

ATTACHMENT 2

Applicant Response Table

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Reference	Request	Applicant Response	Reference Document
1.0 Neighbourhood Character			
1.1			
An extent of the building works is authorised under Approval PSW/2024/5440 and Exemption Certificate EXEM/2024/7663. This current development application consolidates the previously authorised works along with proposed new works into a single development application.			
The consolidated proposed development is subject to the Neighbourhood Character Overlay P04 requiring extensions or alternations when viewed from a public place is consistent with the overall character of the existing buildings in the local streetscape, and Overall Outcome (2)(d) that "extensions or modifications to existing buildings do not detract from the particular character values of the premises or the local streetscape".			
The submitted plans show differences from the previously authorised works:			
■ The submitted elevation now shows an embellished second door, replacing a window. The second door is in the front building line, however not aligned with the stairs. This is not consistent with the established character of the streetscape or with the previous on site character dwelling. Further, it is not consistent with other asymmetrical single gable character dwellings elsewhere. ■ The development proposes double carparks within the site's frontage labelled 'EQ. Access CP' and an extensive ramp/path that would wrap around the front to the rear of the dwelling. Visitor parking is not a requirement for a Dwelling House, and its location within the frontage is inconsistent with the predominant garden setting of the street and of the previous character dwelling on-site. While provision for visitor parking and access for persons with a disability is commendable, visitors parking is generally available on street or in driveways in front of a garage/carport. Parking for a person with disability is available within the garage of the proposed dwelling. ■ There is some inconsistency in plans. Proposed Demolition Extents SD10-02 identifies the existing entry door is to be removed and replaced with a new window, whereas elevations show a new secondary door.			
1.1(a)	Show a front door aligned with the stairs, consistent with the character of other dwellings in the streetscape	We understand Council had interpreted the following component as being a door, however, it is a stained glass	Attachment 3 – Amended Proposal Plans

and the previous character dwelling on-site. Consider either returning the second door as a window as per Approval PSW/2024/5440, or make the second door as the front entry and shift the stairs to align with the new front door

window, and the plans have been amended to explicitly identify it as such (**Extract 1** and **Extract 2**).



Extract 1 – Previous – Streetscape (SD10-01 – Revision B)

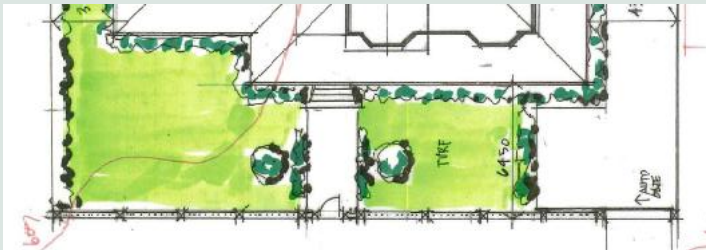
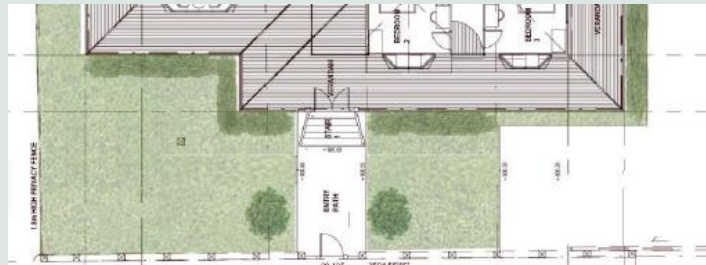
Source – Elia Architecture



Extract 2 – Amended – Streetscape (SD10-01 – Revision C)

Source – Elia Architecture

The front door will remain central to the staircase and continue to present as the primary entry to the building / dwelling house, consistent with the character of homes within Fogarty Street.

		The proposal plans have also been amended to illustrate the window as being subordinate to the front door and the overall presentation of the front façade.	
1.1(a)	Remove the carparking and ramp / path within the site's frontage; and	The proposal plans have been amended to revert to the previously approved plans. As such, the car parking space, and additional hard stand, ramp and path have been removed (Extract 3 and Extract 4).  Extract 3 - Approved - Site Plan (SD0-02 - Revision E) Source - Elia Architecture  Extract 4 - Proposed - Site Plan (SD10-07 - Revision C) Source - Elia Architecture	Attachment 3 - Amended Proposal Plans
1.1(a)	Are clear and aligned particularly in relation to the new front door.	The proposal plans ensures there is one (1) front door along the front elevation, which is aligned with the staircase (Extract 2).	Attachment 3 - Amended Proposal Plans

1.1(b)	Provide a streetscape elevation showing all character dwellings on the street	Where the above changes have been incorporated, it is believed that a streetscape elevation drawing illustrating surrounding buildings within the street is not required. The proposed works aligns with the traditional setting of buildings within the street (Fogarty Street). The building / dwelling house also incorporates materials, detailing and building elements which are consistent with the former building, and the other buildings within the street (Fogarty Street).	Attachment 3 - Amended Proposal Plans
1.0 Neighbourhood Character 1.2 Elevations provide detail about gable fretwork, balustrade detail, and Drawing No SD10-08 describes the external fascia as 'colorbond'. Further details is required on the western elevations of the extensions / additions to the character dwelling.			
1.2	Provide a western elevation (Fogarty Street) showing: a. the total height in metres of the proposed dwelling and that of the previous character dwellings; b. the roof pitch; and c. external materials.	The proposal plans have been amended to incorporate a western elevation showing the total height of the building, including the roof pitch and external materiality. The proposed building / dwelling house results in a building height consistent with the former building which has been removed, and complies with the maximum height requirements nominated under the Toowoomba Regional Council planning scheme, being under 8.5m above natural ground level.	Attachment 3 - Amended Proposal Plans