

REPORT TITLE	Development Application – Preliminary Approval – Building Work (Planning Scheme Works) – Demolition of Neighbourhood Character Dwelling located at 68 Hume Street, NORTH TOOWOOMBA QLD 4350
AUTHOR	Senior Planner (Geoff Broadbent)
Application No.	PSW/2020/5933

## PURPOSE OF REPORT

To consider a Development Application for a Preliminary Approval for Building Work (Planning Scheme Works) – Demolition of Neighbourhood Character Dwelling located at 68 Hume Street, NORTH TOOWOOMBA QLD 4350.

## EXECUTIVE SUMMARY

### Site Details

The site is located in the Urban Residential Precinct of the Low-medium Density Residential Zone and is affected by the Neighbourhood Character Overlay of the *Toowoomba Regional Planning Scheme 2012*, Version 24 (Planning Scheme). The site comprises two (2) allotments which are formally described as Lots 12 & 23 RP16720.

Table SC6.7.1 of the Planning Scheme lists the site as a Neighbourhood Character Place. This listing relates to an existing dwelling house (located on Lot 12) and ancillary detached carport (located on Lot 23).

The subject site has frontage to both Hume Street (Lot 12) and Sir Street (Lot 23). The subject site is serviced by vehicular access from Sir Street only.

The subject site is adjoined by Neighbourhood Character Places to the north (66 Hume Street) and south (70 Hume Street), and there are additional Neighbourhood Character Places along Hume Street and in the surrounding neighbourhood near the subject site.

### Proposal Details

The proposal involves full demolition of the existing Neighbourhood Character Place, being both the dwelling house and the ancillary detached carport.

In accordance with Table 5.7.1 of the Planning Scheme the development application is Impact Assessable. There are no referral agencies for the development application.

### Prelodgement Advice

On 17 November 2020 the applicant was emailed pre-lodgement advice from Council's Regional Heritage and Policy Architect in relation to the proposal to demolish the Neighbourhood Character Place (see Attachment 5). This pre-lodgement advice outlined the relevant assessment benchmarks that the proposal would need to demonstrate compliance with, particularly Performance Outcome PO<sub>1</sub> (Table 8.3.2:2) of the Neighbourhood Character Overlay Code, and identified that a development application for the proposal would need to include the following information:

- A report from a licensed structural engineer with photos and drawings to show the extent of damage; and
- A schedule of costs for repairs and a scope of work priced using either a builder or estimator; and/or
- A Heritage Impact Statement prepared by a suitably qualified Architect or person experienced in heritage assessment to demonstrate that the Neighbourhood Character Place does not make a positive contribution to the character of the local streetscape.

The pre-lodgement advice additionally clarified that the required schedule of costs for repairs should only include the costs for *“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, external wall cladding etc”*. Furthermore, Council's Regional Heritage and Policy Architect advised the applicant that any application for the proposal should include structural framing plans which *“would need to indicate which structural members are intact and which require replacement or partial replacement of a damaged member”*.

In addition, the pre-lodgement advice stated that in the opinion of Council's Regional Heritage and Policy Architect "*this home, despite some unsympathetic alterations contributes to the character of Hume Street*".

### Assessment Summary

A development application seeking preliminary approval for Building Work, being the demolition of a Neighbourhood Character Place at 68 Hume Street, North Toowoomba, was submitted to Council on 22 December 2020.

The development application did not include a character assessment, such as a Heritage Impact Statement, to demonstrate that the Neighbourhood Character Place does not make a positive contribution to the character of the local streetscape. It is the view of the assessing officer and Council's Regional Heritage and Policy Architect that the existing Neighbourhood Character Place positively contributes to the local streetscape.

The development application included a Structural Engineering Report prepared by Ipswich Consulting Engineers dated 17 December 2020 (see Attachment 6). This report stated a need for repairs including replacement of roof sheeting and stumps, upgrading of roof batten tie-downs to meet current standards and replacement of termite damaged VJ wall sheeting and floor boards in order for the dwelling to be considered "*structurally adequate*". The report appears to indicate that the structural damage is contained mainly to non-structural elements, and the extent, nature and repair cost to any hardwood structural elements of the building is not clear. The report advised that "*a full assessment of the costs of repair will need to be carried out by a Builder*". Further, the report proposed that works necessary to bring the building up to "current standards" are justification for demolition, on the basis that the building is "*not structurally adequate*".

The development application also included a Timber Pest Inspection Report prepared by Kieran Mortimer Pest Control dated 19 December 2020 (see Attachment 7). This report identified a termite nest beneath the existing dwelling and that parts of the existing building (internal VJ walls, roofing timbers, floor boards, floor framing and timber piers, external chamfer boards and timber posts) had suffered termite related damage. The report also nominated that "*no treatment of the Timber Pest Attack is required*" on the basis that "*the home is past treatment*". However, similar to the Structural Engineering Report described above, the Pest Inspection Report indicated that termite damage may be mainly to non-structural elements and the extent, nature and repair cost to any hardwood structural elements is not clear.

Whilst the submitted information included reporting demonstrating that the existing Neighbourhood Character Place has a degree of structural damage, the information did not include plans of the existing framing and structural elements, plans detailing the structural elements that are intact and the extent of repairs required or a schedule of costs and scope of works to repair any existing structural damage to a structurally sound state.

In an Information Request on 13 January 2021 Council officers requested evidence to demonstrate compliance with the Purpose, Overall Outcome (a) and Performance Outcome PO<sub>1</sub> (Table 8.3.2:2) of the Neighbourhood Character Overlay Code. Of particular relevance was the need for the applicant to demonstrate compliance with Performance Outcome PO<sub>1</sub>, which requires that "*the Neighbourhood Character Place is retained unless: (a) it is structurally unsound and uneconomically repairable*".

The Information Request advised the applicant that the requested information would be subject to peer review and that this would also involve a site inspection by the peer reviewer. It was further advised that the cost of the peer review and associated inspection would need to be reimbursed to Council prior to Council deciding the application, as is normal practice where a peer review is obtained.

The applicant submitted a response to Council's Information Request on 7 July 2021. This response included:

- A cover letter;
- A Building Report prepared by Baker Rossow Consulting Engineers (RPEQ), dated 15 February (see Attachment 8);
- An additional letter from Ipswich Consulting Engineers (RPEQ), confirming it is their opinion the building at 68 Hume Street is structurally unsound (see Attachment 9);
- A real estate market valuation report prepared by McGrath Real Estate dated 22 February 2021;
- Quotations from Renovare, dated 4 February 2021, (see Attachment 10) for:
  - Renovation/Extension of the existing dwelling house at 68 Hume Street; and

- Construction of a new Carport; and
- Sample plan designs for proposed new residences prepared by Log-IT Solutions and Gordon Burke Constructions.

In the submitted cover letter the applicant advised that *“we do not support the proposal for TRC to engage a third RPEQ Engineer to undertake a further assessment and will not be paying for the costs incurred for this assessment should TRC wish to proceed with this approach”*. In this cover letter the applicant stated that *“the evidence provided... clearly identifies that the existing termite infested house is not structurally safe and the cost of repairs and renovation is beyond economic viability for restoration to meet current market valuations”*.

Review of the response to Council’s Information Request determined that the information included a broad schedule of costs for the full renovation of the existing dwelling house and the construction of a new carport. The submitted schedule did not provide a breakdown of costs to enable Council officers to determine costs to repair any existing structural damage within the dwelling to a structurally sound state.

The submitted Building Report prepared by Baker Rossow Consulting Engineers (RPEQ) included findings that were generally consistent with those included in the previously submitted Structural Engineering Report prepared by Ipswich Consulting Engineers. The Baker Rossow report indicated that the structural damage appears primarily to non-structural elements of the Neighbourhood Character Place and that much of the presumably hardwood structural elements (e.g floor joists, bearers, ceiling joists of the building) may be structurally sound. The report did not provide comment on the structural timber stud framing of the house due to non accessibility. Further, the Baker Rossow report concludes that *“the building is at risk structurally”* as opposed to a firm recommendation that the building is *“structurally unsound”* which is required by Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code.

It was therefore considered that the applicant had not provided evidence to demonstrate that the Neighbourhood Character Place is *“uneconomically repairable”* or provided clear evidence that the building is *“structurally unsound”* and as such it was concluded that compliance with Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code had not been demonstrated.

Council officers issued a Further Advice – Outstanding Issues letter to the applicant on 16 July 2021. This letter advised that the submitted information had not demonstrated compliance with Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code and requested that the applicant provide *“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”*. The letter also included advice to the applicant 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”*. The Further Advice – Outstanding Issues letter also reiterated Council’s previous advice that assessment of the development application would be dependant on the applicant’s agreement to peer review of the submitted information and reimbursement of the costs of the peer review.

In response to Council’s Further Advice – Outstanding Issues letter the applicant submitted a letter to Council on 23 July 2021. In this letter the applicant advised that *“we are of the view that we have provided more than sufficient information and expert advice for Council and its Officers to make an informed decision on this application”*.

The application was publicly notified in accordance with the requirements of Part 4 of the *Development Assessment Rules*. No submissions were received in response to the public notification.

On 31 August 2021 Council’s assessing officer emailed the applicant to reiterate that the submitted material was not considered sufficient to demonstrate compliance with Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code and requested that the applicant provide the information that had been requested in the Council’s Information Request (dated 7 July 2021) and subsequent Further Advice – Outstanding Issues letter (dated 23 July 2021).

The applicant did not provide further information to Council for assessment.

#### Recommendation regarding decision

Council’s assessing officer has not been able to confirm that compliance with Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code can be achieved. As such, it is recommend that the information submitted by the applicant in support of the proposal to demolish the Neighbourhood

Character Place at 68 Hume Street, North Toowoomba has not demonstrated compliance with the relevant assessment benchmarks of the *Toowoomba Regional Planning Scheme 2012 (Version 24)*, particularly section 3.5.3.1 of the Strategic Framework, the Purpose, Overallly Outcome (a) and Performance Outcome PO<sub>1</sub> (Table 8.3.2:2) of the Neighbourhood Character Overlay Code. It is therefore recommended that development application be refused in accordance with the reasons provided in this report.

## RECOMMENDATION

**REFUSED** - Application No. PSW/2020/5933 for a Preliminary Approval for Building Work (Planning Scheme Works) – Demolition of Neighbourhood Character Dwelling, pursuant to the provisions of Section 60 of the *Planning Act 2016*.

The application is refused on the basis that it does not comply with the following assessment benchmarks:

	Assessment Benchmark	Non Compliance
	<b>Strategic Framework - Community Identity and Diversity</b>	
1.	<p><u>Element – Toowoomba City identity – 3.5.3.1 Specific outcomes</u></p> <p>1) <i>Toowoomba is a compact city which is characterised by its rural context and heritage; it has a vibrant cosmopolitan heart as well as diverse neighbourhoods with their own distinct character and identity.</i></p> <p>2) <i>Places of cultural heritage and neighbourhood character significance are conserved and enhanced.</i></p>	<p>The proposal is the demolition of a Neighbourhood Character Place that is considered to contribute positively to the existing and historical character of the surrounding section of Hume Street and the neighbourhood.</p> <p>Evidence has not been provided to demonstrate that the Neighbourhood Character Place does not contribute positively to the established character and identity of the neighbourhood.</p> <p>Sufficient evidence has not been provided to demonstrate that the Neighbourhood Character Place is beyond being conserved and enhanced rather than being demolished.</p> <p>It is therefore considered that the applicant has not demonstrated that demolishing the existing Neighbourhood Character Place at 68 Hume Street, North Toowoomba complies with the relevant provisions of the Strategic Framework of the Planning Scheme.</p>
	<b>Neighbourhood Character Overlay Code</b>	
2.	<p><u>Purpose</u></p> <p><i>The purpose of the Neighbourhood Character Overlay Code is to conserve and enhance buildings and streetscapes which contribute to the character of the local area and to ensure new development is sympathetic to the nature and character of those areas.</i></p>	<p>The proposal is the demolition of a Neighbourhood Character Place that is considered to contribute positively to the existing and historical character of the surrounding section of Hume Street and the neighbourhood.</p> <p>Evidence has not been provided to demonstrate that the Neighbourhood Character Place does not contribute positively to the established character and identity of the neighbourhood.</p> <p>Sufficient evidence has not been provided to demonstrate that the Neighbourhood Character Place is beyond being conserved and enhanced rather than being demolished.</p> <p>It is therefore considered that the applicant has not demonstrated that demolishing the existing Neighbourhood Character Place at 68 Hume Street, North Toowoomba complies with the Purpose of the Neighbourhood Character Overlay Code.</p>
3.	<p><u>Overall Outcome (a)</u></p> <p><i>The purpose of the code will be achieved through the following overall outcomes:</i></p> <p>(a) <i>buildings and features which contribute to the established local streetscape character</i></p>	<p>The proposal is the demolition of a Neighbourhood Character Place that is considered to contribute positively to the existing character of the surrounding section of Hume Street and the neighbourhood. Therefore, the proposal does not comply with Overall Outcome (a).</p>

	<i>are retained</i>	
4.	<p><u>Performance Outcome PO<sub>1</sub> (Table 8.3.2:2)</u>  <i>The Neighbourhood Character Place is retained unless:</i></p> <p>(a) <i>it is structurally unsound and uneconomically repairable; or</i></p> <p>(b) <i>does not make a positive contribution to the character of the local streetscape.</i></p>	<p>The development application proposes demolition of a Neighbourhood Character Place, being an existing dwelling house and ancillary carport, located at 68 Hume Street, North Toowoomba. The existing dwelling house was constructed in the early 20<sup>th</sup> century and has been modified from its original form through enclosure of the front verandah. The property comprises two separate lots, being Lots 12 and 23 RP16720, with Lot 12 fronting Hume Street (west) and Lot 23 fronting Sir Street (east). The dwelling house (located entirely within Lot 12) is provided with vehicular access via a crossover to Sir Street.</p> <p>In support of the proposal the applicant has submitted the following documentation:</p> <ul style="list-style-type: none"> <li>• A Structural Engineering Report prepared by Ipswich Consulting Engineers dated 17 December 2020;</li> <li>• A Timber Pest Inspection Report prepared by Kieran Mortimer Pest Control dated 19 December 2020;</li> <li>• A Building Report prepared by Baker Rossow Consulting Engineers (RPEQ), dated 15 February 2021;</li> <li>• An additional letter from Ipswich Consulting Engineers dated 3 March 2021, confirming that it is their opinion that the building at 68 Hume Street is structurally unsound;</li> <li>• A real estate market valuation report prepared by McGrath Real Estate dated 22 February 2021;</li> <li>• Quotations from Renovare (dated 4 February 2021) for: <ul style="list-style-type: none"> <li>○ Renovation/Extension of the existing dwelling house at 68 Hume Street; and</li> <li>○ Construction of a new Carport.</li> </ul> </li> <li>• Sample plan designs for proposed new residences prepared by Log-IT Solutions and Gordon Burke Constructions.</li> </ul> <p>The submitted information includes reporting that demonstrates that the existing Neighbourhood Character Place requires a degree of structural repair. However, the applicant was advised in an Information Request, a Further Advice letter and subsequent email correspondence that in order for Council to accurately ascertain the scope of necessary repairs, this reporting would need to be peer reviewed by a suitably qualified consultant Structural Engineer. The cost of the peer review and associated inspection would be reimbursed to Council by the applicant prior to Council deciding the application. In response the applicant advised Council officers that <i>“we do not support the proposal for TRC to engage a third RPEQ Engineer to undertake a further assessment and will not be paying for the costs incurred for this assessment should TRC wish to proceed with this approach”</i>. As a consequence Council officers have not been able to conclusively determine that the Neighbourhood Character Place is <i>“structurally unsound”</i>.</p> <p>Additionally, the applicant was also advised that any submitted structural engineering reporting would need to demonstrate the extent of structural repairs in the Neighbourhood Character Place through inclusion of plans of the existing framing and structural elements and plans detailing the structural elements that are intact and the extent of repairs required. This</p>

		<p>information, and associated plans, was not provided.</p> <p>The applicant was advised prior to lodgement of the development application in Prelodgement Advice and during assessment of the development application in an Information Request, a Further Advice letter and subsequent email correspondence that in order to demonstrate that the Neighbourhood Character Place is <i>“uneconomically repairable”</i> it would be necessary to provide a schedule of costs (and scope of works) to repair any existing structural damage to a structurally sound state. This advice was reiterated in both the Structural Engineering Report prepared by Ipswich Consulting Engineers and the Building Report prepared by Baker Rossow Consulting Engineers submitted by the applicant. The applicant was also explicitly advised that <i>“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”</i>.</p> <p>As noted above the applicant submitted two quotations from building company Renovare, one for a complete renovation and extension of the existing dwelling house and one for a new carport. The applicant proposed that these quotations demonstrate that the Neighbourhood Character Place is <i>“uneconomically repairable”</i>. However, the submitted quotations provide a broad schedule of costs for the full renovation of the existing dwelling house and the construction of a new carport. The submitted schedule does not provide a breakdown of costs which enable Council officers to determine what the cost would be to repair existing structural damage within the dwelling to a structurally sound state. Therefore, it is considered that the applicant has not provided evidence to demonstrate that the Neighbourhood Character Place is <i>“uneconomically repairable”</i>. As such it is concluded that the applicant has not demonstrated that the proposal achieves compliance with item (a) of Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code.</p> <p>The applicant also has not provided evidence to demonstrate that the Neighbourhood Character Place <i>“does not make a positive contribution to the character of the local streetscape”</i>. As such it is concluded that the applicant has not demonstrated that the proposal achieves compliance with item (b) of Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code.</p> <p>The applicant has not provided the information necessary to demonstrate that the existing Neighbourhood Character Place located at 68 Hume Street, North Toowoomba <i>“is structurally unsound and uneconomically repairable”</i> or that it <i>“does not make a positive contribution to the character of the local streetscape”</i>. Therefore, it is considered that the proposal to demolish the Neighbourhood Character Place does not comply with Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code.</p>
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## REASONS FOR RECOMMENDATION

The proposed development has been assessed with regard to the applicable assessment benchmarks as identified within this report and the attached Statement of Reasons (refer to Schedule 1). The assessment of the application has determined that it does not comply with all the relevant assessment benchmarks and it cannot be conditioned to comply.

**DELEGATE'S DECISION**

I have reviewed the report for this application in accordance with the Relevant Instruments, Statutory and Non-Statutory Provisions and in accordance with Council's process and procedures. I agree with the responsible officer's recommendation that the application be Refused subject to the reasons contained in the recommendation. I exercise delegation in accordance with the delegations adopted by the Toowoomba Regional Council.



Krys den Hertog  
Acting Principal Planner, Development Services

Decision Date: 1 November 2021

**CORPORATE PLAN REFERENCE**

**Strategic Action 2.3.3** Ensure development aligns with community sentiment, through effective and efficient assessment, with the planning scheme, planning instruments, codes and legislation.

**BACKGROUND**

SITE DETAILS				
Site Address	68 Hume Street, NORTH TOOWOOMBA QLD 4350			
Real Property Description	Lots 12 and 23 RP16720			
Site Area	672m <sup>2</sup>			
Owner	Alina Meyer			
SITE CHARACTERISTICS				
Current Land Use	Dwelling House			
Site Frontage/s	Hume Street – 11m Sir Street – 11m			
Road/s	Order of Road	Width of Road Reserve	Width of Pavement	Road Material
Hume Street	Distributor	20.5m	14m	Bitumen
Sir Street	Local	14m	8m	Bitumen
Easements	Nil.			
Existing Structures	Dwelling House and detached carport			
Infrastructure	The subject site is connected to all necessary urban infrastructure services – water, sewer, stormwater, telecommunications and electricity			
Topography	The subject site falls approximately 3m for east (615m AHD) to west (612m AHD).			
Street Trees	One (1) mature Camphor Laurel – Hume Street frontage			
Other Features	The subject site is a Neighbourhood Character Place in accordance with Schedule 7 (SC6.7.1) of the Toowoomba Regional Planning Scheme.  The existing kerb in Hume Street is constructed of blue stone.			
PLANNING SCHEME SITE DATA				
Current Planning Scheme	Toowoomba Regional Planning Scheme 2012 (Version 24)			Adopted: 21/08/20
Zone	Low-medium Density Residential Zone (Lot 12) Low Density Residential Zone (Lot 23)			
Precinct	Urban Residential Precinct (Lot 12) General Precinct (Lot 23)			
Overlays	Airport Environs Overlay – 8km Wildlife Hazard Buffer Zone and Lighting Area Buffer (6km) Neighbourhood Character Overlay – Neighbourhood Character Place			
Infrastructure Charges Resolution	Charges Resolution No. 4			Adopted: 25/08/20
SURROUNDS:				
Direction	Land Use	Zone/Precinct		
North	Dwelling House (Neighbourhood Character Place – 66 Hume Street)	Low-medium Density Residential / Urban Residential Precinct		
East	Dwelling House (Neighbourhood Character Place – 4 Sir Street)	Low Density Residential Zone / General Precinct		
South	Dwelling House (Neighbourhood Character Place – 70 Hume Street)	Low-medium Density Residential / Urban Residential Precinct		
West	Dwelling House (Neighbourhood Character Place – 67 Hume Street)	Low-medium Density Residential / Urban Residential Precinct		

<b>Other Features</b>	The surrounding area is characterised by a high proportion of Neighbourhood Character Places which have been maintained or restored.
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#### APPLICATION HISTORY

There are no development applications or approvals over the subject site that relate to the proposed development.

<b>Other</b>	<p>Council's Regional Heritage and Policy Architect provided the applicant with detailed advice (via email) prior to the lodgement of the development application (on 17 November 2020). This advice (see Attachment 5) provided information about:</p> <ul style="list-style-type: none"> <li>the history and architectural significance of the Neighbourhood Character Place;</li> <li>the need for a development application for an application to demolish the Neighbourhood Character Place;</li> <li>the information that would be required to support such a development application;</li> <li>details of the application process; and</li> <li>a checklist to assist with the design of a new dwelling within the Neighbourhood Character Overlay area.</li> </ul>
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#### PROPOSED DEVELOPMENT

<b>Name of Applicant</b>	David Pemberton	
<b>Type of Application</b>	Preliminary Approval for Building Work (Planning Scheme Works)	
<b>Proposed Development</b>	Demolition of a Neighbourhood Character Place	
<b>Variations Sought</b>	Not Applicable	
<b>Level of Assessment</b>	Impact Assessable	
<b>Submissions Received</b>	Objection:	Nil
	Support:	Nil
<b>Decision Making Period Ends</b>	28 September 2021	

#### CONSULTATION UNDERTAKEN

##### Referral Agency

Not Applicable.

##### Internal Referrals

<b>Internal Referral Partner</b>	<b>Referral / Response</b>
Development Engineering and Plumbing	<p>No conditions provided.</p> <p><b>Comment:</b> The proposal involves demolition of a Neighbourhood Character Place. Development Engineering and Plumbing assesses Civil Engineering matters relevant to a development application. The proposal does not involve any Civil Engineering matters.</p> <p>Development Engineering and Plumbing does not have any suitably qualified Structural Engineers on staff and as such does not provide a Structural Engineering assessment service. Therefore, assessment of the submitted Structural Engineering and Building Reports cannot be undertaken by Development Engineering and Plumbing and it will be necessary for these reports to be subject to an independent peer review by a suitably qualified consultant.</p>
Regional Architecture and Heritage Services – Heritage	<p>Recommended refusal.</p> <p><b>Comment:</b></p>

	The applicant has not demonstrated compliance with the relevant assessment benchmarks therefore it is recommended that the proposal for demolition of the Neighbourhood Character Place at 68 Hume Street, North Toowoomba is not supported and the development application should be refused.
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### Public Notification

The Notice of Compliance was received by Council on 24 August 2021. The information attached to the notice confirms that the public notification of the application was undertaken in accordance with the requirements of Part 4 of the *Planning Act 2016*. The Notice of Compliance states the public notification included:

- Publishing a notice in the Chronicle on 23 July 2021;
- Placing a notice on the land from 23 July 2021 until 20 August 2021; and
- Notifying owners of all land adjoining the site on 22 July 2021.

No submissions were received supporting or opposing the development.

### ISSUES, RISKS AND RESPONSES – ASSESSMENT

#### Categorising Instrument – *Planning Regulation 2017*:

PLANNING REGULATION 2017	
<i>Prohibited Development</i>	The proposed development is not prohibited development in accordance with the <i>Planning Regulation 2017</i> .
<i>Infrastructure Charges</i>	The <i>Planning Regulation 2017</i> provides for the levying of infrastructure charges on development approvals.
<i>Schedules 9 and 10</i>	Schedules 9 and 10 of the <i>Planning Regulation 2017</i> categorise particular development and detail the relevant assessment benchmarks for development as relevant. Schedules 9 and 10 are not relevant to this development application.

REGIONAL PLANS	
<i>Shaping SEQ – South East Queensland Regional Plan 2017</i>	<p>The subject site is mapped within the bounds of the <i>Shaping SEQ – South East Queensland Regional Plan 2017</i> (SEQRP). The SEQRP identifies that the subject site is within the Urban Footprint, which is intended to identify the land required for the region's urban development needs up to 2041.</p> <p>The development application is consistent with the land use intent for the Urban Footprint as it proposes an urban development within the bounds of the urban footprint.</p>
<i>Darling Downs Regional Plan October 2013</i>	Not Applicable.

STATE PLANNING POLICY (SPP) <i>July 2017</i>	
Interests	Assessment Comments
Housing Supply and Diversity	Not applicable.
Livable Communities	Not applicable.
Agriculture	Not applicable.
Development and Construction	Not applicable.
Mining and Extractive Resources	Not applicable.
Tourism	Not applicable.
Biodiversity	Not applicable.
Cultural Heritage	Not applicable.
Water Quality	Not applicable.

Emissions and Hazardous Activities	Not applicable.
Natural Hazards, Risk and Resilience	Not applicable.
Energy and Water Supply	Not applicable.
Infrastructure Integration	Not applicable.
Transport Infrastructure	Not applicable.
Strategic Airports and Aviation Facilities	Not applicable.

### Local Categorising Instrument – Toowoomba Regional Planning Scheme 2012:

The proposed development was assessed against the following assessment benchmarks:

- Strategic Framework
- Airport Environs Overlay Code
- Neighbourhood Character Overlay Code
- Low-medium Density Residential Zone Code
- Low Density Residential Zone Code

The development was assessed against all of the assessment benchmarks listed above and is not considered to comply as follows:

### STRATEGIC FRAMEWORK:

Theme	Assessment Comments
Settlement Pattern	No relevant assessment benchmarks
Natural Environment	No relevant assessment benchmarks
Community Identity and Diversity	<p>The following Specific outcomes (Section 3.5.3.1) for Element – Toowoomba City identity are relevant to the proposed development:</p> <ol style="list-style-type: none"> <li>1) <i>Toowoomba is a compact city which is characterised by its rural context and heritage; it has a vibrant cosmopolitan heart as well as diverse neighbourhoods with their own distinct character and identity.</i></li> <li>2) <i>Places of cultural heritage and neighbourhood character significance are conserved and enhanced.</i></li> </ol> <p>The proposal is the demolition of a Neighbourhood Character Place that is considered to contribute positively to the existing and historical character of the surrounding section of Hume Street and the neighbourhood.</p> <p>Evidence has not been provided to demonstrate that the Neighbourhood Character Place does not contribute positively to the established character and identity of the neighbourhood.</p> <p>Sufficient evidence has not been provided to demonstrate that the Neighbourhood Character Place is beyond being conserved and enhanced rather than being demolished.</p> <p>It is therefore considered that the applicant has not demonstrated that demolishing the existing Neighbourhood Character Place at 68 Hume Street, North Toowoomba complies with the relevant provisions of the Strategic Framework of the Planning Scheme.</p>
Natural Resources and Landscaping	No relevant assessment benchmarks
Access and Mobility	No relevant assessment benchmarks
Infrastructure and Services	No relevant assessment benchmarks
Economic Development	No relevant assessment benchmarks

**OVERLAY CODE/S:**

<b>NEIGHBOURHOOD CHARACTER OVERLAY CODE</b>	
<b>Purpose</b>	<b>Assessment Comments</b>
<p><i>The purpose of the Neighbourhood Character Overlay Code is to conserve and enhance buildings and streetscapes which contribute to the character of the local area and to ensure new development is sympathetic to the nature and character of those areas.</i></p>	<p>The proposal is the demolition of a Neighbourhood Character Place that is considered to contribute positively to the existing and historical character of the surrounding section of Hume Street and the neighbourhood.</p> <p>Evidence has not been provided to demonstrate that the Neighbourhood Character Place does not contribute positively to the established character and identity of the neighbourhood.</p> <p>Sufficient evidence has not been provided to demonstrate that the Neighbourhood Character Place is beyond being conserved and enhanced rather than being demolished.</p> <p>It is therefore considered that the applicant has not demonstrated that demolishing the existing Neighbourhood Character Place at 68 Hume Street, North Toowoomba complies with the Purpose of the Neighbourhood Character Overlay Code.</p>
<b>Overall Outcomes</b>	
<p><i>The purpose of the code will be achieved through the following overall outcomes:</i></p> <p>(a) <i>buildings and features which contribute to the established local streetscape character are retained;</i></p> <p>(b) <i>other characteristics which contribute to the local character are protected;</i></p> <p>(c) <i>the character, appearance, location, form, height and bulk of new development is compatible with those aspects of existing premises on the site or in the local streetscape; and</i></p> <p>(d) <i>extensions or modifications to existing buildings do not detract from the particular character values of the premises or the local streetscape.</i></p>	<p>The proposal is the demolition of a Neighbourhood Character Place that is considered to contribute positively to the existing character of the surrounding section of Hume Street and the neighbourhood. Therefore, the proposal does not comply with Overall Outcome (a).</p>
<b>Performance Outcome</b>	<b>Acceptable Outcome</b>
<p><i>PO<sub>1</sub> (Table 8.3.2:2)</i></p> <p><i>The Neighbourhood Character Place is retained unless:</i></p> <p>(a) <i>it is structurally unsound and uneconomically repairable; or</i></p> <p>(b) <i>does not make a positive contribution to the character of the local streetscape.</i></p>	<p><i>AO<sub>1</sub></i></p> <p><i>The Neighbourhood Character Place is retained.</i></p>
<b>Alternate Outcome</b>	
<p>The applicant did not submit a direct formal response to this assessment benchmark. However, the following information was provided as justification for compliance with item (a) of Performance Outcome PO<sub>1</sub>:</p> <ul style="list-style-type: none"> <li>• A Structural Engineering Report prepared by Ipswich Consulting Engineers dated 17 December 2020;</li> <li>• A Timber Pest Inspection Report prepared by Kieran Mortimer Pest Control dated 19 December 2020;</li> <li>• A Building Report prepared by Baker Rossow Consulting Engineers (RPEQ), dated 15 February 2021;</li> <li>• An additional letter from Ipswich Consulting Engineers dated 3 March 2021, confirming that it their opinion that the building at 68 Hume Street is structurally unsound;</li> </ul>	

- A real estate market valuation report prepared by McGrath Real Estate dated 22 February 2021;
- Quotations from Renovare (dated 4 February 2021) for:
  - Renovation/Extension of the existing dwelling house at 68 Hume Street; and
  - Construction of a new Carport.

#### Officer Comment

The development application proposes demolition of a Neighbourhood Character Place, being an existing dwelling house and ancillary carport, located at 68 Hume Street, North Toowoomba. The existing dwelling house was constructed in the early 20<sup>th</sup> century and has been modified from its original form through enclosure of the front verandah. The property comprises two separate lots, being Lots 12 and 23 RP16720, with Lot 12 fronting Hume Street (west) and Lot 23 fronting Sir Street (east). The dwelling house (located entirely within Lot 12) is provided with vehicular access via a crossover to Sir Street.

In support of the proposal the applicant has submitted the following documentation:

- A Structural Engineering Report prepared by Ipswich Consulting Engineers dated 17 December 2020;
- A Timber Pest Inspection Report prepared by Kieran Mortimer Pest Control dated 19 December 2020;
- A Building Report prepared by Baker Rossow Consulting Engineers (RPEQ), dated 15 February 2021;
- An additional letter from Ipswich Consulting Engineers dated 3 March 2021, confirming that it is their opinion that the building at 68 Hume Street is structurally unsound;
- A real estate market valuation report prepared by McGrath Real Estate dated 22 February 2021;
- Quotations from Renovare (dated 4 February 2021) for:
  - Renovation/Extension of the existing dwelling house at 68 Hume Street; and
  - Construction of a new Carport.
- Sample plan designs for proposed new residences prepared by Log-IT Solutions and Gordon Burke Constructions.

The submitted information includes reporting that demonstrates that the existing Neighbourhood Character Place requires a degree of structural repair. However, the applicant was advised in an Information Request, a Further Advice letter and subsequent email correspondence that in order for Council to accurately ascertain the scope of necessary repairs, this reporting would need to be peer reviewed by a suitably qualified consultant Structural Engineer. The cost of the peer review and associated inspection would be reimbursed to Council by the applicant prior to Council deciding the application. In response the applicant advised Council officers that *"we do not support the proposal for TRC to engage a third RPEQ Engineer to undertake a further assessment and will not be paying for the costs incurred for this assessment should TRC wish to proceed with this approach"*. As a consequence Council officers have not been able to conclusively determine that the Neighbourhood Character Place is *"structurally unsound"*.

Additionally, the applicant was also advised that any submitted structural engineering reporting would need to demonstrate the extent of structural repairs in the Neighbourhood Character Place through inclusion of plans of the existing framing and structural elements and plans detailing the structural elements that are intact and the extent of repairs required. This information, and associated plans, was not provided.

The applicant was advised prior to lodgement of the development application in Prelodgement Advice and during assessment of the development application in an Information Request, a Further Advice letter and subsequent email correspondence that in order to demonstrate that the Neighbourhood Character Place is *"uneconomically repairable"* it would be necessary to provide a schedule of costs (and scope of works) to repair any existing structural damage to a structurally sound state. This advice was reiterated in both the Structural Engineering Report prepared by Ipswich Consulting Engineers and the Building Report prepared by Baker Rossow Consulting Engineers submitted by the applicant. The applicant was also explicitly advised 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"*.

As noted above the applicant submitted two quotations from building company Renovare, one for a complete renovation and extension of the existing dwelling house and one for a new carport. The applicant proposed that these quotations demonstrate that the Neighbourhood Character Place is *"uneconomically repairable"*. However, the submitted quotations provide a broad schedule of costs for the full renovation of the existing dwelling house and the construction of a new carport. The submitted schedule does not provide a breakdown of costs which enable Council officers to determine what the cost would be to repair

existing structural damage within the dwelling to a structurally sound state. Therefore, it is considered that the applicant has not provided evidence to demonstrate that the Neighbourhood Character Place is *“uneconomically repairable”*. As such it is concluded that the applicant has not demonstrated that the proposal achieves compliance with item (a) of Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code.

The applicant also has not provided evidence to demonstrate that the Neighbourhood Character Place *“does not make a positive contribution to the character of the local streetscape”*. As such it is concluded that the applicant has not demonstrated that the proposal achieves compliance with item (b) of Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code.

The applicant has not provided the information necessary to demonstrate that the existing Neighbourhood Character Place located at 68 Hume Street, North Toowoomba *“is structurally unsound and uneconomically repairable”* or that it *“does not make a positive contribution to the character of the local streetscape”*. Therefore, it is considered that the proposal to demolish the Neighbourhood Character Place does not comply with Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code.

#### **Local Categorising Instrument – Variation Approval:**

Not Applicable

#### **Local Categorising Instrument – Temporary Local Planning Instrument:**

Not Applicable

#### **Local Categorising Instrument – Preliminary Approval:**

Not Applicable

#### **Local Categorising Instrument – Local Government Infrastructure Plan:**

Not Applicable.

#### **Other Relevant Matters**

Not Applicable.

### **FINANCIAL / RESOURCE IMPLICATIONS**

Infrastructure charges do not apply in accordance with Council's *Charges Resolution No. 4*.

### **CONCLUSION**

The development has been assessed with regard to the applicable assessment benchmarks as identified within this report and the attached Statement of Reasons (refer to Schedule 1). The assessment of the application has determined that it does not comply with all the relevant assessment benchmarks and it cannot be conditioned to comply. It is therefore recommended that the development application be refused as per the reasons identified above.

### **ATTACHMENT/S**

Attachment	1	of	10	Aerial Image
Attachment	2	of	10	Zoning Map
Attachment	3	of	10	Neighbourhood Character Overlay Map
Attachment	4	of	10	Site Photograph
Attachment	5	of	10	Pre-lodgement Advice
Attachment	6	of	10	Structural Engineering Report prepared by Ipswich Consulting Engineers dated 17 December 2020
Attachment	7	of	10	Timber Pest Inspection Report prepared by Kieran Mortimer Pest Control dated 19 December 2020
Attachment	8	of	10	Building Report prepared by Baker Rossow Consulting Engineers (RPEQ), dated 15 February 2021

Attachment 9 of 10 Additional letter from Ipswich Consulting Engineers dated 3 March 2021  
Attachment 10 of 10 Quotations from Renovare (dated 4 February 2021)

## **SCHEDULES**

Schedule 1 Statement of Reasons

**ATTACHMENTS**



**Attachment 1 – Aerial Image**  
**Source – TRC Intramaps, 2021**



**Attachment 2 – Zoning Map**  
**Source – TRC Intramaps, 2021**



**Attachment 3** – Neighbourhood Character Overlay Map  
Source – TRC Intramaps, 2021



**Attachment 4 – Site Photograph**  
**Source – Assessment Manager**

**Attachment 5 – Prelodgement Advice**  
**Source – Council's Regional Heritage and Policy Architect, 2020**

## Geoff Broadbent

---

**From:** Peter Freeman  
**Sent:** Tuesday, 17 November 2020 3:13 PM  
**To:** David Pemberton  
**Subject:** Heritage advice for 68 Hume Street North Toowoomba, 17 November 2020  
**Attachments:** DOCS-#4025171-v1-Toowoomba\_1996\_Heritage\_Inventory\_68\_Hume\_Street\_.pdf

Hello Dave,

The property at 68 Hume Street is listed as a Character Place in the Toowoomba Regional Planning Scheme. This is a modest sized home from the early 20<sup>th</sup> century that had later changes with the front veranda built in. This home, despite some unsympathetic alterations contributes to the character of Hume Street.



In confirmation of our meeting on site today, the process for removing a character place is quite a detailed undertaking.

### DEVELOPMENT APPLICATION

#### **Type of Development:**

The proposed development is removal of the building from the site. The building is a Character Listed Place (Planning Scheme Policy No.6) and demolition or removal, to confirm is Impact Assessable Development. The application would be for a "Preliminary Approval for Building Works Assessable Against the Planning Scheme – demolition/removal of a Character Place". This is more informally known as a Planning Scheme Works Application (PSW).

#### **The Application and Supporting Material**

The application would need to be in the form of a report which addresses, at minimum, performance outcome PO1 of the Character Overlay Code in Section 8.3.2.3 of the Toowoomba Regional Planning Scheme:

The intent of this code is to protect character listed houses from demolition - as such in principle we don't support applications to remove/demolish Character Places. This may be reviewed if you could provide evidence from a suitably qualified person that:

- (a) it is structurally unsound and uneconomically repairable (Note – structurally unsound equates with “unsafe to occupy”); or
- (b) does not make a positive contribution to the character of the local streetscape.

The criteria that the house may have a chance of satisfying is (a) It's worth pointing out that this has been difficult to demonstrate historically – what is deemed to be ‘uneconomical’ is generally significantly more than routine maintenance works typical of a home of its age. In addition to a building inspection / pest report, we would require a structural engineer to undertake an assessment of the house. To demonstrate the place is structurally unsound and unfit to live in the applicant to provide a report from the licensed structural engineer with photos and drawings to show the extent of damage, together with a schedule of costs for repairs and a scope of work priced using either a builder or estimator. It is important to only have priced 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, external wall cladding etc. For example structural framing plans would need to indicate which structural members are intact and which require replacement or partial replacement of a damaged member. We suggest this information is passed on to your Structural Engineer and other consultants involved.

To demonstrate the compliance with (b), we suggest the application be accompanied by a Heritage Impact Statement prepared by a suitably qualified Architect or person experienced in heritage assessment. 68 Hume Street is a modest sized home from the early 20<sup>th</sup> century that had later addition done most likely during the Interwar Era. This home, despite some unsympathetic alterations contributes to the character of Hume Street.

### **Lodgement**

The development application would need to be lodged with the correct forms and details, landowners consent, the mandatory supporting information (including a statement addressing the Planning Scheme) and the applicable fee.

### **Public Notification**

If there is no information request (which should not be required if you follow these instructions), then Council will advise you that you can commence public notification. You will need to follow the guideline that comes with the Confirmation Notice and strictly adhere to the tasks and timeframes but it basically involves:

1. Asking Council for the adjoining landowners details;
2. Writing to the adjoining landowners notifying them of the proposed development;
3. Placing an advertisement in a newspaper that circulates in the local area;
4. Placing a public notification ‘property sign’ on each road frontage of the development; and
5. Advising Council you have undertaken (tasks 2 – 4 above) – i.e. giving Council a Notice of Commencement of Public Notification;
6. Removing the property signs; and
7. Notifying Council that you have complied with the above requirements – i.e. giving Council a Notice of Compliance.

If the public notification (2-7) is undertaken correctly, then the decision making period would commence.

## **NEW DWELLING IN A CHARACTER AREA**

Below is a useful checklist we suggest is passed on to your building design consultant:

Height – close to the traditional neighbour(s) beside the subject site, taking into account the roof lines of the adjacent properties and the front wall heights – so as viewed from the front, the house is sympathetic to its neighbours . 2.7 Meter high ceilings is a good rule of thumb. I need at least a streetscape elevation showing the subject house and the immediate neighbours at the same scale so I can compare heights. If you’ re trying for something that relies on what a person in the street would see you should use 3D modelling from this vantage point to convince me it fits-in with the neighbouring houses in terms of height.

Materials – painted walls - lightweight compatible with traditional weatherboards - such as FC linea-board , with metal corrugated roofing is good.

Wall openings - vertically proportioned windows / doors would relate well to the neighbours.

Siting and Setbacks – the average between your neighbours for the front setback, min 1.5m to the side walls with eaves projecting into this setback – side setbacks less than this look like over-developed lots. I will need a site plan showing the neighbouring houses at least in outline.

Roof pitch – 25 degrees min. to look traditional is my rule-of-thumb. 22.5 degrees or less looks like a standard suburban modern home.

Eaves – ideally 450mm min to achieve window protection and a good wall shadow.

Car accommodation – the code calls for understated so does not dominate the frontage. Ideally a garage or carport to one side of the building front elevation, preferably set back at least a meter from the main front wall of the house. The garage component ideally have a separate lower roof and habitable rooms orientated to the front.

Front fence – 1.2m high, semi-transparent along the front boundary.

Please further note the heritage advice provided does not replace further assessment of any development application made to Council under the *Planning Act 2016*

Regards,

**Peter Freeman**

**Regional Heritage and Policy Architect**

Regional Architecture and Heritage Branch

Toowoomba Regional Council  
PO Box 3021 Toowoomba QLD 4350

P 4688 6727

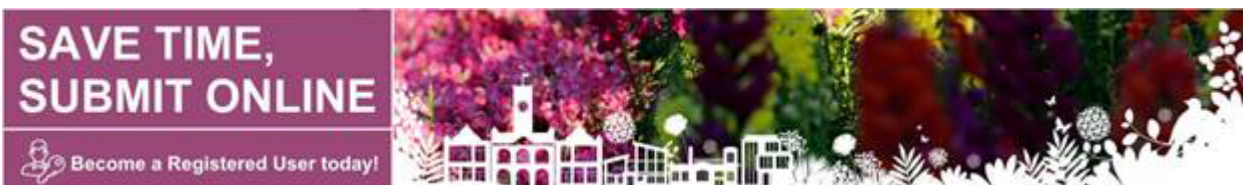
[peter.freeman@tr.qld.gov.au](mailto:peter.freeman@tr.qld.gov.au)

[www.tr.qld.gov.au](http://www.tr.qld.gov.au)

**Online Customer Service Portal:** [www.tr.qld.gov.au/submitonline](http://www.tr.qld.gov.au/submitonline)

**Track Applications:** <https://pdonline.toowoombarc.qld.gov.au>

**Have your say:** [Have your say on a Development Application](#)



**Attachment 6** – Structural Engineering Report prepared by Ipswich Consulting Engineers dated 17 December 2020

**Source** – Applicant, 2020

Our Ref: 20-004  
Your Ref:  
Council Ref:

Date: 17<sup>th</sup> December 2020

David Pemberton  
Logit Solutions  
7 Moloney Street  
NORTH TOOWOOMBA QLD 4350

Dear Sir,

## **STRUCTURAL REPORT – 68 HUMES STREET, TOOWOOMBA**

A visual structural inspection of the above mentioned property was carried out by the writer on Saturday 5 December 2020 with a view to assessing the condition of the existing building.

The existing building is a typical "Queenslander" style Federation era building with the following construction:

- Corrugated steel roof sheeting held in place by lead-head nails
- Pitched timber roof framing with collar ties and king posts
- Horizontal chamfer as external cladding
- Timber stud and top rail wall framing with Vertical joint (VJ) wall lining
- Timber stumps.

The assessment of the structural adequacy or otherwise of the building has been based on engineering judgement and consideration of the time the building was originally constructed however any assessment of engineering certification has been based on current Australian Standards.

### **1. VISUAL ASSESMENT – Main Dwelling House**

#### **1.1. ROOF**

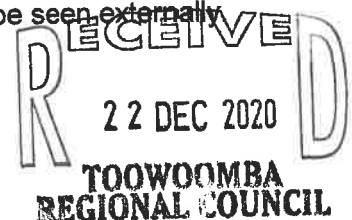
The majority of the lead-head nails holding the roof sheeting were showing signs of lifting and/or being loose. The roof sheeting was showing signs of rust holes and corrosion at the laps. The battens were showing signs of splitting at the nail holes with some battens missing having split completely.

The ridge boards, rafters, collar ties, posts and ceiling joists appeared to be in relatively good condition only showing signs of minor splitting due to dry shrinkage. No evidence of wood borer or termite damage could be seen in these timber members. There were signs of termite damage to the ceiling lining boards.

#### **1.2. WALLS**

##### **1.2.1. EXTERNAL WALLS**

The external walls were showing signs of weathering with splitting at the end nailing due to corrosion of the nails but were in relatively good condition still having a covering of paint. There were some areas such as the laundry where the nails had corroded completely so the boards were no longer in place but these were limited in area. No obvious signs of termite damage were evident in some places which could be seen externally.



### **1.2.2. INTERNAL WALLS**

The internal VJ walls and ceiling lining were showing signs of extensive termite damage in all rooms.

Typical of termite damage in VJ boarding, some boards were completely hollowed out while adjacent boards were untouched therefore reference should be made to the photograph location plan and the photographs in Appendices A and B respectively to show the extents.

### **1.3. FLOOR**

The floor still had various coverings in place so a full damage survey could not be carried out. Observations from under the floor showed isolated areas of damage near the stumps where the termites had breached the steel capping.

Similar to VJ wall lining, typically an entire floorboard will be extensively hollowed out while the adjacent boards are untouched.

The floor joists and bearers appeared to be in relatively good condition as generally termites will bypass hardwood preferring the pine floor boards.

### **1.4. STUMPS**

The majority of the exterior stumps were showing signs of weathering and age-related splitting.

The majority of the interior stumps were showing signs of dry rot and age-related splitting.

A limited number of internal stumps were also showing termite damage.

## **2. VISUAL ASSESSMENT – Garage**

The isolated garage facing Sir Street is suffering extensive disrepair of the framing and collapse of the flooring.

## **3. STRUCTURAL ASSESSMENT**

The fixing of the roof sheeting is not considered adequate and the roof sheeting is no longer weatherproof to protect the roof framing.

The majority of the roof battens are not considered structurally adequate.

The roof framing members (rafters etc) were considered structural adequate for strength and tie-down within the scope of their original construction but not considered compliant with current design standards.

For past design assessment, the majority of the internal VJ walls are required for wind bracing in a typical Queensland type building. Therefore, given the extensive termite damage, the internal walls are not considered structural adequate for their intended purpose.

From the current observations, the floor framing members (joists etc) were considered structural adequate for strength within the scope of their original construction but not considered compliant with current design standards.

The majority stumps were considered no longer fit for purpose.

The isolated garage is considered beyond repair.

## **4. RECTIFICATION**

Should rectification be considered, the following rectification works will be required:-

1. The entire roof sheeting, fixing and battens will need to be replaced and should be carried out to current standards.
2. The roof framing will require tie-down upgrading to comply with current standards if certification is to be provided.
3. The VJ wall sheeting will have to be replaced where termite damaged to achieve adequate wind bracing.
4. Any floor boards damaged by termites will have to be replaced to be considered structurally adequate.
5. All stumps will need to be replaced and tie-down bolts added to be considered structurally adequate. The design of the replacement stumps should be to current standards if certification is to be provided.
6. The isolated garage is considered should be completely replaced.

The costs of rectification may be considered beyond the economic benefit of restoration of the house.

### **5. CONCLUSION**

Given the extent of the current termite damage, the building is not considered structurally adequate and therefore based on a Risk assessment is considered unsafe to occupy. A full assessment of the costs of repair will need to be carried out by a Builder but in the opinion of the writer the repair work is considered well beyond that of normal maintenance to a building of this age and type.

We trust that the above report is satisfactory and await your further advice.

Yours faithfully  
**Ipswich Consulting Engineers**



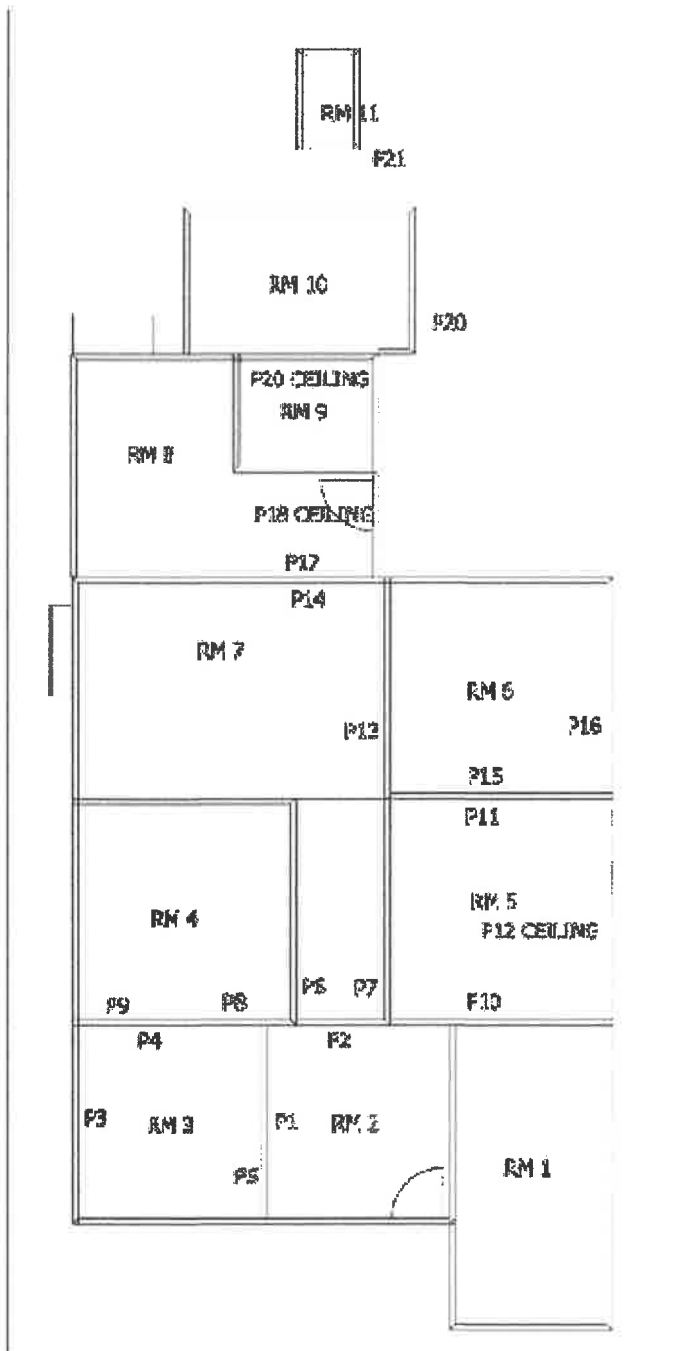
**John Burge**  
Director/ Senior Engineer  
RPEQ 08336 NER MIEAust

jhb.dp

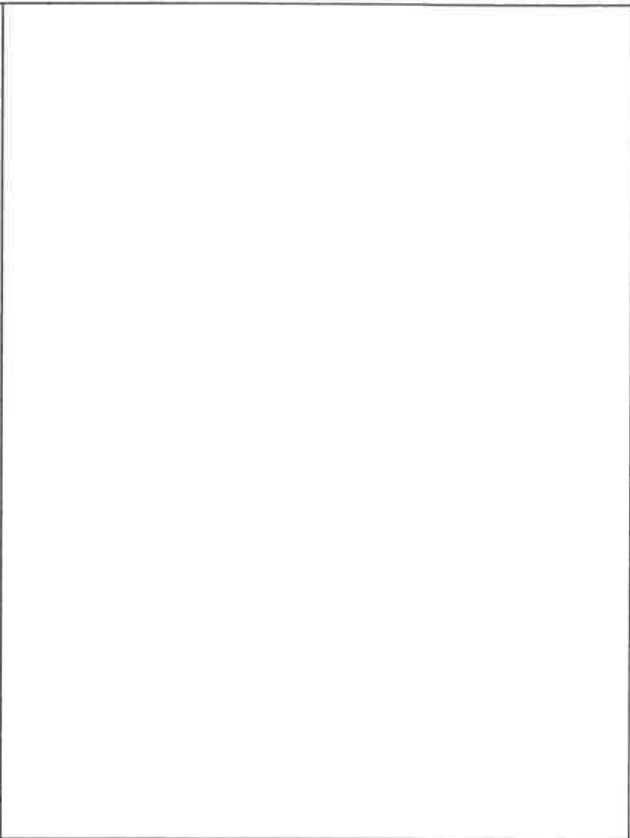
Encl.

1. Appendix A - Photograph location plan
2. Appendix B - Photographs

**APPENDIX A – PHOTOGRAPH LOCATION PLAN**



**P21**



**ROOF 1**



**ROOF 2**



**APPENDIX B – PHOTOGRAPHS**

**P1**



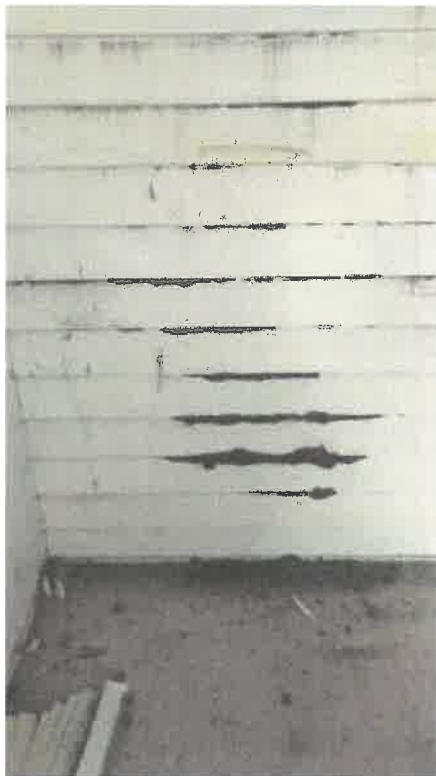
**P2**



**P3**



**P4**



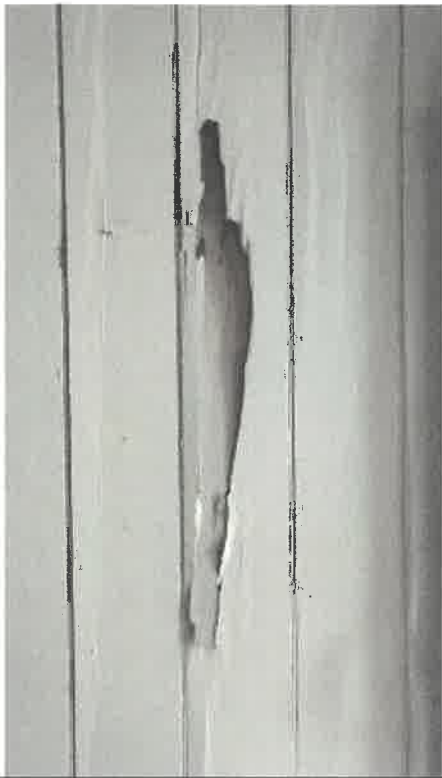
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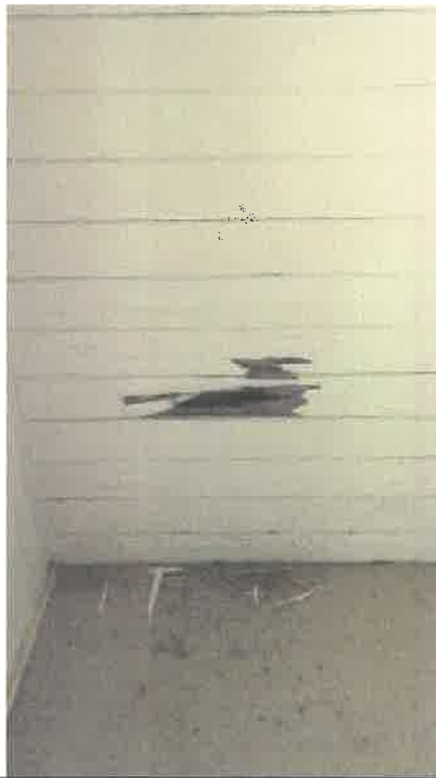
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P7



P8



**P9**



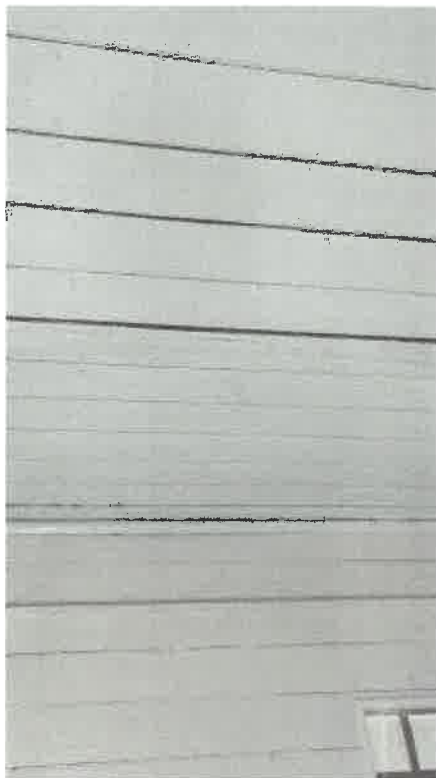
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**P11**



**P12**



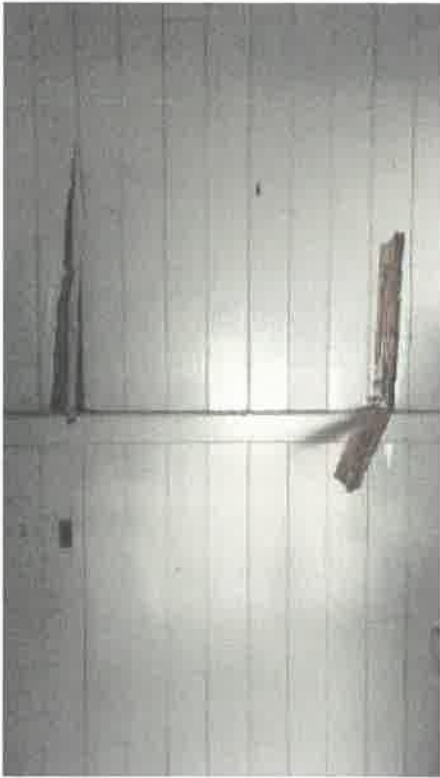
**P13**



**P14**



**P15**



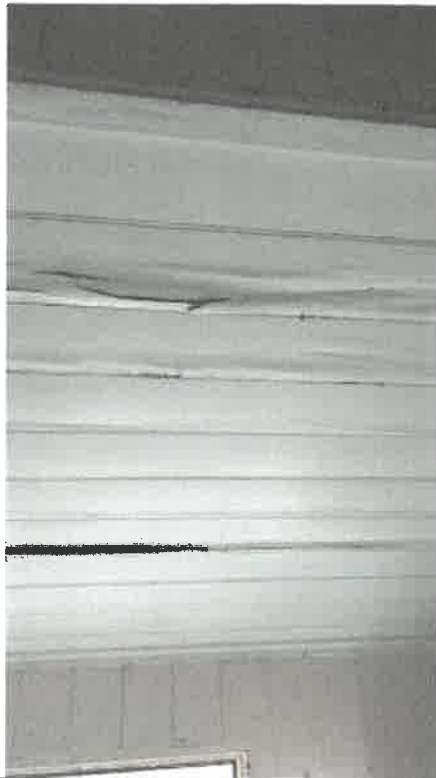
**P16**



P17



P18



P19



P20



**ROOF 3**



**ROOF 4**



**ROOF 5**



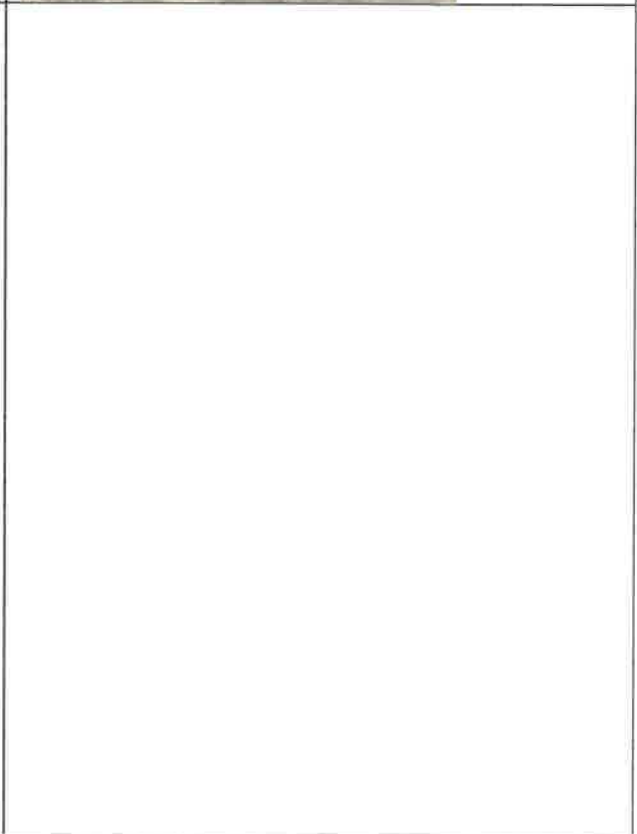
**UNDER FLOOR 1**



**UNDER FLOOR 2**



**UNDER FLOOR 3**



**GARAGE 1**



**GARAGE 2**



**GARAGE 3**



**GARAGE 4**



**Attachment 7** – Timber Pest Inspection Report prepared by Kieran Mortimer Pest Control dated 19 December 2020  
**Source** – Applicant, 2020

Report No: 48628

**STANDARD**  
**TIMBER PEST DETECTION REPORT**

Form: STPDR 1.5.8 - 17th January 2016

This Standard Timber Pest Detection Report (hereinafter called "the Report") is issued subject to the Terms and Conditions of Inspection and Report set out in Clause A.1 of this document.

NAME OF CLIENT: Dave Pemberton

ADDRESS OF CLIENT: 7 Moloney Street NORTH TOOWOOMBA QLD 4350

ADDRESS OF PROPERTY INSPECTED: 68 Hume Street NORTH TOOWOOMBA 4350

DATE OF INSPECTION: 19/11/2020

PLEASE READ THE TERMS AND CONDITIONS IN CLAUSE A.1 OF THIS DOCUMENT

**SERVICE**

This Report must be read subject to the Terms and Conditions attached.

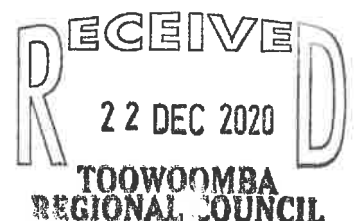
**PRE-ENGAGEMENT INSPECTION AGREEMENT** As requested and agreed with the Client, the service is a "Standard Timber Pest Detection Report". Pre-Engagement Number (where applicable):

**PURPOSE** The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

**SCOPE OF INSPECTION** This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

**Note.** With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

**ACCEPTANCE CRITERIA** The building being inspected WAS compared with a similar building. See Clause A.1 "Service - Acceptance Criteria" for further information.



**RESULTS OF INSPECTION**

**1. GENERAL**

**1.1 General Description of the Property**

Building type: **Detached house**

Number of storeys: **Single Storey**

**1.2 Primary Method of Construction**

Main building - Floor construction: **Suspended timber framed**

Main building - Wall construction: **Timber framed**

Main building - Roof construction: **Timber framed**

Other (timber) Elements of Construction: **Timber staircase (internal/external) Internal timber joinery Floorboards Timber decking**



**1.3 Occupancy Status**

**Unoccupied and unfurnished**



**1.4 Orientation** To establish the way in which the property was viewed.

The façade of the building faces: **west**

*NOTE. For the purpose of this report the façade of the building contains the main entrance door.*

**1.5 Weather** Prevailing weather conditions at the time of inspection: **Dry**

**2. ACCESSIBILITY** See also Clause A.2.

**2.1 Readily Accessible Areas Inspected** The inspection covered the following Readily Accessible Areas including:  
**Building interior Building exterior Roof space Subfloor space Outbuildings The Site**

Additional Comments:



**2.2 Areas Not Inspected** The inspection did not include areas which were not readily accessible , inaccessible or obstructed at the time of inspection. See also Clause A.1 - Limitation No. 2.

**2.2.1 Strata or Company Title Properties**

Was the inspection of a strata or company title property (e.g. a home unit or townhouse)? **No**

Was the inspection limited to assessing the interior and immediate exterior of a particular unit ? **No**

*NOTE. Unless the common property is also inspected, this report is confined to the interior and immediate exterior of a unit dwelling only. This may be of limited value to the Client as it does not provide any authority that the unit and its associated premises is free from past, current and observable timber pest risks within the limits otherwise set out in this report.*

*In addition, the Client may have additional liability for Timber Pest Attack in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified.*

Additional Comments:

## 2.2.2 Obstructions

Were there any obstructions that may conceal possible timber pest attack ?

- Building Interior: **Building Interior , Floor coverings , Wall linings , Fixed ceilings**
- Building Exterior: **Building Exterior , Brickwork , Wall linings , Landscaping , Vegetation , Pavements**
- Roof Exterior:
- Roof Space:
- Subfloor Space:
- Outbuildings:
  
- Site:

Additional Comments:

## 2.2.3 Inaccessible Areas

Were there any normally accessible areas that did not permit entry ? **No - go to Item 2.3**

## 2.3 Undetected Timber Pest Risk Assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of **undetected** Timber Pest Attack and Conditions Conducive to Timber Pest Attack was considered: **High - See Recommendations below**  
**Extensive damage and activity sighted throughout home**

*RECOMMENDATION: Where the risk is considered "Moderate" or "Moderate-High" or "High", a further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice from your Consultant.*

Additional Comments:

## 3. SIGNIFICANT ITEMS

The following items were reported on in accordance with the Scope of Inspection.

### 3.1 Termites *See also Clause A.3 and Clause A.8.*

The genus or species of drywood or subterranean termites listed below have the potential to cause significant structural damage. See also Clause A.1 - Limitations No 3 & No 5.

#### 3.1.1 Active (live) Termites

Were live termites found? **Yes - see Details below, Clauses A.3 and A.8**

Was a termite nest found? **Yes - see Details below. - Termite nest found under home.**

Have any specimens been collected for the purpose of positive identification? **No**

The genus or species has been positively identified as: **Coptotermes species - Activity found throughout home and under home.**

Details (include location of live termites found and any recommendation for further expert advice): **Interior - Extensive internal activity in VJ walls. Exterior - Extensive activity in chamfers and timber posts. Roof Void - Activity in roofing timbers. Subfloor - Termite activity throughout floor and floor framing and timber piers.**





**3.1.2 Subterranean Termite Management Proposal** A proposal in accordance with Australian Standard AS 3660.2 to treat a known infestation and/or help manage the risk of concealed subterranean termite access to buildings and structures.

Is a Subterranean Termite Management Proposal recommended? **No - The home is past treatment.**

Is this Consultant engaged to provide a management proposal? **No - see Note 2 below**

*NOTE 1. If "Yes", in addition to this inspection report, a full written Subterranean Termite Management Proposal in accordance with Australian Standard AS 3660.2 must be delivered to the Client. See also Clause A.1 - Exclusion No.1.*

*NOTE 2. If this Consultant is not providing a management proposal, but a proposal is recommended above, then the Client should contact a licensed pest control operator in respect to obtaining a proposal without delay.*

Additional Comments:

**3.1.3 Termite Workings and/or Damage**

Was evidence of termite workings or damage found? **Yes - see Details below, Clauses A.3 and A.8 - Termite workings found in timber walls.**

The extent of any visible damage appears: **Widespread - see Details and Recommendation below - Damage found throughout VJ walls.**



Details - indicate the location of all accessible timbers and other materials showing signs of attack, and a description of any termite workings found:

**Interior - Termite damage throughout all VJ walls. Subfloor Grounds - Termite evidence found throughout exterior areas of yard. Out Buildings - Termite evidence in timber piers.**



*RECOMMENDATION Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed and practicing building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work. See also Item 3.1.5 'Frequency of Future Inspections' recommendation.*

### **3.1.4 Previous Termite Management Program**

Was evidence of a possible previous termite management program found? **No**

*NOTE 1. If "Yes" provide details and the location of the possible previous termite management program below (including the location of any 'Termite Treatment Notice' affixed at the entrance to a crawl space or some other place where it was protected from damage, e.g. in the case of a slab-on-ground construction, in an external electrical meter box).*

*NOTE 2. See also Clause A.3 and Clause A.8.*

Details:

### **3.1.5 Frequency of Future Inspections** Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

The next inspection to help detect termite attack is recommended in: **1 Month - see also Clauses A.3 and A.8**

### **3.2 Chemical Delignification** See also Clause A.4 and Clause A.8.

Was evidence of Chemical Delignification found? **No - 12 monthly inspections recommended**

The extent of any visible damage appears: **Not Applicable**

Details (include the location and any recommendation for further expert advice):

### **3.3 Fungal Decay** See also Clause A.5 and Clause A.8.

Was evidence of Fungal Decay found? **Yes - see Details below, Clauses A.5 and A.8**

The condition of the timber appears: **Decayed - see Details below, Clauses A.5 and A.8**

The extent of any visible damage appears: **Widespread - see Details below**

Details (include the location and any recommendation for further expert advice):

**Location - Decay throughout timber piers, internally, flooring, shed and laundry.**



### **3.4 Wood Borers** See also Clause A.6 and Clause A.8.

Was evidence of Wood Borers found? **No - 12 monthly inspections recommended**

The Wood Borer is believed to be: **Not Applicable**

The extent of any visible damage appears: **Not Applicable**

Details (include the location and any recommendation for further expert advice):

### 3.5 Conditions Conducive to Timber Pest Attack See also Clause A.7 and Clause A.8.

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

#### 3.5.1 Lack of Adequate Subfloor Ventilation

Was evidence of a lack of adequate ventilation found? **No**

Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):

#### 3.5.2 The Presence of Excessive Moisture Excessive moisture exists where timbers, soil or areas close thereby hold enough moisture to attract or support termite colony development, fungal growth and wood-decay.

Was evidence of the presence of excessive moisture found? **No**

Were high moisture readings obtained using a moisture meter? **No**

Was evidence of mould growth found? **No**

Details (include the location and any recommendation for further expert advice e.g. from a licensed a plumbing contractor):

*MOULD RECOMMENDATION Where evidence of mould growth was noted above, there may be environmental, biological or health issues associated with this report. Any questions concerning such issues due to the presence of mould, the release of mould spores or concerning indoor air quality should be immediately directed to an appropriately qualified inspector. See also Clause A.1 - Limitation No 7.*

#### 3.5.3 Bridging or Breaching of Termite Management Systems and Inspection Zones 'Bridging' means termites gaining access to a structure by passing over a termite management system or inspection zone. 'Breaching' means the passing of termites through a hole or gap in a termite management system.

Was the finished ground or paving level above the adjacent internal floor level or damp-proof-course or obstructing any weephole or vent face on external walls? **Yes - see Details below, Clauses A.7 and A.8**

Was evidence of bridging or breaching found? **Yes - see Details below, Clauses A.7 and A.8**

Include any visible evidence of bridging or breaching or slab edges obstructed by: **Other (explain below) - Timber prop under home bridges termite shielding.**

Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):



**3.5.4 Untreated or Non-Durable Timber Used in a Hazardous Environment** This condition may include, but is not limited to, earth-wood or damp masonry-wood contact.

Was evidence of untreated or non-durable timber used in a hazardous environment found? **Yes - see Details below, Clauses A.7 and A.8**

Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):

**Trellis/Fences - Separate slats from ground and base of home.**



**3.5.5 Other Conditions Conducive to Timber Pest Attack** For example: evidence of non-existent or defective termite shields installed to isolate piers; storage of timber and stored goods under /adjacent to the building; tree stumps and vegetation in subfloor spaces; cracks in concrete slabs or foundations; defective flashings, downpipes and guttering; absent or ineffective moisture barriers; poor subfloor drainage; water entry points; etc.

Was evidence of any other condition conducive to timber pest attack found? **Yes - see Details below, Clauses A.7 and A.8**

Details (include the location and any recommendation for further expert advice e.g. from a licensed a building contractor):

**Location - Fireplace bases can encourage and conceal termites.**



**3.6 Major Safety Hazards** For example, the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

Was evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard observed? **Yes - see Details below - The property is unsafe and cannot be lived within due to the termite damage.**

Details - including the location and any recommendations for further expert advice e.g. from a licensed building contractor:

4. **CONCLUSION**

The following Timber Pest remediation actions are recommended:

1. No treatment of Timber Pest Attack is required.
2. In addition to this Report a written subterranean termite management proposal to help manage the risk of future subterranean termite access to buildings and structures is not recommended.
3. Yes - as detailed in Item 3.5 removal of Conditions Conducive to Timber Pest Activity is necessary.
4. Due to susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 1 Month.

Your attention is drawn to the advice contained in the Terms & Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

5. **RISK MANAGEMENT OPTIONS** See also Clause A.8.

6. **ADDITIONAL COMMENTS**

7. **LIST ANY ANNEXURES TO THIS REPORT**

(Where applicable, include for example, any photographs, property and floor plan sketch, and any support documentation).

**CERTIFICATION** - This document certifies that the property described in this Report has been inspected by the Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in Clause A.1 of this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook *Timber Pest Detection Reports* 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

COMPANY NAME (where applicable): **Keiran Mortimer Pest Control**

NAME OF CONSULTANT: **Keiran Mortimer**

LICENCE OR REGISTRATION NUMBER (where applicable under State or Territory legislation): **11949**

ADDRESS: **PO BOX 6499 CLIFFORD GARDENS QLD 4350**

PHONE: **1800 880 500** FAX: **07 4634 9999**

AUTHORISED SIGNATORY:



DATE OF ISSUE: 19/11/2020

## **A1 TERMS AND CONDITIONS**

### **SERVICE**

As requested by the *Client*, the inspection carried out by the *Timber Pest Detection Consultant* ("the Consultant") was a "Standard Timber Pest Detection Report".

**PURPOSE** The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

**SCOPE OF INSPECTION** This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

**ACCEPTANCE CRITERIA** Where possible, the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Note. If the building was not comparable to a similar building (e.g. due to unusual design or construction techniques ), then the inspection was based on the general knowledge and experience of the Consultant.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue. This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report is to be based please discuss your concerns with the Consultant before ordering the Report or on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

### **LIMITATIONS**

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hyloterpes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is

given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.

5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type (s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

## EXCLUSIONS

The Client acknowledges:

1. This Report does not deal with any timber pest preventative or treatment measures or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

## DEFINITIONS

**Timber Pest Attack** means Timber Pest Activity and/or Timber Pest Damage.

**Timber Pest Activity** means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

**Timber Pest Damage** means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

**Major Safety Hazard** means any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

**Conditions Conducive to Timber Pest Attack** means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

**Readily Accessible Areas** means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

**Client** means the person or persons for whom the Timber Pest Detection Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

**Timber Pest Detection Consultant** means a person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

**Building and Site** means the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

**Timber Pests** means one or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) *Chemical Delignification* - the breakdown of timber through chemical action.
- (b) *Fungal Decay* - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) *Wood Borers* - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
- (d) *Termites* - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

**Tests** means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

**Instrument Testing** means where appropriate the carrying out of Tests using the following techniques and instruments :

- (a) *electronic moisture detecting meter* - an instrument used for assessing the moisture content of building elements;
- (b) *stethoscope* - an instrument used to hear sounds made by termites within building elements;
- (c) *probing* - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) *sounding* - a technique where timber is tapped with a solid object.

## **A.2 ACCESSIBILITY**

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site .

The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection . Areas which are not normally accessible were not inspected and include - but not limited to - inside walls, the interior of a flat roof or beneath a suspended floor filled with earth.

**Building Interior** The Consultant did not move or remove any ceilings, wall coverings, flooring, floor coverings (including carpeting), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of timber pest attack which may only be revealed when the items are moved or removed.

**Building Exterior, Roof Exterior and Site** The Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Due to the 'secretive' nature of timber pests, it is possible that hidden damage may exist in concealed areas, e.g. wall framing. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edge of the slab or any weephole or vent at the base of external walls is concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry into the building. The building of gardens or planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. The storage of cellulose materials such as building materials and firewood in close proximity to the ground or building may encourage termite activity.

**Roof Space** Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe /duct work may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard ASS 4349 the minimum requirement is a 400mm by 500 mm access manhole.

**Subfloor Space** Subfloor areas should be kept free from all vegetation (including tree stumps) and other cellulose material which may encourage timber pest activity. Also, storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas with the minimum requirement being a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. Always seek further advice from the Consultant.

## **A.3 TERMITES**

**General Description of Attack** Timber hollowed beneath; some cracking at the surface of timber; earthen channels present; or pale faecal spots present.

**IMPORTANT NOTE.** As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

**Treatment** After discovery of an active infestation, it is imperative that the species of termite is accurately identified before costly (and sometimes unnecessary or inappropriate) methods of treatment are initiated. Only economically important species which are known to attack timber structures should be treated.

In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment . Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 50 metres of any building, it must always be assumed that the termites may also be active in areas of the property not inspected. Accordingly, where the termites are known to be of economic significance, a further (more invasive) inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

**Termite Workings and Damage** Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work.

Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the property not inspected and they may continue to cause damage. A further more invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant.

**Previous Treatments** Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner's obligation to maintain the treatment and/or management system. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

**Frequency of Future Inspections** Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

#### **A.4 CHEMICAL DELIGNIFICATION**

**General Description of Attack** Surface of timber appears very hairy; and wood and 'hairs' separate.

**Economic Significance** Chemical Delignification of wood in service is only rarely encountered and then only in certain areas. Small dimensional timber members such as roof tiling battens may collapse when the wood becomes defibrated. However, in large dimensional timber members such as rafters, bearers and joists, delignification takes many years to affect the strength of timber to the point of collapse.

Where evidence of Chemical Delignification exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

#### **A.5 FUNGAL DECAY**

**General Description of Attack** *Decaying* wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast *decayed* wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. *Decayed* wood will have undergone considerable strength reduction.

**Economic Significance** Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and *decaying*, because decay will most likely spread (unless sources of moisture are quickly removed). Affected and *decayed* timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that area.

Where evidence of *decayed* timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing *decayed* wood.

Where evidence of *decaying* timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Where the full extent of damage or the overall condition of the timber is *undetermined* a further inspection is strongly recommended by a competent person (e.g. from a licensed or registered building contractor). This may require monitoring of

the timber over a period of time and include the assessment of conditions conducive to attack in different weather conditions (e.g. to determine the adequacy of existing drainage).

**Management Program** Remove any conditions conducive to attack (e.g. lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

## **A.6 WOOD BORERS**

**General Description of Attack** As the attack proceeds, borer larvae eat through the wood leaving a dust called "frass". Ejection of the frass occurs through the adult beetles flight (exit) holes, and it is usually present beneath any timber that has been attacked. The presence of frass however, does not indicate whether the attack is active or not. Borer larvae cannot be sighted unless the susceptible timber is broken open.

**IMPORTANT NOTE:** As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that borer activity and damage exists though not discernible at the time of inspection.

**Economic Significance** Evidence of borer activity is rarely cause for alarm, but rather for careful consideration of three main points, namely the identification of the particular borer responsible, whether the infestation is still active, and the extent of the damage. Full consideration should be given to each of these items before any action is taken.

The following wood borers cause damage most frequently encountered by building owners.

**The Lyctid Borer** The most common lyctid borer in Australia is *Lyctus brunneus* (powder post beetle). Attack usually takes place during the first six to twelve months of the service life of timber. However, the powder post beetle is not considered a significant pest of timber and treatment of infestation is not usually required. As only the sapwood of certain hardwoods is destroyed, larger-dimensional timbers (such as rafters, bearers and joists) in a building are seldom weakened significantly to cause collapse. In small-dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may cause collapse. This may require the support or replacement of the affected battens. Competent advice (e.g. from a licenses or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

**The Anobiid Borer** There are many different species of Anobiid borer, the most frequently encountered being *Anobium punctatum* (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

In the case of *Anobiid borers*, once an attack is initiated it is unlikely to cease or die out of its own accord without some sort of eradication treatment. Therefore, unless proof of treatment is provided, evidence of an attack must always be considered active. Although a chemical treatment is an option, replacement of infested timbers with non-susceptible, or treated timber, is the most effective method of treatment. Before any option is considered, competent advice (e.g. from a licensed building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

**Other Borers** A further (more invasive) investigation is strongly recommended to determine whether infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the Consultant.

**Management Program** Wherever practical, remove any conditions conducive to attack (e.g. *Anobium* borer thrive in badly ventilated subfloor areas). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

## **A.7 CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK**

**Lack of Adequate Subfloor Ventilation** Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to upgrading ventilation.

**The Presence of Excessive Moisture** Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist

with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity.

Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack.

Where necessary, the Client should seek competent advice (e.g. from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture.

The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

**Bridging or Breaching of Termite Management Systems and Inspection Zones** Physical and/or chemical management systems are installed to impede concealed subterranean termite entry into buildings. However, termites may easily enter the building if the management system is bridged or breached.

With a concrete slab building it is essential that the edge of the slab be permanently exposed. An inspection zone of at least 75 mm should be maintained so that termites are forced into the open where they can be detected more readily during regular inspections. In the case of physical sheet material management systems, a minimum inspection zone of 75 mm should be maintained from the sheet material to the finished ground. Importantly, the edge of the slab or sheet material should not be rendered, tiled, clad or concealed by flashings, adjoining structures, paving, soil, turf or landscaping.

Where perimeter termite management systems have been installed, the building owner should ensure that the integrity of the management system remains intact and that the inspection of possible termite entry points is not impaired. This is especially important where an exposed slab edge is used as an inspection zone around the building (if the edge of the slab or any weepholes at the base of external walls are concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry).

Also, bridging often occurs when items such as attachments to buildings allow termites to gain access to the building over or around a termite management system. Where attachments to buildings such as steps are not provided with a termite management system or cannot be easily inspected, they should be separated by a clear gap of at least 25 mm from the main structure. Where it is not possible to separate attachments from the main building, regular inspections of these areas should be undertaken.

In addition, termite management systems are often breached by the installation of services. Any disturbance of the management system should be promptly repaired.

Where evidence of bridging or breaching exists, to minimise risk of infestation seek further advice from the Consultant.

**Untreated or Non-Durable Timber Used in a Hazardous Environment** To reduce the risk of timber pest attack, it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or damp masonry) is of sufficient durability and/or is adequately preservative treated. Where evidence of this condition exists, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to the need or otherwise for rectification or repair work.

**Other Conditions Conducive to Timber Pest Attack** If the cause or solution to a problem is not obvious, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to removing any conducive condition.

## **A.8 RISK MANAGEMENT OPTIONS**

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

**If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Report.**

**Attachment 8** – Building Report prepared by Baker Rossow Consulting Engineers (RPEQ), dated 15 February 2021  
**Source** – Applicant, 2021



File No: 210040 MWR

15 February 2021

David Pemberton  
c/- Logit Solutions,  
7 Moloney St.,  
Toowoomba, 4350.

Attn: David Pemberton

**RE: BUILDING REPORT ON EXISTING RESIDENCE - 68 HUME ST., TOOWOOMBA.**

**1.0 Introduction:**

At the request of David Pemberton, an inspection of the existing residence was carried out on 27 January 2021 to review the existing structural condition of the house and adjacent buildings.

The report below was reviewed as part of this structural report:

- **Timber Pest Inspection Report by Keiran Mortimer Pest Control dated 19 Dec 2020.**

**2.0 Background:**

The Timber Pest Detection report by Keiran Mortimer found the following:

*Live termites and a termite nest were found to be present on the property. The nest is under the building around a timber stump.*

*Termite activity was found throughout the home and under the home. Extensive activity is present in VJ Walls, Chamfer boards, timber posts, roofing timbers, subfloor including floor and floor framing and timber piers.*

*The termite activity and damage is widespread.*

*Keiran Mortimer report goes on to add that fungal decay in the timbers is widespread – including timber piers, timber flooring including the external shed and laundry.*

*The report concluded that the residence is unsafe and cannot be lived in due to the termite damage.*

### **3.0 Visual Assessment:**

#### **3.1- Roof:**

The sheet metal roof has corroded and has multiple rust holes. – This requires replacement.

Timber Battens show evidence of water damage and timber battens are missing.

The roof structure consists of rafters and a ridge board. There is no evidence of underpurlins and supporting struts. We would recommend upgrading (including collar ties, under purlins and roof struts) to the roof structure. This is required to ensure the roof structure is structurally safe.

Ceiling joists span between internal walls and support the internal ceilings. Generally these appear to be in reasonable condition.

#### **3.2 - External Walls:**

The External walls consist of timber weatherboards supported on timber framing. There is evidence of termite damage, fungal decay and splitting to these members. It was not possible to comment on the structural timber stud framing due to non accessibility.

In parts of the walls the timber cladding appears to be in a sound condition.

#### **3.3 - Internal Walls**

From our inspection, due to the extent of termite damage we would expect all internal walls would require replacement. This includes VJ cladding to external walls.

Significant deterioration is evident to timber windows and framing throughout the residence.

#### **3.4 - Floor**

The floor joists and bearers generally appeared in reasonable condition with some minor damage. Due to the presence of floor coverings, it was not possible to provide a conclusive statement with regard to the timber flooring.

Keiran Mortimer found evidence of termite activity throughout floor, floor framing and timber piers.

#### **3.5 - Stumps**

A significant number of the stumps have been affected by dry rot, splitting and infestation by termites. Due to movement in the supporting foundations, blocking to the top of a lot of the stumps has been carried out to relevel the floor (Refer Photo 3).

#### 4.0 Structural Assessment and Rectification:

Our Structural Assessment of the separate elements are as follows:

- ✓ • Roof Sheeting and Battens: Full Replacement Required.
- Roof Framing: We would consider additional upgrading to the structure would be required – including collar ties, under purlins and supporting struts.
- External Walls: As noted replacement to timber cladding is required in areas – allow 15 % replacement of cladding.
- Internal Walls: Full Replacement Required.
- Floor Framing Members: Generally the joists and bearers would be adequate – apart from any termite damage that is evident.
- Stumps: Full Replacement Required.
- Isolated Shed: Full Replacement Required.

#### 5.0 Conclusion:

We would note that the building is at risk structurally and is not safe to occupy. Structural remediation should be as per Section 4.0.

These repair elements are well beyond the normal maintenance upgrading that would be associated with a domestic residence.

An Assessment of costs to repair should be carried out by a Builder or Quantity Surveyor to confirm if the remediation works can be carried out economically.

If you have any queries in relation to the above please contact Mr. Michael Ryan of this office.

Yours sincerely,

**Baker Rossow Consulting Engineers**

Per.



**Michael Ryan** BE, GDM, MBA, MIE. (Aust). RPEQ

Senior Structural Engineer





Photo 1 – View from Hume Street of the Residence.



Photo 2 – View of Underfloor



Photo 3 – Stump at front of residence



Photo 4 – Termite Mound under Residence.

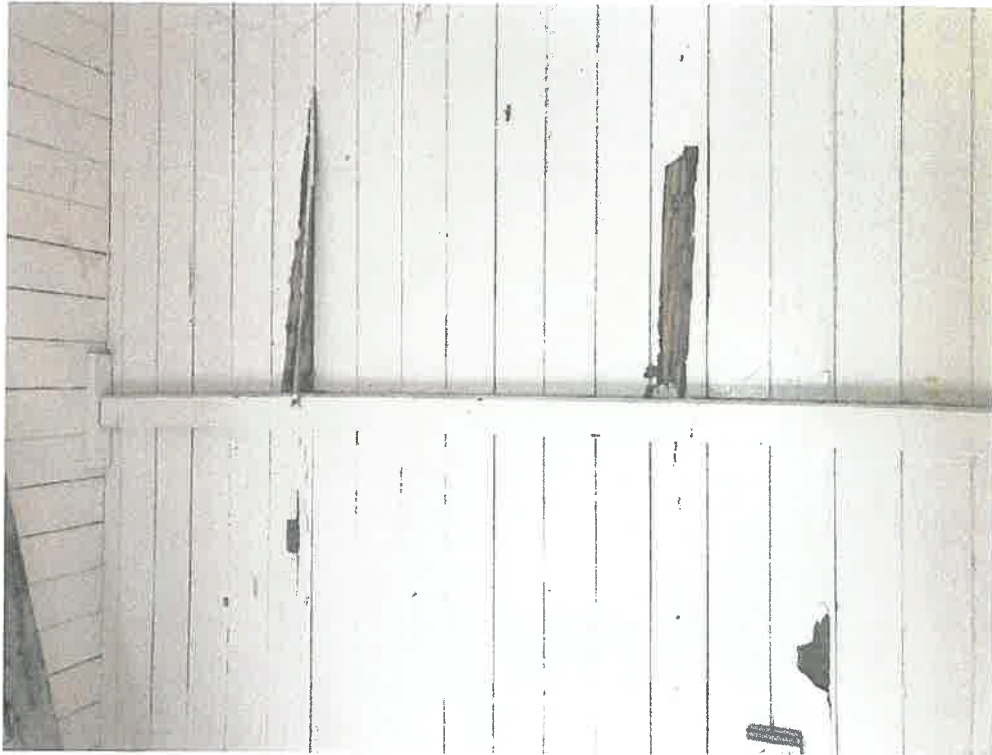


Photo 5 – Internal Termite damage to VJ Walls.



Photo 6 – Termite damage to Internal Walls.



Photo 7 – Further termite damage to Internal Walls



Photo 8 – View of Roof Cavity – Note no underpurlins or strutting to rafters, discontinuous roof battens, rust holes to roof sheeting.

**Attachment 9** – Additional letter from Ipswich Consulting Engineers dated 3 March 2021  
**Source** – Applicant, 2021



Our Ref: 20-004  
Your Ref:  
Council Ref: PSW/2020/5933

Date: 3<sup>rd</sup> March 2021

David Pemberton  
Logit Solutions  
7 Moloney Street  
NORTH TOOWOOMBA QLD 4350

Dear Sir,

**68 HUMES STREET, TOOWOOMBA – COUNCIL INFORMATION REQUEST**

In reply to Council's Information Request (13 January 2021) and with respect to our ongoing discussions, we confirm our opinion the the building is structurally unsound due to the following:

- Extensive Termite damage
- non-compliance with current building standards.

This is clearly shown by the photographs in Appendix A of our original report and these photographs also serve as the basis for the scope of works by others.

Yours faithfully  
**Ipswich Consulting Engineers**

A handwritten signature in black ink that reads "Burge".

John Burge  
Director/ Senior Engineer  
RPEQ 08336 NER MIEAust

**Attachment 10** – Quotations from Renovare (dated 4 February 2021)  
**Source** – Applicant, 2021



**Renovare Toowoomba**  
Shop 3, 138 Herries Street Toowoomba City QLD 4350  
Ph: 0447238923  
[renovare.com.au](http://renovare.com.au)  
Email: [ben.sutton@renovare.com.au](mailto:ben.sutton@renovare.com.au)  
ABN: 91 626 924 865  
15104296

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## Q1305 - 68 Hume Street Pemberton

Dave Pemberton

Toowoomba  
QLD 4350  
M: +61448000337

**Quote Number: Q1305**

Quote Valid for 30 days  
Building Type: Extension  
Quote Date: 4/02/2021

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Dear Dave Pemberton,

We are pleased to present you with your preliminary estimate for your Renovation/ Extension at 68 Hume Street.

All we ask is that if you are comparing our quote to others, you compare the other builders products and scope of work to the exact same scope of work and products that we are providing you within this quote.

The next step in your Project is the "APPROVALS" step, this is where we get your job ready for construction by completing the following tasks. Working Drawings, Soil Test, Engineering, Council Approvals and Your Final Product Selections.

We have made a great investment in your project as we would love to continue working with you on your home and will work with you to find any solution for your project that you are comfortable with.

Kind Regards,

Ben and Jake Sutton

Renovare Toowoomba

## Specifications and Inclusions

### General

- 1.001 - Site Inspection
- 1.002 - N3 or N4 Wind Classification
- 1.003 - Standard Council building development approval fees
- 1.004 - 26 Week Maintenance period
- 1.005 - Public Liability Insurance (\$20,000,000)
- 1.006 - Builders Comprehensive Construction Insurance
- 1.007 - Queensland Building Services Home Warranty Insurance & PLSL Levy
- 1.008 - All Council Fees and Requirements
- 1.009 - Structural Engineering from Baker Rossow Engineers

### Structural & External

- 2.001 - Ceiling heights to match existing
- 2.002 - MGP T2 Pine Frame
- 2.003 - Engineered certified prefabricated T2 pie roof Trusses @ 900mm centres
- 2.004 - Metal Ceiling battens to underside of trusses
- 2.005 - Earthwool Insulation to external walls and ceiling
- 2.006 - No provision for restumping or re-levelling existing
- 2.007 - James Hardie Linea board cladding
- 2.008 - New Roof to Extension to match existing roof colour
- 2.009 - New Fascia and gutter to match into existing
- 2.010 - Metal safety battens and bird proofing
- 2.011 - Engineered Smart Frame Joists
- 2.012 - Yellow Tongue Strcuta Flooring and James Hardie Stria Flooring to Wet areas
- 2.013 - Timber pergola Feature

### Internal

- 3.001 - Plasterboard to new ceiling and Walls (Or VJ Sheeting)
- 3.002 - Villaboard to wet areas
- 3.003 - Match in existing architraves and skirting
- 3.004 - 90mm Plaster cornice
- 3.005 - Tiles in Ensuite floor to ceiling wall tile with / Tile Allowance \$35 per m2
- 3.006 - Laundry, Powder and pantry Tiled floors with \$35 per m2 allowance
- 3.007 - Installation of 1 x Double Towel Rail and 1 x Toilet Roll Holder
- 3.008 - 450mmx450mm Tiled Niches to shower
- 3.009 - On bathroom wall with cavity slider Tiles will stop where cavity is behind wall (due to new regulations that don't allow tiles to be installed on cavity slider wall)
- 3.010 - Match existing internal doors and door hardware

### Waste Management

- 4.001 - 12m2 Skip bin

### Hire Items

- 5.001 - Tarp Hire
- 5.002 - Machine Hire
- 5.003 - Site Toilet

### Site Preparation

- 6.001 - REMOVE METAL ROOF INC FASCIA AND GUTTER

Initials:

Builder: \_\_\_\_\_ Customer: \_\_\_\_\_

## Specifications and Inclusions

### Site Preparation

- 6.002 - REMOVE WALL FRAMING
- 6.003 - REMOVE WALL LINING
- 6.004 - REMOVE DOORS / WINDOWS
- 6.005 - REMOVE CUPBOARDS AND INC TOP
- 6.006 - REMOVE SOFFITS
- 6.007 - REMOVE ANY SINK INC TAPWARE
- 6.008 - REMOVE WALL MIXER/ TAPS / LAUNDRY STOPS
- 6.009 - REMOVE BEARERS AND JOISTS
- 6.010 - REMOVE ROOF FRAMING

### Carpentry

- 7.001 - SET OUT / PROFILES
- 7.002 - SETTING UP AND CASTING INTO GROUND POSTS OR STIRRUPS
- 7.003 - INSTALL ANY POSTS ONTO FOOTING OR STIRRUP
- 7.004 - SUB FLOOR FRAMING - INC TIE DOWN AND PREP
- 7.005 - 19MM WET AREA FLOORING
- 7.006 - 19MM PARTICLE BOARD FLOORING
- 7.007 - PREFABRICATED WALL FRAMING
- 7.008 - INSTALL PREFABRICATED TRUSSES INC TIE-DOWN
- 7.009 - INSTALL ANY TYPE OF BEAM (HAND LIFTED ONLY)
- 7.010 - GENERAL TIE DOWN - RODS, BRACING, TRANSFER (FLOOR AREA)
- 7.011 - PREPARE CEILING FOR LINING'S (BATTENS OR NOGGING)
- 7.012 - PREPARE WALL FRAMES FOR LINING'S (INTERNAL) (WALL AREA)
- 7.013 - INSTALL WINDOWS / DOORS INC HUNG EXTERNAL DOORS
- 7.014 - INSTALL SARKING / FLASHING'S (INC WINDOW FLASHING)
- 7.015 - INSTALL BOARD TYPE CLADDING - UNDER 200MM COVER
- 7.016 - INSTALL 1 STOREY STOPS OR 1 WINDOW
- 7.017 - INSTALL SOFFITS - UP TO 450 INC COVER STRIP
- 7.018 - HANG DOORS - JAMB / ARCH INC - CAVITY SLIDER INC
- 7.019 - FIT STANDARD DOOR HARDWARE - LOCK / STOP / 32X11
- 7.020 - INSTALL ARCHITRAVES (PER 5.4M)
- 7.021 - INSTALL SKIRTING (PER 5.4M)
- 7.022 - FIT STANDARD BATHROOM HARDWARE (PER BATH)
- 7.023 - INSTALL DECKING - PER LM - S/S SCREW OR HAND NAIL
- 7.024 - INSTALL HANDRAIL ONLY
- 7.025 - TIMBER BALUSTRADES - 50MM GAP - 66M BALUSTERS

### Structural Steel

- 8.001 - Steel Adjustable Stumps

### Windows/ Doors

- 9.001 - Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 900mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral
- 9.002 - Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 900mm. To have Single Light Sashes with 6.5mm White Translucent Glass. The Sashes will be fitted on Spiral
- 9.003 - Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 600mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral
- 9.004 - Supply New Guinea Rosewood Double Hung Window 1000 x 1200mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral Balances with Lifters & Latch.

Initials:

Builder: \_\_\_\_\_ Customer: \_\_\_\_\_

## Specifications and Inclusions

### Windows/ Doors

- 9.005 - Supply New Guinea Rosewood Double Hung Window 2100x600mm. To have Single Light Sashes with 4mm Clear Glass. The Sashes will be fitted on Spiral Balances with Lifters & Latches.
- 9.006 - Clear JST1 External Double Door - Door Jamb, Skirts & Arcs, Entrance Set



- 9.007 - RV External Laundry Door - Door Jamb, Skirts & Arcs, Entrance Set



### Joinery/ Robe doors

- 10.001 - Supply and install Kitchen consisting of following.
- 10.002 - •20mm Smart stone essentials range tops.
- 10.003 - •2 Pack series 4 Doors.
- 10.004 - •Standard range handles.
- 10.005 - •Pediment Mould to overheads.
- 10.006 - •2000 of Lower cupboards.
- 10.007 - •3500 of Overheads cupboards.
- 10.008 - •Wall oven-micro tower with 2 Metabox drawers.
- 10.009 - •900 of Fridge overheads
- 10.010 - •8 Sets of 3 Metabox drawers.
- 10.011 - •3 Single Metabox drawers.
- 10.012 - Supply and install Pantry consisting of the following.
- 10.013 - •Post formed laminated tops.
- 10.014 - •White board doors and gables
- 10.015 - •Standard range of handles

Initials:

Builder: \_\_\_\_\_ Customer: \_\_\_\_\_

## Specifications and Inclusions

### Joinery/ Robe doors

- 10.016 - •Dishwasher space.
- 10.017 - •Freezer space.
- 10.018 - •3900 of Lower cupboards.
- 10.019 - •2800 of Tall open cupboards.
- 10.020 - Supply and install Laundry consisting of following.
- 10.021 - •20mm Smart stone essentials range tops
- 10.022 - •Standard range colour board doors and gables.
- 10.023 - •Standard range of handles.
- 10.024 - •Wash machine space.
- 10.025 - •2600 of Lower cupboards.
- 10.026 - Supply and install Family cupboards consisting of following.
- 10.027 - •Standard range colour board doors and gables.
- 10.028 - •Standard range handles.
- 10.029 - •Glass insets in doors.
- 10.030 - •Glass shelves in cupboards.
- 10.031 - Supply and install 2 –Vanity's consisting of following.
- 10.032 - •20mm Smart stone essentials range tops.
- 10.033 - •Standard range colour board doors and gables.
- 10.034 - •Standard range handles.
- 10.035 - •800 of Lower cupboard in Powder room vanity.
- 10.036 - •500 of Lower in Ensuite vanity.
- 10.037 - •Two sets of 4 Metabox drawers in Ensuite vanity.
- 10.038 - Supply and install Broom-Linen shelving consisting of following.
- 10.039 - •4- White board shelves on cleats.
- 10.040 - Supply and install Bed 1 inserts consisting of following.
- 10.041 - •2 Type C towers with 4 Metabox drawers in each.
- 10.042 - •2 Hat shelves.
- 10.043 - •2 Hang rods.
- 10.044 - Supply and install sliding robe doors consisting of following.
- 10.045 - •2- Sets of 2 Doors.
- 10.046 - •Standard powder coated frames.
- 10.047 - •Standard range of colour board inserts.

### Sky lights

- 11.001 - VELUX Flexible Sun Tunnel



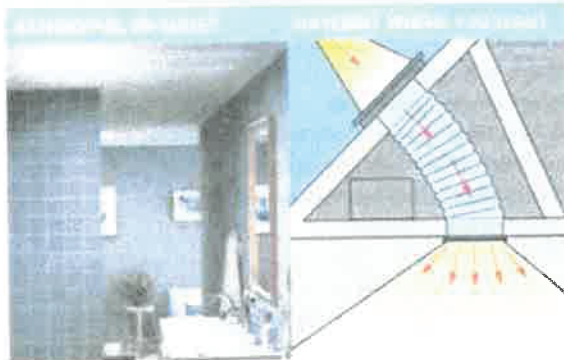
Initials:

Builder: \_\_\_\_\_ Customer: \_\_\_\_\_

## Specifications and Inclusions

### Sky lights

- 11.002 - install skylights



### Painter

- 12.001 - Painter - Watty Paints internal 3 coat system (ceilings, walls, eaves, downpipes, doors, trim) new and existing  
12.002 - Painter external Watty Paints  
12.003 - Fascia and gutter  
12.004 - DECKING - DOES NOT INCLUDE SANDING

### Electrician

- 13.001 - Disconnect Labour and Material  
13.002 - GPO per Point (Including Basic GPO) single or double /  
13.003 - Weatherproof GPO /  
13.004 - 4 Gang GPO (including basic Fitting)  
13.005 - Tv Point /  
13.006 - Light Per Point (excluding Light) /  
13.007 - Heat Tastic Per Point (excluding Tastic Fitting) /  
13.008 - Twin LED Sensor Light /  
13.009 - cooktop circuit  
13.010 - CONNECT POWER TO OVEN  
13.011 - STANDARD METER BOX FIT OFF  
13.012 - SAFETY SWITCH /  
13.013 - install rangehood  
13.014 - Tri Colour 90mm Down Lights 9W LED /  
13.015 - Heat Tastic Fitting /  
13.016 - Smoke Alarms Hard Wired /  
13.017 - Light with mechanical ventilation for W.C  
13.018 - Oyster Light  
13.019 - Move NBN  
13.020 - Ducted Air conditioning

### Plumber

- 14.001 - BATHROOM DRAINAGE COMPLETE  
14.002 - PANTRY DRAINAGE COMPLETE  
14.003 - LAUNDRY DRAINAGE COMPLETE  
14.004 - O.R.G COMPLETE  
14.005 - DOWN PIPE COMPLETE 1 STOREY  
14.006 - ROUGH IN & FIT OFF ANY SHOWER HEAD  
14.007 - ROUGH IN & FIT OFF ANY TOILET SUITE

Initials:

Builder: \_\_\_\_\_ Customer: \_\_\_\_\_

## Specifications and Inclusions

### Plumber

- 14.008 - ADDITION OF Gas Pipe - UP TO 10M PIPE
- 14.009 - ROUGH IN & FIT OFF ANY MIXER OR COMBO
- 14.010 - ROUGH IN & FIT OFF ANY SINK
- 14.011 - Install tank
- 14.012 - 10,000L Tank Toowoomba Plastics
- 14.013 - Davey Silver Pressure Pump

### Glazing

- 15.001 - BRADNAMS INSTALL
- 15.002 - SIGNATURE S2 OR S3 | FRONT ONLY TO 1000MM
- 15.003 - FRAMELESS | 900MM HIGH X 1500MM WIDE
- 15.004 - FRAMELESS | 900MM HIGH X 900MM WIDE

### Waterproofing

- 16.001 - Waterproofer Ensuite, Powder and Laundry

### Tiler

- 17.001 - Floor Tiles @ \$35 per m2
- 17.002 - Wall Tiles @ \$35 per m2
- 17.003 - Tiler Labour per m2
- 17.004 - BEDDING - SHOWER ONLY
- 17.005 - Silicone per l/m
- 17.006 - 450x450mm Niche
- 17.007 - Metal angle per length
- 17.008 - Shower Grate (strip, round or square)

### Insulation

- 18.001 - Supply & Fit Earthwool Acoustic Insulation
- 18.002 - Supply & fit Earthwool R1.5 Wall batts
- 18.003 - Supply & Fit Earthwool R2.5 Ceiling batts
- 18.004 - Bradford Polymax Underfloor insulation R2.0

### Floor Covering

- 19.001 - Supply and install Timber hardwood flooring, sand and polish

Initials:

Builder: \_\_\_\_\_ Customer: \_\_\_\_\_

## Specifications and Inclusions

### Fixtures & Fitting's

20.001 - Posh Domaine Rimless Close Coupled Back to Wall Toilet Suite Bottom Inlet with Soft Close Quick Release Seat (4 Star)



20.002 - American Standard Studio Wall Basin with Fixing Kit 1 Taphole 350mm White



20.003 - Kado Era Basin Mixer Chrome (5 Star)



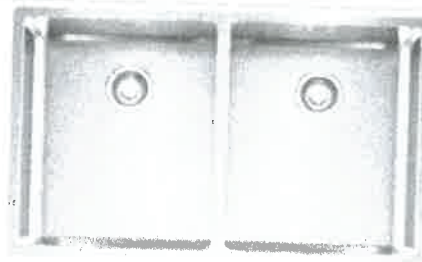
Initials:

Builder: \_\_\_\_\_ Customer: \_\_\_\_\_

## Specifications and Inclusions

### Fixtures & Fitting's

20.004 - Franke Bow BXX220-36 Double Bowl  
Inset/Undermount/Flushmount Sink Pack Type 1  
Stainless Steel



20.005 - Kado Era English Sink Mixer Large Chrome (4 Star)



20.006 - Kado Era Twin Rail Shower Lever Handle Chrome (4 Star)



Initials: \_\_\_\_\_

Builder: \_\_\_\_\_ Customer: \_\_\_\_\_

## Specifications and Inclusions

### Fixtures & Fitting's

20.007 - Posh Solus Semi Inset Basin 1 Taphole 540 x 450mm  
White



20.008 - Posh Solus Freestanding Bath 1500 x 700 x 560mm  
White



Initials:

Builder: \_\_\_\_\_ Customer: \_\_\_\_\_

## Specifications and Inclusions

### Fixtures & Fitting's

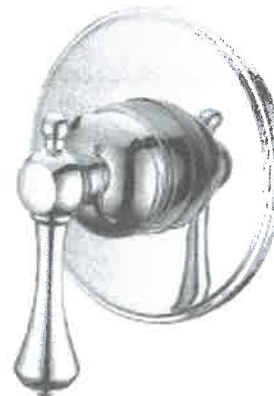
20.009 - Kado Era Toilet Roller Holder Chrome



20.010 - Mizu Drift Uni Dn40 Pop UP P&W Chrome



20.011 - Kado Era Shower Mixer Chrome



Initials: \_\_\_\_\_  
Builder: \_\_\_\_\_ Customer: \_\_\_\_\_

Toowoomba  
QLD 4350  
447238923  
renovare.com.au  
renovare.com.au  
26 924 865  
15104296



**RENOVARE**

Feels like new

**Renovare Toowoomba**  
Shop 3, 138 Herries Street Toowoomba City QLD 4350  
Ph: 0447238923  
[renovare.com.au](http://renovare.com.au)  
Email: [ben.sutton@renovare.com.au](mailto:ben.sutton@renovare.com.au)  
ABN: 91 626 924 865  
15104296

## Specifications and Inclusions

incl. GST

\$2,395.36

Plumbing's

Barco Era Wall Bath Outlet 150mm Chrome



Concrete for carport  
port frame installed

CEILING BATTEN BULK PACK++6100MM C ZINC REGIONAL  
Supply, install, set & sand, plasterboard, villaboard & Cornice

\$12,473.78

Accessories

Inclusions

Interior design assistance (Barco custom Joinery)  
Plumbing Fittings consultancy assistance (Reece Plumbing)  
Tile choice consultancy assistance (National Tiles)  
Wall Paints 3 Coat System

Client will have a builders clean on completion (which is pretty thorough) but may require professional clean before moving in)

Customer: \_\_\_\_\_

\$17,566.87

\$1,928.24

### Quoted Items

Description of items		Total exd. GST
<b>1</b>	<b>Administrative Costs</b>	<b>\$25,228.28</b>
1.1	Construction Insurance	
1.2	QBCC Insurance	
1.3	Q Leave Levy	
1.4	DA Approvals	
1.5	Certification	
1.6	Plans	
1.7	Engineering	
<b>2</b>	<b>Waste Management</b>	<b>\$5,186.41</b>
2.1	12m2 Skip bin	
<b>3</b>	<b>Hire Items</b>	<b>\$13,513.58</b>
3.1	Tarp Hire	
3.2	Machine Hire	
3.3	Site Toilet	
3.4	Scaffold Hire	
<b>4</b>	<b>Site Preparation</b>	<b>\$13,499.35</b>
4.1	REMOVE METAL ROOF INC FASCIA AND GUTTER	
4.2	REMOVE WALL FRAMING	
4.3	REMOVE WALL LINING	
4.4	REMOVE DOORS / WINDOWS	
4.5	REMOVE CUPBOARDS AND INC TOP	
4.6	REMOVE SOFFITS	
4.7	REMOVE ANY SINK INC TAPWARE	
4.8	REMOVE WALL MIXER/ TAPS / LAUNDRY STOPS	
4.9	REMOVE BEARERS AND JOISTS	
4.10	REMOVE ROOF FRAMING	
<b>5</b>	<b>Framing/ Hardware</b>	<b>\$38,524.11</b>
5.1	FC FLOORING SECURA SCYON JH++2700X600X19MM INTERNAL 404173	
5.2	820 Internal Door - Hung, Door Jamb, Arcs, Door Locks HINGE HIRLINE FIXED PIN TRIO++254X100MM EA ZP WLH7165FPZP20 Gainsborough Bright Chrome Bailey Passage Lever Set SCREWS CSK LONG THRD ZP ZENITH++7GX25 PH PK35 EAE1325 PINE DAR FJ PENCIL ROUND CLEAR++92X18MM 5.4M CLEAR 4 EDGE DOOR STOP ADOORED++CYLINDER MAGNET SC T0543 DOOR INT FLUSH H/COMB HUME++2040X820X35 PRIMECOAT H1 PINE DAR FJ CLEAR++31X11MM 5.4M	

## Quoted Items

Description of items	Total exd. GST
5.3 1200 XS24 door and frame PINE MOULDING FJ BULLNOSE++42X11MM 5.4M CLEAR Trevi Entrance lock set DOOR ENT SAVOY 2040X1200X40 TRANS LAM XS24 FRAME ENT PIVOT 2155X1266X140 PIVA	
5.4 Stair Stringer Bolt Down - 5 Tread Pair	
5.5 KWILA MERBAU DRESSED++140X42MM L/M	
5.6 Engineered Frames and beams Cypress	
5.7 Timber Step Treads 250x55 HWD - 1800	
5.8 PB STRUCTAFLOR YELLOW TONGUE++3600X900MM 19MM GP	
5.9 LVL13 H2S++200X63MM L/M	
5.10 DECKING SPOTTED GUM++86X19MM L/M KD STD	
5.11 Colorbond sheeting (Wall Cladding laying horizontal)	
5.12 MERBAU POST LAMINATED++90X90MM 3.0M DAR SELECT	
5.13 material	
<b>6 Carpentry</b>	<b>\$40,404.59</b>
6.1 SET OUT / PROFILES	
6.2 SETTING UP AND CASTING INTO GROUND POSTS OR STIRRUPS	
6.3 INSTALL ANY POSTS ONTO FOOTING OR STIRRUP	
6.4 SUB FLOOR FRAMING - INC TIE DOWN AND PREP	
6.5 19MM WET AREA FLOORING	
6.6 19MM PARTICLE BOARD FLOORING	
6.7 PREFABRICATED WALL FRAMING	
6.8 INSTALL PREFABRICATED TRUSSES INC TIE-DOWN	
6.9 INSTALL ANY TYPE OF BEAM (HAND LIFTED ONLY)	
6.10 GENERAL TIE DOWN - RODS, BRACING, TRANSFER (FLOOR AREA)	
6.11 PREPARE CEILING FOR LINING'S (BATTENS OR NOGGING)	
6.12 PREPARE WALL FRAMES FOR LINING'S (INTERNAL) (WALL AREA)	
6.13 INSTALL WINDOWS / DOORS INC HUNG EXTERNAL DOORS	
6.14 INSTALL SARKING / FLASHING'S (INC WINDOW FLASHING)	
6.15 INSTALL BOARD TYPE CLADDING - UNDER 200MM COVER	
6.16 INSTALL 1 STOREY STOPS OR 1 WINDOW	
6.17 INSTALL SOFFITS - UP TO 450 INC COVER STRIP	
6.18 HANG DOORS - JAMB / ARCH INC - CAVITY SLIDER INC	
6.19 FIT STANDARD DOOR HARDWARE - LOCK / STOP / 32X11	
6.20 INSTALL ARCHITRAVES (PER 5.4M)	
6.21 INSTALL SKIRTING (PER 5.4M)	
6.22 FIT STANDARD BATHROOM HARDWARE (PER BATH)	
6.23 INSTALL DECKING - PER LM - S/S SCREW OR HAND NAIL	
6.24 INSTALL HANDRAIL ONLY	
6.25 TIMBER BALUSTRADES - 50MM GAP - 66M BALUSTERS	
<b>7 Structural Steel</b>	<b>\$13,183.19</b>
7.1 Steel Adjustable Stumps 75x75 3mm Concrete Adjustable stump top	

## Quoted Items

Description of items	Total excl. GST
<b>8 Roofing</b>	<b>\$23,407.68</b>
8.1 Colorbond 150 Quad gutter	
8.2 Sarking-Tyvek Homewrap	
8.3 0.42 Custom orb Colorbond roof, battens, safety battens (to extension only)	
8.4 colorbond valleys	
8.5 colorbond ridge capping	
8.6 Labour	
8.7 FASCIA PRIMED FJ PINE H3 LOSP++180X19MM 6.0M	
<b>9 Windows/ Doors</b>	<b>\$26,083.02</b>
9.1 Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 900mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral	
9.2 Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 900mm. To have Single Light Sashes with 6.5mm White Translucent Glass. The Sashes will be fitted on Spiral	
9.3 Balances with Lifters & Latch. Supply New Guinea Rosewood Double Hung Window 1200 x 600mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral	
9.4 Supply New Guinea Rosewood Double Hung Window 1000 x 1200mm. To have Single Light Sashes with 4mm Clear Toughened Glass. The Sashes will be fitted on Spiral Balances with Lifters & Latch.	
9.5 Supply New Guinea Rosewood Double Hung Window 2100x600mm. To have Single Light Sashes with 4mm Clear Glass. The Sashes will be fitted on Spiral Balances with Lifters & Latches.	
9.6 Deliver above Windows & Doors to Site	
9.7 Clear JST1 External Double Door - Door Jamb, Skirts & Arcs, Entrance Set DOOR SEAL ARCHITECTURAL RAVEN++1250MM CA A4C1250 RP4 PINE MOULDING FJ BULLNOSE++42X11MM 5.4M CLEAR MERBAU FRENCH LITE SILL++140X31MM 0.9M REBATED SELECT DOOR JAMB EXT FJ H3 PRIMED++140X30MM 5.2M SGL REBATD LOSP Trevi Entrance lock set SCREWS CSK LONG THRD ZP ZENITH++7GX25 PH PK35 EAE1325 Hume Doors & Timber Joinery JST1 Clear Glass External Door - 720mm x 2040mm x 40mm HINGE BUTT FP ZENITH++100MM SCP HTB6100 EA DOOR STOP ADOORED++CYLINDER MAGNET SC T0543	
9.8 RV External Laundry Door - Door Jamb, Skirts & Arcs, Entrance Set Hume Doors & Timber Glass Opening XF3 Clear Glass Duracote External Door - 820mm x 2040mm x 40mm PINE MOULDING FJ BULLNOSE++42X11MM 5.4M CLEAR HINGE BUTT FP ZENITH++100MM SCP HTB6100 EA DOOR JAMB EXT FJ H3 PRIMED++140X30MM 5.2M SGL REBATD LOSP MERBAU FRENCH LITE SILL++140X31MM 0.9M REBATED SELECT DOOR STOP ADOORED++CYLINDER MAGNET SC T0543 SCREWS CSK LONG THRD ZP ZENITH++7GX25 PH PK35 EAE1325 DOOR SEAL ARCHITECTURAL RAVEN++1250MM CA A4C1250 RP4 Trevi Entrance lock set	

### Quoted Items

Description of items		Total exc. GST
<b>10</b>	<b>Electrician</b>	<b>\$32,395.36</b>
10.1	Disconnect Labour and Material	
10.2	GPO per Point (Including Basic GPO) single or double /	
10.3	Weatherproof GPO /	
10.4	4 Gang GPO (including basic Fitting)	
10.5	Tv Point /	
10.6	Light Per Point (excluding Light) /	
10.7	Heat Tastic Per Point (excluding Tastic Fitting) /	
10.8	Twin LED Sensor Light /	
10.9	cooktop circuit	
10.10	CONNECT POWER TO OVEN	
10.11	STANDARD METER BOX FIT OFF	
10.12	SAFETY SWITCH /	
10.13	install rangehood	
10.14	Tri Colour 90mm Down Lights 9W LED /	
10.15	Heat Tastic Fitting /	
10.16	Smoke Alarms Hard Wired /	
10.17	Light with mechanical ventilation for W.C	
10.18	Oyster Light	
10.19	Move NBN	
10.20	Ducted Air conditioning	
<b>11</b>	<b>Plumber</b>	<b>\$12,473.78</b>
11.1	BATHROOM DRAINAGE COMPLETE	
11.2	PANTRY DRAINAGE COMPLETE	
11.3	LAUNDRY DRAINAGE COMPLETE	
11.4	O.R.G COMPLETE	
11.5	DOWN PIPE COMPLETE 1 STOREY	
11.6	ROUGH IN & FIT OFF ANY SHOWER HEAD	
11.7	ROUGH IN & FIT OFF ANY TOILET SUITE	
11.8	ADDITION OF Gas Pipe - UP TO 10M PIPE	
11.9	ROUGH IN & FIT OFF ANY MIXER OR COMBO	
11.10	ROUGH IN & FIT OFF ANY SINK	
11.11	Install tank	
11.12	10,000L Tank Toowoomba Plastics	
11.13	Davey Silver Pressure Pump	
<b>12</b>	<b>Plasterer</b>	<b>\$17,566.87</b>
12.1	CEILING BATTEN BULK PACK++6100MM C ZINC REGIONAL	
12.2	Supply, install, set & sand, plasterboard, villaboard & Cornice	
<b>13</b>	<b>Waterproofing</b>	<b>\$1,928.24</b>
13.1	Waterproofer Ensuite, Powder and Laundry	

### Quoted Items

Description of items		Total exd. GST
<b>14</b>	<b>Tiler</b>	<b>\$11,923.21</b>
14.1	Floor Tiles @ \$35 per m2	
14.2	Wall Tiles @ \$35 per m2	
14.3	Tiler Labour per m2	
14.4	BEDDING - SHOWER ONLY	
14.5	Silicone per l/m	
14.6	450x450mm Niche	
14.7	Metal angle per length	
14.8	Shower Grate (strip, round or square)	
<b>15</b>	<b>Insulation</b>	<b>\$3,244.73</b>
15.1	Supply & Fit Earthwool Acoustic Insulation	
15.2	Supply & fit Earthwool R1.5 Wall batts	
15.3	Supply & Fit Earthwool R2.5 Ceiling batts	
15.4	Bradford Polymax Underfloor insulation R2.0	
<b>16</b>	<b>Joinery/ Robe doors</b>	<b>\$46,187.83</b>
16.1	Supply and install Kitchen consisting of following.	
16.2	•20mm Smart stone essentials range tops.	
16.3	•2 Pack series 4 Doors.	
16.4	•Standard range handles.	
16.5	•Pediment Mould to overheads.	
16.6	•2000 of Lower cupboards.	
16.7	•3500 of Overheads cupboards.	
16.8	•Wall oven-micro tower with 2 Metabox drawers.	
16.9	•900 of Fridge overheads	
16.10	•8 Sets of 3 Metabox drawers.	
16.11	•3 Single Metabox drawers.	
16.12	Supply and install Pantry consisting of the following.	
16.13	•Post formed laminated tops.	
16.14	•White board doors and gables	
16.15	•Standard range of handles	
16.16	•Dishwasher space.	
16.17	•Freezer space.	
16.18	•3900 of Lower cupboards.	
16.19	•2800 of Tall open cupboards.	
16.20	Supply and install Laundry consisting of following.	
16.21	•20mm Smart stone essentials range tops	
16.22	•Standard range colour board doors and gables.	
16.23	•Standard range of handles.	
16.24	•Wash machine space.	
16.25	•2600 of Lower cupboards.	
16.26	Supply and install Family cupboards consisting of following.	
16.27	•Standard range colour board doors and gables.	
16.28	•Standard range handles.	
16.29	•Glass insets in doors.	
16.30	•Glass shelves in cupboards.	
16.31	Supply and install 2 -Vanity's consisting of following.	

### Quoted Items

Description of items		Total excl. GST
16.32	•20mm Smart stone essentials range tops.	
16.33	•Standard range colour board doors and gables.	
16.34	•Standard range handles.	
16.35	•800 of Lower cupboard in Powder room vanity.	
16.36	•500 of Lower in Ensuite vanity.	
16.37	•Two sets of 4 Metabox drawers in Ensuite vanity.	
16.38	Supply and install Broom-Linen shelving consisting of following.	
16.39	•4- White board shelves on cleats.	
16.40	Supply and install Bed 1 inserts consisting of following.	
16.41	•2 Type C towers with 4 Metabox drawers in each.	
16.42	•2 Hat shelves.	
16.43	•2 Hang rods.	
16.44	Supply and install sliding robe doors consisting of following.	
16.45	•2- Sets of 2 Doors.	
16.46	•Standard powder coated frames.	
16.47	•Standard range of colour board inserts.	
16.48	Joinery as per specs	
<b>17</b>	<b>Sky lights</b>	<b>\$4,137.50</b>
17.1	VELUX Flexible Sun Tunnel	
17.2	install skylights	
<b>18</b>	<b>Painter</b>	<b>\$29,700.26</b>
18.1	Painter - Watty Paints internal 3 coat system (ceilings, walls, eaves, downpipes, doors, trim) new and existing	
18.2	Painter external Watty Paints	
18.3	Fascia and gutter	
18.4	DECKING - DOES NOT INCLUDE SANDING	
<b>19</b>	<b>Floor Covering</b>	<b>\$24,687.94</b>
19.1	Supply and install Timber hardwood flooring, sand and polish	
<b>20</b>	<b>Glazing</b>	<b>\$1,172.87</b>
20.1	BRADNAMS INSTALL	
20.2	SIGNATURE S2 OR S3   FRONT ONLY TO 1000MM	
20.3	FRAMELESS   900MM HIGH X 1500MM WIDE	
20.4	FRAMELESS   900MM HIGH X 900MM WIDE	

## Quoted Items

Description of items		Total excl. GST
<b>21</b>	<b>Fixtures &amp; Fitting's</b>	<b>\$6,544.95</b>
21.1	Kado range with bath tub Kado Era Twin Rail Shower Lever Handle Chrome (4 Star) Posh Solus Semi Inset Basin 1 Taphole 540 x 450mm White Posh Solus Freestanding Bath 1500 x 700 x 560mm White Kado Era Toilet Roller Holder Chrome Mizu Drift Uni Dn40 Pop UP P&W Chrome Kado Era Basin Mixer Chrome (5 Star) Kado Era Shower Mixer Chrome Kado Era Wall Bath Outlet 150mm Chrome	
21.2	Posh Domaine Rimless Close Coupled Back to Wall Toilet Suite Bottom Inlet with Soft Close Quick Release Seat (4 Star)	
21.3	American Standard Studio Wall Basin with Fixing Kit 1 Taphole 350mm White	
21.4	Kado Era Basin Mixer Chrome (5 Star)	
21.5	Franke Bow BXX220-36 Double Bowl Inset/Undermount/Flushmount Sink Pack Type 1 Stainless Steel	
21.6	Kado Era English Sink Mixer Large Chrome (4 Star)	
<b>22</b>	<b>Miscellaneous</b>	<b>\$4,780.74</b>
22.1	Nails, Screws, Silicones, Adhesives, Nuts and Bolts, Cyclone Rods and Nuts, Sarking	
<b>23</b>	<b>Carport</b>	<b>\$24,190.58</b>
23.1	concrete for carport	
23.2	Carport frame installed	



**Renovare Toowoomba**  
Shop 3, 138 Herries Street Toowoomba City QLD 4350  
Ph: 0447238923  
[renovare.com.au](http://renovare.com.au)  
Email: [ben.sutton@renovare.com.au](mailto:ben.sutton@renovare.com.au)  
ABN: 91 626 924 865  
15104296

## Terms and Conditions

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QUOTE IS VALID FOR 30 DAYS

QUOTE IS SUBJECT TO THE OUTCOMES OF THE FOLLOWING DOCUMENTATION;

ENGINEERING DESIGN, SOIL TESTING, BUILDING APPROVALS, TOWN PLANNING APPROVALS, ENERGY EFFICIENCY ASSESSMENTY AND MATERIAL/ PRODUCT SELECTIONS

THIS QUOTE IS BASED OF THE PLANS, DOCUMENTS AND SPECIFICATIONS AT THE TIME OF QUOTATION

THIS QUOTE IS ALSO BASED OFF THE SITE CONDITIONS AT THE TIME OF SITE INSPECTION

Quote Total:	\$401,590.97
Tax (GST):	\$40,159.15
<b>Total:</b>	<b>\$441,750.12</b>

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**Q1311 - Carport 68 Hume Street**

Dave Pemberton

Toowoomba  
QLD 4350  
M: +61448000337

**Quote Number: Q1311**

Quote Valid for 30 days  
Building Type: Extension  
Quote Date: 4/02/2021

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Dear Dave Pemberton,

We are pleased to present you with your preliminary estimate for your Renovation/ Extension at 68 Hume Street, North Toowoomba QLD, 4350.

All we ask is that if you are comparing our quote to others, you compare the other builders products and scope of work to the exact same scope of work and products that we are providing you within this quote.

The next step in your Project is the "APPROVALS" step, this is where we get your job ready for construction by completing the following tasks. Working Drawings, Soil Test, Engineering, Council Approvals and Your Final Product Selections.

We have made a great investment in your project as we would love to continue working with you on your home and will work with you to find any solution for your project that you are comfortable with.

Kind Regards,

Ben and Jake Sutton

Renovare Toowoomba

## Specifications and Inclusions

### Preliminaries

- 1.001 - QBCC Home Warranty Insurance
- 1.002 - Working Drawings
- 1.003 - Council DA approvals and certification

### Hire Items

- 2.001 - Skip Bin

### Site Preparation

- 3.001 - Earthworks to remove bluestone curb carefully
- 3.002 - removal of soil and retaining walls

### Framing/ Carpentry

- 4.001 - Carpentry Labour
- 4.002 - PINE BATTEN++42X35MM 6.0M LOSP H2
- 4.003 - Joiner strip 3m
- 4.004 - FC CLADDING CEMINSEAL RE 6MM++4200X1200MM WALLBOARD 95842
- 4.005 - PINE STRUCTURAL MGP10 BLUE H2++70X35MM 2.4M
- 4.006 - 600 Eaves
- 4.007 - Flashing for corner
- 4.008 - Engineered Frames

### Roofing, Fascia and Gutter

- 5.001 - T2 Engineered Roof Scissor Trusses
- 5.002 - Supply and Install 0.42 Colorbond Custom Orb Roofing to match existing. Ridge cap, Valley, Gable Roll, Metal Roof Batten, Screws
- 5.003 - Supply and Install New Colorbond Fascia and Gutter to match existing

### Electrician

- 6.001 - Electrical allowance

### Painter

- 7.001 - Painter to paint ceiling, Infills and Gable ends (Wattyl Paints 3 Coat System)

### Garage Door

- 8.001 - Supply and install Sectional Door in standard styles (Georgian Regency, Mediterranean, Cosmopolitan) in Stoddart's standard colour range including Avanti Auto Opener, 2 x Handsets, 1 x Wall Button

### Concreter

- 9.001 - concrete for posts
- 9.002 - Concrete for driveway
- 9.003 - Excludes Bluestone kerb for cross over

### Miscellaneous

- 10.001 - Nuts and Bolts, Screws, Nails, Adhesives

Initials:

Builder: \_\_\_\_\_ Customer: \_\_\_\_\_

## Quoted Items

Description of items		Total incl. GST
<b>1</b>	<b>Preliminaries</b>	<b>\$11,882.59</b>
1.1	QBCC Home Warranty Insurance	
1.2	Working Drawings	
1.3	Council DA approvals and certification	
<b>2</b>	<b>Hire Items</b>	<b>\$1,158.75</b>
2.1	Skip Bin	
<b>3</b>	<b>Site Preparation</b>	<b>\$5,777.34</b>
3.1	Earthworks to remove bluestone curb carefully	
3.2	removal of soil and retaining walls	
<b>4</b>	<b>Concreter</b>	<b>\$4,800.54</b>
4.1	concrete for posts	
4.2	Concrete for driveway	
<b>5</b>	<b>Framing/ Carpentry</b>	<b>\$18,668.56</b>
5.1	Carpentry Labour	
5.2	90 x 90mm 4.2m DPR Select Merbau Laminated	
5.3	PINE BATTEN++42X35MM 6.0M LOSP H2	
5.4	Joiner strip 3m	
5.5	FC CLADDING CEMINSEAL RE 6MM++4200X1200MM WALLBOARD 95842	
5.6	PINE STRUCTURAL MGP10 BLUE H2++70X35MM 2.4M	
5.7	600 Eaves soft sheet nails FC EAVE LINING 4.5MM CSR++2400X600MM 1.44SQM 10218	
5.8	KWILA MERBAU DRESSED++140X42MM L/M	
5.9	Colorbond Zinc Cladding	
5.10	Flashing for corner	
5.11	Engineered Frames	
<b>6</b>	<b>Roofing, Fascia and Gutter</b>	<b>\$13,739.51</b>
6.1	T2 Engineered Roof Scissor Trusses	
6.2	Supply and Install 0.42 Colorbond Custom Orb Roofing to match existing. Ridge cap, Valley, Gable Roll, Metal Roof Batten, Screws	
6.3	Supply and Install New Colorbond Fascia and Gutter to match existing	
<b>7</b>	<b>Electrician</b>	<b>\$2,750.00</b>
7.1	Electrical allowance	
<b>8</b>	<b>Painter</b>	<b>\$1,738.00</b>
8.1	Painter to paint ceiling, Infills and Gable ends (Wattyl Paints 3 Coat System)	



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ABN: 91 626 924 865  
15104296

### Quoted Items

Description of items		Total incl. GST
<b>9</b>	<b>Garage Door</b>	<b>\$3,310.71</b>
9.1	Supply and install Sectional Door in standard styles (Georgian Regency, Mediterranean, Cosmopolitan) in Stoddart's standard colour range including Avanti Auto Opener, 2 x Handsets, 1 x Wall Button	
<b>10</b>	<b>Miscellaneous</b>	<b>\$2,483.04</b>
10.1	Nuts and Bolts, Screws, Nails, Adhesives	



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THIS QUOTE IS BASED OF THE PLANS, DOCUMENTS AND SPECIFICATIONS AT THE TIME OF QUOTATION

THIS QUOTE IS ALSO BASED OFF THE SITE CONDITIONS AT THE TIME OF SITE INSPECTION

Quote Total:	\$60,280.96
Tax (GST):	\$6,028.08
<b>Total:</b>	<b>\$66,309.04</b>

**SCHEDULE 1**

**Statement of Reasons**

**Statement of Reasons**  
Section 63(4) and (5) of the *Planning Act 2016*

SITE DETAILS	
Site Address	68 Hume Street, NORTH TOOWOOMBA QLD 4350
Real Property Description	Lots 12 and 23 RP16720
Site Area	672m <sup>2</sup>
Owner	Alina Meyer

PROPOSED DEVELOPMENT	
Name of Applicant	David Pemberton
Type of Application	Preliminary Approval for Building Work (Planning Scheme Works)
Proposed Development	Demolition of a Neighbourhood Character Place
Level of Assessment	Impact Assessable
Submissions Received	Objection: Nil
	Support: Nil
Decision	Refusal
Decision Date	1 November 2021

ASSESSMENT MATTERS					
Assessment benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• <i>Schedule 10 of the Planning Regulation 2017</i>;</li> <li>• <i>State Planning Policy July 2017</i>;</li> <li>• South-east Queensland Regional Plan;</li> <li>• The Local Government Infrastructure Plan; and</li> <li>• <i>Toowoomba Regional Planning Scheme 2012 (Version 24)</i> <ul style="list-style-type: none"> <li>○ Strategic Framework</li> <li>○ Airport Environs Overlay Code</li> <li>○ Neighbourhood Character Overlay Code</li> <li>○ Low-medium Density Residential Zone Code</li> <li>○ Low Density Residential Zone Code</li> </ul> </li> </ul>				
Reasons for decision	<p>The development was assessed against all of the assessment benchmarks listed above and does not comply with those listed below.</p>				
	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Assessment benchmark</th> <th style="width: 50%;">Reasons for the Refusal</th> </tr> </thead> <tbody> <tr> <td> <p><u>Element – Toowoomba City identity – 3.5.3.1 Specific outcomes</u></p> <p>1) <i>Toowoomba is a compact city which is characterised by its rural context and heritage; it has a vibrant cosmopolitan heart as well as diverse neighbourhoods with their own distinct character and identity.</i></p> <p>2) <i>Places of cultural heritage and neighbourhood</i></p> </td> <td> <p>The proposal is the demolition of a Neighbourhood Character Place that is considered to contribute positively to the existing and historical character of the surrounding section of Hume Street and the neighbourhood.</p> <p>Evidence has not been provided to demonstrate that the Neighbourhood Character Place does not contribute positively to the established character and identity of the neighbourhood.</p> <p>Sufficient evidence has not been provided to demonstrate that the Neighbourhood Character Place is beyond being conserved and enhanced rather than being demolished.</p> <p>It is therefore considered that the applicant has not demonstrated that demolishing the existing</p> </td> </tr> </tbody> </table>	Assessment benchmark	Reasons for the Refusal	<p><u>Element – Toowoomba City identity – 3.5.3.1 Specific outcomes</u></p> <p>1) <i>Toowoomba is a compact city which is characterised by its rural context and heritage; it has a vibrant cosmopolitan heart as well as diverse neighbourhoods with their own distinct character and identity.</i></p> <p>2) <i>Places of cultural heritage and neighbourhood</i></p>	<p>The proposal is the demolition of a Neighbourhood Character Place that is considered to contribute positively to the existing and historical character of the surrounding section of Hume Street and the neighbourhood.</p> <p>Evidence has not been provided to demonstrate that the Neighbourhood Character Place does not contribute positively to the established character and identity of the neighbourhood.</p> <p>Sufficient evidence has not been provided to demonstrate that the Neighbourhood Character Place is beyond being conserved and enhanced rather than being demolished.</p> <p>It is therefore considered that the applicant has not demonstrated that demolishing the existing</p>
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	<p><i>character significance are conserved and enhanced.</i></p>	<p>Neighbourhood Character Place at 68 Hume Street, North Toowoomba complies with the relevant provisions of the Strategic Framework of the Planning Scheme.</p>
	<p><u>Neighbourhood Character Overlay Code Purpose</u>  <i>The purpose of the Neighbourhood Character Overlay Code is to conserve and enhance buildings and streetscapes which contribute to the character of the local area and to ensure new development is sympathetic to the nature and character of those areas.</i></p>	<p>The proposal is the demolition of a Neighbourhood Character Place that is considered to contribute positively to the existing and historical character of the surrounding section of Hume Street and the neighbourhood.</p> <p>Evidence has not been provided to demonstrate that the Neighbourhood Character Place does not contribute positively to the established character and identity of the neighbourhood.</p> <p>Sufficient evidence has not been provided to demonstrate that the Neighbourhood Character Place is beyond being conserved and enhanced rather than being demolished.</p> <p>It is therefore considered that the applicant has not demonstrated that demolishing the existing Neighbourhood Character Place at 68 Hume Street, North Toowoomba complies with the Purpose of the Neighbourhood Character Overlay Code.</p>
	<p><u>Neighbourhood Character Overlay Code Overall Outcome (a)</u>  <i>The purpose of the code will be achieved through the following overall outcomes:</i>  <i>(b) buildings and features which contribute to the established local streetscape character are retained</i></p>	<p>The proposal is the demolition of a Neighbourhood Character Place that is considered to contribute positively to the existing character of the surrounding section of Hume Street and the neighbourhood. Therefore, the proposal does not comply with Overall Outcome (a).</p>
	<p><u>Neighbourhood Character Overlay Code Performance Outcome PO<sub>1</sub> (Table 8.3.2:2)</u>  <i>The Neighbourhood Character Place is retained unless:</i>  <i>(c) it is structurally unsound and uneconomically repairable; or</i>  <i>(d) does not make a positive contribution to the character of the local streetscape.</i></p>	<p>The development application proposes demolition of a Neighbourhood Character Place, being an existing dwelling house and ancillary carport, located at 68 Hume Street, North Toowoomba. The existing dwelling house was constructed in the early 20<sup>th</sup> century and has been modified from its original form through enclosure of the front verandah. The property comprises two separate lots, being Lots 12 and 23 RP16720, with Lot 12 fronting Hume Street (west) and Lot 23 fronting Sir Street (east). The dwelling house (located entirely within Lot 12) is provided with vehicular access via a crossover to Sir Street.</p> <p>In support of the proposal the applicant has submitted the following documentation:</p> <ul style="list-style-type: none"> <li>• A Structural Engineering Report prepared by Ipswich Consulting Engineers dated 17 December 2020;</li> <li>• A Timber Pest Inspection Report prepared by Kieran Mortimer Pest Control</li> </ul>

		<p>dated 19 December 2020;</p> <ul style="list-style-type: none"> <li>• A Building Report prepared by Baker Rossow Consulting Engineers (RPEQ), dated 15 February 2021;</li> <li>• An additional letter from Ipswich Consulting Engineers dated 3 March 2021, confirming that it is their opinion that the building at 68 Hume Street is structurally unsound;</li> <li>• A real estate market valuation report prepared by McGrath Real Estate dated 22 February 2021;</li> <li>• Quotations from Renovare (dated 4 February 2021) for:             <ul style="list-style-type: none"> <li>○ Renovation/Extension of the existing dwelling house at 68 Hume Street; and</li> <li>○ Construction of a new Carport.</li> </ul> </li> <li>• Sample plan designs for proposed new residences prepared by Log-IT Solutions and Gordon Burke Constructions.</li> </ul> <p>The submitted information includes reporting that demonstrates that the existing Neighbourhood Character Place requires a degree of structural repair. However, the applicant was advised in an Information Request, a Further Advice letter and subsequent email correspondence that in order for Council to accurately ascertain the scope of necessary repairs, this reporting would need to be peer reviewed by a suitably qualified consultant Structural Engineer. The cost of the peer review and associated inspection would be reimbursed to Council by the applicant prior to Council deciding the application. In response the applicant advised Council officers that <i>“we do not support the proposal for TRC to engage a third RPEQ Engineer to undertake a further assessment and will not be paying for the costs incurred for this assessment should TRC wish to proceed with this approach”</i>. As a consequence Council officers have not been able to conclusively determine that the Neighbourhood Character Place is <i>“structurally unsound”</i>.</p> <p>Additionally, the applicant was also advised that any submitted structural engineering reporting would need to demonstrate the extent of structural repairs in the Neighbourhood Character Place through inclusion of plans of the existing framing and structural elements and plans detailing the structural elements that are intact and the extent of repairs required. This information, and associated plans, was not provided.</p> <p>The applicant was advised prior to lodgement of the development application in Prelodgement Advice and during assessment of the development application in an Information Request, a Further Advice letter and subsequent email correspondence that in order to demonstrate that the Neighbourhood Character</p>
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		<p>Place is <i>“uneconomically repairable”</i> it would be necessary to provide a schedule of costs (and scope of works) to repair any existing structural damage to a structurally sound state. This advice was reiterated in both the Structural Engineering Report prepared by Ipswich Consulting Engineers and the Building Report prepared by Baker Rossow Consulting Engineers submitted by the applicant. The applicant was also explicitly advised that <i>“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”</i>.</p> <p>As noted above the applicant submitted two quotations from building company Renovare, one for a complete renovation and extension of the existing dwelling house and one for a new carport. The applicant proposed that these quotations demonstrate that the Neighbourhood Character Place is <i>“uneconomically repairable”</i>. However, the submitted quotations provide a broad schedule of costs for the full renovation of the existing dwelling house and the construction of a new carport. The submitted schedule does not provide a breakdown of costs which enable Council officers to determine what the cost would be to repair existing structural damage within the dwelling to a structurally sound state. Therefore, it is considered that the applicant has not provided evidence to demonstrate that the Neighbourhood Character Place is <i>“uneconomically repairable”</i>. As such it is concluded that the applicant has not demonstrated that the proposal achieves compliance with item (a) of Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code.</p> <p>The applicant also has not provided evidence to demonstrate that the Neighbourhood Character Place <i>“does not make a positive contribution to the character of the local streetscape”</i>. As such it is concluded that the applicant has not demonstrated that the proposal achieves compliance with item (b) of Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code.</p> <p>The applicant has not provided the information necessary to demonstrate that the existing Neighbourhood Character Place located at 68 Hume Street, North Toowoomba <i>“is structurally unsound and uneconomically repairable”</i> or that it <i>“does not make a positive contribution to the character of the local streetscape”</i>. Therefore, it is considered that the proposal to demolish the Neighbourhood Character Place does not comply with Performance Outcome PO<sub>1</sub> of Table 8.3.2:2 of the Neighbourhood Character Overlay Code.</p>
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For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Toowoomba Regional Council Planning and Development Online website at: <http://www.tr.qld.gov.au/payments-self-service-laws/web-apps/pdonline/8892-planning-and-development-online>. When accessing Council's website please use the following Application Number: PSW/2020/5933.