

PLANNING REPORT

Development Application

Application Details

Property address	4 Grey Street, South Toowoomba
Real property description	58 SP 207970
Zone	Low-Medium Density Residential
Neighbourhood Character Overlay	Within Neighbourhood Character Overlay area — not a listed Neighbourhood Character Place
Proposed development	Alterations and Additions to Existing Residence
Applicant / Owner	Pablo Byass

Site and Locality Description

Circa 19th century timber-framed dwelling with timber cladding. Site slopes from SE corner to NW corner. Site area 372 sqm. Established residential street, most of the original dwellings from this period either demolished or heavily altered. Numbers 1, 5, 9, 18 still retain original proportions with single front verandah. Newer dwellings span Federation period to contemporary brick veneer dwellings.

Description of Proposed Works

- New single car garage approximately 1640 mm from existing residence.
- Repairs to roofing, verandah, cladding and existing timber features of existing residence.
- Whole of property painting (interior and exterior)
- Whole of property re-wire, plumbing repair and replacement.
- Existing timber flooring repair/replacement as required.
- New bathroom, kitchen and laundry facilities.
- New rear door access to rear private open space.
- New landscaping and fencing to eastern boundary + vertical garden within eastern and southern boundaries.
- Demolition of post-war verandah to east and rear of residence.

Intents and Background

Purpose of works is to improve amenity, safety and appearance of 4 Grey Street, South Toowoomba, whilst respecting, restoring and improving residence and surrounding neighbourhood character.

Project will:

- Allow two generations (middle aged and elderly) to live at the property long term - providing better amenity, safety, autonomy and higher quality of life.
- Improve neighbourhood character by restoring original frontage to existing property, matching remaining similar properties on street. Similar properties located at Nos. 1, 5, 9, 18.
- Improve driveway access by removing incorrectly located fencing – approx. 600 mm inside east boundary.
- Provide secure car parking, secure enclosed shed + storage space.
- Enhance connections between residence and private open spaces.
- Enlarge and remodel front, rear and side gardens.

Zone and Level of Assessment

Low-medium density residential.

Applicable Codes

Neighbourhood Character Overlay Code

Neighbourhood Character Overlay Considerations for Garage

- Proposed garage conforms to height guidelines as per QDC.
- Overall height <4.5m.
- Mean height East Elevation (boundary) 2.76m.
- Mean height North Elevation 3.47m.
- No neighbouring openable windows within 1.5m of proposed garage – nearest window is approximately 5.6m from garage boundary wall.
- Proposed garage is set back more than half the length of Lot – approximately 11.69m from front boundary.
- Proposed garage roof pitch matches existing residence.
- Proposed garage roof materials match existing residence.
- Proposed garage cladding materials complement neighbourhood character - materials are common on Grey Street, throughout South Toowoomba and Toowoomba more generally.
- Design, size and location of garage retains character of existing residence - visibility of garage is minimised through placement, lowering into ground and utilising materials that complement existing residence and neighbourhood character.
- Roofed area on Lot significantly less than 50%.
- Only structure less than 4m from proposed garage is the concrete driveway at 2C Grey Street.
- Proposed garage does not overlap front private open space of 2C Grey Street.
- All recently constructed properties east of 4 Grey Street (along Grey Street/Ruthven Street) include garages with gable fronts.
- Proposed garage is conservatively designed and sized - but provides important increase to amenity and storage for current and future use of residence and site.
- Proposed garage is located behind the front building line and does not alter the street presentation of the existing dwelling

Compliance Summary

The proposal meets the relevant acceptable outcomes for siting, height, setbacks, site cover and car parking under the Zone Code and Dwelling House Code.

Infrastructure and Servicing

All access, stormwater disposal, water supply and sewerage/on-site effluent arrangements are adequate for the proposal.

Conclusion

The proposal is consistent with the intent of the surrounding zone and Neighbourhood Character Overlay, and we request that Council approves the application subject to reasonable and relevant conditions.

Attachments

Forms 1 and 2

Architectural and Engineering Drawings

Approved Referral Agency responses for Garage and Vertical Garden to rear of property.