



**City Planning & Sustainability
Development Services**

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Dedicated to a better Brisbane

7 August 2024

Ruby Geddes
C/- Ruby Geddes
Unit 7/6 Surrey St
NUNDAH QLD 4012

ATTENTION: Ruby Geddes

Application Reference: A006508966
Address of Site: VLLA 7 VILLA FRANCA 6 SURREY ST NUNDAH QLD 4012

Dear Ruby

RE: Further advice

Council has carried out an initial review of the above change application and has identified that further information is required to fully assess the change.

Proposed Shutters

- 1) It is acknowledged that the proposal is non-compliant with existing conditions of the current approval A005442290. Previous approval A005442290 - Condition 14. require all balconies/verandahs/terraces must remain unenclosed with no shutters, glazing, louvres, or similar permanent fixtures. It is recognised that the proposed extent of the shutters completely encloses the balcony, contributing to an erosion of private open space, and therefore is not supported in its current form.
 - i) Provide amended plans adopting an alternative design which complies with Condition 14; and
 - ii) Provide further justification against PO31 of the Multiple Dwelling Code.

Plans

- 2) Review of the proposal show that plans of the proposed shutters were not submitted as part of this application. Council request additional material to support assessment of the minor change application.
 - i) Submit detailed, dimensioned plans of the proposed shutters when installed.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Council will proceed with its assessment and determination of the application if no further advice or direction is received within 24 hours.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, overlapping loops and curves, likely representing the initials 'EC'.

Erik Christensen
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Development Services
Brisbane City Council