

Development Assessment Report

Re: Code Assessable Application

Proposed Patio Roof, Patio Enclosure and Jetski cover (Open Carport) to an
existing dwelling house

Located at U8, 18 McPherson Road, Sinnamon Park
Lot 8 on SP159510



Prepared by
Pronto Building Approvals
07/09/2026

Introduction

This application is for the construction of a new Patio Roof, Patio Enclosure and Jetski cover (Open Carport) on land at McPherson Road, Sinnamon Park, described as Lot 8 on SP159510, Low Density Residential zone.

This proposal involves an addition of a Patio Roof and patio roof enclosure at the rear of the unit that will provide additional protection to an established outdoor area. The jetski cover (carport) will be located on the western side of the house where it can be accessed from the existing crossover.

The proposed building work will need to address the underlining development application for the multiple units and seek to make a minor change against development reference A001641422.

The lot is subject to the Centenary suburbs neighbourhood plan; however, the property complies with the performance requirements for this plan. Infrastructure subject to the lot will not be impacted by the proposed structure.

The proposal involves Building work not in the Local heritage place sub-category or the State heritage place sub-category of the Heritage overlay, involving a dwelling house and requires Code Assessment under Brisbane City Plan 2014 Table 9.3.8.1—Levels of assessment for Dwelling House (small lot) code.

Application Details

Permits Required	Development Application - building work assessable against the planning scheme/and or minor change to an underlining development approval (A001641422)
Applicant	Robert I Hyde C/o- Pronto Building Approvals
Owner	Robert I Hyde
Contact Person	Pronto Building Approvals Bonnie Devitt Veen Lyall-Wilson
Correspondence	53 Gillan Street, Norman Park QLD 4170
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Site Address	U8, 18 McPherson Road, Sinnamon Park
Property Description	Residential Dwelling House
Frontage/Access	McPherson Road
Site Area	348m2
Zone	Low Density Residential
Site Cover	33%
Site Characteristics	The site is lightly characterised by established vegetation and trees.

Development Proposal

Proposal Description

The development proposal is comprised of:

- Building Work – *Patio Roof, Patio Enclosure and Jetski cover (Open Carport)*, Class 10a (non-habitable) additions to existing dwelling unit

Planning considerations

The relevant codes for assessment are as follows.

- Change to development approval, A001641422 (Appendix 1)

Appendix 1 – Minor Change Considerations

A001641422 – Change to conditions (approved plans)

To Whom It May Concern,

The proposed building work will be a lightweight, open-sided patio roof that will seek to have a reduced rear (northern) boundary setback, being 900mm in lieu of 1500mm, but will not be adversely impactful to the adjoining properties amenities in its built form and scale.

The northern boundary will be adjoining an Early Learning education building that has existing shade sail structures adjoining the same boundary and will not have any habitable areas affected by the placement and design of the patio roof additions. The alfresco area will be enclosed while the roof extensions will be maintained open and will have slender roof designs to avoid being overbearing to views and outlooks for the adjoining allotment. Both patio roofs will be low-bearing, having a total height of 2.1 at the boundary and 2.7m at the house wall.

The proposed jetski cover (carport) will propose a setback to the western boundary of 450mm in lieu of 1.0m but will not be adversely impactful to the adjoining unit's amenities and privacy. As it will be used purely to store a jetski it will not contribute to privacy or acoustic amenity issues. Like the patios, the roof will be slender and flat in design to minimise impact on views for the neighbouring unit. Although having a reduced setback to Unit 7, the carport roof will be more than 1.5m from the adjoining dwelling and its habitable spaces and will not block natural light or ventilation.

The area around the proposed patios and carport will allow for private open space, areas for existing and future landscaping, as well as allowing clear, unimpeded access for facility maintenance. All proposed structures will be consistent with the built form in the immediate area, with surrounding units (within the same complex) demonstrating class 10 roofs of similar design and scale.

With this said, we believe the proposed building work will be a minor change to the existing development approval and the approved plans.

Kind regards
Pronto Building Approvals

Precedents – 1k Radius to Subject Site



Precedents List

1. *Unit 6, 18 McPherson Road, Sinnamon Park*
2. *Unit 18, 18 McPherson Road, Sinnamon Park*
3. *Unit 19, 18 McPherson Road, Sinnamon Park*
4. *50 Old Field Road, Sinnamon Park (adjoining neighbour to subject lot)*