

Our Reference: PSW/2020/5933
 CS Portal Reference: N/A
 Contact Officer: Geoff Broadbent
 Contact: (07) 4688 6906
 Email: development@tr.qld.gov.au

FURTHER ADVICE – OUTSTANDING ISSUES
Development Assessment Rules Part 7, Item 35

David John Pemberton
 7 Moloney Street
 NORTH TOOWOOMBA QLD 4350

Email: davep@logit.com.au

16 July 2021

Dear Sir,

Application for: Planning Scheme Works – Demolition of Neighbourhood Character Dwelling
Location: 68 Hume Street, NORTH TOOWOOMBA QLD 4350
Property Description: Lots 12 & 23 RP16720

The further information provided by you in response to Council's Information Request dated 5 July 2021 was received on 6 July 2021.

Council's preliminary assessment of your response to the Information Request has identified the need for further information to enable the proper consideration and determination of the application. Please supply the following information:-

1. JUSTIFICATION FOR DEMOLITION OF NEIGHBOURHOOD CHARACTER PLACE

1.1	<p>Issue: The existing Dwelling House is listed as a Neighbourhood Character Place in Planning Scheme Policy No.7 of the <i>Toowoomba Regional Planning Scheme 2012</i> (Version 24).</p> <p>The submitted development application proposes to demolish the Neighbourhood Character Place. The application therefore requires assessment against the Neighbourhood Character Overlay Code of the <i>Toowoomba Regional Planning Scheme 2012</i> (Version 24).</p> <p>Performance Outcome PO₁ of Table 8.3.2:2 of the Neighbourhood Character Overlay Code requires that:</p> <p><i>“The Neighbourhood Character Place is retained unless:</i> <i>(a) it is structurally unsound and uneconomically repairable; or</i> <i>(b) does not make a positive contribution to the character of the local streetscape.”</i></p> <p>As noted in Council's initial Information Request (dated 13 January 2021) it is considered that the existing Dwelling House positively contributes to local streetscape character, and as such, the proposed demolition is unlikely to satisfy item (b) of PO₁.</p> <p>The information submitted in response to Council's Information Request included a preliminary</p>
------------	--

estimate for the “renovation/extension” of the existing dwelling a 68 Hume Street prepared by Renovare. The estimate provides a broad breakdown of the costs to renovate the existing dwelling to a saleable standard as depicted in design imagery which was also included in the Information Request response. However, in order to demonstrate compliance with item (a) of PO₁ it is necessary to provide a schedule of costs and scope of works to repair any existing structural damage to a structurally sound state, rather than a schedule of costs for the full renovation of the dwelling.

The submitted estimate does not provide a breakdown of costs to a level which enables Council officers to determine what the cost would be to repair any existing structural damage within the dwelling to a structurally sound state.

Information Required:

The applicant is requested to demonstrate compliance with Performance Outcome PO₁ of Table 8.3.2:2 of the Neighbourhood Character Overlay Code, and as such it is requested that that applicant:

- Provide evidence that the place is uneconomically repairable.

To demonstrate the place is uneconomically repairable, the applicant must submit:

- A schedule of costs and scope of works to repair any existing structural damage to a structurally sound state, prepared by an appropriately qualified and/or experienced estimator. It is important to note that the schedule of costs must consider those works which are required to make the building structurally sound and safe to occupy, as distinct from other cosmetic upgrades for example, new painting, fixtures, joinery, roof sheeting, internal wall sheeting and external wall cladding etc.

It is noted that an additional Building Report, prepared by Baker Rossow Consulting Engineers dated 15 February 2021, was submitted as part of the response to Council’s Information Request. This report was prepared by a Structural Engineer.

As outlined in Council’s Information Request a peer review of any submitted Structural (Building) Report and schedule of costs and works by a suitably qualified consultant/s and an independent peer inspection of the site/building, will be required to inform Council’s assessment of the Development Application. Council’s Fees and Charges Schedule requires the applicant to reimburse these costs. Depending on the outcome of this review, further information may be requested from the applicant.

Responding to the Outstanding Issues

Please advise within seven (7) business days of the date of this letter whether you intend to respond to the outstanding issues.

Should you not agree to respond to the outstanding issues contained in this letter, Council will proceed to determine the application in accordance with the original decision making period on the basis of the information supplied.

If you require clarification of any of the above and in particular specific details of the requested information, please contact Council’s Senior Planner, Geoff Broadbent on the above number.

Yours faithfully



Manus Basson
Senior Planner, Development Services