

NOTICE ABOUT DECISION ASSESSMENT REPORT (s63 Development Application)

SUBMISSION BY Jian-Min Chen

SITE:

Address of Site:	31 JUDGE ST KALINGA QLD 4030
Real Property Description:	L15/16 RP.19480
Area of Site:	810 m ²
Zone:	CHARACTER (CHARACTER) ZONE
Name of Ward:	Hamilton

APPLICATION:

Aspects of Development:	DA - PA - Building Work – Development Permit DA - PA - Building Work – Development Permit DA - PA - Referral Agency for Building Work – Referral Response
Description of Proposal:	Extensions to pre-1947 dwelling house in Traditional building character overlay Partial demolition to pre-1947 dwelling house in Traditional building character overlay Early referral agency response for amenity and aesthetic impact
Applicant:	Project Kalinga C/- Urban Strategies Pty Ltd Level 1, 39 Grey Street SOUTH BRISBANE QLD 4101
Application Reference:	A005324190
Application Made Date:	11 November 2019

City Plan 2014

Zone:	CHARACTER (CHARACTER) ZONE
Neighbourhood plan:	CLAYFIELD-WOOLLOOWIN DISTRICT NEIGHBOURHOOD PLAN
Overlays:	AIRPORT ENVIRONS OVERLAY POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY COMMUNITY PURPOSES NETWORK OVERLAY DWELLING HOUSE CHARACTER OVERLAY ROAD HIERARCHY OVERLAY STREETSCAPE HIERARCHY OVERLAY TRADITIONAL BUILDING CHARACTER OVERLAY
Overlay Categories:	AIRPORT ENVIRONS OVERLAY - BIRD AND BAT STRIKE ZONE SUB-CATEGORIES AIRPORT ENVIRONS OVERLAY - HORIZONTAL LIMITATION SURFACE BOUNDARY SUB-CATEGORY AIRPORT ENVIRONS OVERLAY - OBSTACLE LIMITATION SURFACES (OLS) SUB-CATEGORIES AIRPORT ENVIRONS OVERLAY - PROCEDURES AIR NAV SERVICES-AIRCRAFT OPS SURFACES SUB-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
	POTENTIAL AND ACTUAL ACID SULFATE SOILS OVERLAY- POTENTIAL AND ACTUAL ACID SULFATE SOILS SUB-CATEGORY
	CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY - CIMN PLANNING AREA SUB-CATEGORY
	TRADITIONAL BUILDING CHARACTER OVERLAY - NEIGHBOURHOOD CHARACTER SUB-CATEGORY

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

The *Planning Act 2016*

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

THE PROPOSAL

The proposal seeks a Development Application for Development Permit for Building Work – Partial demolition and extension to pre-1946 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*:

- ☐ Clayfield-Woolloowin district neighbourhood plan code
- ☐ Traditional building character (demolition) overlay code
- ☐ Traditional building character (design) overlay 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 proposed development complies 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
2. an early referral agency response under the *Planning Regulation 2017*, Schedule 9, Part 3, Division 2, Table 1 (amenity and aesthetics) be given.
3. no Infrastructure Charges Notice for Community Purposes, Stormwater and Transport be given.

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

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Brisbane City Council