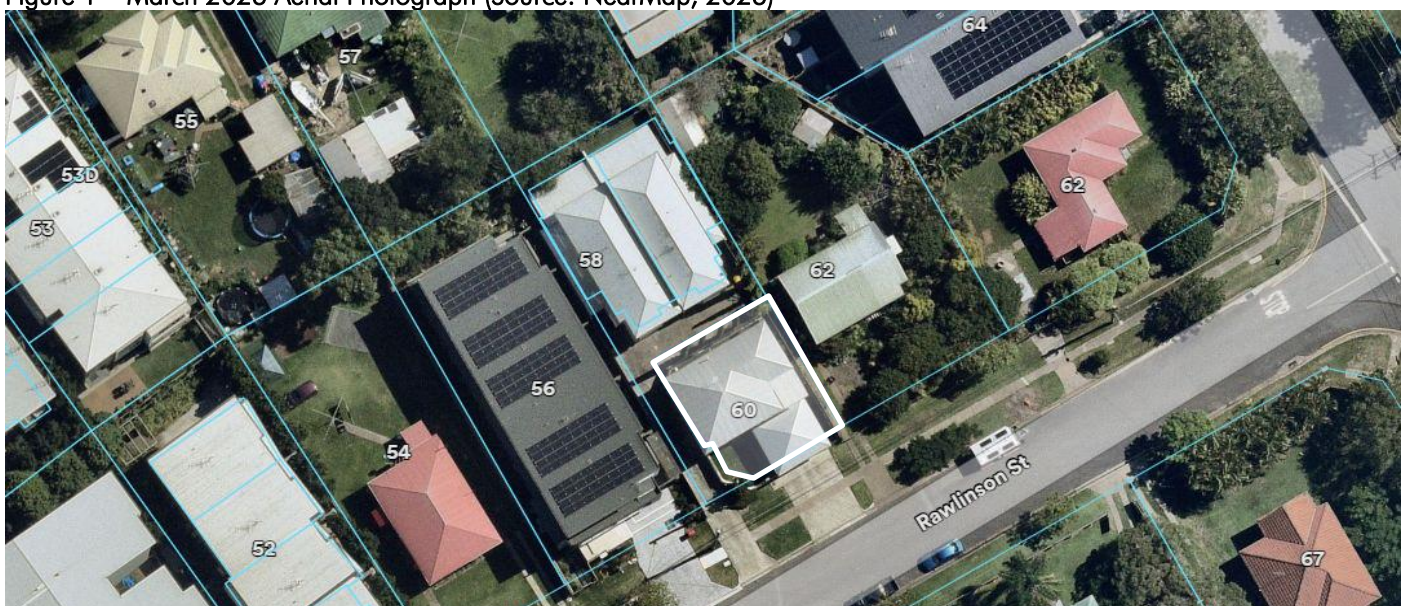


Figure 2 – Planning Scheme Zone Mapping (Source: Brisbane City Council, 2026)



Figure 3 – Streetview (Rawlinson Street) (Google Maps, 2021)



## 2.2 Flood Hazard

The Brisbane City Council Floodwise Report and Flood Overlay mapping confirms that the Subject Site is not impacted by flooding from any source.

## 2.3 Bushfire Constraints

A review of the Brisbane City Council Bushfire Overlay mapping confirms that the Subject Site is not subject to bushfire risk. The State Planning Policy mapping also confirms that the Subject Site is not subject to bushfire threat.

## 2.4 Biodiversity Constraints

The Planning Scheme does not regulate the removal of vegetation on the premises, as the Subject Site is not included within the Biodiversity Overlay or the Significant Landscape Tree Overlay. The Subject Site is not identified as containing protected vegetation by the Natural Asset Local Law. Similarly, the State Government does not make the removal of vegetation assessable under the Vegetation Management Act.

## 2.5 Heritage/ Building History

A review of the Brisbane City Council Heritage mapping confirms that the Subject Site is not considered a Local Heritage Place and does not directly adjoin a Local Heritage Place. A review of the State Heritage Register reveals that the Subject Site is not a State Heritage Place. The subject site is also not located within the Traditional Building Character Overlay and is of post-1946 vintage.

## 2.6 Services and Infrastructure

The property is connected to all relevant services and infrastructure including potable water, reticulated sewer, electricity and telecommunications infrastructure. The Subject Site does not contain any underground stormwater assets that are owned by the Brisbane City Council.

## 2.7 Development Application History

A review of Council's Development.i service confirms that there have been no development applications for the current lot but multiple that have been lodged and approved over the historic land parcel, including the following:

- An application to Carry Out Building Work; Material Change of Use; Reconfigure a Lot was granted July 2014 under A003809037
- An application to Carry Out Operational Work for Road Works and/or Stormwater Drainage was granted February 2015 under A003994087;
- A Minor Change to the Multi-Unit Dwelling; Single Unit Dwelling; Subdivision of Land A003809037 was granted in March 2018 under A004820613

## 3.0 Proposal

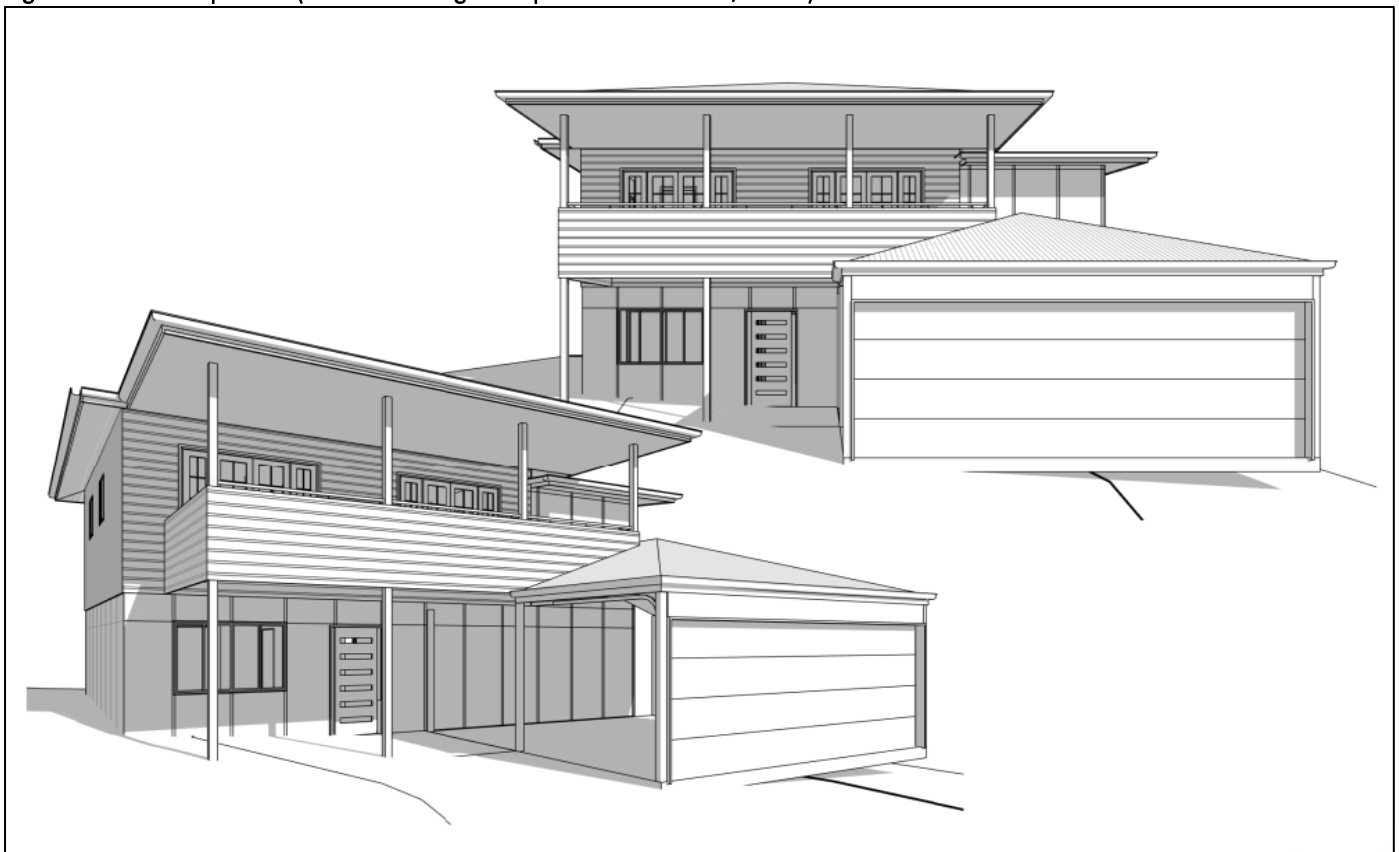
This Development Application seeks a Development Permit for Building Work for extensions to an existing Dwelling House on a Small Lot located at 60 Rawlinson Street, Murarrie.

The Applicant seeks approval to undertake extensions and internal reconfiguration works to improve the functionality and amenity of the existing dwelling, whilst maintaining its established character within Rawlinson Street. The proposed works principally comprise a new upper-level deck extension, associated roofing works, and minor internal alterations to the first floor layout.

The following works are assessable against the Planning Scheme:

- A new deck extension fronting Rawlinson Street

Figure 4 – 3D Perspective (Source: George Kouparitsas Architects, 2026)



The proposed extension has been designed to preserve the existing character and presentation of the dwelling. The use of materials and finishes consistent with the existing dwelling will ensure that the proposed deck integrates seamlessly with the established built form. Importantly, the dwelling will retain a low-rise scale consistent with community expectations for the streetscape, with the built form remaining at no more than 2 storeys and below 9.5m above ground level.

To facilitate the deck extension, portions of the existing wall will be removed to provide direct access from both the master bedroom and living area, improving the functionality of the upper level by strengthening the connection

between the internal spaces and the new outdoor area while also providing private outdoor access from the master bedroom. Although the existing carport structure will remain unchanged, the carport roof and part of the street-facing roof over the dwelling will be removed to accommodate the deck extension, with the new deck roof aligning with the existing roof height to maintain visual consistency and preserve the dwelling's presentation to the street. The replacement carport roof will also match the existing roof form and pitch, with a recessed section at the corner adjoining the proposed deck, resulting in a cohesive roof design that is sympathetic to the existing dwelling.

Whilst the proposed deck results in a front setback that is less than the prescribed 6m, this is considered appropriate given the constrained size of the site and the presence of reduced front setbacks within the surrounding locality. As discussed below, the proposal remains consistent with the established setback pattern and character of the street.

- The proposed development results in a front setback which is consistent with other dwellings in the street and locality as a whole, specifically: 50, 52 & 56 Rawlinson Street.
- The proposal does not result in overbearing development for adjoining dwellings and their private open spaces as the proposed deck faces the street and does not exceed the existing width of the dwelling.
- The proposal does not impact the amenity and privacy of adjoining dwelling house as the proposed deck is street facing and located forward of any adjoining dwellings.
- The proposed development does not result in the loss of significant views or outlook of adjoining residents as it is located in recess of the existing carport.
- The proposed deck will benefit from natural light, sunlight and breezes.

Although the first floor deck will also be situated within 0.6m of the western side boundary, it is noted this setback is greater than that of the existing house and does not directly adjoin a residential dwelling or habitable space. Therefore, the proposed design is considered to achieve the intent of the Dwelling House (small lot) code and provides a high level of amenity for the Subject Site, and neighbouring residents.

## 4.0 Legislative Requirements

The Planning Act 2016 (the Act) and supporting legislation replaced the Sustainable Planning Act 2009 on 3 July 2017. The legislation establishes the framework of planning instruments that supports the operation of the planning system, including:

### 4.1 State Planning Policy

A single State Planning Policy was introduced by the Department of State Development, Infrastructure and Planning on the 2 December 2013, with the most recent amendment dated July 2017. Section 2.1 of the Planning Scheme confirms that the State Planning Policy has been integrated into the Planning Scheme, with the exception of:

- 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.

A review of the State Planning Policy mapping confirms that the Subject Site is not mapped within a bushfire hazard area (refer Section 2.3 above). The overall height of the building remains under 9.5m and does not encroach into the building restricted area of an airport or aviation facility.

### 4.2 South-East Queensland Regional Plan

The Subject Site is located within the “Urban Footprint” of the South-East Queensland (SEQ) Regional Plan 2023 (SEQRP). Consideration has been given to the SEQRP as a whole, and it is considered that the proposal development achieves the purpose and overall outcomes that are intended for the Urban Footprint.

### 4.3 Temporary Local Planning Instruments

There are two Temporary Local Planning Instrument (TLPI) currently in effect for the Brisbane Local Government Area. The following TLPI’s are not applicable to the Subject Site or the proposed development:

- TLPI 02/2025 – Kurilpa Sustainable Growth Precinct
- TLPI 01/2025 – Colmslie Road Industry Precinct

### 4.4 Planning Regulation 2017

The Planning Regulation 2017 ‘the regulation’ sets out the triggers for assessable development, the category of assessment required and the relevant Assessment Benchmarks. Schedule 10 of the Regulation prescribed certain assessable development. An analysis of these provisions are provided in **Table 1** overleaf.

**Table 1 – Schedule 10 of the Regulation**

Part	Response
Part 1 – Airport Land	<b>Not Applicable</b> The Subject Site is not located on airport land.
Part 2 – Battery Storage Facilities	<b>Not Applicable</b> The proposal does not involve the commercial storage of batteries.
Part 2A – Caboolture West Interim Structure Plan	<b>Not Applicable</b> The proposal is not located within the Caboolture West investigation or growth area.
Part 3 – Clearing Native Vegetation	<b>Not Applicable</b> The proposal does not involve the clearing of any vegetation of than domestic landscaping on the Subject Site.
Part 4 – Contaminated Land	<b>Not Applicable</b> The Subject Site is not on the environmental management register or contaminated land register.
Part 5 – Environmentally Relevant Activity	<b>Not Applicable</b> A new use involving an environmentally relevant activity is not proposed.
Part 6 – Fisheries	<b>Not Applicable</b> The proposal is not for aquaculture. The Subject Site is not located within a Declared Fish Habitat Area. The Subject Site does not contain marine plants.
Part 7 – Hazardous Chemical Facilities	<b>Not Applicable</b> The proposal does not involve a hazardous chemical facility.
Part 8 – Heritage Places	<b>Not Applicable</b> The Subject Site is not included on any heritage registers.
Part 9 – Infrastructure-related Referrals	<b>Not Applicable</b> The Subject Site is not designated premises, subject to an electrical easement or substation or within a pipeline easement.
Part 10 – Koala Habitat in SEQ Region	<b>Not Applicable</b> The Subject Site is not in a koala priority area or koala habitat area.
Part 11 – Noise Sensitive Place on Noise Attenuation Land	<b>Not Applicable</b> The Subject Site is not on noise attenuation land.
Part 12 – Operational Work for Reconfiguring a Lot	<b>Not Applicable</b> The proposal does not involve Reconfiguring a Lot.
Part 13 – Ports	<b>Not Applicable</b> The Subject Site is not on Brisbane port land, Brisbane port limits, another port or strategic port land.
Part 14 – Reconfiguring a Lot under Land Title Act	<b>Not Applicable</b> The proposal does not involve Reconfiguring a Lot.
Part 15 – SEQ development area	<b>Not Applicable</b> The Subject Site is not within an SEQ major development area.
Part 16 – SEQ Regional Landscape and Rural Production Area and Rural Living Area	<b>Not Applicable</b> The Subject Site is within the Urban Footprint.
Part 16AA – Solar Farms	<b>Not Applicable</b> A development does not relate to a solar farm.
Part 16A – Southport Spit	<b>Not Applicable</b> The Subject Site is not located within the Southport Spit.
Part 16B – SEQ Northern Inter-Urban Break	<b>Complies</b> The Subject Site is not located within the SEQ Northern Inter-Urban Break.
Part 17 – Tidal Works in a Coastal Management District	<b>Not Applicable</b> The Subject Site is not identified within a Coastal Management District.
Part 18 – Urban Design	<b>Not Applicable</b> The proposal does not exceed the development thresholds for this trigger.
Part 19 – Water-related Development	<b>Not Applicable</b> The proposal does not involve taking or interfering with water.
Part 20 – Wetland Protection Area	<b>Not Applicable</b> The Subject Site is not mapped within a Wetland Protection Area.
Part 21 – Wind Farms	<b>Not Applicable</b> The proposal is not for a wind farm.

#### 4.4.1 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for the assessment of development applications where the chief executive is the assessment manager or a referral agency. As there are no referral triggers for the development application, there are no State Development Assessment Provisions that apply to the development application.

#### 4.4.2 Category of Development

The Category of Development for this development application is determined by assessing the proposal against the Category of Assessment for the Zone, Neighbourhood Plan and applicable Overlays as outlined in **Table 2** below. As outlined below, the proposed development is Assessable Development (Code Assessment). Public Notification is not required.

**Table 2 – Applicable Level of Assessment**

Zone	Category of Development (Category of Assessment)
Low-Medium Density Residential Zone	Accepted Development
Neighbourhood Plan	
River Gateway Neighbourhood Plan	No Change
Overlays	
Airport Environs Overlay	Accepted Development
Community Purposes Network Overlay	Accepted Development
Critical Infrastructure and Movement Network Overlay	Accepted Development
Dwelling House Character Overlay	Code Assessment
Potential and Actual Acid Sulfate Soils Overlay	Accepted Development
Road Hierarchy Overlay	Accepted Development
Streetscape Hierarchy Overlay	Accepted Development
Transport Noise Corridor Overlay	Accepted Development

#### 4.4.3 Assessment Benchmarks

The development application has been assessed against the following applicable Codes:

- Low-Medium Density Residential Zone (Up to 3 storeys) Code;
- River Gateway Neighbourhood Plan Code;
- Dwelling House (Small Lot) Code;

An assessment against the applicable provisions of these Codes is provided within **Appendix B**.

#### 4.4.4 Assessment Manager

In accordance with s21 of the Planning Regulation 2017, as the proposed development is assessable development under the Planning Scheme, the Assessment Manager for this application is Brisbane City Council.

### 4.5 Adopted Charges

The State Planning Regulatory Provision (Adopted Charges) and Brisbane Adopted Infrastructure Charges Resolution (No. 14) 2025 do not levy any infrastructure charges for the proposed development.

## 5.0 Conclusion

This report has identified and analysed the relevant town planning issues that are associated with the proposed development and determined this development application for Building Work at 60 Rawlinson Street, Murarrie should be supported, as:

- The development application has been structured in accordance with the requirements of the Planning Act 2016, Planning Regulation 2017 and associated Development Assessment Rules;
- The proposal accords with the intent and complies with the relevant planning scheme provisions of the Planning Scheme;
- The proposed deck is modest in scale, maintains the established character of the dwelling and presents as a cohesive extension of the existing built form;
- The proposed additions and alterations to the existing dwelling are designed to integrate with the existing dwelling through compatible form, scale, materials and finishes;
- The proposed built form retains a height and scale that is consistent with the amenity and character of the streetscape within the Low-Medium Residential Zone;
- The necessary infrastructure, including water, reticulated sewerage, electricity and telecommunications are available to the site.

This office trusts that the information supplied comprehensively addresses all the issues that are to be considered by the Brisbane City Council and recommends that the development be approved subject to reasonable and relevant conditions.