

Brisbane City Council ABN 72 002 765 795

**City Planning & Sustainability
Development Services**
Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

Dedicated to a better Brisbane

12 December 2024

Hogg And Lamb
C/- Bartley Burns Town Planning Pty Ltd
10/16 Metroplex Avenue
MURARRIE QLD 4172

ATTENTION: Tony Hough

Application Reference: A006639685
Address of Site: 15 LANSBURY PDE ASHGROVE QLD 4060

Dear Tony

RE: Decision notice pursuant to section 63 of the *Planning Act 2016*

I am pleased to inform you that your development application has been approved as indicated in the attached decision notice. This approval must be carried out in accordance with the attached development approval package.

In addition to this approval you may also be required to obtain a water approval from the Central SEQ Distributor Retailer trading as Urban Utilities.

Brisbane City Council has not levied infrastructure charges. There will be no infrastructure charges notice accompanying this decision notice.

An infrastructure charges notice for the sewerage and water supply trunk infrastructure networks is not attached to this decision notice. Urban Utilities may issue this infrastructure charges notice following this decision notice.

Included is a table of appeal rights under the *Planning Act 2016* advising you of appeal rights to the Planning and Environment Court or a tribunal.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

Liam Prentice
Urban Planner
Planning Application Review Service
Phone: 31782137
Email: Liam.Prentice@brisbane.qld.gov.au
Development Services
Brisbane City Council

Decision Notice

(Section 63 (Notice of decision) of the *Planning Act 2016*)

INTRODUCTION

This is a decision notice given pursuant to section 63 of the *Planning Act 2016*. The decision to approve the application on **12 December 2024** was made by the Principal Urban Planner as the delegate appointed by Council to determine the application.

APPLICATION DETAILS

Application Reference Number: A006639685
Application Made Date: 04 November 2024
Properly Made Date: 04 November 2024

DESCRIPTION OF THE DEVELOPMENT

Aspect of Development: DA - PA - Building Work (ref DABW456145624)
Nature Application: Development Permit
Activity: dwelling house
Description of Proposal: Extension to a Dwelling House in the Traditional Building Character overlay
Stage: Extension to a Dwelling House in the Traditional Building Character overlay

APPLICANT DETAILS

Applicant: Hogg And Lamb
C/- Bartley Burns Town Planning Pty Ltd
10/16 Metroplex Avenue
MURARRIE QLD 4172

SITE DETAILS

Address of Site: 15 LANSBURY PDE ASHGROVE QLD 4060
Real Property Description: L16 RP.912621
Zone: CHARACTER (CHARACTER) ZONE
Owner: Mr Nicholas Leonard Therkelsen-Terry
Ward: The Gap

TYPE OF APPROVAL

Carry Out Building Work – Development Permit (ref DABW456145624)

CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL

The currency period for this development approval may be affected by the declaration of an applicable event by the Minister under Part 4B, Chapter 7 of the *Planning Act 2016*.

The currency period for this development approval (inclusive of all of its parts) will end on **12 March 2027**.

This development approval (inclusive of all of its parts) lapses at midnight on the above stated date if:

- for a material change of use, the first change of use does not happen;
- for reconfiguring a lot, the plan of subdivision for the reconfiguration is not given to Council; or
- for any other development (including building work, operational work and any early referral agency response), the development does not substantially start; or
- for any development approval made up of two or more different parts, each part which does not fulfil the measures stated above for material change of use, reconfiguring a lot, or any other development.

The currency period is determined by Council pursuant to section 85 of the *Planning Act 2016*.

FURTHER DEVELOPMENT PERMITS

No further development permits are required to carry out the development.

ASSESSMENT OF CONDITION COMPLIANCE

There are no requirements for assessment of compliance with conditions for this development.

REFERRAL AGENCIES

No referral agencies were identified for this application.

CONDITIONS

This approval is subject to conditions included in the attached development approval package which includes:

- conditions imposed by Council as assessment manager

SUBMISSIONS

No submissions were received for this application.

APPEAL RIGHTS

In accordance with the *Planning Act 2016*, the rights of appeal must be stated for the applicant and any submitters. Attached is a table of appeal rights under the *Planning Act 2016* that details your appeal rights and the appeal rights of any submitters.

BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.



APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	15 LANSBURY PDE ASHGROVE QLD 4060
Real Property Description of Site:	L16 RP.912621
Aspects of development and type of approval:	DA - PA - Building Work Development Permit - dwelling house
Council File Reference:	A006639685 Permit Reference Number/s: DABW456145624.
Package Status:	APPROVED - Version 1 (12th of December, 2024 2:18:42 PM)
Package Generated:	12/12/2024

PROJECT TEAM

The assessment of this application has been undertaken by:

Scott RUHLAND Technical Officer Engineering Scoping scott.ruhland@brisbane.qld.gov.au (07) 3403 9459	Mario FURLAN Architect Architecture Team Mario.Furlan@brisbane.qld.gov.au (07) 3403 5698	Samuel NICHOLS Senior Heritage Advisor Architecture Team Samuel.Nichols@brisbane.qld.gov.au 31787933
Liam PRENTICE Urban Planner Planning Application Review Service Liam.Prentice@brisbane.qld.gov.au 31782137	Selen TEAR Senior Urban Planner Planning Application Review Service selen.tear@brisbane.qld.gov.au 3403 4083	Joe MCSHANE Principal Urban Planner Planning Services House & Homes HouseandHomes@brisbane.qld.gov.au (07) 3407 1306

DRAWINGS AND DOCUMENTS

The term 'drawings and documents' or similar expressions mean:

Drawing or Document	Number	Plan Date
Proposed Plan - Site Plan	A200 Revision C	22-OCT-2024 (Received)
Proposed Plan - Carport Level	A201 Revision C	22-OCT-2024 (Received)
Proposed Plan - Level 1	A202 Revision C	22-OCT-2024 (Received)
Proposed Plan - Roof Plan	A203 Revision C	22-OCT-2024 (Received)
Elevations	A400 Revision C	22-OCT-2024 (Received)
Elevations	A401 Revision C	22-OCT-2024 (Received)
Sections	A500 Revision C	22-OCT-2024 (Received)
Sections	A501 Revision A	22-OCT-2024 (Received)
Detail Section	A550 Revision C	22-OCT-2024 (Received)

Advice

Please see the attached document(s) for any advices.

Permit to Which These Conditions Relate:	DA - PA - Building Work
Activity(ies):	dwelling house
Stage:	Extension to a Dwelling House in the Traditional Building Character overlay

General/Planning Requirements

	Timing
<p>1) Maintain the Approved Development</p> <p>Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.</p>	At all times
<p>2) Approved Drawings and Documents</p> <p>A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers.</p> <p>Note: This condition is imposed to ensure compliance with the conditions of development approval.</p>	While site/operational/building work is occurring
<p>3) Carry Out the Approved Development</p> <p>Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS.</p>	

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Building Work
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<p>3) Carry Out the Approved Development</p> <p>Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.</p>	While site/operational/building work is occurring
<p>4) Complete All Building Work</p> <p>Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: Building work must also be completed in accordance with any other current development approval.</p>	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

Architecture

	Timing
<p>5) External Details</p> <p>External details of the building, facade treatment and external materials and finishes must be consistent with the approved DRAWINGS AND</p>	

DOCUMENTS.

Note: The requirement to use particular materials and finishes is imposed only for the purpose of achieving a built form outcome that displays architectural merit. Council has not assessed the materials and finishes for compliance with the Building Act, the Building Fire Safety Regulation, the Building Regulation, the Building Code of Australia, the Queensland Development Code, relevant Australian Standards, fire safety standards or any other relevant requirement of a statutory authority with regard to building work.

Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

Engineering

	Timing
<p>6) On-site Erosion (Low Risk)</p> <p>Manage on-site erosion and the release of sediment or sediment laden water from the site at all times by implementing best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version). Including but not limited to:</p> <ul style="list-style-type: none">(i) Drainage control measures must be implemented and maintained to minimise water flow across areas of exposed earth.(ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas.(iii) No release of contaminants to land beyond on-site area of earth disturbance. <p>Note: Guidelines and factsheets to assist with this are available from the 'Healthy Waterways - Water by Design' website at http://hlw.org.au/initiatives/esc/house-sites</p> <p>Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.</p> <p>6(a) Provide Land Occupier Notification to Council</p> <ul style="list-style-type: none">(i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au(ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land. <p>Note: Occupier is any principal contractor occupying the land exercising a right under the development approval.</p> <p>Timing: Prior to commencement of any earth disturbing activities.</p>	<p>As indicated</p> <p>As indicated</p>
<p>7) Protect Existing Infrastructure</p> <p>Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure.</p> <p>Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the</p>	<p>While site/operational/building work is occurring</p>

alterations.

The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.

7(a) As Constructed Drawings - Alterations to Existing Infrastructure

Submit to Development Services As Constructed drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland.

Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

PROOF OF FULFILMENT

Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

As indicated

8) Repair Damage to Kerb, Footpath or Road

Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.

8(a) Interim Repairs

If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration.

Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

Timing: While site / operational / building works is occurring.

Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

As indicated

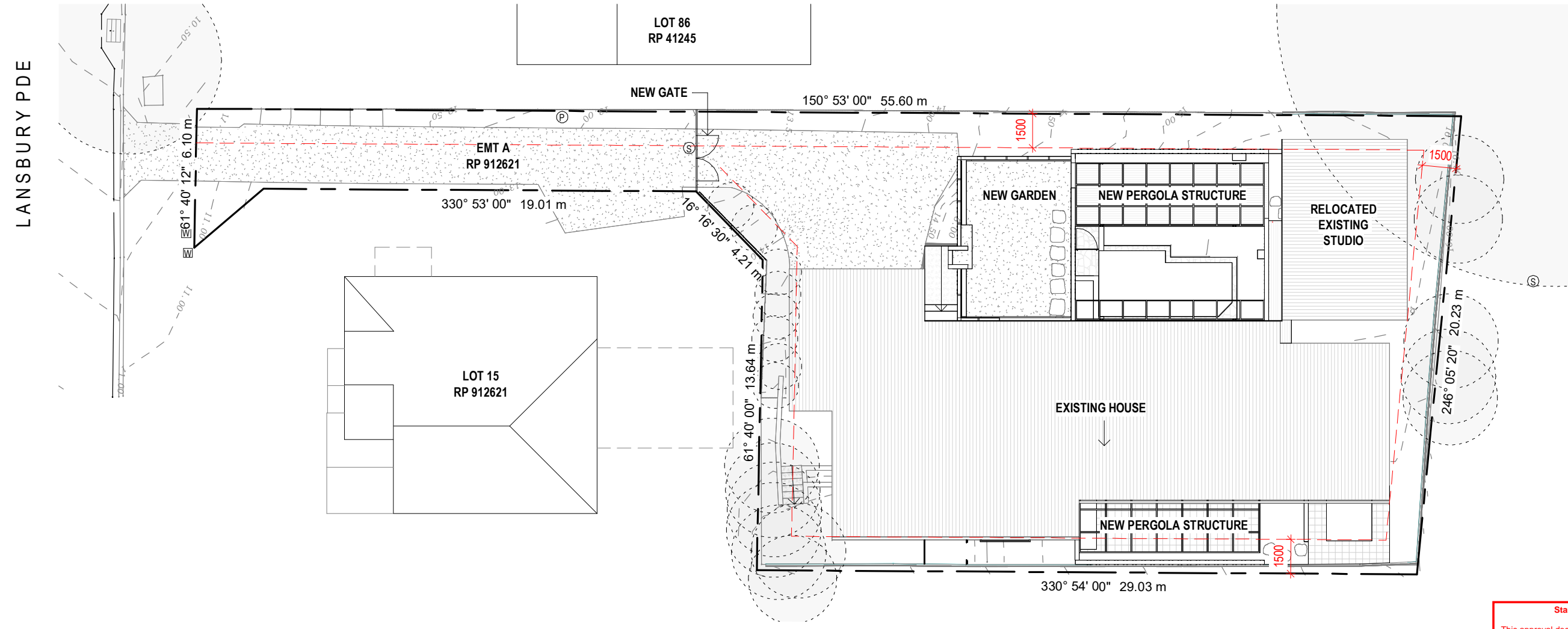
Standard Advice

	Timing
<p>9) Construction Noise and Dust Emissions</p> <p>Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.</p> <p>The Environmental Protection Act 1994 prescribes that:</p>	

<p>1. A person must not carry out building work in a way that makes an audible noise-</p> <ul style="list-style-type: none"> - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. <p>2. The reference in subsection (1) to a person carrying out building work-</p> <ul style="list-style-type: none"> - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. <p>Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.</p>	<p>As indicated</p>
<p>10) Further Development Permit Required</p> <p>Further Development Permit(s) to carry out assessable building work under the Building Act may be required.</p>	<p>As indicated</p>
<p>11) Currency Period</p> <p>The currency period for this development approval is stated in the Decision Notice and is expressed as a date.</p> <p>This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the Planning Act 2016.</p>	<p>As indicated</p>
<p>12) Damage to Trees on Adjoining Land</p> <p>Please note that any damage caused to vegetation on adjoining land as a result of exercising this development approval may result in an offence under other legislation (e.g. Natural Assets Local Law) and/or civil action</p>	<p>As indicated</p>
<p>13) Fire Ant Movement Controls</p> <p>To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected.</p> <p>These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.</p> <p>Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014.</p> <p>For further information contact the relevant Queensland State Government</p>	<p>As indicated</p>

<p>department on 13 QGOV.</p>	
<p>14) Water and Wastewater</p> <p>Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p> <p>For further information about any necessary Water Approvals contact Urban Utilities.</p>	<p>As indicated</p>
<p>15) Standard Building Regulations</p> <p>This approval does not include assessment against the siting requirements of the Queensland Development Code. Should the approved development require a siting variation against the Queensland Development Code, an application for a Siting Variation must be submitted for the approval of Brisbane City Council - Development Services.</p> <p>Note. This development approval does not commit to an approval of any siting variation shown on the approved drawings.</p>	<p>As indicated</p>
<p>16) Cultural Heritage</p> <p>Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i>. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.</p> <p>The Duty of Care Guidelines gazetted pursuant to the <i>Aboriginal Cultural Heritage Act 2003</i> provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.</p> <p>For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	<p>As indicated</p>

**** End of Package ****

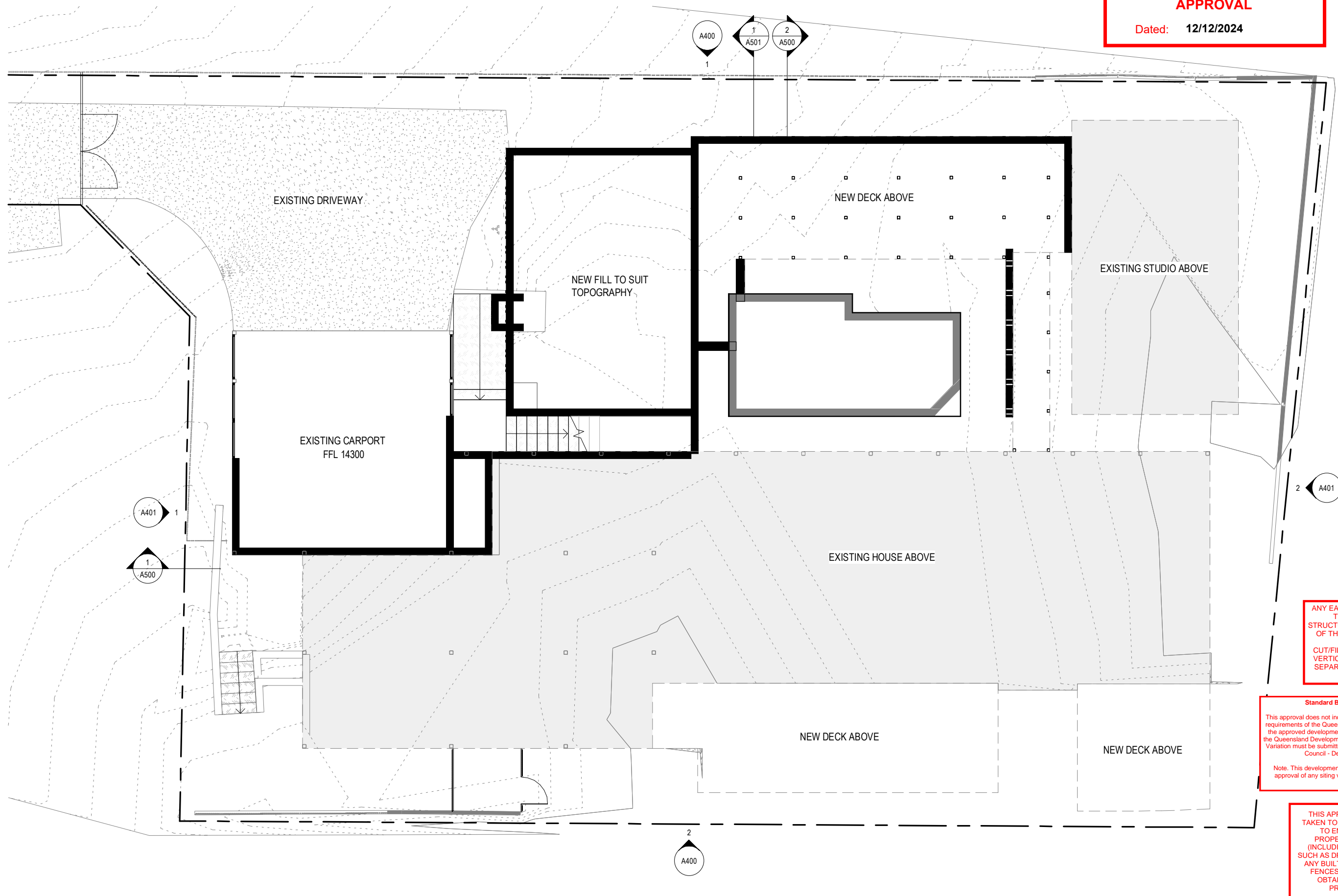


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Standard Building Regulations
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THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

NOT FOR CONSTRUCTION



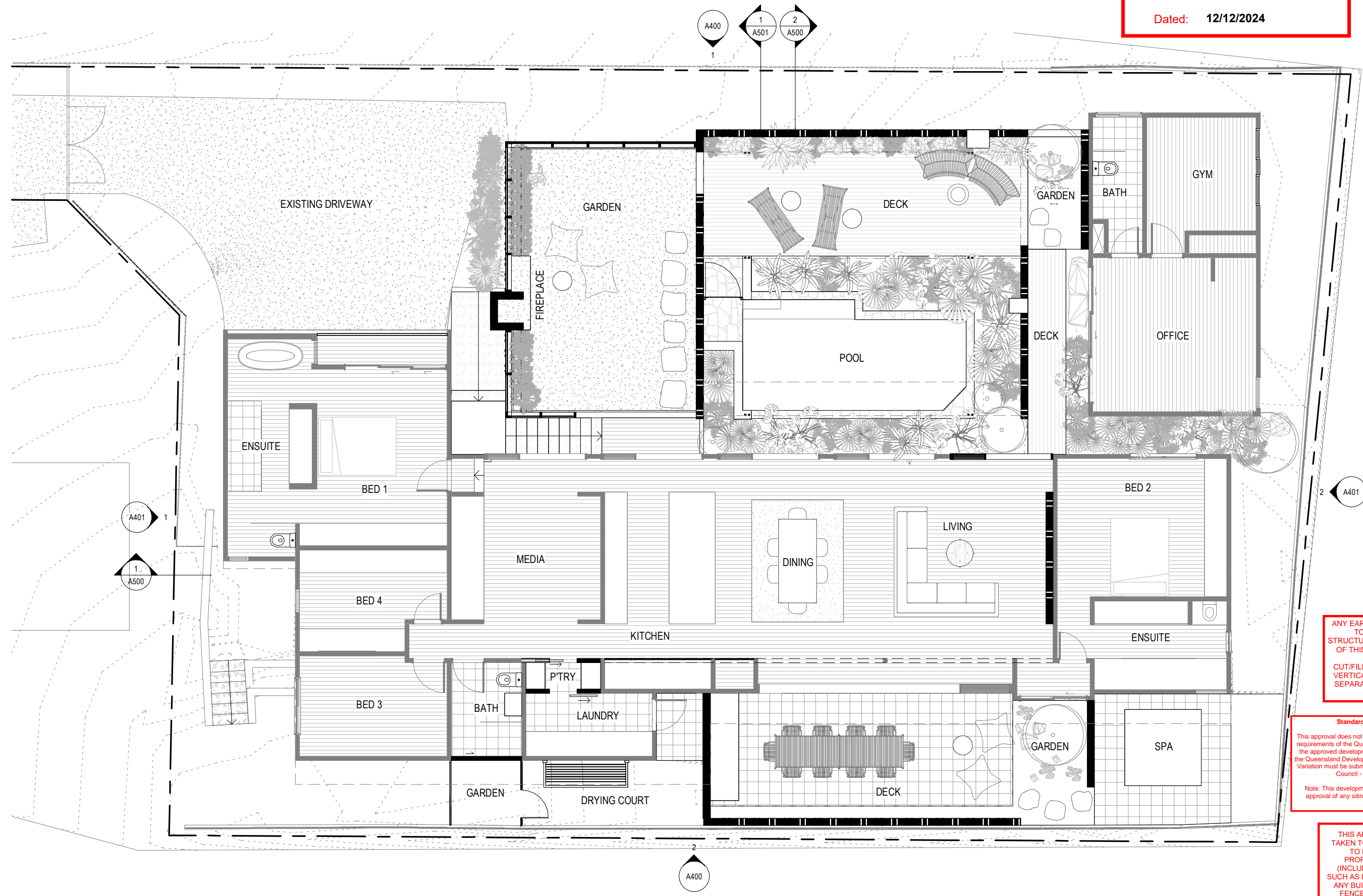
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B	23.08.24	ISSUE FOR INFORMATION
C	25.09.24	ISSUE FOR INFORMATION



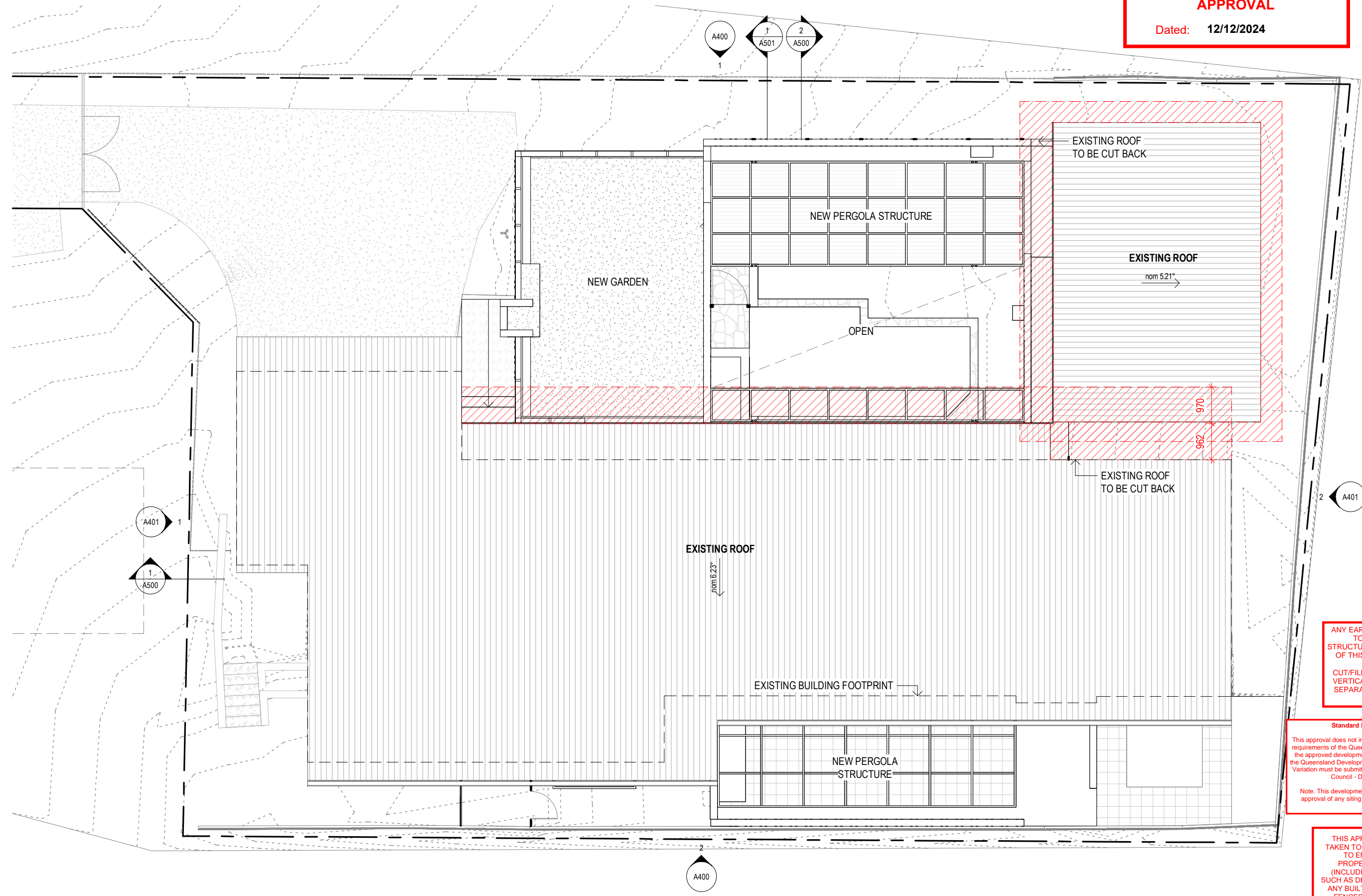
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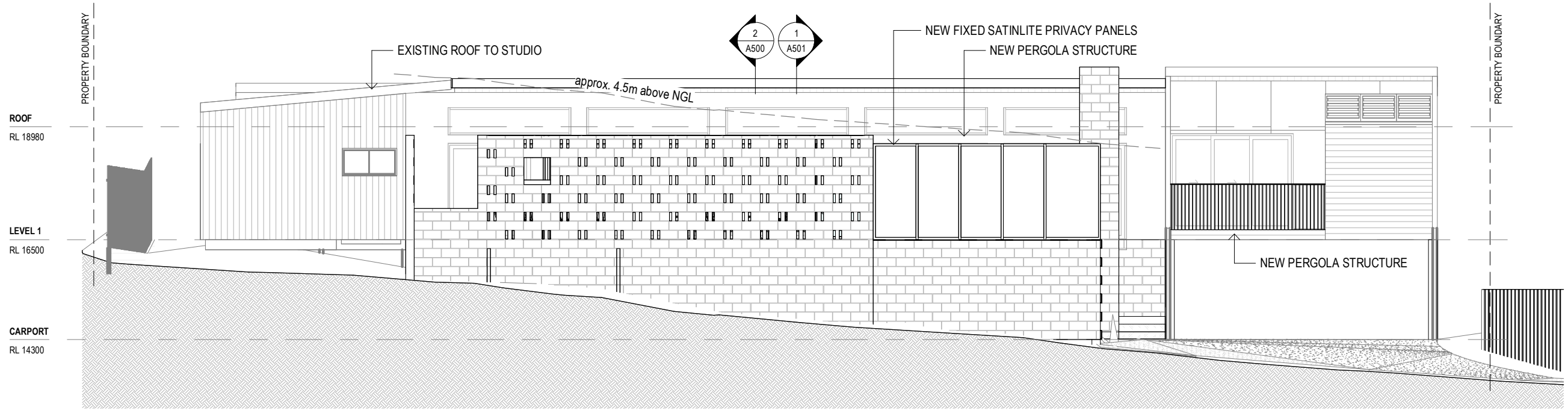
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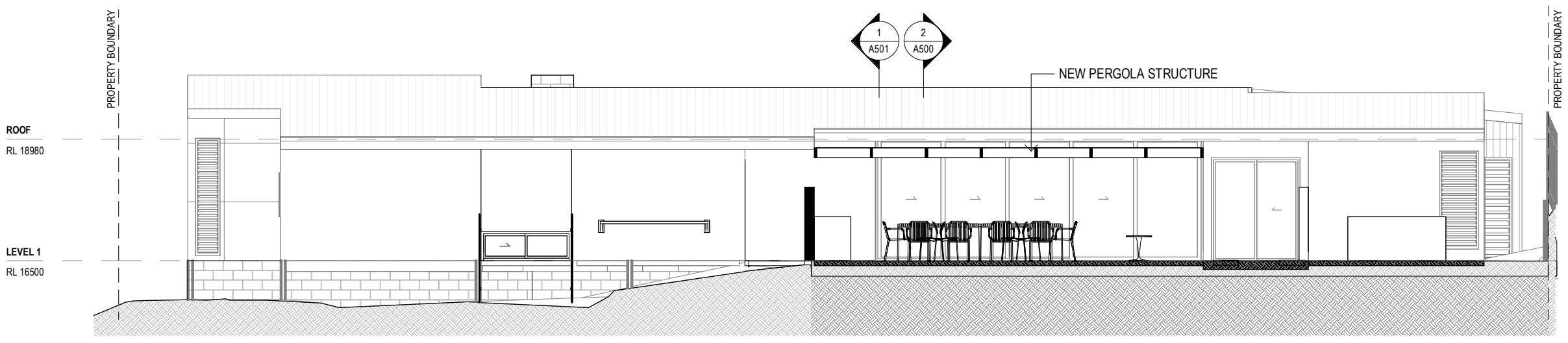
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1 NORTH WEST ELEVATION
A201 1:100



2 SOUTH WEST ELEVATION
A201 1:100

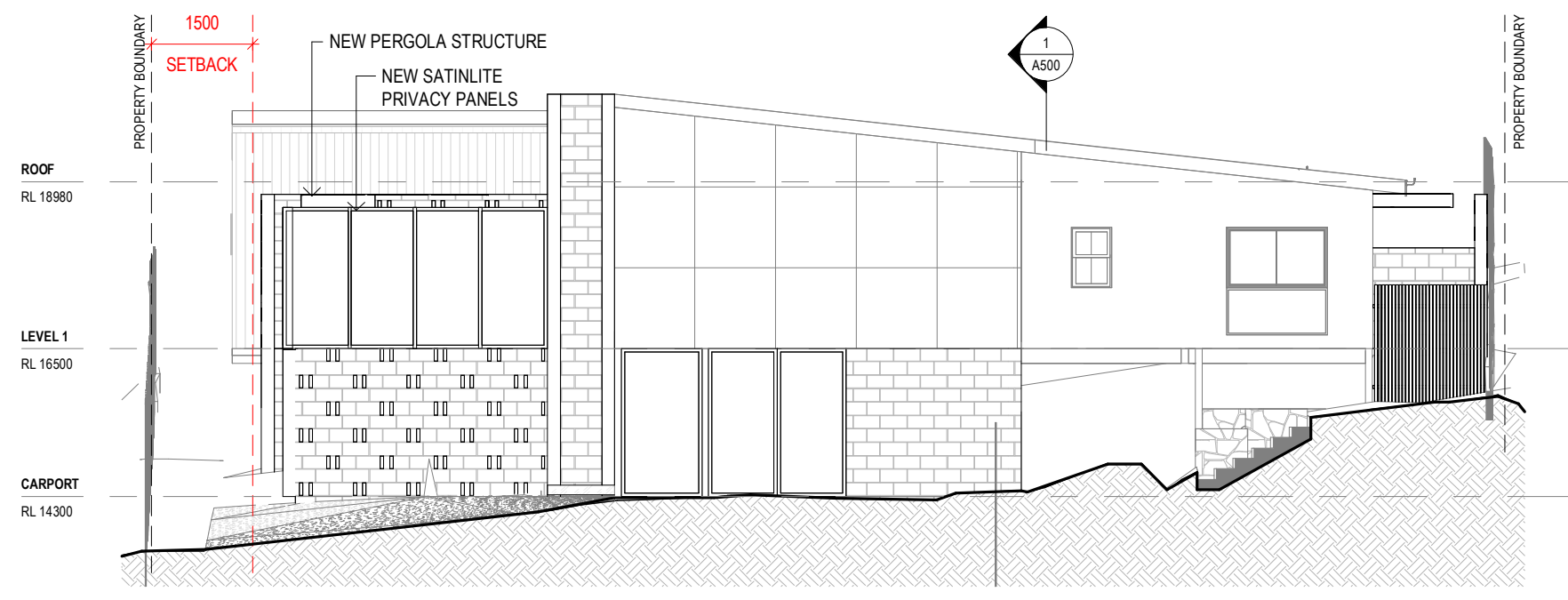
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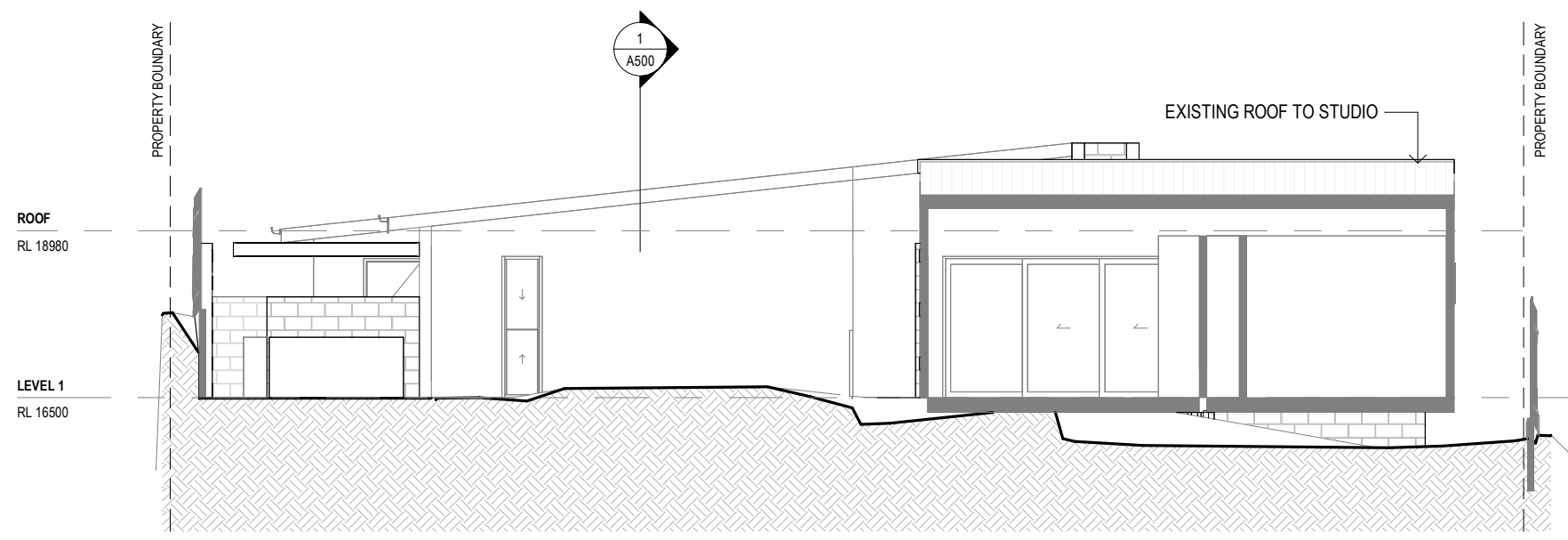
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1 NORTH EAST ELEVATION
A201 1:100



2 SOUTH EAST ELEVATION
A201 1:100

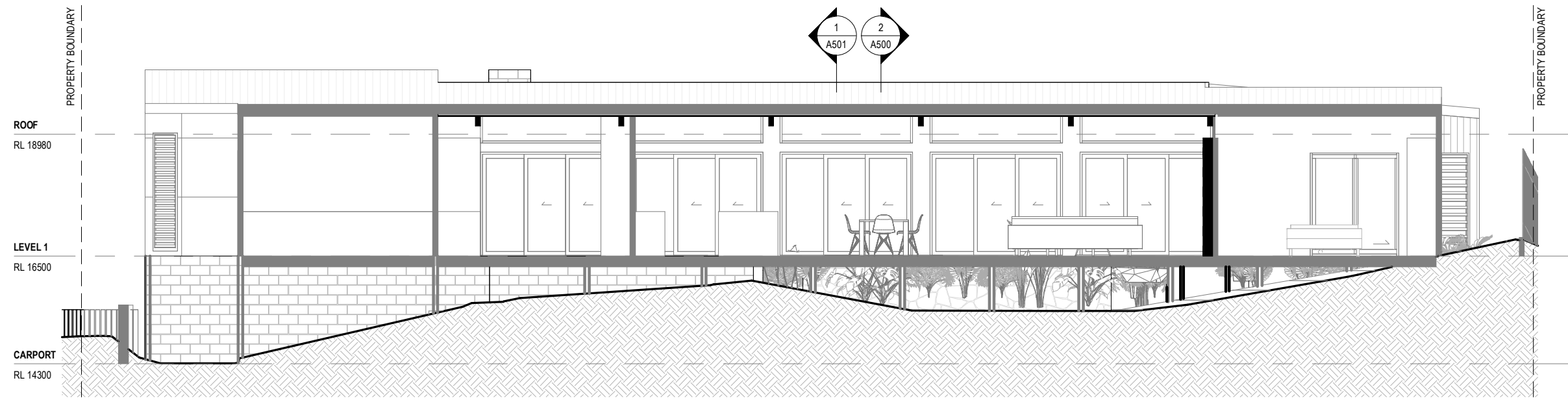
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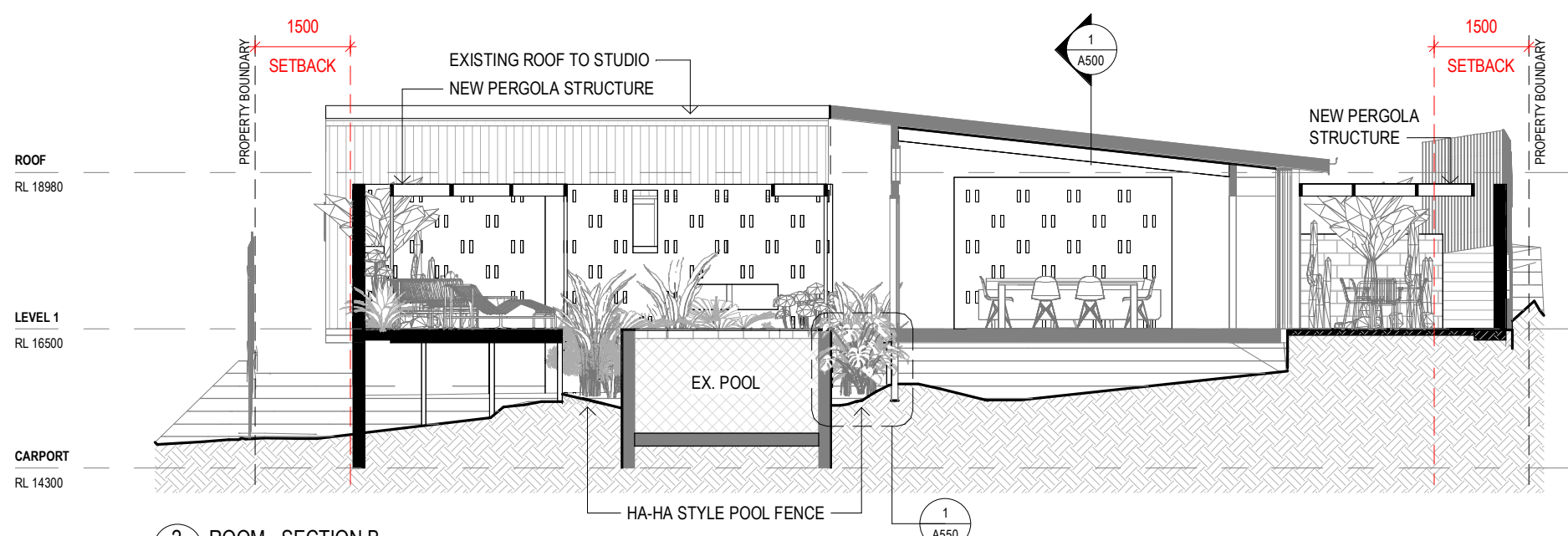
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1 ROOM - SECTION A
A201 1:100



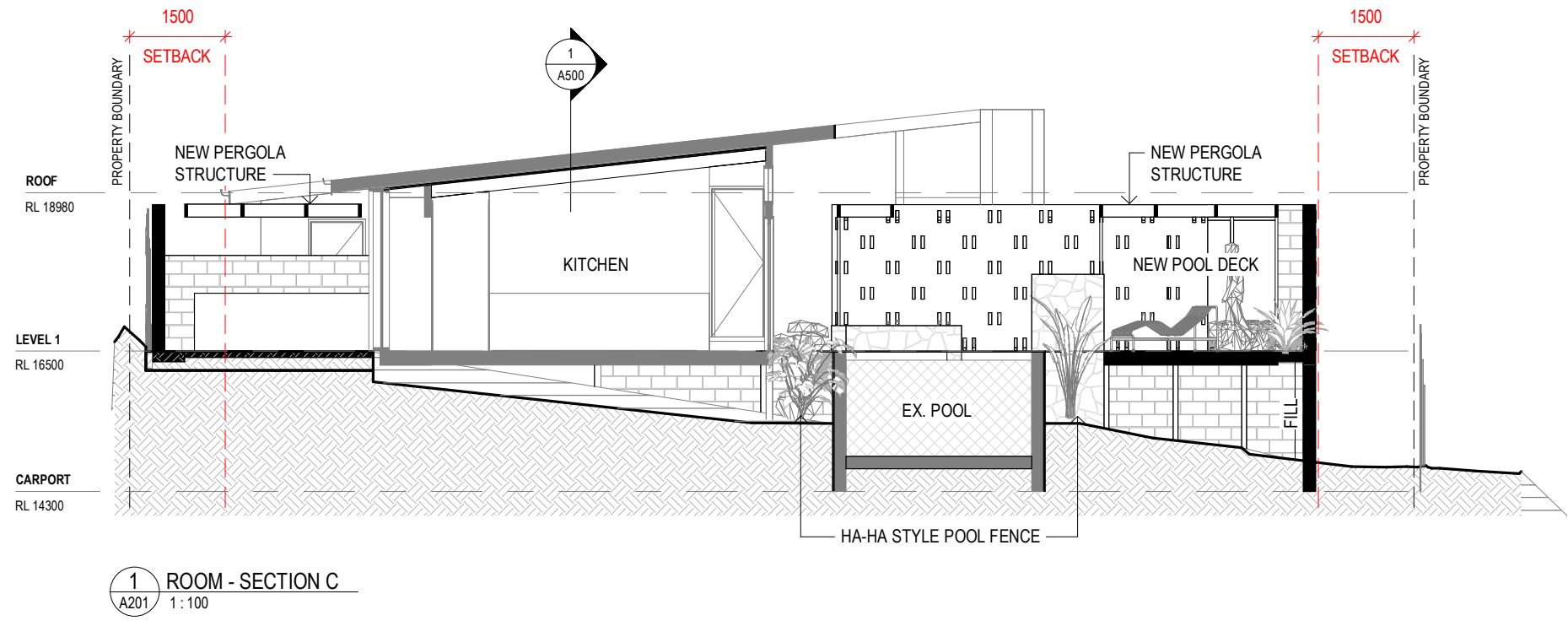
2 ROOM - SECTION B
A201 1:100

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1 ROOM - SECTION C
A201 1:100

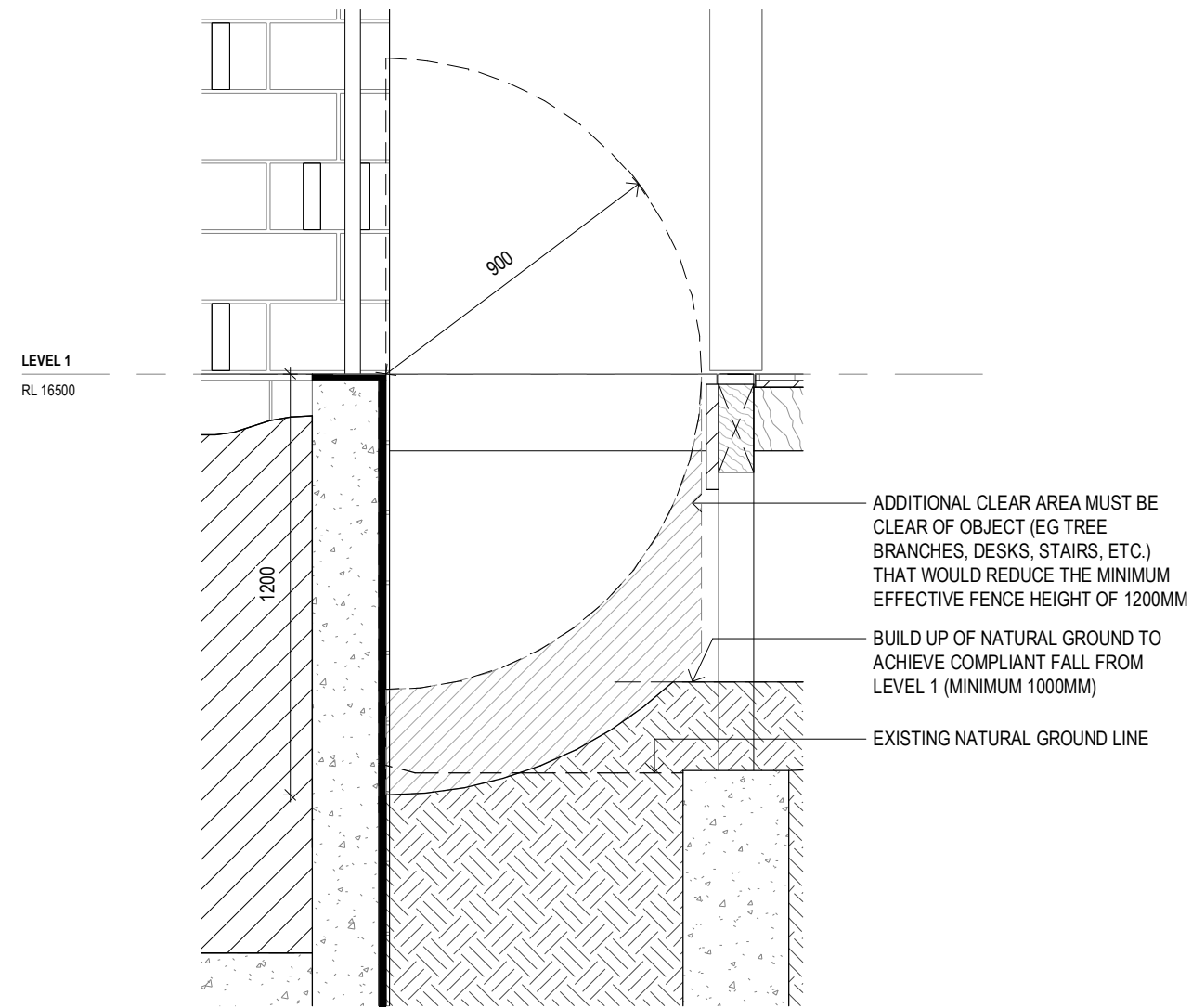
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THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

NOT FOR CONSTRUCTION





1 POOL FENCE DETAIL SECTION
A500 1:20

ANY EARTHWORK NOT INCIDENTAL TO BUILDING WORK OR STRUCTURES DOES NOT FORM PART OF THIS APPROVAL. WHERE NOT INCIDENTAL ANY CUT/FILL/RETAINING EXCEEDING 1 VERTICAL METRE WILL REQUIRE A SEPARATE OPERATIONAL WORKS APPLICATION

Standard Building Regulations

This approval does not include assessment against the siting requirements of the Queensland Development Code. Should the approved development require a siting variation against the Queensland Development Code, an application for a Siting Variation must be submitted for the approval of Brisbane City Council - Development Services.

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REV	DATE	NOTES
A	09.08.24	ISSUE FOR INFORMATION
B	23.08.24	ISSUE FOR INFORMATION
C	25.09.24	ISSUE FOR INFORMATION