

## Town Planning Assessment Report

Development permit for a Building work assessable under the planning scheme for a Dwelling house within the Traditional building character overlay – Code assessable

17 Walnut Street, Wynnum



Lodged on behalf of Kate and Peter Ridgway

**BCC DS**  
**RECEIVED**  
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**APPLICATION REF**  
A006896112

**Application Information:**

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**Supporting documentation:**

Proposal plans prepared by Baumann Architecture

DA Form 2

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## Executive Summary

This town planning report has been prepared in support of a Development application for the following aspects of development:

- Building work made assessable under the planning scheme for a Dwelling house extension

Detailed architectural plans showing partial demolition and extension works have been prepared by Baumann Architecture.

The proposed development involves primarily Prescribed accepted development as per Table 5.3.4.1 of the Brisbane City Council City Plan 2014 (City Plan). The only assessable components of the proposal is as follows:

- Building work for partial demolition of the rear third of the dwelling, behind the primary ridgeline.
- Building work involving the repositioning of the building sideways within the lot, where the relocated side boundary setbacks do not meet Acceptable outcome AO6 of the Dwelling house (small lot) code, being for a section of non-habitable built to boundary wall along the southwestern boundary.

The proposal triggers assessment against the corresponding assessment criteria of the Traditional building character (demolition) overlay code. This planning report demonstrates compliance with:

- PO1 as the partial demolition does not involve integral components.
- PO9 as the repositioning does not adversely impact on amenity or privacy of the adjoining residents – noting the wall is only shifting approximately 400mm from its existing location.

Noting these minor non-compliances and demonstration of meeting the performance outcomes, the application represents a suitable planning outcome and accordingly merits approval from Brisbane City Council.

## Site details

<b>Site address</b>	17 Walnut Street, Wynnum
<b>Real property description</b>	Lot 435 on RP33003
<b>Ward</b>	Wynnum Manly
<b>Site area</b>	405m <sup>2</sup>
<b>Zone</b>	CR1 Character Residential zone
<b>Relevant overlays</b>	Traditional building character overlay

The site is currently occupied by an existing single storey plus undercroft pre-1946 Dwelling house. The house is generally consistent with its original construction and as not been substantially modified.



### NEIGHBOURHOOD PLAN:

The site is located within the Wynnum Manly District Neighbourhood Plan area but is not located within any sub-precinct of the plan. As such, no relevant assessment benchmarks are considered.

### DEVELOPMENT APPROVAL HISTORY:

There is no relevant development approval history over the site.

### VEGETATION:

There is no vegetation contained within the bounds of the subject allotment that is protected under any State or Local Laws. There are no street trees within the verge of the subject site.



**SERVICES / INFRASTRUCTURE:**

The property currently has connections to relevant urban water, sewer, electrical and telecommunications infrastructure.

**EASEMENTS:**

The subject site is not impacted by any easements.

# Proposed development

**Application Type:** Building Work Assessable Under the Planning Scheme for a Dwelling house within the Traditional building character overlay

(Development Permit)

**Level of Assessment:** Code Assessable

**Referral Agencies:** Not applicable

## Description of proposal

The proposal involves the following:

- Partial demolition of the existing pre-1946 Dwelling house. Demolition components generally meet the prescribed exempt criteria as demonstrated on the proposed plans. Exempt demolition components include the following:
  - Internal walls and features.
  - Front balcony balustrade to be replaced with new battens.
  - Undercroft level and screening to allow raising.
  - Demolition to facilitate internal building works.
- Demolition of the rear third of the building is **assessable development**. It is noted the demolition only includes components well behind the primary ridgeline and does not impact traditional building character or streetscape.
- Raise and reposition of the dwelling, build-in underneath and to the rear.
  - Repositioning of the house sideways is **assessable development**.
  - Repositioning the house forwards in accordance with TBC front setback provisions.
  - Maintain under 9.5m building height.
- Additions to the dwelling, which all meet Prescribed exempt criteria under the City Plan.
  - an enclosed extension under an existing building to the extent of the core of the building along the front and side boundaries.
  - Extension to the rear.
  - New garage
  - Internal building work

The proposed works provide suitable compliance with the relevant assessment benchmarks of the Dwelling House (Small Lot) Code and the Traditional Building Character (Design) Overlay Code. The neighbourhood plan does not contain any benchmarks relevant to this application.

## Brisbane City Plan Overlays

The subject site is affected by overlays which are summarised in the table below:

<b>Overlay</b>	<b>Applicability</b>	<b>Reason</b>
Airport Environs	No	Not applicable to Dwelling houses as per Table 5.10.2.
Coastal hazard overlay (Medium storm tide inundation)	No	Overlay affects an area of site not subject to development.
Community purposes	No	Building works are not identified as are requiring assessment of the Community Purposes Network Overlay Code in Table 5.10.7A
Critical Infrastructure & Movement network	No	Dwelling house not listed as an assessable use in Table 5.10.8.
Dwelling house character	No	Does not trigger assessment against an overlay code – assessment against <b>Dwelling house (small lot) code</b>
Potential and actual acid sulfate soils overlay	No	The extent of filling and excavation required by this application will not trigger the thresholds mentioned in Table 5.10.15.
Road hierarchy	No	Table 5.10.18 notes that the Road Hierarchy Overlay Code is not applicable to a dwelling house.
Streetscape hierarchy	No	Table 5.10.20 notes that the Streetscape Hierarchy Overlay Code is not applicable to a dwelling house.
Traditional building character	<b>Yes</b>	Code is triggered for assessment as the proposal does not meet Prescribed exempt criteria.

## Code summary

Assessment against relevant codes has been undertaken within the attached Code Compliance appendices. Key matters for Council consideration are discussed below:

### Traditional building character (demolition) code

#### **PO1 / AO1 - Partial demolition of a building constructed in 1946 or earlier**

Partial demolition components do not result in the removal of any TBC elements. Integral components (such as roof form) are maintained as the rear demolition is back third of the house only, does not contribute to TBC street character, and will be replaced by new appropriately design dwelling house.

The front balcony balustrade is to be demolished (due to age and poor condition) and replaced with new batten design.

#### **PO9 / AO9 – Side setbacks**

The proposal does not comply with the southwestern side setback AO, which includes a built to boundary wall for the non-habitable garage space, being 8.2m in length and 3.4m in height.

The relevant Acceptable outcome of the Dwelling house (Small lot) code only supports this built to boundary setback design as an acceptable outcome in some circumstances.

Notwithstanding, the proposal is considered to meet PO9 as follows:

- The built to boundary garage does not detract from or impact any other Traditional building character (TBC) houses on the street. It does not adjoin a TBC house and is not out of scale with TBC elements on the street.
- The built to boundary garage is generally consistent with the existing undercroft siting and setback. The existing dwelling house has a sub-500mm setback from the subject boundary, for the entire length of the dwelling. Whilst the new wall is solid, it is consistent with the existing dwelling.
- Adjoining amenity – the built to boundary wall will adjoin an open space/parking area, no habitable rooms will be adversely impacted.
- The wall will not impact the street and is designed consistent with community expectations for built to boundary garage walls.
- The new dwelling will actually offset a large portion of the side setback more so than the current dwelling. This is considered to assist in balancing any perceived impacts from the new wall.

## **Conclusion**

It has been demonstrated that the proposal suitably addresses the relevant development benchmarks of the Brisbane City Plan 2014 and accordingly the Development Application for Building Works Assessable under the Planning Scheme should be approved by the Brisbane City Council subject to suitable conditions.