



TOWN PLANNING ASSESSMENT REPORT

in support of an application for
RENOVATIONS AND/OR EXTENSIONS TO A
HERITAGE HOUSE IN THE TBC OVERLAY
INCLUDING PARTIAL DEMOLITION at
116 ISAAC STREET in
SPRING HILL

Brisbane.

TOWN PLANNING

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1 EXECUTIVE SUMMARY

Site basics

Real property description	Lot 2 on RP10519
Site area	101m ² (small lot by definition)
Existing use	Pre-1947 dwelling house
DA (planning) history	No
Zone/s	Character residential (CR1 - character) zone
Relevant overlays	Dwelling house character overlay, Heritage overlay, and Traditional building character overlay
Neighbourhood plan	Spring Hill neighbourhood plan (sub precinct NPP-004)
SEQ Regional Plan category	Urban footprint
Protected vegetation (Bio/SLT overlay or NALL)	Not applicable
Verge obstructions	Not applicable
Services	Readily available

Proposal basics

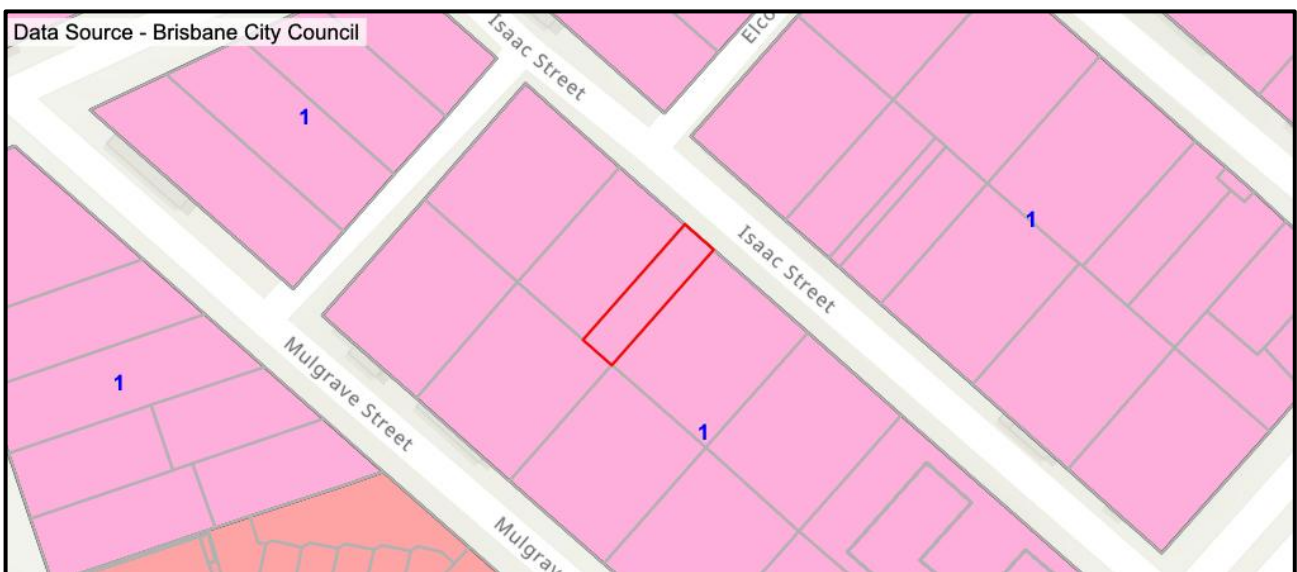
Proposed use	Dwelling house
Proposal description in general terms	Renovations and/or extensions to a heritage house
Proposal description in planning scheme terms	Renovations and/or extensions to a heritage house in the traditional building character overlay including partial demolition
Development type	Development permit for carrying out building work
Category of development and assessment	Impact assessable
Performance outcomes sought	Dwelling house (small lot) code – PO6 (side setback), PO9 (built to boundary wall) and PO7 (rear setback) – Refer to section 6 of this report for an assessment against these criterion
Referrals	Yes – Refer to section 9 of this report
Related approvals	Building approval (to follow)
Specialist reports	Heritage Impact Assessment

2 BACKGROUND

2.1 Site context

The subject site is positioned approximately 1km to the central of the CBD, in an area that is dominated by pre and post-1946 detached dwellings and units.

The site is located in the Character residential (CR1 - character) zone. The purpose of the character residential zone code is to *"provide for a particular character of a predominantly residential area. The residential uses are supported by community uses and small-scale services and facilities that cater for local residents."*



CR1 Character resi 1 LMR3 Low-medium density resi 3

2.2 Existing use

We confirm the subject site contains an existing heritage-listed dwelling known as Mrs Long's Cottage, constructed in 1885 and used for residential purposes.

2.3 Application/permit history

A review of Development.i has confirmed that there are no relevant post-January 2004 applications over the site. Please refer to the image below for confirmation.

We also confirm that given the nature of the proposal, no formal or informal discussions have been held with Council.



Finally, it is noted that the site is not listed as a registered boarding house on the department of housing, local government, planning and public works register of residential services. Meaning there are no further non-standard demolition protections to consider. Refer to the image below for clarification.



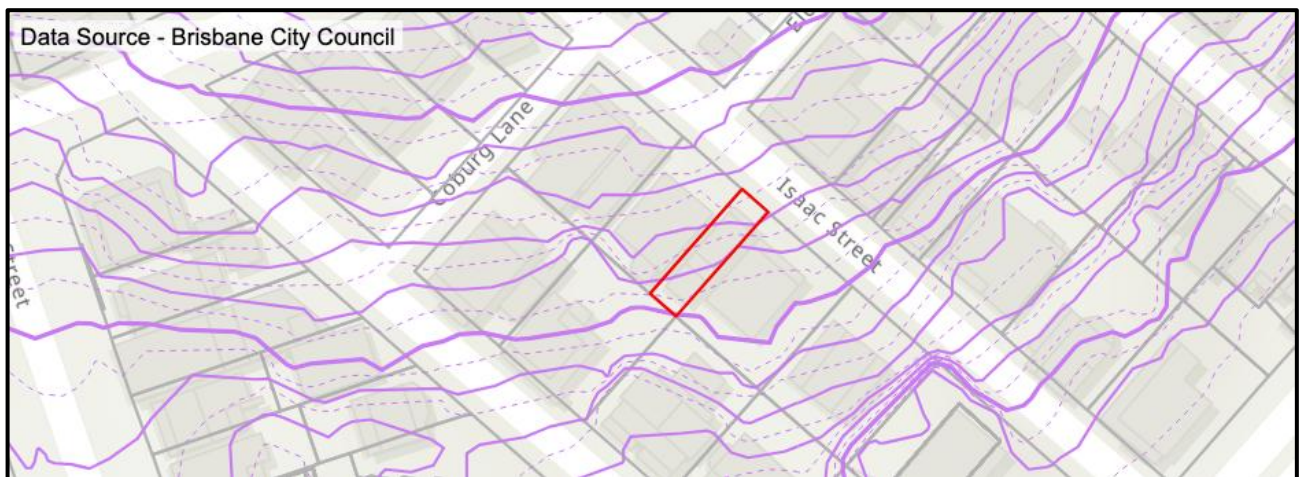
3 SITE INFORMATION

3.1 Site basics

The subject site consists of a single 101m² regular shaped allotment. Being below 450m², it is classed as a “small lot” for planning purposes.

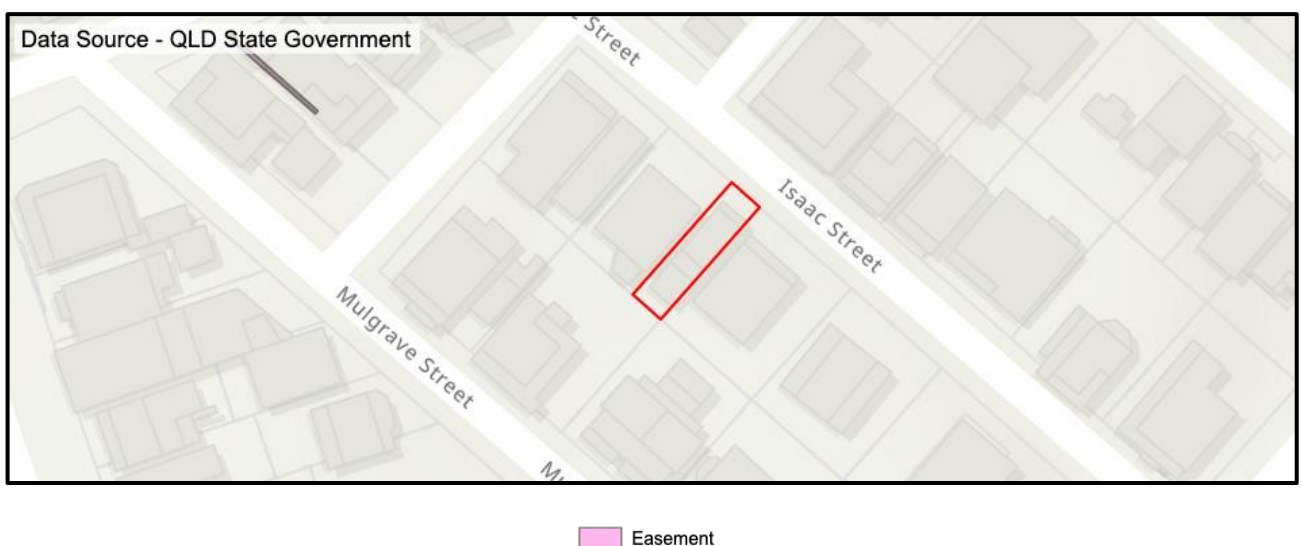
3.2 Topography

As seen in the 2002 BCC contours image below, the subject site slopes steadily down to the southern corner.



3.3 Easements and covenants

The image below suggests that the site is not constrained by any easement/s or covenant/s. It is noted that this information is taken from the state government mapping source, and has, on occasion, been known to miss encumbrances. As such, this information should be used as a guide only for the planning purposes.

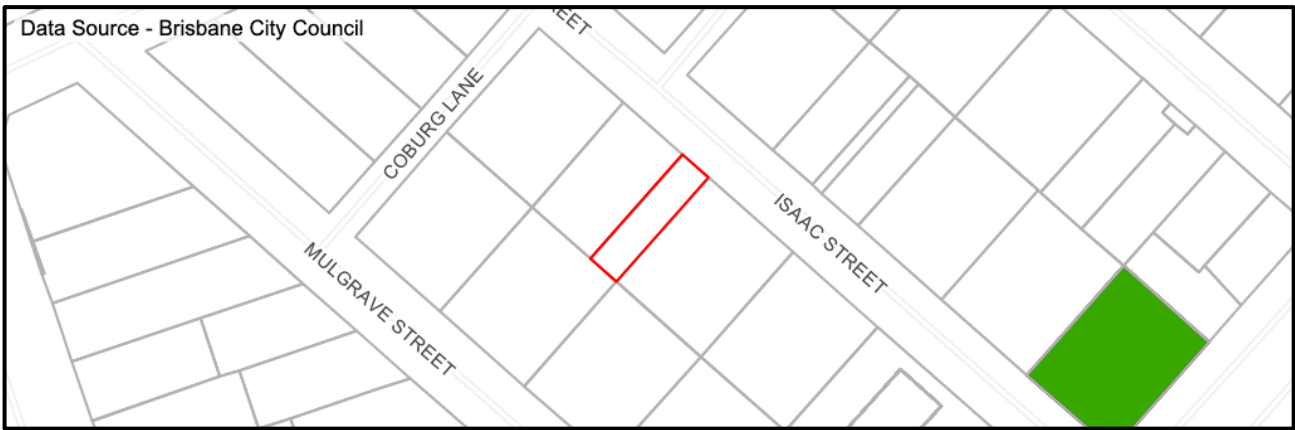


3.4 Vegetation

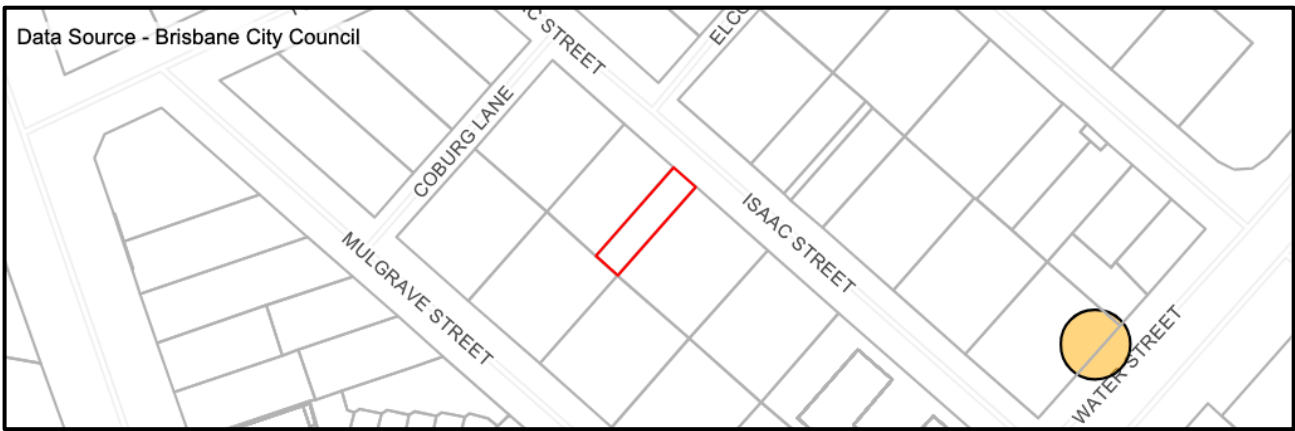
The subject site is not constrained by any vegetation-based protections, such as the biodiversity overlay, the significant landscape tree overlay, or NALL (natural assets local laws).



- High ecological significance
- General ecological significance
- High ecological significance strategic
- General ecological significance strategic



- Landscape features
- SLT adjoining site
- Individual or group SLT site
- SLT vegetation protection order



- NALL - Waterway and wetland vegetation
- NALL - Significant native vegetation
- NALL - Significant urban vegetation
- NALL - Council vegetation

3.5 Road matters

3.5.1 *Verge depth*

In this instance, the verge depth (the distance between the kerb and property boundary) is not relevant to the assessment of the application. As the proposal relates to a small-scale domestic use only and hence, assessment against the streetscape hierarchy overlay is not applicable.



3.5.2 *Truncations*

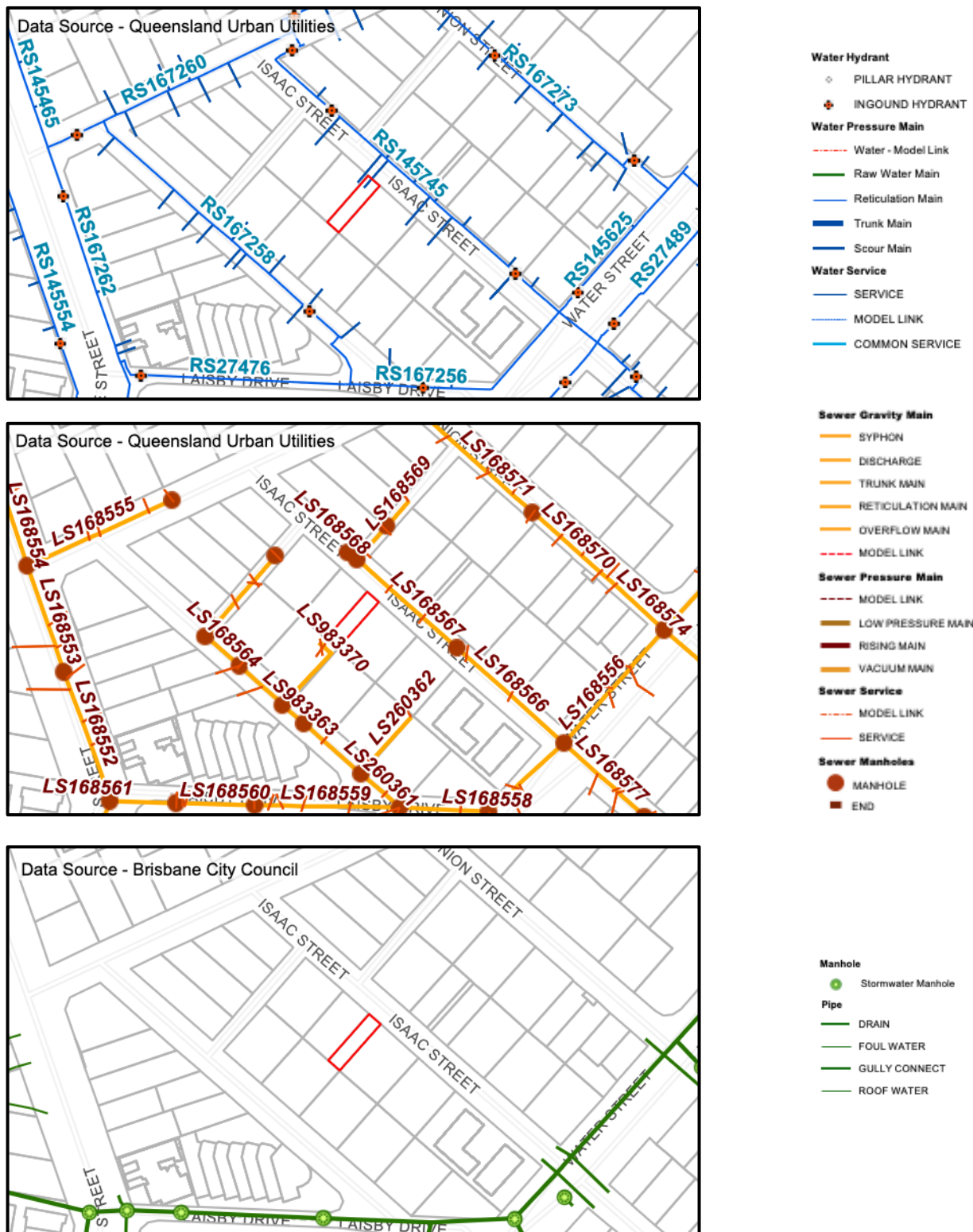
The subject site is not a corner lot. As such, truncations are not relevant to the assessment of this application.

3.5.3 *Access arrangement*

A review of the available mapping has not identified any evidence of an ARS (Access Restriction Strips), and we are not aware of any other restrictions on the access arrangements under a prior approval etc.

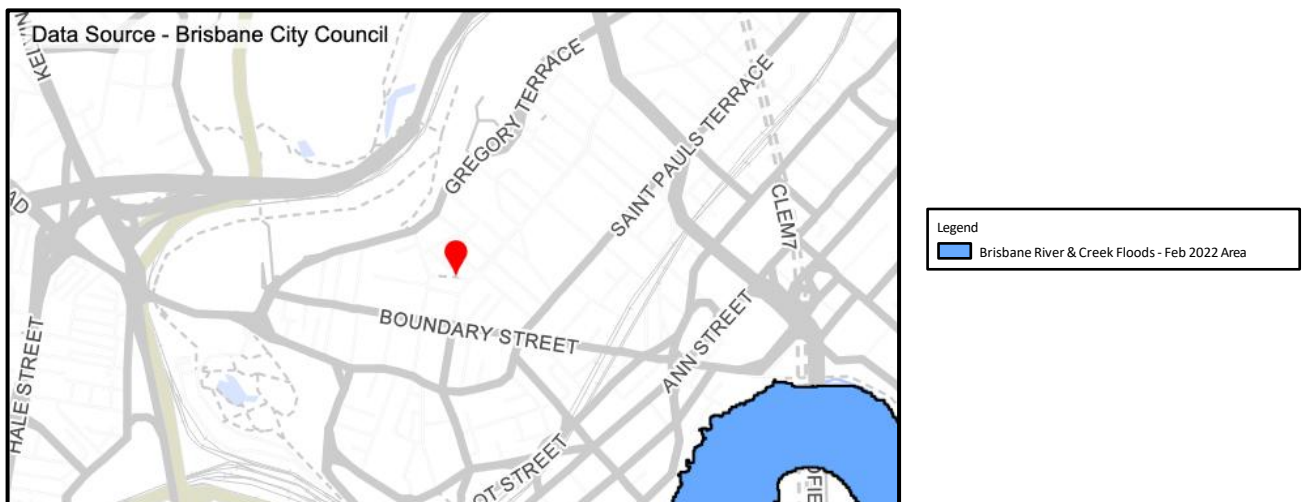
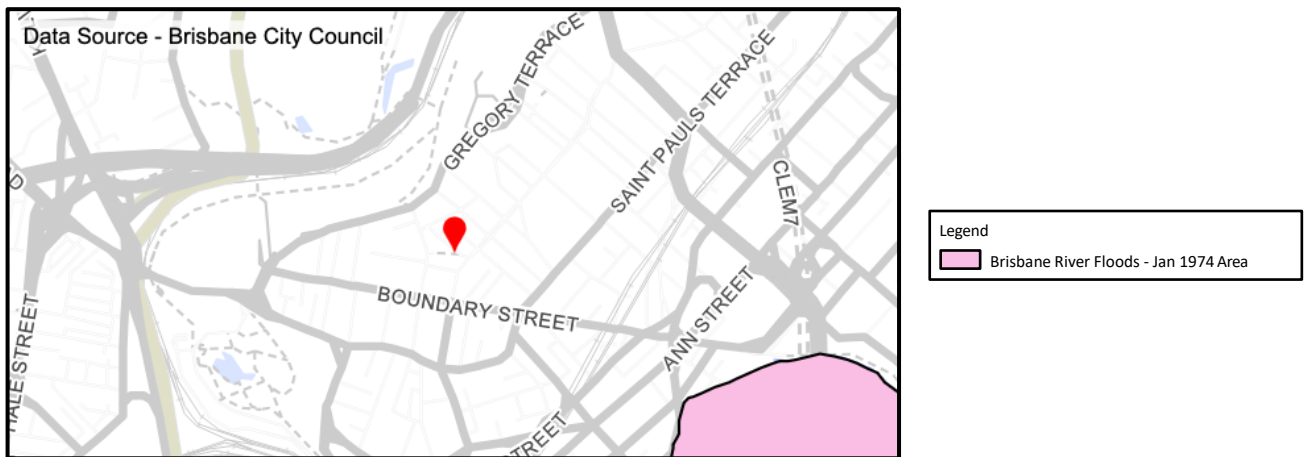
3.6 Services

The service requirements will be confirmed as part of the building approval process. However, the images below suggest that the connections are all readily available and the proposed works will not compromise the function of these services.

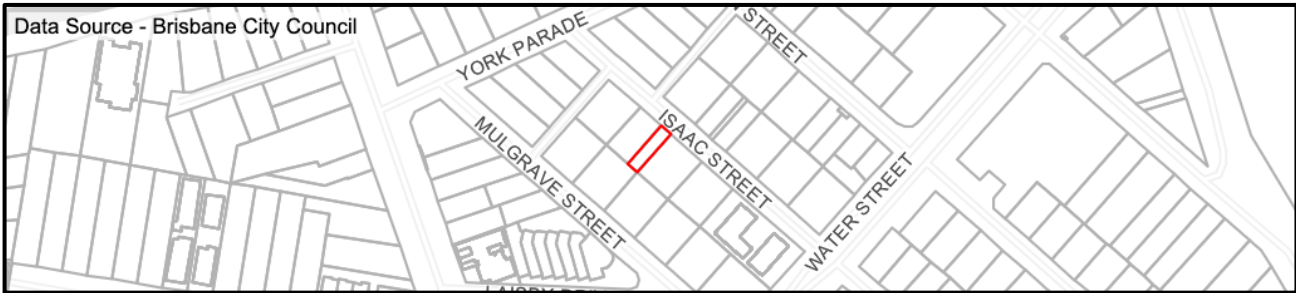


3.7 Flooding matters

The images below indicate that the subject site was not impacted by one or more of the most recent major flood events.



As shown via the images below, this site is not affected by any mapped flooding, noting that the maps illustrate flood and coastal hazard overlay mapping. We note that compliance with the associated rules in the planning scheme does not ensure that the work will be “flood-free” or free from future damage. This mapping simply illustrates the globally accepted minimum standard. Which is intended to achieve an acceptable base level of immunity for Council’s town planning purposes.



BR 1 BR 2a BR 2b BR 3 BR 4 BR 5



C/W 1 C/W 2 C/W 3 C/W 4 C/W 5



OF



High storm-tide inundation area Erosion prone area - permanent inundation due to sea level rise at 2100
Medium storm-tide inundation area Erosion prone area - coastal erosion

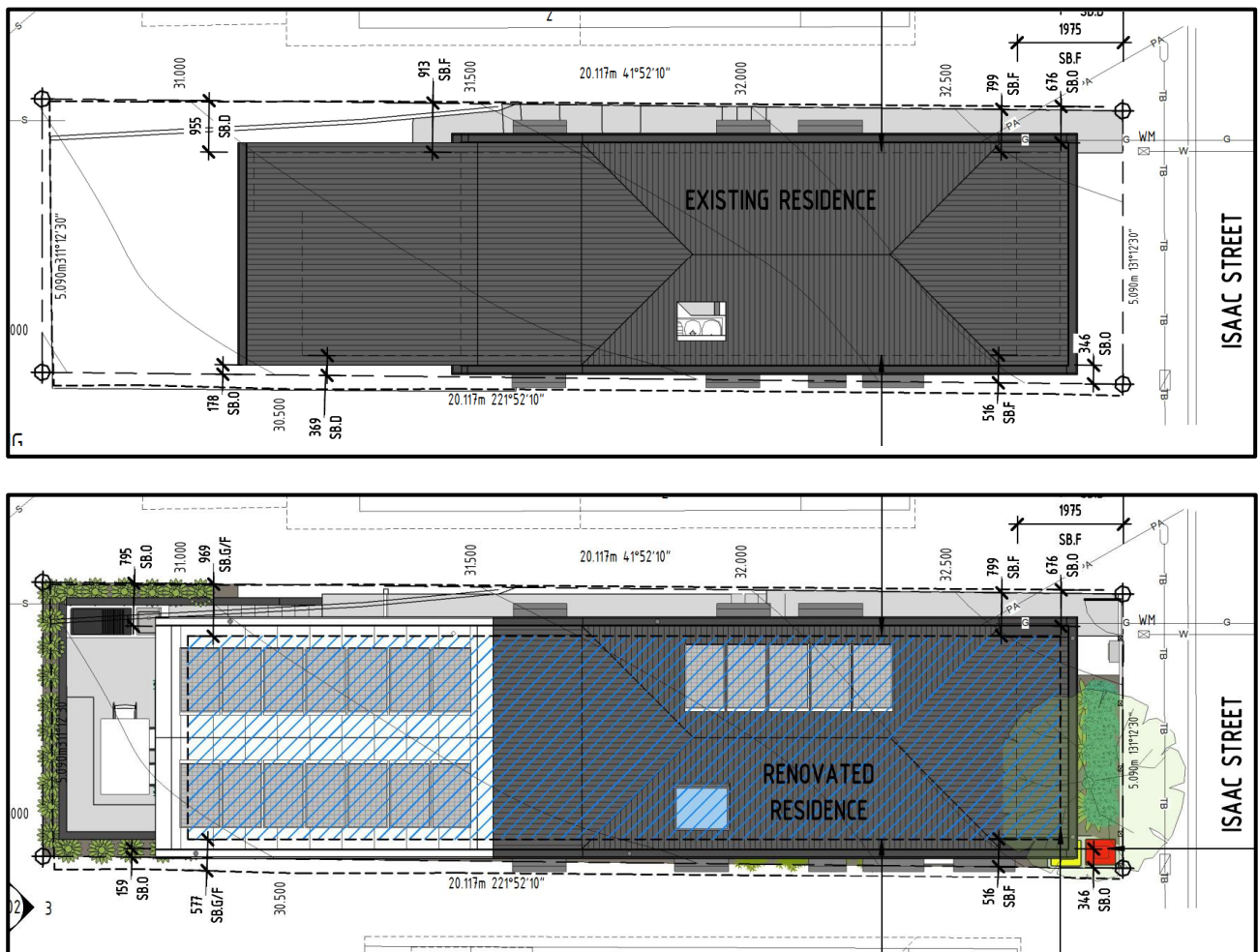
4 PROPOSAL

4.1 Proposal description

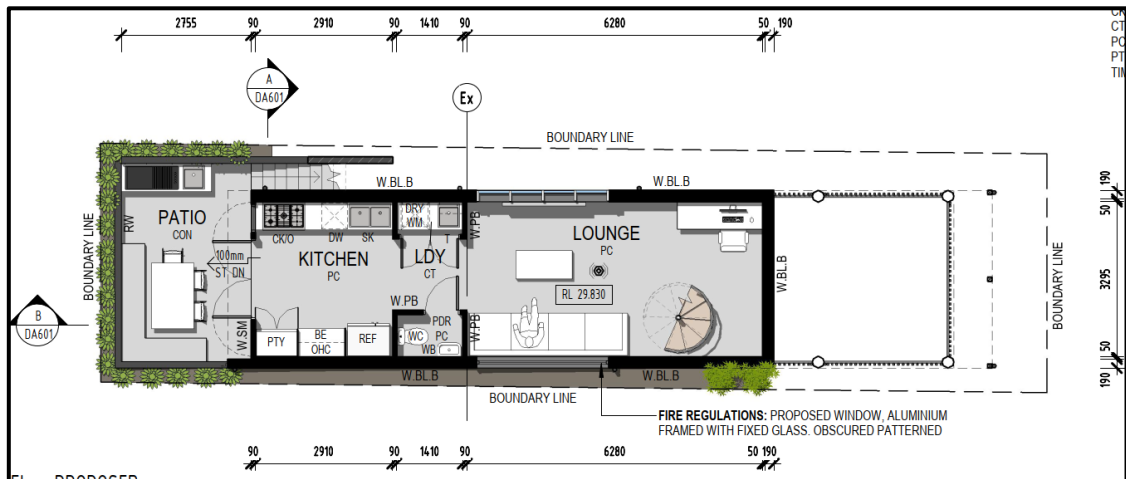
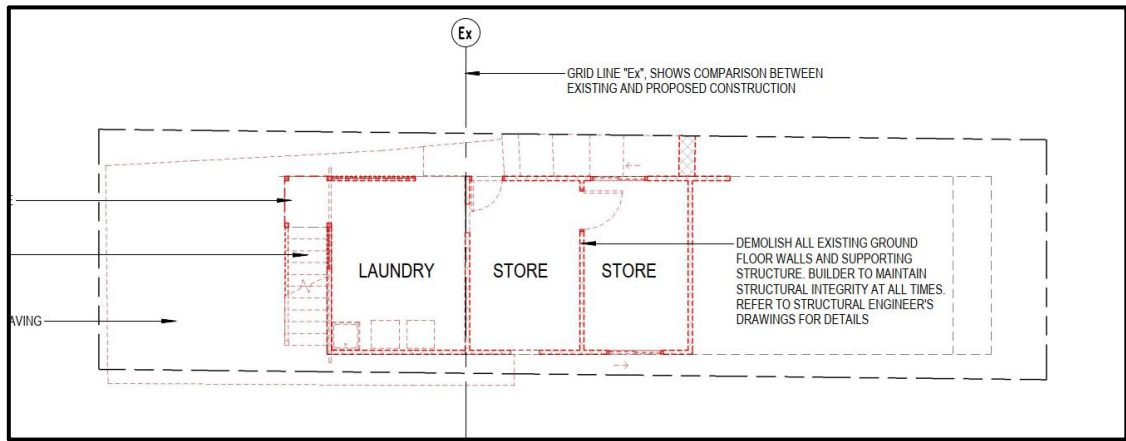
This application is seeking a development permit for carrying out building work, to enable the owners to renovate and/or extend an existing house.

Specifically, they are seeking to carry out the following:

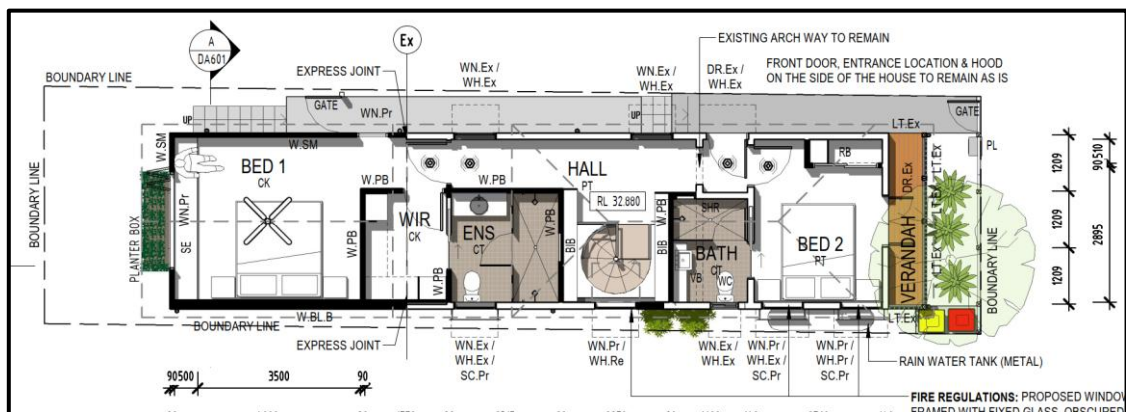
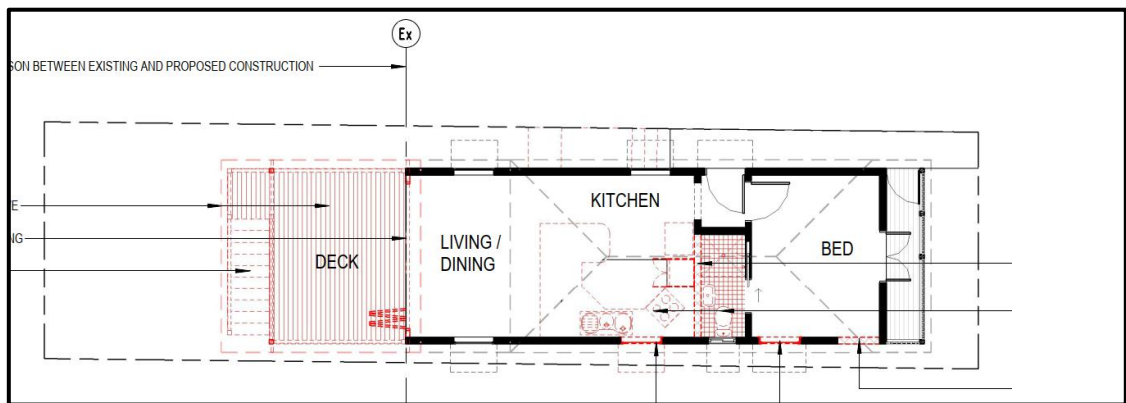
- Remove the existing rear stairs,
- Demolish the non-original lower-level works,
- Carry out internal modifications,
- Extend the dwelling to the rear,
- Formally enclose under the upper level,
- Modify the side windows, and
- Any other building work shown on the enclosed plans.



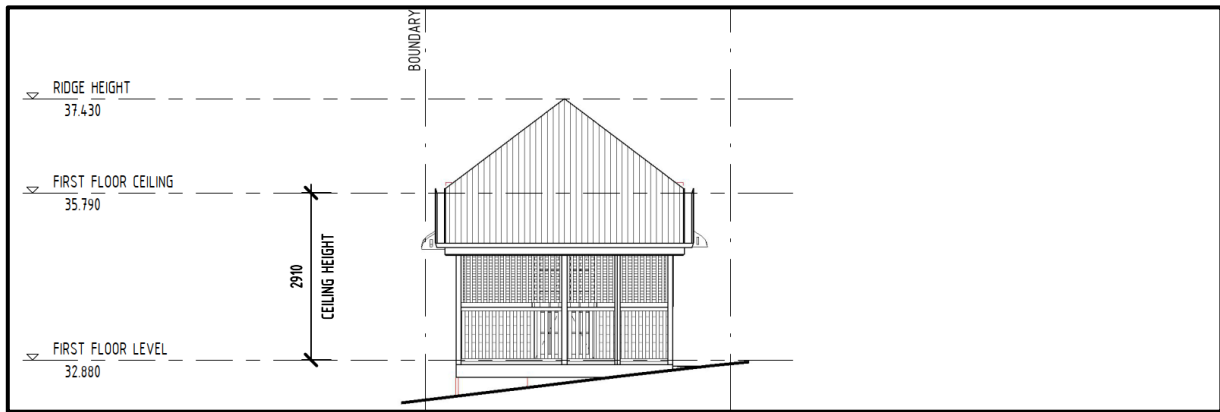
Existing and proposed site plan



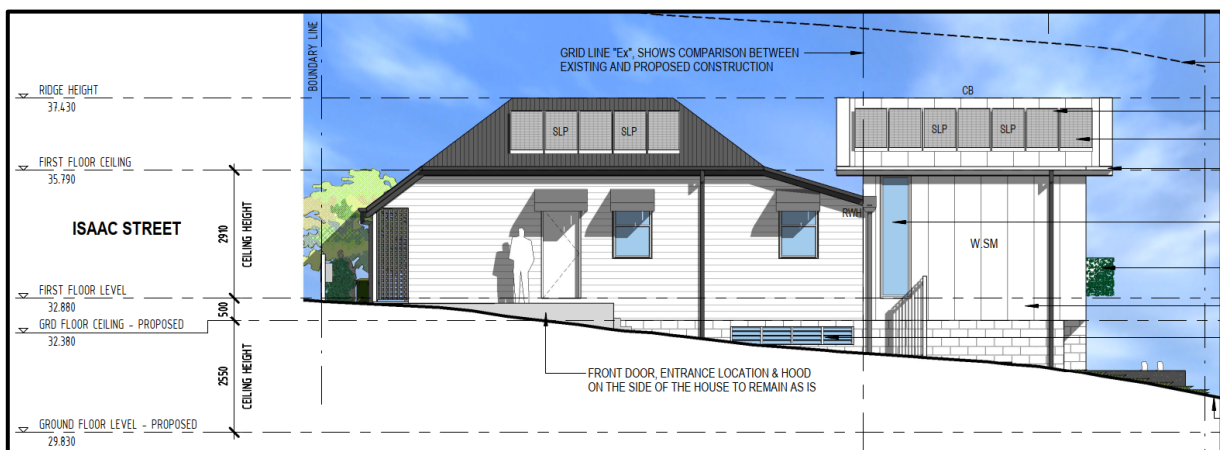
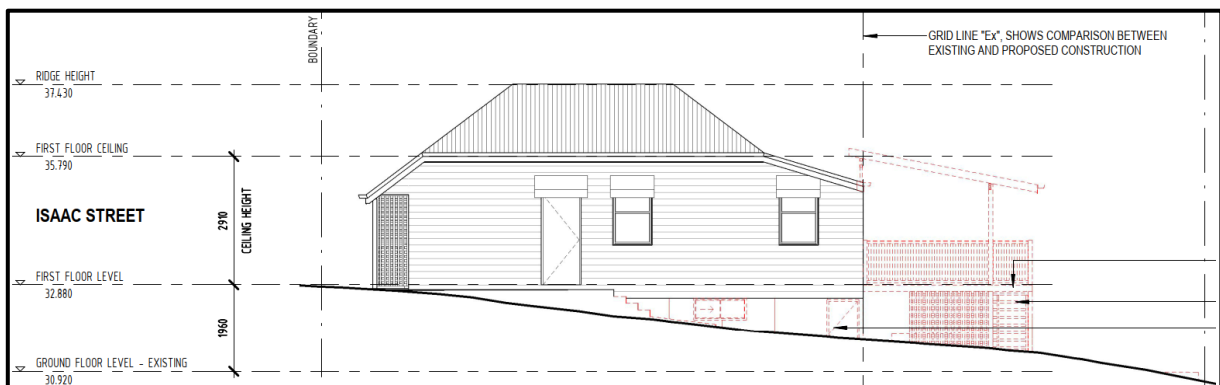
Existing and proposed ground floor plan



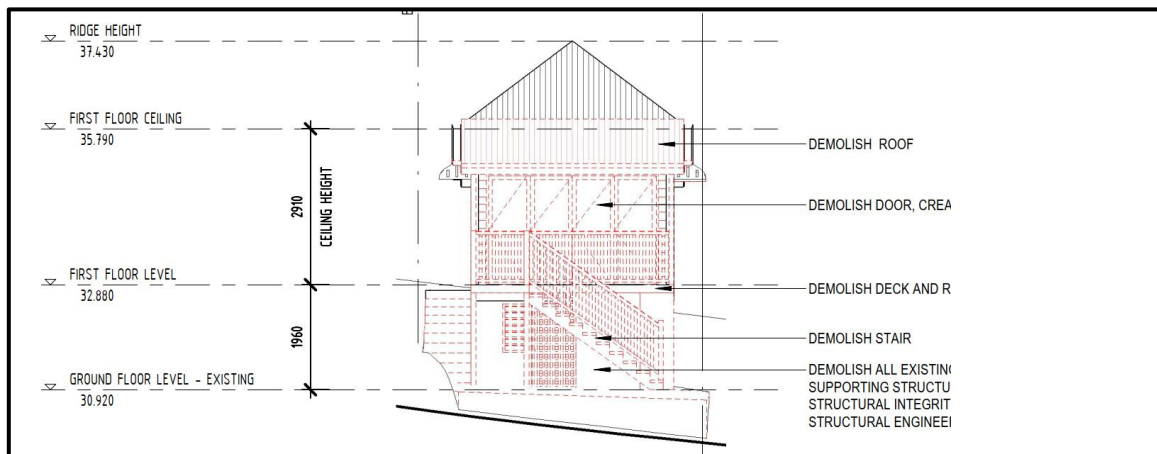
Existing and proposed first floor plan



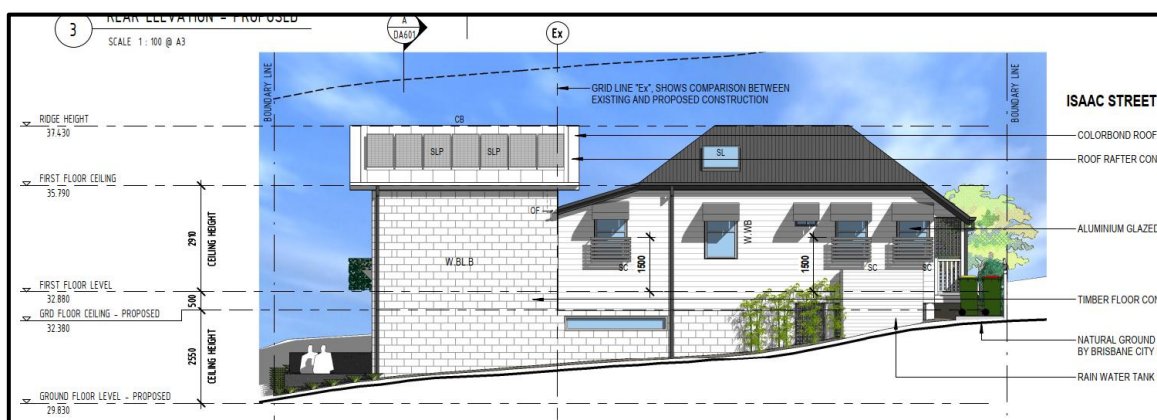
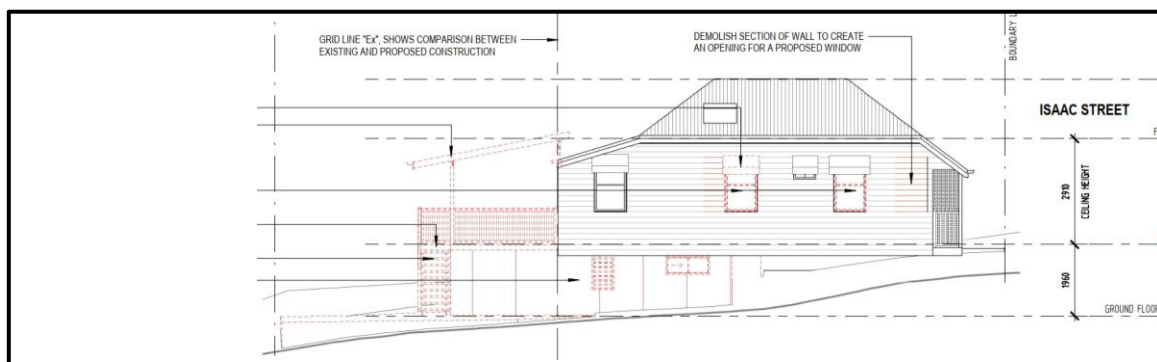
Existing and proposed front elevation plan



Existing and proposed side elevation 1 plan



Existing and proposed rear elevation plan



Existing and proposed side elevation 2 plan

4.2 Key numbers/information for assessment

Building height in meters	Max 9.5m
Wall height in meters	Max 7.5m
Number of storeys	Max 2 storeys
Minimum front setbacks	Unchanged
Minimum side setbacks	Approx. 0.516m
Minimum rear setbacks	Approx. 2m
Site cover	60%
Building length	16.855m

4.3 Triggers for assessment (aka focus of application)

In this instance, all of the work triggers assessment due to the Heritage Overlay.

5 LOCAL GOVERNMENT MATTERS

5.1 Category of development and assessment

This application is seeking approval to enable the owners to renovate and/or extend an existing house, which constitutes development permit for carrying out building work under the scheme.

In determining the category of development and assessment for this work, the following is noted:

Trigger	Reference (Table #)	Table Description	Category of Assessment
Type of development			
Building work	5.7.1	<i>Building work not listed*</i>	Accepted Development
Overlay/s			
Airport environs overlay	5.10.2	<i>Building work not listed*</i>	Accepted Development
Community purposes network overlay	5.10.7A	<i>Building work not listed*</i>	Accepted Development
Critical infrastructure and movement network overlay	5.10.8	<i>Building work not listed*</i>	Accepted Development
Dwelling house character overlay	5.10.9	<i>"Building work for an extension to a dwelling house if in the Low density residential zone, Low-medium density residential zone, Medium density residential zone, High density residential zone, Character residential zone or Tourist accommodation zone ... If not complying with all self-assessable acceptable outcomes"</i>	Code Assessment
Heritage overlay	5.10.12	<i>"Building work under the Act in relation to a Queensland heritage place in the State heritage place sub-category, where an Accepted Development certificate has not been issued under section 74 of the Queensland Heritage Act 1992"</i>	Code Assessment
		<i>"Building work for removal, demolition or demolition of a component of a heritage place if: (a) in the Local heritage place sub-category, where not Accepted Development; or (b) in the State heritage place sub-category, where an Accepted Development certificate has not been issued for the work under section 74 of the Queensland Heritage Act 1992"</i>	Impact
Road hierarchy overlay	5.10.18	<i>Building work not listed*</i>	Accepted Development
Streetscape hierarchy overlay	5.10.20	<i>Building work not listed*</i>	Accepted Development

Traditional building character overlay	5.10.21	<i>"Building work involving a dual occupancy, dwelling house, multiple dwelling or rooming accommodation, where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay."</i>	Code Assessable
		<i>"Building work if involving demolition of: (a) any component of a building constructed in 1946 or earlier if on a corner lot; or (b) the components of a building constructed in 1946 or earlier forward of a point which is the highest and rearmost part of the roof; (c) where not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay."</i>	Code Assessable
Neighbourhood Plan			
Spring Hill neighbourhood plan	5.9.54.C	<i>"Building work, if assessable development where not listed in this table"</i>	No Change

*Section 5.3.2 of the scheme states that unless otherwise listed in the tables, building work is accepted development, reconfiguring a lot is code assessable, and material change of use is impact assessable.

Therefore, in accordance with section 5.3.2(7) of the planning scheme, the proposal triggers impact assessment. Being the highest category of development and assessment listed.

5.2 Assessment benchmarks (aka relevant codes)

Our review has concluded that the proposed application triggers assessment against the following codes:

	Code/s
Zone Code/s	Character residential (CR1 - character) zone code
Use Code/s	Dwelling house (small lot) code
Overlay Code/s	Heritage overlay, Traditional building character (design) overlay and Traditional building character (demolition) overlay codes
Secondary Code/s	Table 5.3.5.1 of the planning scheme does not prescribe any secondary codes for these primary codes.
Neighbourhood Plan Code/s	Spring Hill neighbourhood plan code

Please refer to the 'Code Assessment' document lodged as part of this application, for an assessment against the provisions of each of these codes.

5.3 Public notification requirements

Being impact assessable means that public notification is required under the legislation.

5.4 TLPIs (Temporary Local Planning Instruments)

We acknowledge that at any time there can be one or more TLPIs in effect. We have reviewed the relevant TLPIs and confirm that none of these apply to the assessment of this application.

5.5 Draft Planning Scheme changes

We are not aware of any incoming planning scheme changes (i.e. draft neighbourhood plans etc.) that would impact the assessment of this application.

5.6 LGIPs (Local Government Infrastructure Plans)

Based on the information below, we understand that the site is not affected by any future infrastructure upgrades.



5.7 Planning Scheme Policies

Any Planning Scheme Policies relevant to the assessment of this application, have been addressed as part of this code assessment document.

5.8 Amenity and Aesthetics

We request that Council issues any amenity and aesthetics approvals available as part of this application.

5.9 Design and siting

Design and siting approval is being sought as part of this application, noting that the site is a small lot and hence, the setbacks are assessable under the planning scheme in this instance.

6 KEY PLANNING CONSIDERATIONS

6.1 Design intent / heritage matters

The subject dwelling is a single-bedroom structure on a 101m² lot.

This application is seeking approval to essentially remodel the non-original lower-level enclosure/rear addition, into a more liveable two-bedroom home, while retaining the simple small/humble cottage appearance to the street. Being where the primary heritage value lies.



Existing and proposed front elevation plan

Please refer to the enclosed heritage impact assessment prepared by Andrew Ladlay Architect for more information regarding the heritage aspect.

6.2 Community consultation

The owners have approached the neighbours to the south/east where the reduced side setback is proposed, for their support. Please find enclosed a form confirming they do not have any objection to the proposed work.

6.3 Relevant acceptable outcomes

6.3.1 Compliance with AO1.1 and PO2 of the Traditional Building Character (Demolition) Code

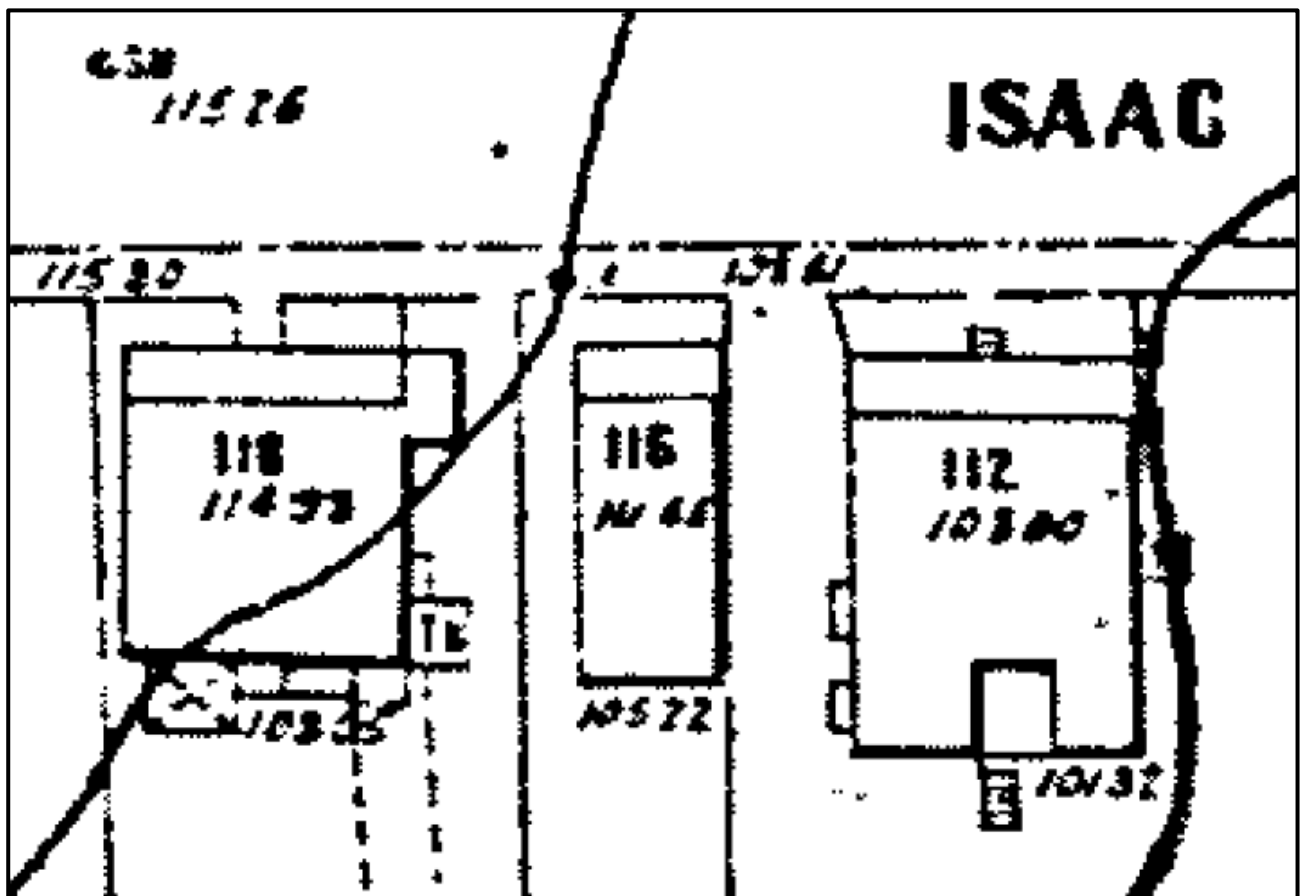
The existing dwelling is a heritage-listed structure (Mrs Long's Cottage) is understood to have been constructed in 1885, meaning the subject dwelling is a pre-1911 house.

This means PO2 is triggered in addition to AO1.1 in this instance.

AO1.1 of the Traditional Building Character (Demolition) Code states the proposal should ensure *“that the building does not lose integral components such as feature roof forms and side verandahs, which contribute to its streetscape character”*.

While PO2 of the same code states that the proposal should ensure *“that the building does not lose integral components such as roof shape and pitch or verandahs that contribute to its traditional building character.”*

Based on the detail plan below and the change in materials/detailing styles present in the house, we understand that the house has been built under, extended to the rear, windows have been moved, and other internal changes have occurred over time.



1949 detail plan – Brisbane City Council



1949 detail plan overlaid with the existing floor plan



1946 aerial photo



Photo of the front of the house – Heritage impact report, Andrew Ladlay Architect

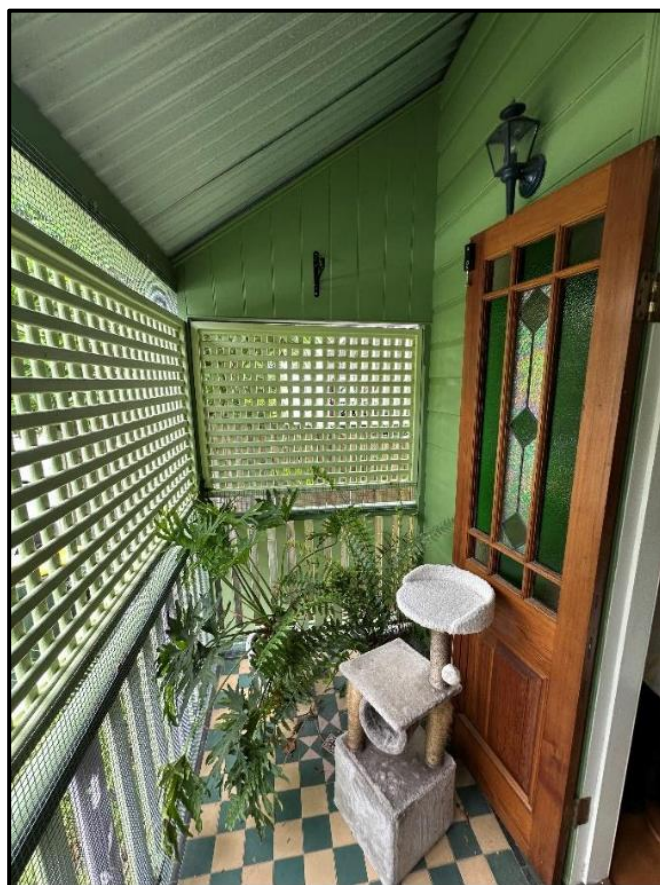


Photo of the porch in the house – Heritage impact report, Andrew Ladlay Architect



Photo of the south-east side of the house – Heritage impact report, Andrew Ladlay Architect



Photo of the north-west side of the house – Heritage impact report, Andrew Ladlay Architect



Photo of the kitchen in the house – Heritage impact report, Andrew Ladlay Architect



Photo of the kitchen in the house – Heritage impact report, Andrew Ladlay Architect



Photo of one of the bedrooms in the house – Heritage impact report, Andrew Ladlay Architect



Photo of the bathroom in the house – Heritage impact report, Andrew Ladlay Architect



Photo of the rear view in the house – Heritage impact report, Andrew Ladlay Architect



Photo of the rear deck in the house – realestate.com.au



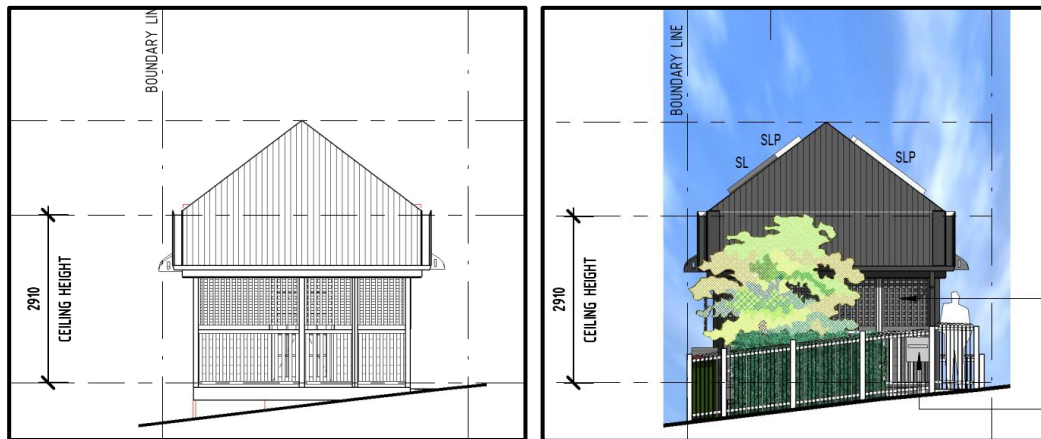
Photo of the undercroft space of the house – Heritage impact report, Andrew Ladlay Architect



Photo of the undercroft space of the house – Heritage impact report, Andrew Ladlay Architect

Therefore, based on the above, we would suggest that the assessable partial demolition works from a Traditional Building Character overlay perspective are limited to the removal of any remaining pre-1911 components in the areas to be removed. Namely, the side window cut out.

The images below clearly illustrate that the components identified above are not “integral to the character”. I.e. the small nature and the location of the works combined with the dominance of the pitched roof and front verandah, ensures that their removal will not impact on the character of the dwelling as viewed from the streetscape.



Existing and proposed front elevation plan

Based on the above comments, we conclude that the proposed partial demolition work will comply with the wording and intent of AO1.1 and PO2.

6.4 Performance outcomes triggered

6.4.1 Compliance with PO2, PO6 and PO9 of the Dwelling House (Small Lot) Code – Side setback

AO6 of the Dwelling House (Small Lot) Code requires a 0.5m setback to any non-habitable spaces up to 3.5m in height and a 1m setback to any habitable spaces. While AO2 requires compliance with the building envelope set by the preceding two criteria. AO9.1 restricts built to boundary walls in this front area and AO9.2 any built to boundary walls in the Character zone precinct.

As shown on the enclosed plans, the new additions will be extended in line with the existing walls, noting that the site is only 101m² and hence, every little bit of width matters. Therefore, the proposal triggers assessment against the requirements of PO6 and hence, PO2 (being the corresponding performance solutions).

PO2 states *“Development is of a bulk and scale that:*

- a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;*
- b) does not create overbearing development for adjoining dwelling houses and their private open space;*
- c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;*
- d) does not result in the loss of significant views or outlook of adjoining residents;*
- e) provides for natural light, sunlight and breezes.”*

PO6 states that the proposal should provide *“side boundary setbacks that:*

- (a) does not impact on the amenity and privacy of residents in adjoining dwelling houses;*
- (b) provides for natural light, sunlight and breezes.”*

PO9 states that the any *“development involving any built to boundary wall does not impact on the amenity or privacy of residents or adjoining residents.”*

Each one of these points is considered under the proceeding headings.

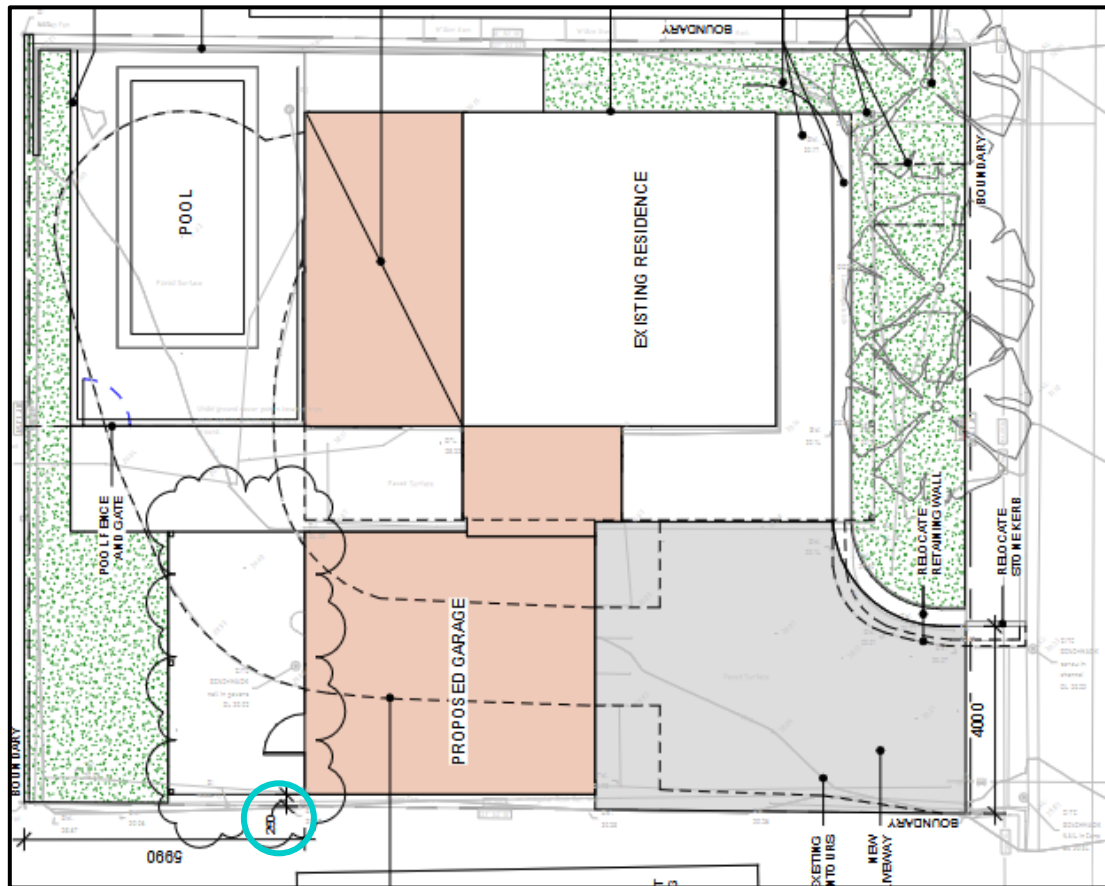
A side “setback that is consistent with and complements the front boundary setbacks prevailing in the street and local area”

In this instance, PO2 is triggered due to the side setback. Therefore, the second part of the statement above is not considered relevant to this assessment. As it references the front setback.

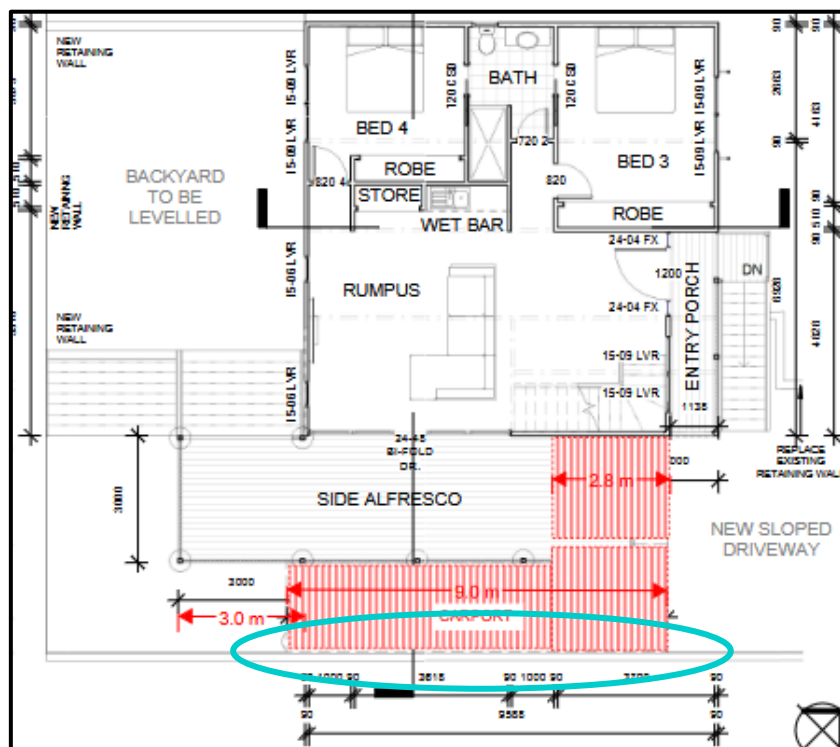
When considering the side setback, it is noted that consistent with and complementary to do not mean “exactly the same”. Rather, they mean “similar to” and “not at odds with”.

For the purpose of this assessment, any setbacks less than the “as of right” outcome are considered to be consistent with and complementary to the proposed setback.

As shown in the images below, there are many properties within the immediate area that have a side setback that appears less than the tick box outcome.



112 Isaac Street – Application number A005911731
Approved side setback – 0.220m

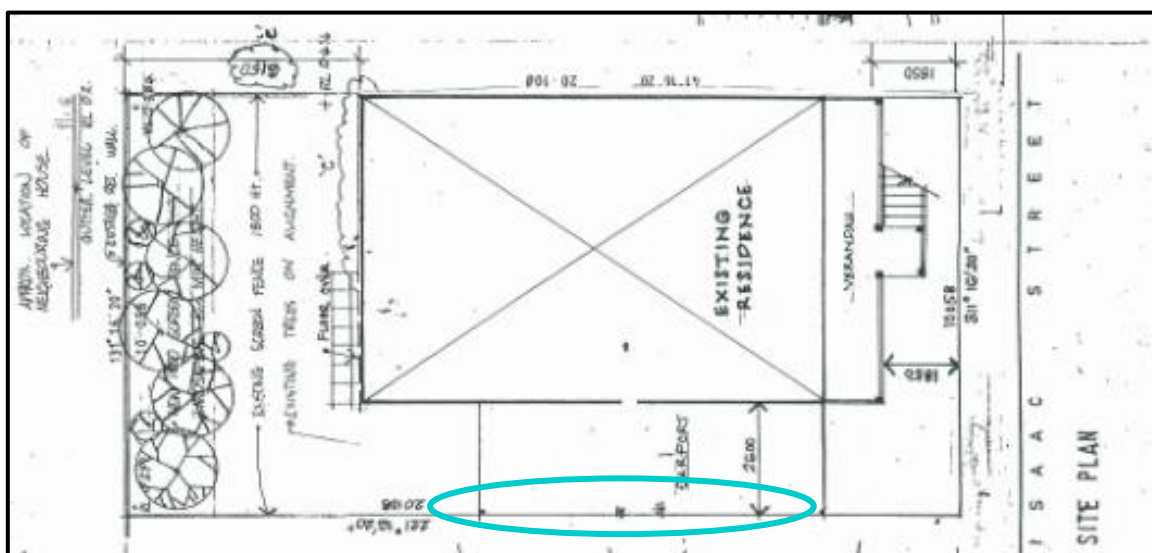


104 Isaac Street – Application number A005159561
Approved plan showing the approved carport is built in close proximity to the side boundary



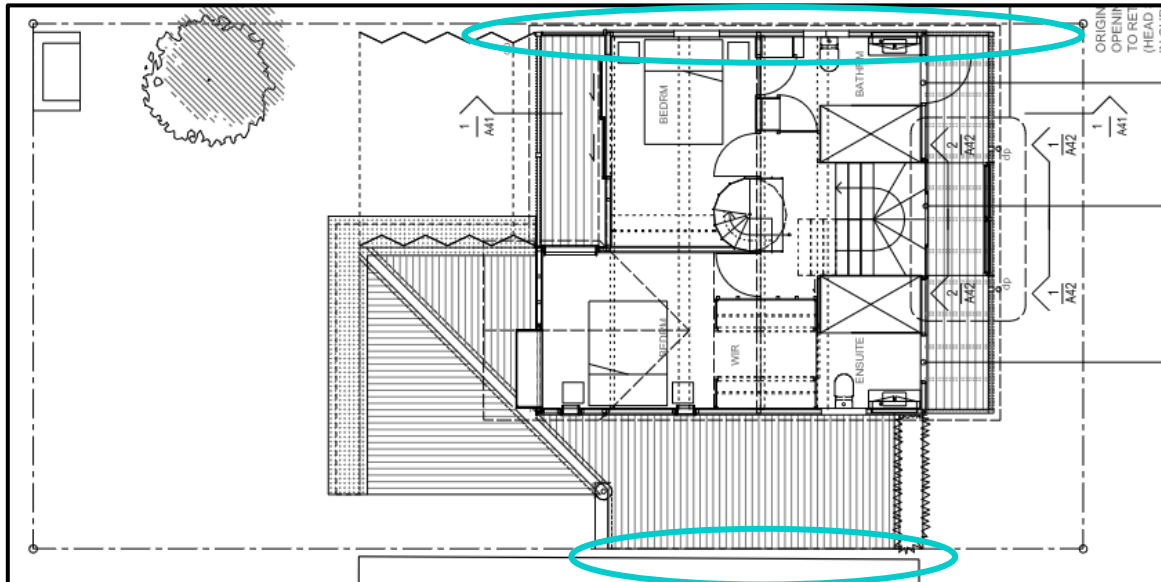
48 Isaac Street – Google Street View

Approved plan showing the existing house is built in close proximity to the side boundary



35 Isaac Street - Application number A001882172

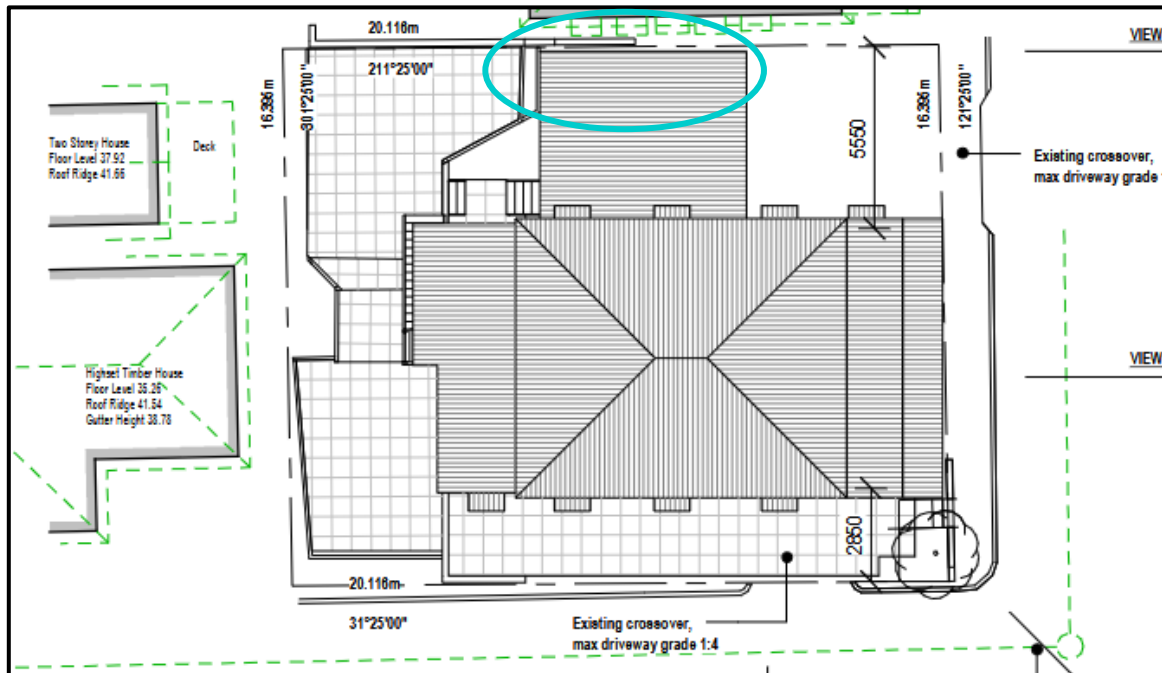
Approved plan showing the approved carport is built in close proximity to the side boundary



31 Isaac Street – Application number A004348216
 Approved plan showing the approved carport is built in close proximity to the side boundary

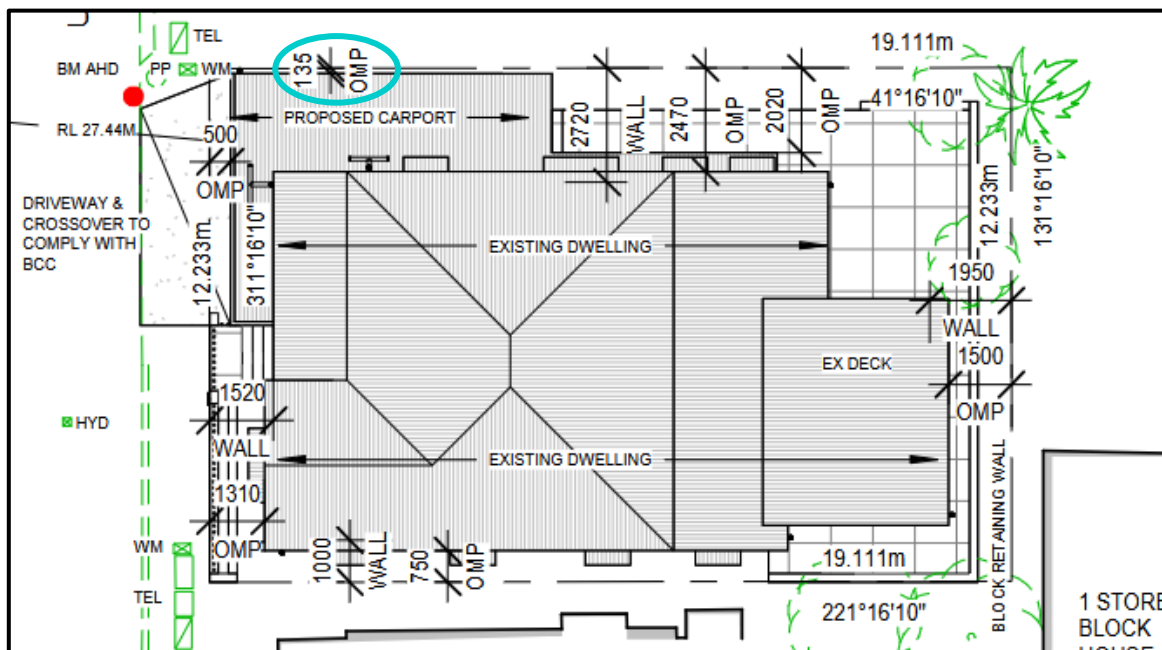


11 Isaac Street – Google Street View
 Photo showing the existing house is built in close proximity to the side boundary



28 Mulgrave Street – Application number A003018733

Approved plan showing the approved carport is built in close proximity to the side boundary



55 Union Street – Application number A006575855

Approved side setback – 0.135m

These images clearly show that the proposed outcome is in keeping with the surrounding development pattern and in some instances, greater than the setbacks in the surrounding area. Thus, ensuring compliance with part (a) of PO2.

“Does not impact on the ... privacy of residents in adjoining dwelling houses”

It is important to note, that this statement is focused on the impact on privacy from the portion of work within 1m of the side boundary. Not the structure as a whole.

With that said, it is noted that south/east side of the rear addition (the portion triggering assessment) will not have any openings to the side.

We believe that the above confirms that the reduced setback will not have any adverse impacts on the adjoining privacy.

“Does not result in the loss of significant views or outlook of adjoining residents”

In responding to this criterion, we note that the subject site is not located in a “significant” view or outlook corridor. Noting that important corridors are identified and protected under neighbourhood plans.

‘Figure e – Significant views’ in the West End-Woolloongabba District Neighbourhood Plan is one such example, of a situation where the significant views have been identified.

As such, we confirm that the proposed work within the front setback area will not compromise “significant” views or outlooks.

“Provides for natural light, sunlight and breezes”

We again highlight the fact that the assessment is limited to any impacts on natural light, sunlight and breezes from the reduced side setback on the rear addition, not the structure as a whole.

By ensuring the encroachment is a mere approx. half a meter, and by designing the encroaching portion to be a small single room addition, it will “provide” opportunities for natural light, sunlight and breezes to continue to pass through to the adjoining allotment.

This statement is again confirmed by the enclosed neighbour’s support. Noting that the neighbours would not endorse the proposed works if they felt it would impact unreasonably on their access to these features.

“Does not create overbearing development for adjoining dwelling houses and their private open space” and “does not impact on the amenity ... of residents in adjoining dwelling house”

We contend that something is considered overbearing/will impact on the amenity if it is out of keeping with the expectations for the area. Or, if it adversely impacts on privacy, views, natural light, sunlight and/or breezes.

The information provided under the previous headings clearly shows that the proposed setbacks are in keeping with the area and hence, the reasonable expectations. Further, this information confirms that the proposed setback will not impact on privacy, views, natural light, sunlight and/or breezes.

Therefore, by complying with the previous statements, the proposal demonstrates it won’t constitute overbearing development or impact on amenity as intended in this statement.

Summary

Based on the above information, we confirm that the proposal complies with the wording and intent in both PO2, PO6 and PO9 of the Dwelling House (Small Lot) Code.

6.4.2 Compliance with PO2 and PO7 of the Dwelling House (Small Lot) Code – Rear setback

AO7 of the Dwelling House (Small Lot) Code requires a 4.5m setback to the rear façade of the house. While AO2 requires compliance with the building envelope set (in part) by AO7.

As shown on the proposal plans, this application is seeking to position the new work a minimum of approximately 2m from the rear boundary.

Given that the proposed setback is less than the setback required in the acceptable outcome, the application triggers assessment under the performance outcomes (POs) instead. Being PO2 and PO7.



Yellow = Rear boundary alignment
Orange = Work within 4.5m of the subject site boundary

PO2 states that the proposal should be of a “*bulk and scale that:*”

- f) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;*
- g) does not create overbearing development for adjoining dwelling houses and their private open space;*
- h) does not impact on the amenity and privacy of residents in adjoining dwelling houses;*
- i) does not result in the loss of significant views or outlook of adjoining residents;*
- j) provides for natural light, sunlight and breezes.”*

While PO7 states that the proposal should provide “*a rear boundary setback that:*”

- a) provides for open space and landscaping;*
- b) does not impact on the amenity and privacy of residents in adjoining dwelling houses;*
- c) provides for natural light, sunlight and breezes.”*

Each one of these points is considered under the proceeding headings.

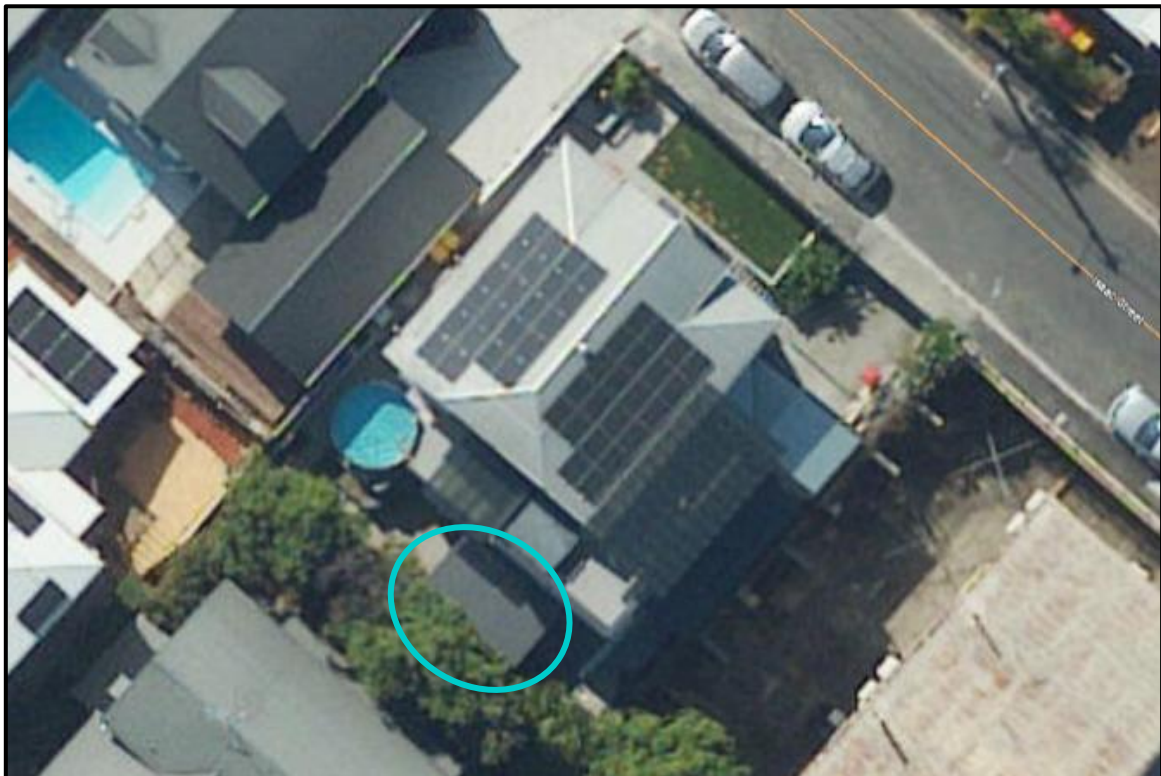
A rear “setback that is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area”

In this instance, PO2 is triggered due to the rear setback. Therefore, the second part of the statement above is not considered relevant to this assessment. As it references the front setback.

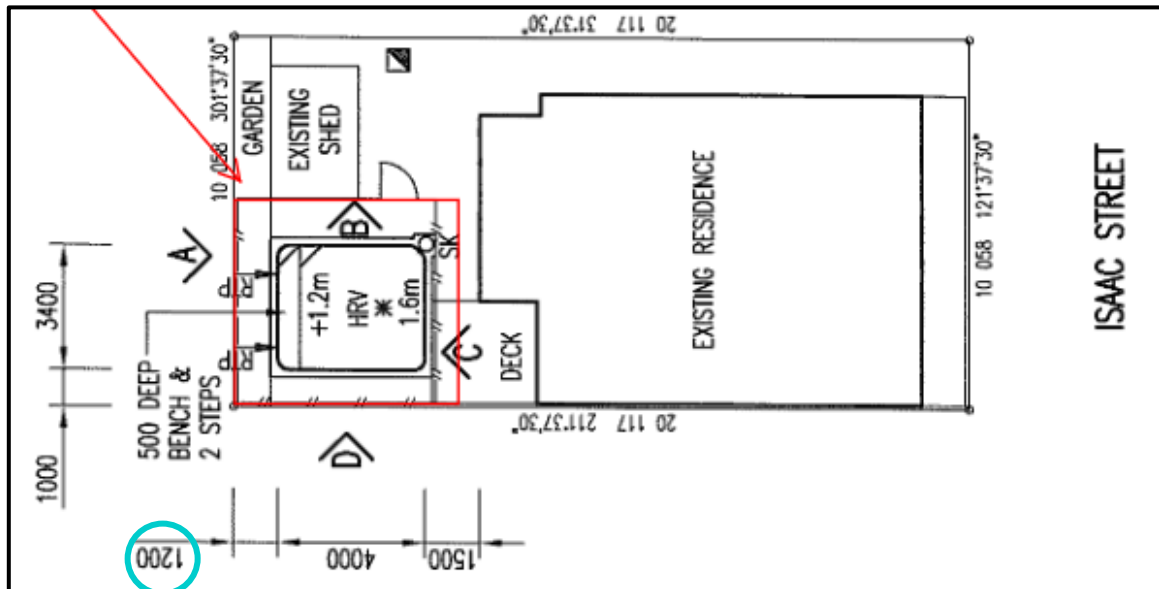
When considering the built form aspect, it is noted that consistent with and complementary to do not mean “exactly the same”. Rather, they mean “similar to” and “not at odds with”.

For this assessment, any setbacks less than the “as of right” acceptable outcome are considered consistent with/complementary to the proposed setback.

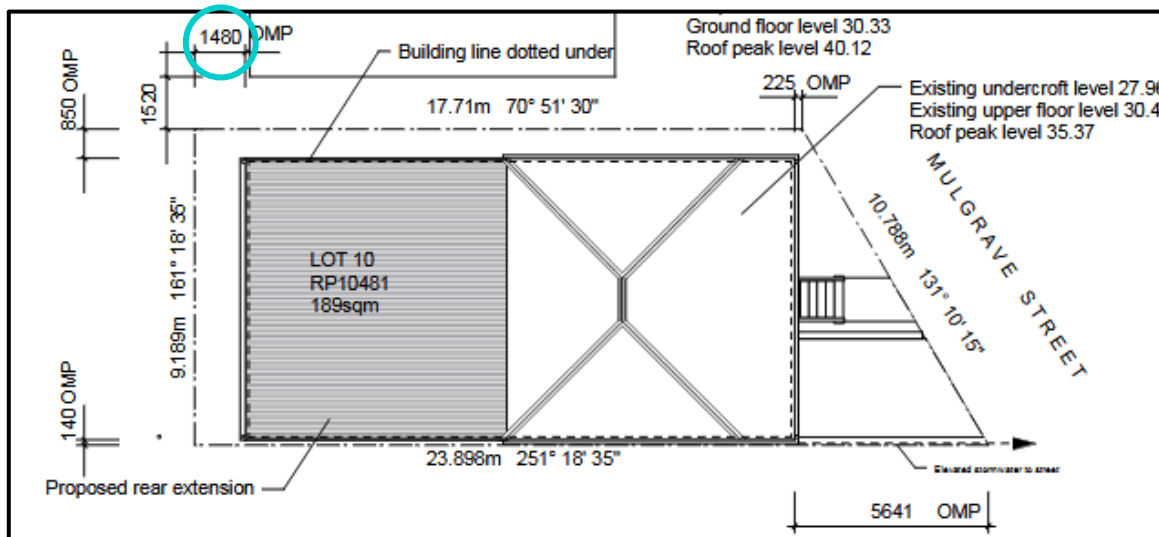
As shown in the images below, there are many properties in the immediate area that have a rear setback that appears less than that required under the acceptable outcome.



104 Isaac Street – QLD Globe photo



48 Isaac Street – Application number A003738075
Approved rear setback – 1.2m



27 Mulgrave Street – Application number A005463528
Approved rear setback – 1.480m



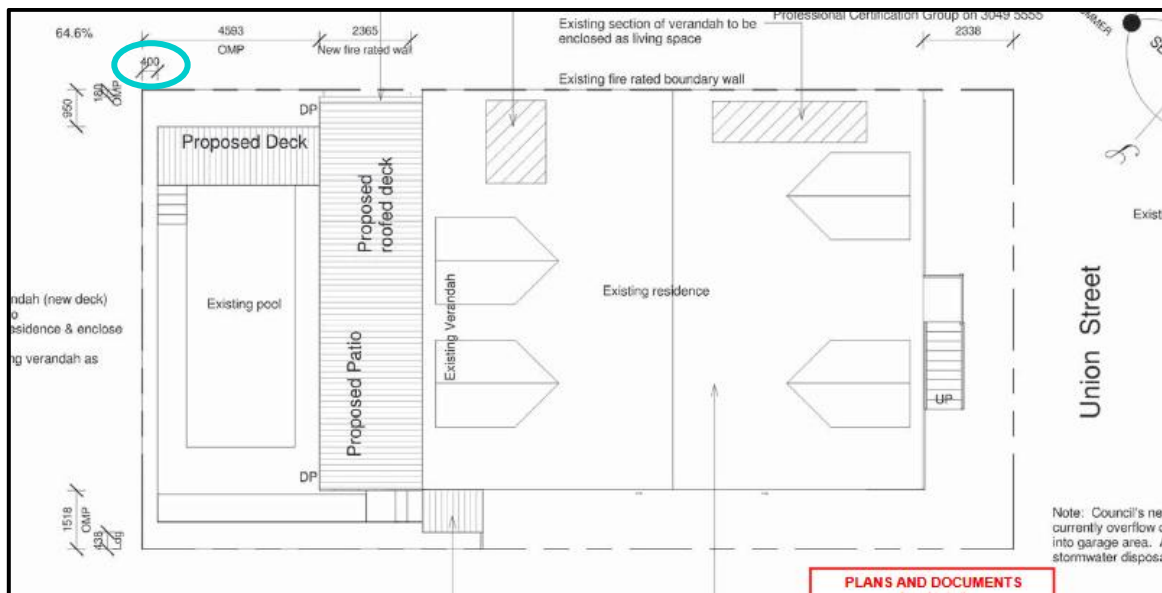
32 Mulgrave Street – Vexcel



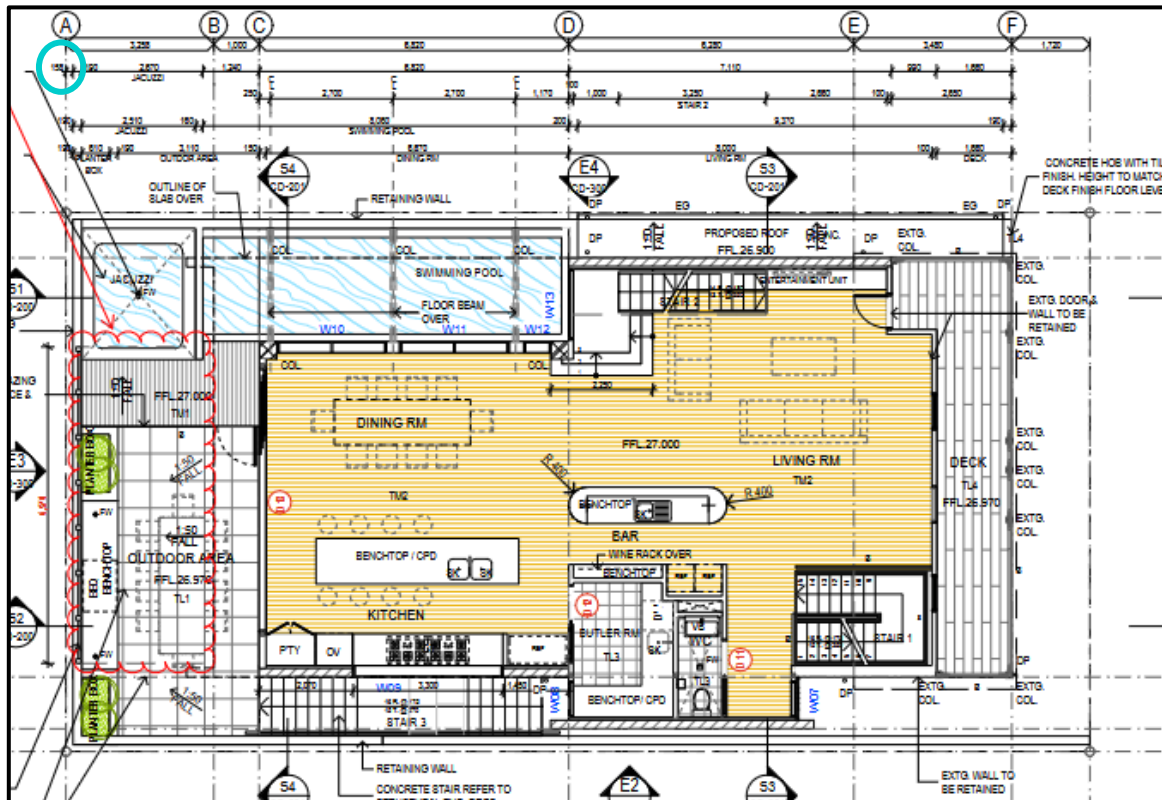
119 Union Street – Vexcel



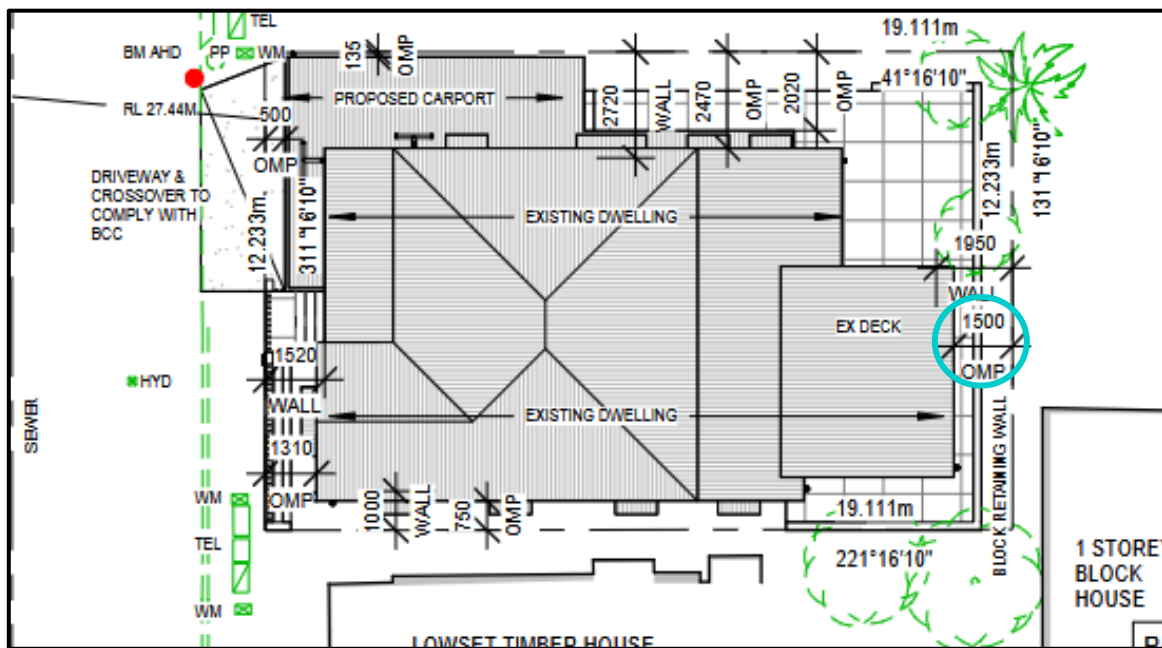
103 Union Street - Vexcel



86 Union Street – Application number A004135404
Approved rear setback – 0.400m



82 Union Street - Application number A005349627
Approved rear setback – 0.158m



55 Union Street - Application number A006575855
Approved rear setback – 1.5m



40 Union Street – Vexcel



4/78 Victoria Street - Vexcel



8 Victoria Street - Vexcel



44 Roger Street – Vexcel

These images clearly show that that the proposed outcome is in keeping with the existing surrounding development pattern. Thus, ensuring compliance with part (a) of PO2.

“does not impact on the ... privacy of residents in adjoining dwelling houses”

It is important to note, that this statement is focused on the impact on privacy from the portion of work within 4m of the rear boundary. Not the structure as a whole.

With that said, it is noted that the proposed extension will replace an open deck. As such, the privacy outcomes will be improved via the application.

“Does not result in the loss of significant views or outlook of adjoining residents”

In responding to this criterion, we note that the subject site is not located in a “significant” view or outlook corridor. Noting that important corridors are identified and protected under neighbourhood plans.

‘Figure e – Significant views’ in the West End-Woolloongabba District Neighbourhood Plan is one such example, of a situation where the significant views have been identified.

As such, we confirm that the proposed work within the rear setback area will not compromise “significant” views or outlooks.

“Provides for natural light, sunlight and breezes.”

We again highlight the fact that the new addition will largely replace the existing deck. As such, it will “provide” opportunities for natural light, sunlight and breezes to continue to pass through to the adjoining allotment in keeping with the existing scenario.

“Does not create overbearing development for adjoining dwelling houses and their private open space” and “does not impact on the amenity ... of residents in adjoining dwelling house”

We contend that something is considered overbearing/will impact on the amenity if it is out of keeping with the expectations for the area. Or, if it adversely impacts on privacy, views, natural light, sunlight and/or breezes.

The information provided under the previous headings clearly shows that the proposed setbacks are in keeping with the area and hence, the reasonable expectations. Further, this information confirms that the proposed setback will not impact on privacy, views, natural light, sunlight and/or breezes.

Therefore, by complying with the previous statements, the proposal demonstrates it won’t constitute overbearing development or impact on amenity as intended in this statement.

“Provides for open space and landscaping”

We confirm that the proposed reduced rear setback will not have any impact on the availability of open space overall. As the existing outdoor patio area will be improved as part of these works.

In considering the second part of this criterion, it is noted that the reduced rear setback will not compromise the provision of landscaping on the site. Specifically, it is noted that “deep planting” opportunities (i.e., minimum 4m wide/long planting areas) are not currently available on site.

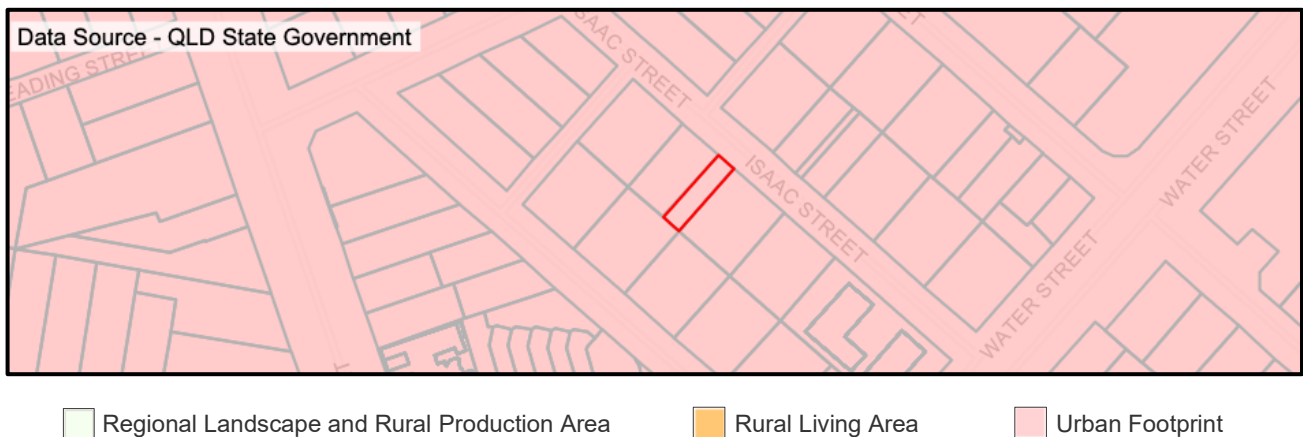
Summary

Based on the above information, we confirm that the proposal complies with the wording and intent in both PO2 and PO7 of the Dwelling House (Small Lot) Code.

7 OTHER RELEVANT LEGISLATIVE CONSIDERATIONS

7.1 Regional plans

The image below shows that the subject site is within the Urban footprint under the SEQ Regional Plan mapping.



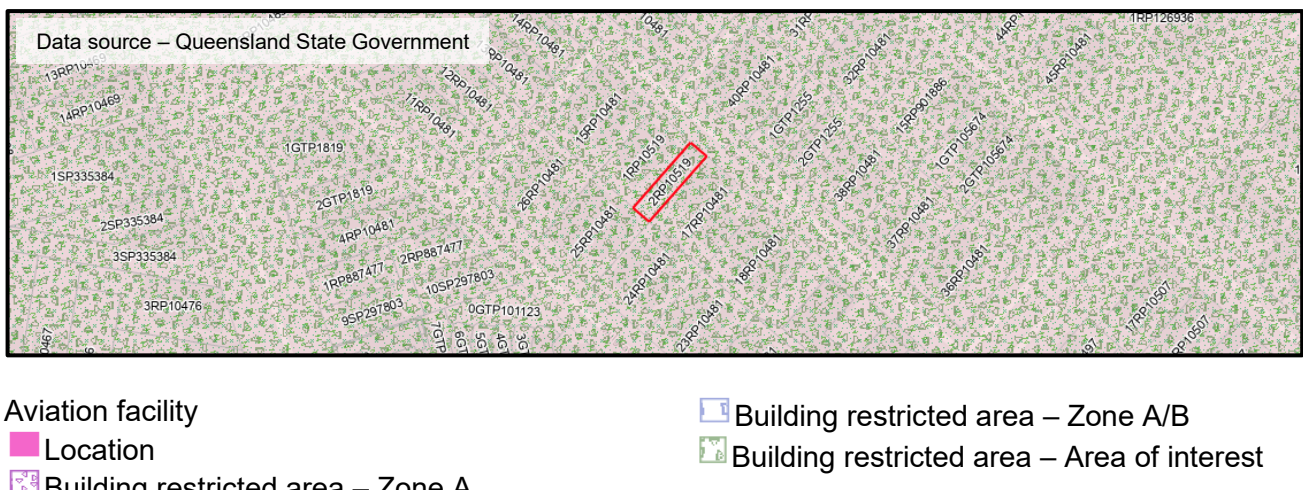
We confirm that the SEQ regulatory provisions do not apply to work in this area. As such, there are no additional requirements to consider.

7.2 State planning policy

The state planning policy identifies 17 state interests across 5 themes.

City plan 2014 has fully incorporated 12 to date and a further 3 do not apply to the Brisbane LGA (Local Government Area), leaving only 2 that need to be considered. Being the “bushfire-prone areas” and the “building-restricted areas”.

As shown below, the site is constrained by the “building-restricted areas” mapping



Please find below an assessment against the relevant requirements.

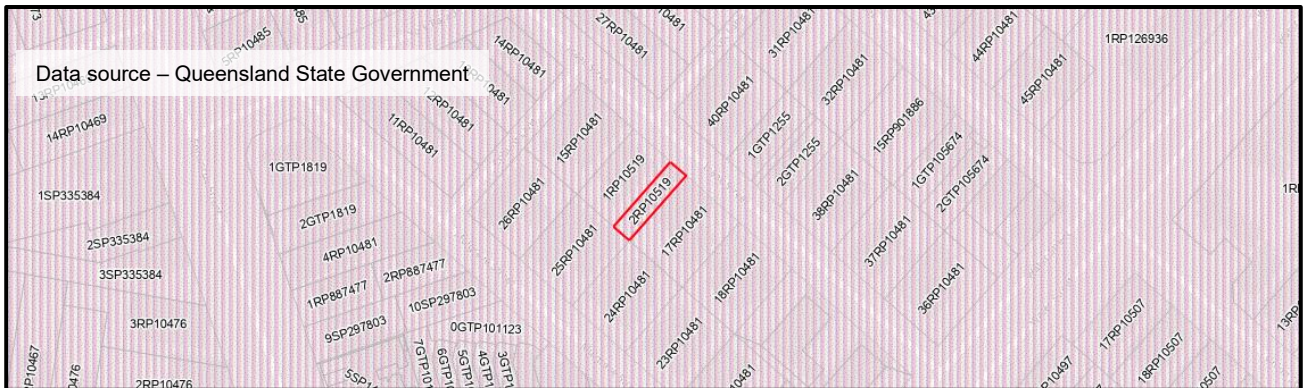
Building-restricted areas

Criteria	Response
Development and associated activities do not create a permanent or temporary physical or transient intrusion into a strategic airport's operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation.	The proposed new work will not exceed the 9.5m height limit. Ensuring compliance with this criterion.
Development and associated activities do not include light sources or reflective surfaces that could distract or confuse pilots within a light restriction zone or lighting area buffer.	The nature of the use will ensure it does not generate any impacts as detailed in this criterion.
Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport's operational airspace.	The nature of the use will ensure it does not generate any impacts as detailed in this criterion.
Development and associated activities do not attract wildlife or increase wildlife hazards within a wildlife hazard buffer zone.	The nature of the use will ensure it does not generate any impacts as detailed in this criterion.
Development and associated activities within a building restricted area do not interfere with the function of aviation facilities.	The nature of the use will ensure it does not generate any impacts as detailed in this criterion.
Development does not increase the risk to public safety within a public safety area.	The nature of the use will ensure it does not generate any impacts as detailed in this criterion.
Development within the 20 ANEF contour or greater is appropriately located and designed to prevent adverse impacts from aircraft noise.	The nature of the use will ensure it does not generate any impacts as detailed in this criterion.

7.3 Referral agencies

The subject site is not constrained by any assessable referral triggers

This statement is supported by the image below, which illustrates the SARA (State Assessment and Referral Agency) mapping layers



 Threshold exemption area

Therefore, the proposal requires referral to SARA under Planning Act 2016

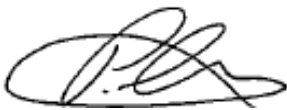
8 CONCLUSION

This application is seeking development permit for carrying out building work, to enable the owners to renovate and/or extend an existing house.

This assessment report and associated documentation demonstrate the proposed work complies with all relevant aspects of the local, regional, and state legislation.

Therefore, it is respectfully requested that the application be approved subject to reasonable and relevant conditions.

Should you wish to discuss any matters concerning this application, please contact the undersigned.

A handwritten signature in black ink, appearing to read 'P. Charles', with a stylized flourish at the end.

Peta Charles
Principal Planner
BRTP (hons)

9 ATTACHMENTS

- DA Forms (Form 2)
- Erosion Hazard Assessment Form
- Code Assessment
- Proposal Plans
- Heritage Impact Assessment

Want to learn more about us?
Check us out online for more information



For any queries regarding this application,
please contact us via mail@brisbanetp.com.au
or on (07) 3113 3261

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