

Information Request Response

DOYEN
TOWN PLANNING CONSULTANTS



Client: Amoeba Infinity Pty Ltd
Project: 60 Jamieson Street, Bulimba
Project No: 1916
Date: January 2020
Project Contact: Rhys Trombetta

© Doyen Planning & Development
ABN: 25 183 821 569
E: brisbane@doyenplanning.com.au
W: www.doyenplanning.com.au

Disclaimer

Doyen Planning retains copyright and ownership of the contents of this document, including all tables, plans, drawings, figures and other work produced by Doyen Planning. This report has been prepared in accordance with the scope of services described in the contract or agreement between Doyen Planning ABN 25183821569 and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Unless expressly approved by Doyen Planning, this document may not be reproduced in full or in part, except for the client and for the purpose for which it was created. Use or reliance on the contents of this document by any third party is prohibited unless authorised by Doyen Planning.

TABLE OF CONTENTS

BACKGROUND 4

INFORMATION RESPONSE..... 4

CONCLUSION 7

BACKGROUND

Following the lodgement of an application for a Dual Occupancy and associated 1:2 Lot Subdivision, an Information Request was issued, dated 21 November 2019.

A review and subsequent investigations were undertaken by the project manager and associated specialist teams before a meeting was requested with Council to discuss Items 1, 2 and 3 in detail prior to preparation and lodgement of a response to Information Request.

The meeting occurred on 17 December 2019 and the outcomes discussed during this meeting are reflected in the amended documentation accompanying this response.

INFORMATION RESPONSE

Coastal hazard overlay

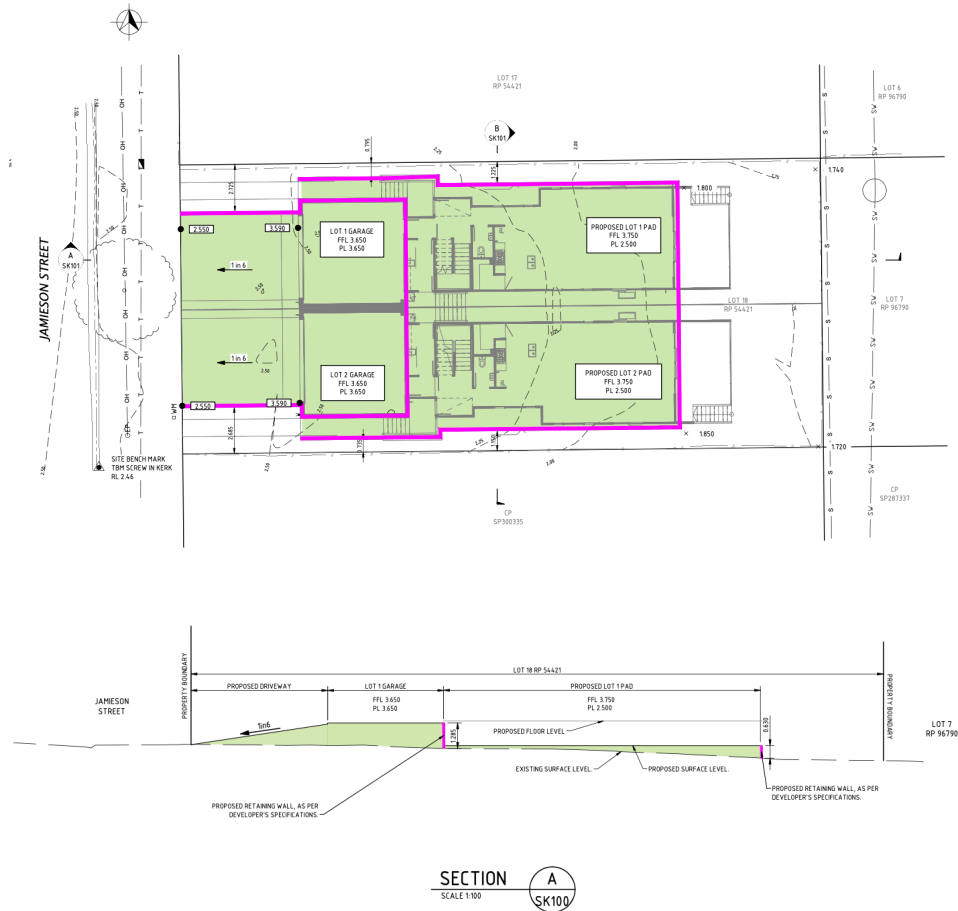
- 1) The proposed flood report does not sufficiently address the flood immunity requirements for the building floor levels in accordance with the Flood overlay code and the Coastal hazard overlay code. The creation of new lots requires at least 80% of the lot to be at or above the required level of 2.5m AHD. The extent of filling proposed would need to be addressed in a revised flood report to ensure filling does not create adverse impacts to surrounding properties or alternatively remove the reconfiguration of lots component of the application to negate the requirements for lot flood immunity.
 - a. Please provide amended plans to ensure 80% of the lot to be at or above the above required level of 2.5m AHD in accordance with AO12 of the Coastal hazard overlay code; and
 - b. Provide a revised flood report to ensure filling proposed complies with the relevant Planning Scheme requirements in accordance with AO12 of the Coastal hazard overlay code.

Response

Attached is an Engineering Plan which depicts the location and height of proposed fill on the site. 70% Flood Immunity has been achieved with further information provided within the Engineering Report addressing the criteria of the performance outcome.

During a meeting with Council, it was advised that lower level decking space may be considered as part of the justification in addressing the criteria of the Coastal Hazard Overlay Code – this decking space has not been provided on the plans as the degree of flood immune land that has been able to be achieved far exceeds what was initially expected, and the 10% difference in decking space would not provide a useable area, resulting in the lessening of private open space available to the dwelling occupants outside of flood events.

The amended Engineering Documentation has received preliminary feedback from the assessing engineer and has been determined to be supported in principle, subject to review following the lodgement of this formal response to IR.



Flood overlay code (PO17, PO18, PO9/AO9.2)

- 2) The undercroft of the development cannot have 50% battens as this will restrict flows. The proposed undercroft will need to be either open or at least 75% permeable (as per pool fencing) as a performance outcome in accordance with the relevant requirements under the Flood overlay code.
 - a. Provide amended plans to ensure the proposed undercroft of the development is either open or at least 75% permeable in accordance with PO17 and PO18 and PO9/AO9.2 of the Flood overlay code.

Response

Clarification of this item has been discussed with the assessing engineer and acknowledged to now be non-applicable to the application.

The identified battens are fence palings which can be seen beneath the dwelling in elevations – the undercroft of the building is proposed to remain open.

Filling and Excavation

- 3) Concept filling and excavation plans are required to demonstrate the extent of earthworks proposed on the site, including the location and heights of any retaining walls in accordance with the Filling and excavation code.
 - a. Provide concept plans demonstrating the earthworks proposed on the site, including the location and height of retaining walls in accordance with AO1/PO1 and AO2.1, AO2.2, AO2.3 & AO2.4/PO2 of the Filling and excavation code.

Response

Attached with this response to IR is Engineering Documentation which contains plans depicting the filling and excavation proposed on the site.

The height and location of retaining walls is clearly identified on these plans. Part of a retaining wall exceeds 1m in height and it is expected that Council will condition the application to seek an Operational Works Permit for this aspect of the development where triggered.

Driveway Location

- 4) The proposed driveways will impact on an existing street tree on Council verge. The driveways are to be redesigned or relocated clear of the root zone of the existing street tree.
 - a. Provide revised site plan to show a revised location of the proposed driveways a minimum of 2m clear from either side of the existing street tree to ensure the long-term viability of the tree in accordance AO2.1/PO2 of the Streetscape hierarchy overlay code; and
 - b. The proposed driveways will need to be redesigned in accordance with the AO3/PO3 of Subdivision code and AO6/PO6 of the Infrastructure design code.

Response

It is recognised that the proposed driveway locations will impact the location of a street tree – with this known, Asset Services was contacted to provide feedback on the ability for this tree to be removed. Support was provided on the basis of allowing Asset Services Arboriculture to replant of 2 x trees back on the site with a clearance of 3m to any service.

It is acknowledged within this email that if agreed to, a Private Works Order would require submission, meaning the costs of removal of 1 x tree and the canopy offset for the tree would be covered by the developer.

This has been agreed to by the developer and it is expected that Council will condition this as part of the approval.

A copy of the correspondence with Asset Services is attached to this response.

CONCLUSION

The information provided with the initial lodgement, and the additional information provided within and attached to this response demonstrates that the proposal is compliant with the applicable codes of Brisbane City Plan 2014.

The proposal is consistent with the immediate area and seeks outcomes consistent with decisions provided by Brisbane City Council for the surrounding land use – approval of the application is sort subject to reasonable and relevant conditions.

A handwritten signature in black ink, appearing to read 'Rhys Trombetta', is written over a horizontal dotted line.

Rhys Trombetta

Director

Doyen Planning & Development