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APPLICATION REF
A006977158



FURTHER ADVICE RESPONSE



August
2026

7 Roebig Street, Aspley

Information Response

Address: **7 Roebig Street, Aspley**
 Council File Ref.: **A006977158**

Council's Item	Response
Lot Pattern 1) Demonstrating that the proposed reconfiguration of a lot results in lots and arrangements of lots that are arranged and configured to compliment the pattern of the development in the area, through submission of analysis of surrounding lot sizes, frontages, dimensions and subdivision patterns to demonstrate that the proposed lots integrate with and complement the character of the locality.	The Subdivision Code purpose states that lots... <i>... "are arranged and configured to complement the pattern of development in the locality;"</i> The proposed lots complement the pattern of development in the locality by providing the primary lot of 668m² in the prominent corner location. These corner sites are the most critical to streetscape character on account of their visible corner position. The balance lot is positioned in the less prominent location and has minimal streetscape character impact. This balance lot maintains a complementary streetscape appearance with the preservation of the existing building which has a standard small lot 1m side boundary clearance. The balance lot complements the pattern of development by providing additional lot size choice / range as encouraged by the Code. In any case, the Code transmits this purpose in Performance outcomes PO1, PO6, PO22 and PO27. PO6 is not relevant to this proposal as does not involve a boundary rearrangement, volumetric format plan or a site in 2 or more zones. PO22 is not relevant to this proposal as does not involve a site in the Emerging Community Zone, 20 or more dwellings, a site over 7000m², new road opening, or the creation of more than 50% of lots less than 350m².

	PO1 is complied with via compliance with AO1.1 as the proposed lots comply with Table 9.4.10.3.B. Specifically, a 350m² lot is permitted where: <i>“Where average lot size is 400m² for the development (calculated excluding rear lots) and all lots comply with minimum rectangle dimension and average lot width requirements.”</i> The proposed balance lot contains the 6m x 15m rectangle and an average lot width exceeding 10m. AO1.2 is not relevant as no Building Envelope is required. AO1.3 is met as no building will cross the proposed boundary. The existing house on the corner lot will include a built to / near boundary wall. This wall will be fire rated. PO27 applies as the frontage of the balance lot is under 10m (7.4m). However, it complies with AO27.1 as it complies with Table 9.4.10.3.B. It meets the specified dimensions of the minimum 6m x 15m rectangle and 10m average width. This being the case, no development footprint plan is required. The balance lot meets AO27.1 (a) as the side clearance (1m). AO27.2 is not applicable as the requirements Table 9.4.10.3.B are met. AO27.3 is not applicable as less than 6 houses are proposed. AO27.4 calls for a development footprint plan. This is considered unnecessary given the balance lot will retain the existing garage as there is no resultant loss of street trees or significant on street parking. Whilst the established subdivision pattern in the locality is characterised by allotments generally in the order of 600m², lot size in isolation is not determinative of neighbourhood character or whether a lot complements the prevailing pattern of development. The proposed subdivision retains a 668m² corner allotment, being the lot with the greatest
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	visual prominence and influence on streetscape character. The smaller balance lot is located in a less prominent position and retains the existing dwelling, resulting in minimal perceptible change to the established streetscape. Importantly, the proposed balance lot remains capable of accommodating a dwelling outcome consistent with the Low Density Residential Zone and Subdivision Code requirements. The lot provides the prescribed 6m x 15m rectangle, exceeds the minimum average width requirements and is capable of accommodating appropriate building setbacks, landscaping, private open space and on-site parking. As such, the resultant built form will be comparable to that anticipated by the planning scheme notwithstanding the reduced lot size. It should be noted that the proposed frontage of the balance lot is in keeping with the nearby lot frontages immediately to the south in Lange Court (3,7, 8 and 4) averaging 7.5m. The proposal therefore represents a minor variation from the predominant lot-size pattern rather than a departure from the locality's established character. The subdivision maintains the prevailing detached housing character, does not introduce a higher density built form, and preserves the visual prominence and spacious appearance of the corner allotment. Consequently, the arrangement and configuration of the proposed lots appropriately complements the pattern of development within the surrounding area.
Plans 2) The proposed subdivision layout requires amendment to accurately reflect the intended access arrangements and future lot configuration. a) Provide amended plans showing a single crossover servicing both the	Please refer to attached proposal plan now showing the proposed driveway to the balance lot..

existing and proposed allotments via a registered access easement.	
Structures 3) Submit amended plans to remove the existing building structures from proposed Lot 28 and demonstrate that the proposed development complies with P01/A01.3(b) of the Subdivision code.	The existing garage on the balance is requested to be retained. Building Application plans have been prepared and are currently with the Certifier. This garage was only recently constructed and is in good condition. We request Council allow the preservation of this building portion to preserve embodied energy to meet sustainability outcomes, reduce the cost of materials, Improve housing affordability, reduce waste, and reduce disruption time and noise (to neighbours) related to unnecessary and wasteful demolition.
Earthworks 4) Demonstrate compliance with P02/A02.1 and A02.2 of the Subdivision Code by providing sufficient information to show that the proposed development will create usable allotments that do not rely on excessive cut and fill and that any cutting, filling, retaining walls and associated earthworks minimise adverse impacts on vegetation, natural features and the existing topography of the site. a) Provide revised earthworks plans and supporting documentation demonstrating that the proposed allotments can be established in accordance with P02/A02.1 and A02.2 of the Subdivision Code. b) Demonstrate that the extent of cut, fill and retaining structures is minimised and necessary only to facilitate the proposed subdivision and construction of compliant building areas.	No earthworks are proposed. The balance lot will utilise the existing building base and earthworks. Existing earthworks plans are attached.

Bushfire 5) The site is mapped as Bushfire High hazard buffer area within the Bushfire overlay and Potential Impact Buffer within the SPP Natural hazards, Risk and Resilience bushfire mapping, triggering assessment against section A and C of the Bushfire overlay code. No assessment has been provided. a) Provide a site-specific bushfire hazard assessment in accordance with the Bushfire planning scheme policy or other approved methodology. Where within a bushfire prone area, provide a radiant heat exposure assessment to demonstrate compliance with P01 of the Bushfire overlay code. Bushfire Reporting and hazard assessment guidelines are available within the <u>technical assessment guide for Bushfire reporting</u> available on Council's website. Note: If the bushfire hazard assessment determines a hazard score of 'low', no further assessment against the code is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan are required. b) Provide an assessment against the relevant sections of the Bushfire overlay code, based on the findings of the Bushfire reporting.	Please refer to attached Bushfire Report.
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