

NOTICE ABOUT DECISION ASSESSMENT REPORT (s63 Development Application)

SUBMISSION BY Samuel Underwood

SITE:

Address of Site:	64 RACEVIEW AVE HENDRA QLD 4011
Real Property Description:	L237 RP.33615
Area of Site:	405 m ²
Zone:	CHARACTER (CHARACTER) ZONE
Name of Ward:	Hamilton

APPLICATION:

Aspects of Development:	DA - PA - Building Work – Development Permit
Aspects of Development:	DA - PA - Material Change of Use – Development Permit
Description of Proposal:	New Dwelling House in a Traditional Building Character Overlay on a Small Lot
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Applicant:	The Planning Place C/- The Planning Place Suite 7 273 Abbotsford Road BOWEN HILLS QLD 4006
Application Reference:	A005334158
Application Made Date:	05 December 2019

City Plan 2014

Zone:	CHARACTER (CHARACTER) ZONE
Neighbourhood plan:	RACECOURSE PRECINCT NEIGHBOURHOOD PLAN
Neighbourhood plan precinct:	RACECOURSE PRECINCT NP - HENDRA STABLES PRECINCT
Neighbourhood plan sub-precinct	
Overlays:	AIRPORT ENVIRONS OVERLAY
Overlays:	POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY
Overlays:	BICYCLE NETWORK OVERLAY
Overlays:	CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY
Overlays:	COMMUNITY PURPOSES NETWORK OVERLAY
Overlays:	DWELLING HOUSE CHARACTER OVERLAY
Overlays:	FLOOD OVERLAY
Overlays:	ROAD HIERARCHY OVERLAY
Overlays:	STREETSCAPE HIERARCHY OVERLAY
Overlays:	TRADITIONAL BUILDING CHARACTER OVERLAY
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - AUSTRALIAN NOISE EXPOSURE FORECAST (ANEF) CONTOUR SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - BIRD AND BAT STRIKE ZONE SUB-CATEGORIES

Overlay Categories:	AIRPORT ENVIRONS OVERLAY - ANEF 20-25 SUB-CATEGORY
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - WITHIN 6KM MAX INTENSITY OF LIGHT SOURCES 3 DEGREES ABOVE HORIZON SUB-CAT
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - LIGHT INTENSITY SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - CONICAL LIMITATION SURFACE CONTOURS SUB-CATEGORY
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - OBSTACLE LIMITATION SURFACES (OLS) SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - PROCEDURES AIR NAV SERVICES-AIRCRAFT OPS SURFACES SUB-CATEGORIES
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - BBS SUB-CATEGORIES - DISTANCE FROM AIRPORT 3-8KM SUB-CATEGORY
Overlay Categories:	POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY - LAND ABOVE 5M AHD AND BELOW 20M AHD SUB-CATEGORY
Overlay Categories:	POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY- POTENTIAL AND ACTUAL ACID SULFATE SOILS SUB-CATEGORY
Overlay Categories:	CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY - CIMN PLANNING AREA SUB-CATEGORY
Overlay Categories:	FLOOD OVERLAY - OVERLAND FLOW FLOOD PLANNING AREA SUB-CATEGORY
Overlay Categories:	TRADITIONAL BUILDING CHARACTER OVERLAY - NEIGHBOURHOOD CHARACTER SUB-CATEGORY

The Council received a development application under the *Planning Act 2016* as detailed above.

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The *Planning Act 2016*

The application has been assessed in accordance with the *Planning Act 2016*.

THE PROPOSAL

The proposal is for a development permit for material change of use and building work – new dwelling house.

ASSESSMENT BENCHMARKS AND COMPLIANCE

- ☐ The proposal reflects the relevant aspects with the following assessment benchmarks of the *Brisbane City Plan 2014*.
- ☐ The proposal complies fully with the relevant assessment benchmarks of the *State Planning Policies*.
- ☐ There are no temporary local planning instruments relevant to the application.

PLANNING SCHEME AND PLANNING SCHEME POLICIES

The proposal complies with the following assessment benchmarks of the *Brisbane City Plan 2014*:

- ☐ Airport environs overlay code
- ☐ Traditional building character (design) overlay code
- ☐ Dwelling house (small lot) code
- ☐ Flood overlay code
- ☐ Racecourse precinct neighbourhood code

MATTERS RAISED IN SUBMISSIONS

Under the *Planning Act 2016* public notification of the proposal was not required.

MATTERS PRESCRIBED BY REGULATION

There were no further matters prescribed by regulation.

STATEMENT OF REASONS FOR DECISION

Subject to the development conditions contained within the attached approval package, the development is able to comply with the applicable assessment benchmarks against which the application was required to be assessed.

RECOMMENDATION

After considering the proposal, the relevant provisions of the *Planning Act 2016*, the assessment benchmarks, I recommend that:

1. the application be approved in accordance with the attached development approval package



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Development Services
Brisbane City Council