

Our Reference: NP24.176

8 October 2024

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/Madam,

Application for Assessable Building Work – Removal of a Contributing Character Building and Construction of New Class 1a Dwelling on a Contributing Character Site located at 14 Isley Street, North Ward and formally described as Lot 7 on T118112.

On behalf of the applicant, please accept this correspondence and the accompanying planning report as a properly made development application in accordance with the *Planning Act 2016*.

The application seeks a Development Permit for building work associated with the removal of an existing dwelling house and construction of a new dwelling house on a contributing character site. The land is situated at 14 Isley Street, North Ward and is formally identified as Lot 7 on T118112.

In accordance with Council's schedule of fees and charges, the assessment fee for the application is \$2,224. It would be appreciated if this fee is charged to our account (reference 30460616). This fee is calculated as follows:

Impact assessment	\$556
New building work assessable against a zone code	\$834
Total demolition or relocation off the site of a contributing character building	\$834
Total	\$2,224

Townsville City Council

Received
08/10/2024



Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,

Meredith Hutton

DIRECTOR

Northpoint Planning

Encl. Development Application

Development Application

Assessable Building Works – Removal of a Contributing
Character Building and Construction of a Class 1a Building on a
Contributing Character Site



Northpoint
Planning

14 Isley Street, North Ward
Lot 7 on T118112

8 October 2024
Reference: NP24.176

Client: Franzmann Construction

Project: 14 Isley Street, North Ward

Date: 8 October 2024

Project Reference: NP24.176

Contact: Meredith Hutton

Prepared by: Meredith Hutton – Northpoint Planning

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1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a development permit for Assessable Building Works – Removal of a Contributing Character Building and Construction of a Class 1a Building on a Contributing Character Site. The site is located within the Character residential zone and Mixed 1950's precinct, which requires assessment of building work affecting character elements.

The subject site is located at 14 Isley Street, North Ward and comprises an area of 1,012m². The proposed development involves the removal of an existing dwelling on the premises that is identified as a contributing character building, and the construction of a new dwelling.

The existing dwelling on the site is no longer suitable for the owners needs. A non-invasive inspection conducted by Lancini Consulting Engineers has identified significant structural defects that would necessitate extensive remediation to meet current building standards. These works would involve extensive structural works that is not feasible from a cost or practicality perspective.

Additionally, the proposed development involves the construction of a new dwelling that meets the needs of the property owners while being compatible with the surrounding character of the area and providing an increased contribution to the streetscape than that of the existing dwelling.

The site is located within the Flood Hazard Overlay as containing areas of low flood hazard, and the Coastal Hazard Overlay as containing area of medium storm tide inundation. However, the area on site impacted by these hazards are minimal, with the extent limited to a small area to the rear southern boundary. Accordingly, the proposed development is not impacted by these overlays.

Assessment of the proposed development against the provisions of all relevant benchmarks has been undertaken and outlined in this town planning report. As outlined in this town planning report, the proposed development achieves the nominated assessment criteria.

The proposed development is considered appropriate for the location, and it is therefore requested that the application be approved subject to reasonable and relevant conditions.

Table 1: Application Summary

Application Summary	
Address	14 Isley Street, North Ward
Real Property Description	Lot 7 on T118112
Area of Lot	1,012m ²
Applicant	Franzmann Construction
Purpose of Proposal	<ul style="list-style-type: none">▪ Removal of existing contributing character building▪ Construction of a Class 1a building on a contributing character site
Type of Application	Assesable Building Work
Category of Assessment	Impact
SARA Mapping	Coastal Area – medium storm tide inundation area
Referral Agencies	Not Applicable
Public Notification	Required



2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 14 Isley Street, North Ward comprising an area of 1,012m², and is formally identified as Lot 7 on T118112. The site is currently and historically utilised for residential purposes, with a dwelling house currently present on the site. The site fronts Isley Street to the north-west, with access to the property via existing crossover to Isley Street.

The immediate surrounding locality primarily includes a mix of residential development comprising detached dwelling houses and multiple dwellings. Jezzine Barracks is in immediate proximity, located to the opposite side of Isley Street.

The wider locality includes the Strand approximately 300m to the north-east, Pallarenda to the west and Castle Hill to the south.

The subject site is located within the Character residential zone of the planning scheme and identified within the Mixed 1950's precinct. Additionally, the site is identified within the Flood Hazard Overlay as containing minimal area of low flood hazard to the southern corner at the rear of the site, alongside the Coastal Hazard Overlay as containing medium storm inundation hazard in the same location.

The subject lot and surrounding locality are illustrated in Figure 1 below.

Figure 1: Site location



Source: Qld Globe



3.0 Proposed Development

3.1. General Overview

The proposed development involves the removal of the existing contributing character dwelling located on the site, and the construction of a new dwelling.

Each development aspect is addressed in further detail at sections 3.2 and 3.3.

3.2. Assessable Building Work – Removal of a Contributing Character Building

The existing dwelling is not fit for purpose for the landowners. An assessment of the existing structure was undertaken by Lancini Consulting Engineers, as detailed in their technical report dated 26 September 2024 and provided at **Appendix 5**. The report identifies significant structural deficiencies in the dwelling, particularly with respect to its compliance with current National Construction Code (NCC) and Australian Standards, including cyclonic wind loading requirements (AS/NZS 1170.2). The dwelling has undergone several modifications over the years, which have further weakened its structural integrity. For instance, the replacement of original concrete columns with hollow sections has resulted in inadequate lateral bracing, making the building unsafe under current design load requirements for wind and seismic actions.

Lancini Consulting Engineers concluded that the extensive repairs and upgrades necessary to meet current building standards is considered unreasonable. As a result, the removal of the existing dwelling and the construction of a new dwelling is considered the most appropriate and feasible solution to address the landowners' needs and to ensure development complies with safety standards.

3.3. Assessable Building Work – construction of a new dwelling

The proposed development involves construction of a class 1a building to be located at 14 Isely Street, North Ward. Specifically, the proposed development involves:

- Two storey dwelling comprising slab on ground construction, with habitable floor levels of 400mm above natural ground level.
- Verandahs to the full width of the front of the dwelling, to both the upper and lower storeys.
- Dwelling setback 5m from the Isley Road frontage, with this being the outermost projection of the verandah. The façade of the dwelling is setback 7m from the front boundary.
- Dwelling setback 2m from the southern side boundary.
- Approximately 20m from the outer most projection of the dwelling to the rear boundary.
- Carport to the northern side boundary, with this setback in excess of 16m of the front façade.
- Proposed carport of open construction with no solid walls or doors.
- Combination hip and gable roofline, with symmetrical gable projections towards the street.
- Roof pitch of 20 degrees, with corrugated roof sheeting.
- Lightweight weatherboard cladding to external walls.
- Traditional window hoods provided to windows to the sides of the dwelling.
- Site cover approximately 37%.

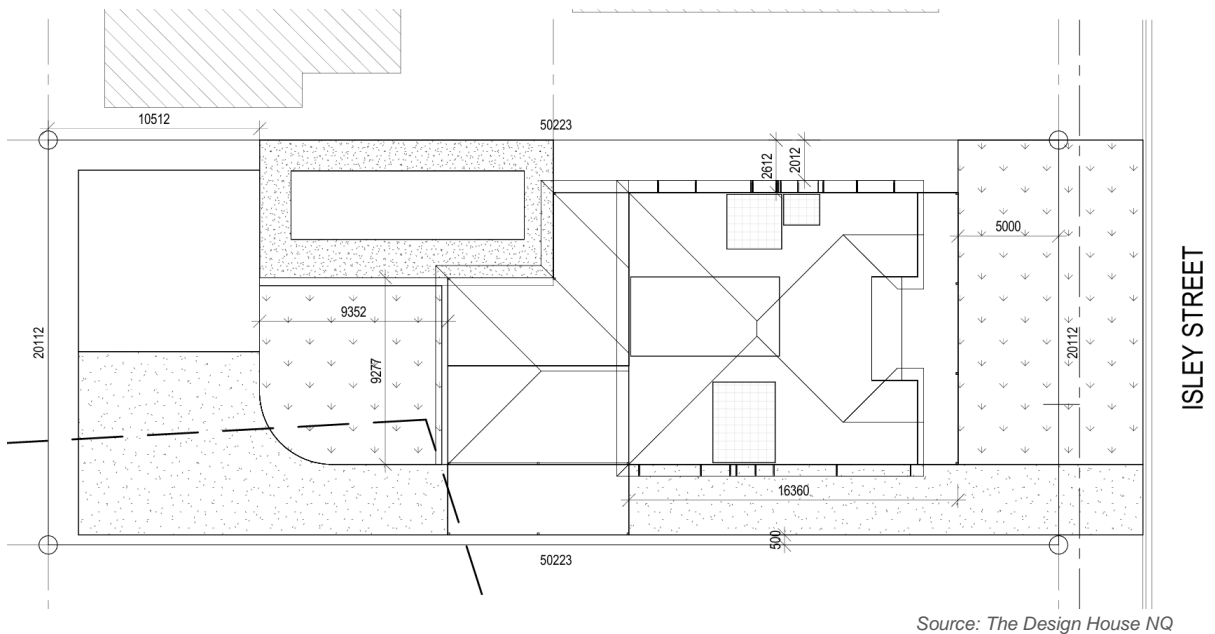
The proposed development is illustrated in figures 3 and 4 overleaf.



Figure 3: Dwelling elevation – Isley Street perspective



Figure 4: Site layout



3.4. Predominant Character of Locality

The subject land is located within the Mixed 1950s precinct of the Character residential zone. The precinct locality in which the site is situated does not present any predominant architectural style or character across the area.

A review of the surrounding properties shows a variety of dwelling styles, roof forms, and materials, with no single architectural form dominating the locality (refer **Appendix 7**). This mix of architectural treatments provides flexibility in design while still ensuring that new developments respect the general scale and form of the area.



The proposed new dwelling responds to this context by incorporating key design elements that ensure it integrates with the existing streetscape. The use of a pitched roof, timber cladding, and large, vertically proportioned windows reflects common architectural features found in the precinct, while still allowing for a contemporary design that meets modern living needs. The building's scale, height, and setbacks are generally consistent with those of the surrounding properties, ensuring that the dwelling aligns with the varied built form within the locality.

Given the absence of a predominant character, the proposed development contributes to the evolving character of the precinct, offering a design that respects the mixed architectural context while providing a high-quality living environment for the occupants.

3.5. Proposal Plans

The proposed development is illustrated in the following development plans prepared by The Design House NQ (refer **Appendix 4**):

- 2024-219-R, DD01, Rev 3, 27/08/2024 – Cover Page
- 2024-219-R, DD02, Rev 3, 27/08/2024 – Site Plan
- 2024-219-R, DD03, Rev 3, 27/08/2024 – Floor Plan GF
- 2024-219-R, DD04, Rev 3, 27/08/2024 – Floor Plan FF
- 2024-219-R, DD05, Rev 3, 27/08/2024 – Elevations
- 2024-219-R, DD06, Rev 3, 27/08/2024 – Elevations
- 2024-219-R, DD07, Rev 3, 27/08/2024 – Elevations
- 2024-219-R, DD08, Rev 3, 27/08/2024 – Elevations

3.6. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined a Dwelling house. A Dwelling house is defined as *a residential use of premises for one household that contains a single dwelling. The use includes outbuildings and works normally associated with a dwelling and may include a secondary dwelling.*

3.7. Access and Parking

The proposed development is provided access via Isley Street with a driveway along the eastern boundary of the lot. The proposed new driveway is aligned with the open carport to the rear of the dwelling house, providing vehicle access to tandem carparking on the site.

The proposed development provides for the required number of on-site car parking spaces. In accordance with schedule 6.10 of the planning scheme, the required parking rates for a Dwelling House is two (2) spaces, which may be provided in tandem, of which one (1) space is to be covered. The proposed dwelling provides a carport, with parking provided in tandem.

3.8. Infrastructure Services

The subject site maintains existing connection to Council's reticulated water network, with an existing water main traversing along the Isley Street frontage and sewer connection in the rear of the property, traversing the eastern and southern parts of the site.

The existing connections are considered sufficient for the proposed development.

The proposed development is appropriately connected to telecommunications and electrical networks.



3.9. Stormwater Drainage

The proposed development has been suitably designed to maintain the existing drainage pattern of the subject site to the extent possible, with lawful point of discharge being Isely Street. The proposed dwelling within the site is elevated and will have a finished habitable floor level of 400mm above natural ground level.

3.10. Landscaping

There is currently minimal landscaping to the front of the lot. Existing vegetation to the rear will be retained to the extent possible.

It is anticipated future landscaping will be provided to the frontage following completion of the new residential dwelling.



4.0 Legislative Framework

4.1. State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

4.2. North Queensland Regional Plan

The subject site is predominately located within the Townsville Urban Area of the North Queensland Regional Plan (NQRP). On review of the proposed development and the NQRP, it is considered all matters within the NQRP relevant to assessment of the proposal are generally in alignment with the planning scheme. Therefore, no further assessment against the NQRP is required.

4.3. State Development and Assessment Provisions

In accordance with schedule 10 of the *Planning Regulation 2017*, referral of the development application is not required.

4.4. Local Planning Instrument

In accordance with section 51 of the *Planning Act 2016*, the proposed development requires assessment against the local government planning scheme.

In accordance with Table 5.7.1 of the planning scheme, the proposed development requires impact assessment given the proposal involves the removal of existing dwelling within the Character residential zone and Mixed 1950s precinct.

4.5. Assessment Benchmarks

Pursuant to Table 5.5.1 of the planning scheme the proposal requires impact assessment and is therefore assessable against all relevant parts of the planning scheme in its entirety.

Accordingly, the proposed development is assessed against the following planning scheme benchmarks:

- Strategic framework.
- Character residential zone code.
- Reconfiguring a lot code
- Healthy waters code.
- Landscape code.
- Transport Impact, access and parking code.
- Works code.

It is noted the site is subject to the Coastal Environment Overlay and the Flood Hazard Overlay. Given the area of the site mapped within these overlays is limited to a small extent at the south-eastern corner of the premises, in accordance with section 5.3.2(4) of the planning scheme,



assessment against the relevant codes is not required. For ease of reference, the extent of the overlays is demonstrated in Figures 5 and 6 below.

Figure 5 – Coastal Environment Overlay



Figure 6 – Flood Hazard Overlay



Assessment against the relevant benchmarks is provided within section 5.



5.0 Planning Assessment

5.1. Strategic Framework

The strategic framework sets the strategic direction for Townsville and ensures development is appropriately located and managed.

The strategic framework provides for four themes that collectively represent the intent of the planning scheme:

- (i) *Shaping Townsville;*
- (ii) *Strong, connected community;*
- (iii) *Environmentally sustainable future; and*
- (iv) *Sustaining growth.*

It is considered the proposed development furthers the intent of the above four themes and their corresponding strategic outcomes. In particular:

- The proposed development provides for a dwelling that has been designed in accordance with the relevant character features desired in the zone and precinct
- The replacement of the existing dwelling with a new residence aligns with the objectives of providing appropriate housing options within established urban areas.
- The proposed development is consistent with community expectations for residential development within a character residential zone.
- The proposed development provides an improved contribution to the visual amenity of the streetscape.
- The proposal is appropriately designed to respond to the climatic conditions of North Queensland.
- The proposal enhances urban liveability and maintains the established urban fabric, ensuring minimal impact on adjoining properties and the surrounding area.

5.2. Character Residential Zone Code

The proposed development, as it relates to the Character residential zone code, involves:

- Removal of the existing contributing character buildings located at 14 Isely Street; and
- Construction of a new Class 1a building on a contributing character site at 14 Isely Street.

The proposal involves the removal of the existing contributing character building, which has been deemed structurally unsound and not fit for purpose, as evidenced by the engineering report prepared by Lancini Consulting Engineers (refer **Appendix 5**). The extent of repairs required with a potential renovation and extension of the existing dwelling to meet current structural standards is considered unreasonable, and the building's retention in its current form is not considered viable. The removal of the existing building is considered appropriate in this context and is consistent with the purpose and overall outcomes of the Character residential zone code.

The proposed new dwelling has been intentionally designed to integrate with the surrounding locality, particularly within the context of the Mixed 1950s precinct. The design considerations reflect the key architectural features of the precinct as specified within the Character residential zone code, while introducing modern functionality. Whilst there is not an apparent predominant architectural character of the precinct locality, the dwelling incorporates elements that align with the intended features of the Mixed 1950s precinct, as outlined in the planning scheme.



Key elements of the building that are consistent with the considerations for the Character residential zone and Mixed 1950s precinct include:

- A combination hip and gable roof form with corrugated sheeting and a roof pitch of 20 degrees.
- Weatherboard cladding to the full extent of the exterior, providing the appearance of lightweight construction.
- Provision of verandahs to the full width of the front of the dwelling to both the lower and upper storeys.
- Valance to undercroft of verandah.
- Projecting gables to each side of the dwelling façade, with provision of feature battening.
- Setbacks that are generally consistent with the surrounding properties, contributing to the established streetscape rhythm.

The design successfully balances modern residential requirements with respect for the intended character of the Mixed 1950s precinct, with the new dwelling integrating seamlessly with its surroundings.

Detailed assessment against the Character Residential Zone Code is provided at **Appendix 6**.

5.3. Reconfiguring a Lot Code

The proposed development is specifically nominated for assessment against the Reconfiguring a lot code with Table 5.7.1, given the proposal involves the total removal of a contributing character building.

As the proposed development does not involve reconfiguration a lot, it is considered further assessment against the Reconfiguring a lot code is not necessary.

5.4. Healthy Waters Code

The purpose of the Healthy waters code is to ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009.

The proposed development is considered to further the purpose and overall outcomes of the Healthy waters code. The proposed development will discharge stormwater to a lawful point of discharge, being Isely Street. Further, the proposed development will be suitably serviced by Council's reticulated wastewater and water infrastructure.

Given the nature of the development, further assessment against the Healthy waters code is not considered necessary.

5.5. Landscape Code

The purpose of the Landscape code is to ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term.

The proposed development is considered to further the purpose and overall outcomes of the Landscape code. There is currently minimal existing on-site vegetation provided to the front half of the subject site, with existing vegetation to be retained to the extent possible. It is anticipated additional future landscaping will be provided following completion of the proposed new dwelling.



Additionally, it is noted the proposed development does not involve the removal of or alteration of any street tree.

Given the nature of the development, further assessment against the Landscape code is not considered necessary.

5.6. Transport Impact, Access and Parking Code

The purpose of the Transport impact, access and parking code is to ensure appropriate provision for transport and end of trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.

The proposed development is considered to further the purpose and overall outcomes of the Transport impact, access and parking code. The proposed development does not involve a change from the existing use of the premises as a single detached dwelling, and therefore the proposal will not result in any increase in demand on existing transport infrastructure.

In accordance with schedule 6.10 of the planning scheme, the required car parking rates for a Dwelling House is *two (2) spaces which may be provided in tandem, of which one (1) space is to be covered*. A carport is provided to the rear of the dwelling house, providing for tandem car parking along the northern side boundary.

Given the nature of the development, further assessment against the Transport impact, access and parking code is not considered necessary.

5.7. Works Code

The purpose of the Works code is to *ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment*.

The proposed development is considered to further the purpose and overall outcomes of the Works code. The site is currently connected to Council's reticulated water and sewer networks, with these existing connections considered satisfactory for the proposed development. The development does not involve any change in the use of the premises.

Given the nature of the development, further assessment against the Works code is not considered necessary.

5.8. Airport Environs Overlay Code

The purpose of the Airport environs overlay code is to ensure the safe and efficient operations of the airport, RAAF base and aviation facilities are protected.

The proposed development is consistent with the purpose of the Airport environs overlay code. The proposed development involves low scale residential development. Therefore, the proposed development is not considered to impact the safe and efficient operations of the airport, RAAF base and aviation facilities.

Given the nature of the development, further assessment against the Airport environs overlay code is not considered necessary.



6.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of the applicant in association with a Development Application for Assessable Building Works – Removal of a Contributing Character Building and Construction of a Class 1a Building on a Contributing Character Site at 14 Isley Street, North Ward and formally described as Lot 7 on T118112.

The subject site is located within the Character residential zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.



Appendix 1

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), use *DA Form 1 – Development application details* and parts 4 to 6 of this form (DA Form 2).

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Franzmann Construction C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (PO Box or street address)	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au
Mobile number (non-mandatory)	0407 574 897
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP24.176

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or	
<input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).	

Unit No.	Street No.	Street Name and Type	Suburb
	14	Isley Street	North Ward
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4810	7	T118112	Townsville City

2.2) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
- Not required

3) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see the [DA Forms Guide](#)

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- Yes – proceed to 8)
- No

5) Identify the assessment manager(s) who will be assessing this development application

Townsville City Council

6) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

7) Information request under Part 3 of the DA Rules

- I agree to receive an information request if determined necessary for this development application
- I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

- Yes – provide details below or include details in a schedule to this development application
- No

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

- Yes – a copy of the receipted QLeave form is attached to this development application
- No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
- No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- Yes – the *Referral checklist for building work* is attached to this development application
- No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

- Yes – referral response(s) received and listed below are attached to this development application
- No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	

Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	Franzmann Constructions
Contact name <i>(applicable for companies)</i>	Kiall Franzmann
QBCC licence or owner – builder number	15156348
Postal address <i>(P.O. Box or street address)</i>	3/9 Keane Street
Suburb	Currajong
State	Queensland
Postcode	4812
Contact number	0406 6880635
Email address <i>(non-mandatory)</i>	hello@franzmanncons.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- Development permit
 Preliminary approval

b) What is the level of assessment?

- Code assessment
 Impact assessment *(requires public notification)*

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Removal of a contributing character building, construction of a dwelling on a contributing character property

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

Class 1a

g) New building use/classification? (if applicable)
Class 1a
h) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$TBC

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>	
Note: It is unlawful to intentionally provide false or misleading information.	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
Name	QBCC Certification Licence number	QBCC Insurance receipt number

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

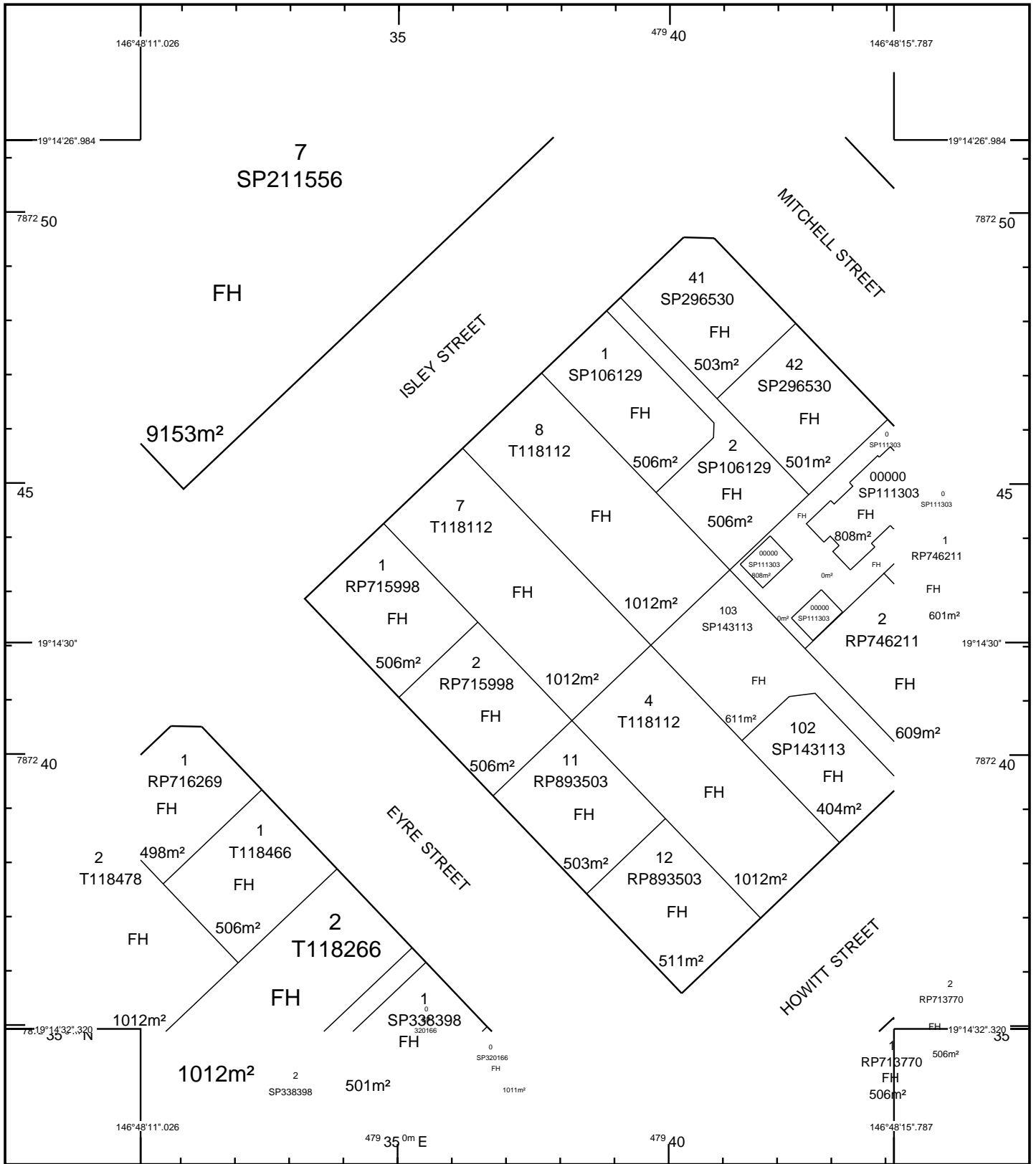
Additional information required by the local government			
Confirm proposed construction materials:			
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	



Appendix 2



STANDARD MAP NUMBER
8259-13322

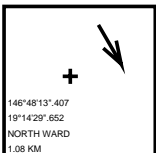


SmartMap

An External Product of
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Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	7/7118112
Area/Volume	1012m ²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	NORTH WARD
Segment/Parcel	50823/3

CLIENT SERVICE STANDARDS

PRINTED 28/08/2024
DCDB 27/08/2024
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**Queensland
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State Assessment and Referral Agency

Date: 28/08/2024

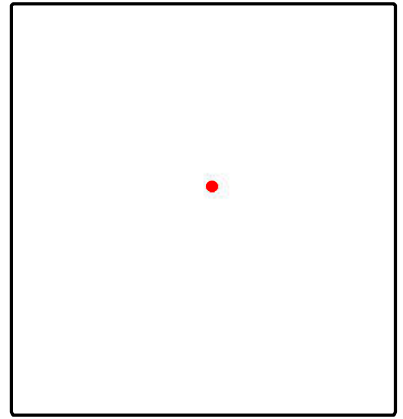


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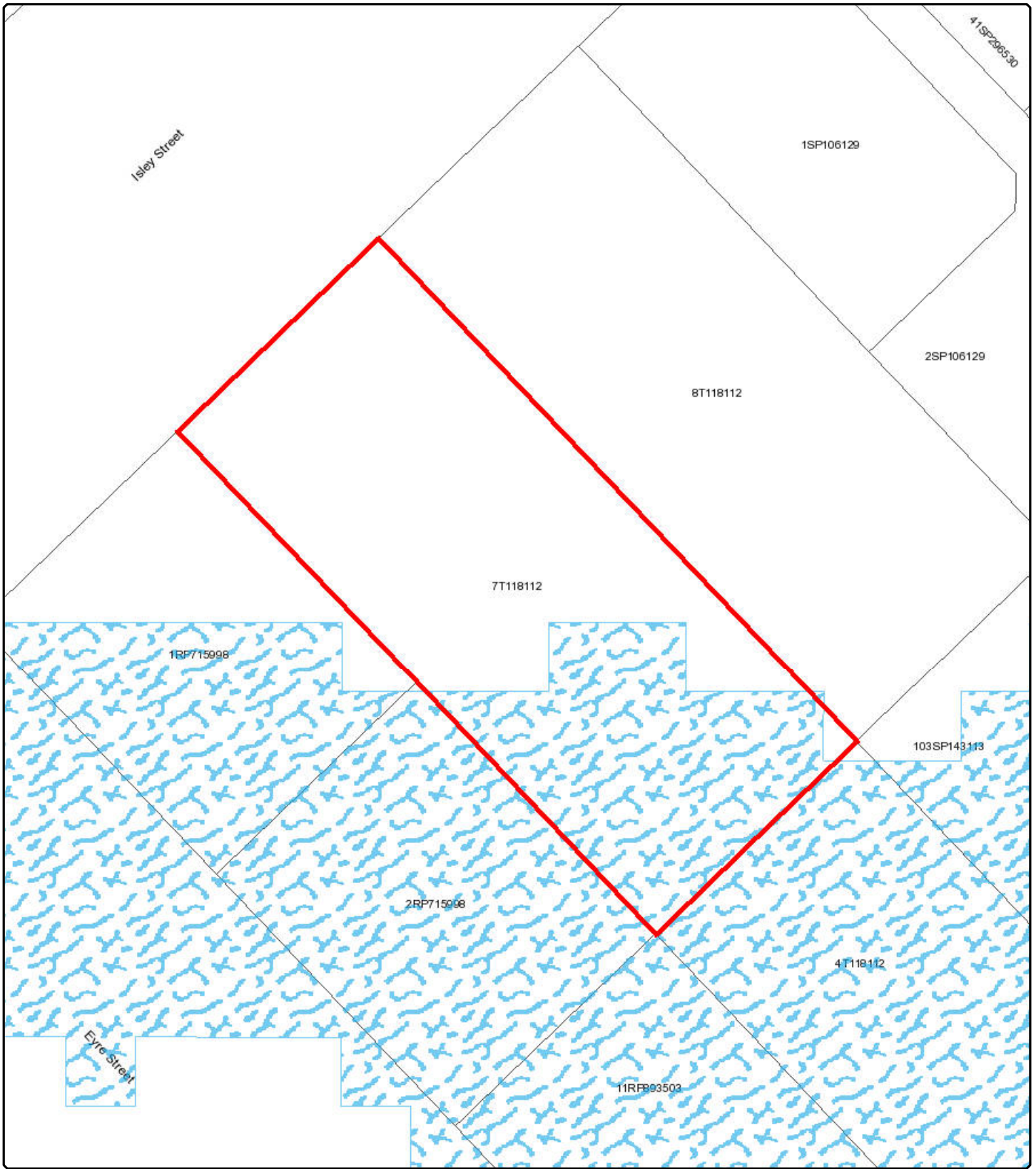
Matters of Interest for all selected Lot Plans

Coastal area - medium storm tide inundation area

Matters of Interest by Lot Plan

Lot Plan: 7T118112 (Area: 1012 m²)

Coastal area - medium storm tide inundation area



State Assessment and Referral Agency

Date: 28/08/2024



Queensland Government

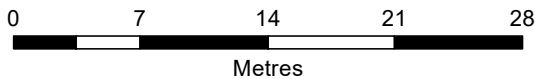
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Legend

Coastal area - medium storm tide inundation area



Coastal area - medium storm tide inundation area



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Appendix 3



Subject Site and Surrounds

Legend

EXT_CORE

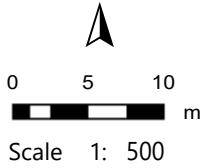
CORE - Properties



CORE - Road Corridor Centreline



CORE - Suburbs



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Appendix 4

NEW RESIDENCE

FRANZMANN CONSTRUCTIONS

14 ISLEY STREET, NORTH WARD

SHEET LIST

SHEET No.	SHEET NAME	Project Issue DATE	Poject Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	27.08.24	3			
02	SITE PLAN	27.08.24	3			
03	FLOOR PLAN - GF	27.08.24	3			
04	FLOOR PLAN - FF	27.08.24	3			
05	ELEVATIONS	27.08.24	3			
06	ELEVATIONS	27.08.24	3			
07	ELEVATIONS	27.08.24	3			
08	ELEVATIONS	27.08.24	3			

GENERAL:

- IF IN DOUBT, JUST ASK.
- USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
- CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
- THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
- CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
- TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
- ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
- ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
- GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3 : AS/NZS 4505.
- WHEN BUILDING IN A CORROSIVE ENVIRONMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVISIONS
- THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
- THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.

NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

- * SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.
- * ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.
- * ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STAR WELS RATING.

(WELS - WATER EFFICIENCY LABELLING AND STANDARDS)
(QDC - QUEENSLAND DEVELOPEMENT CODE)
(MP - MANDATORY PART)

SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-
- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

TANKS IF REQUIRED BY LOCAL AUTHORITY:
- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECIEVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANKREQUIREMENTS



The Design House

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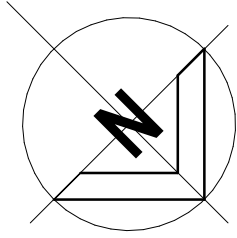
NOTE:
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4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: NEW RESIDENCE
Client: FRANZMANN CONSTRUCTIONS
Location: 14 ISLEY STREET, NORTH WARD

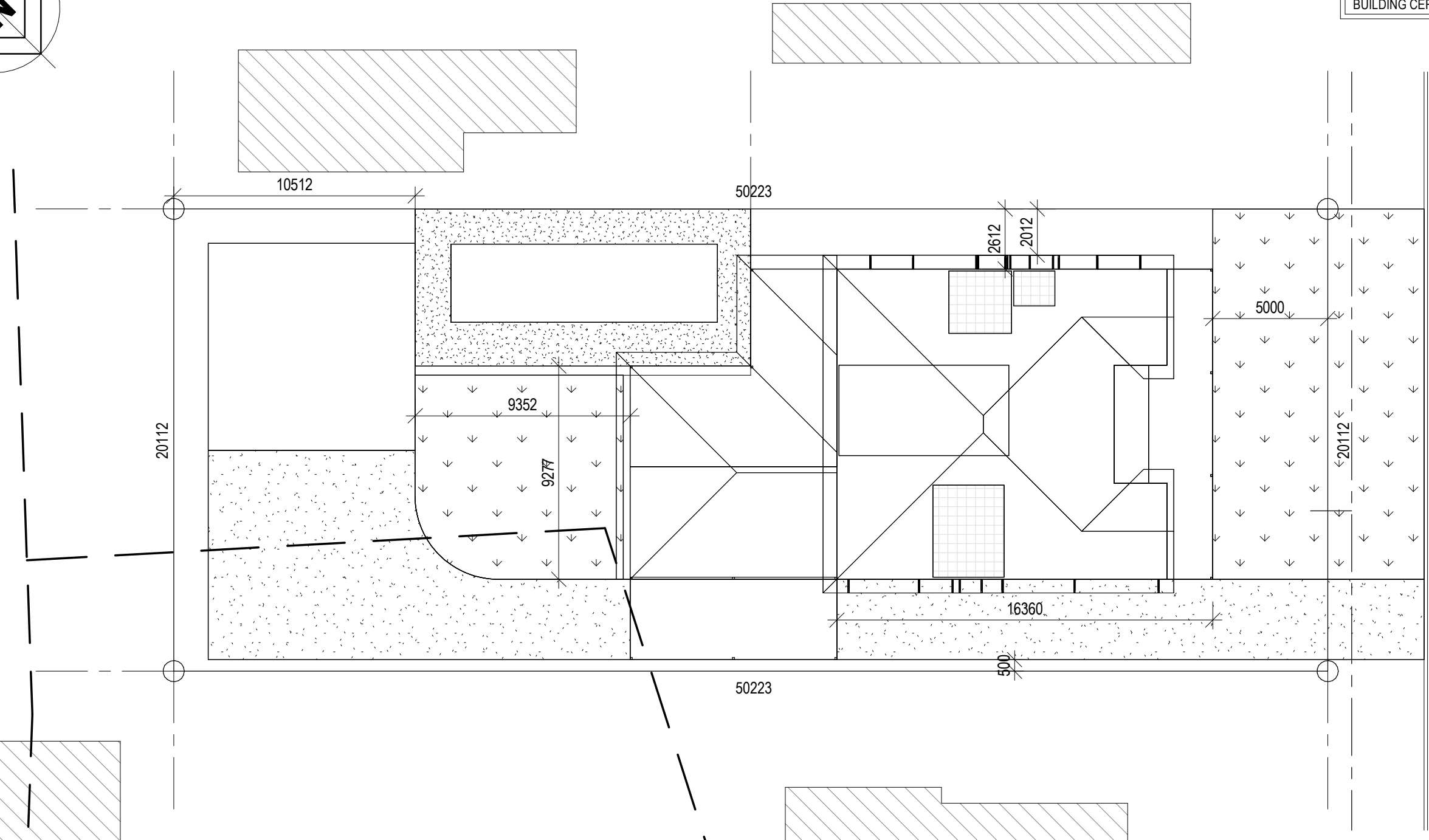
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Job No:
2024-219-R
Drawing No: DD 01
Rev. 3

WIND CATEGORY C2



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 BUILDING CERTIFICATION APPROVALS



ISLEY STREET

REAL PROPERTY DESCRIPTION
 LOT 7 ON T 118112
 AREA OF LAND: 1012m²
 LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

1 SITE PLAN
 1 : 200

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			Drawing No: DD 02
			Rev. 3



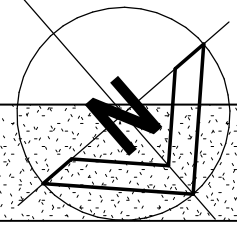
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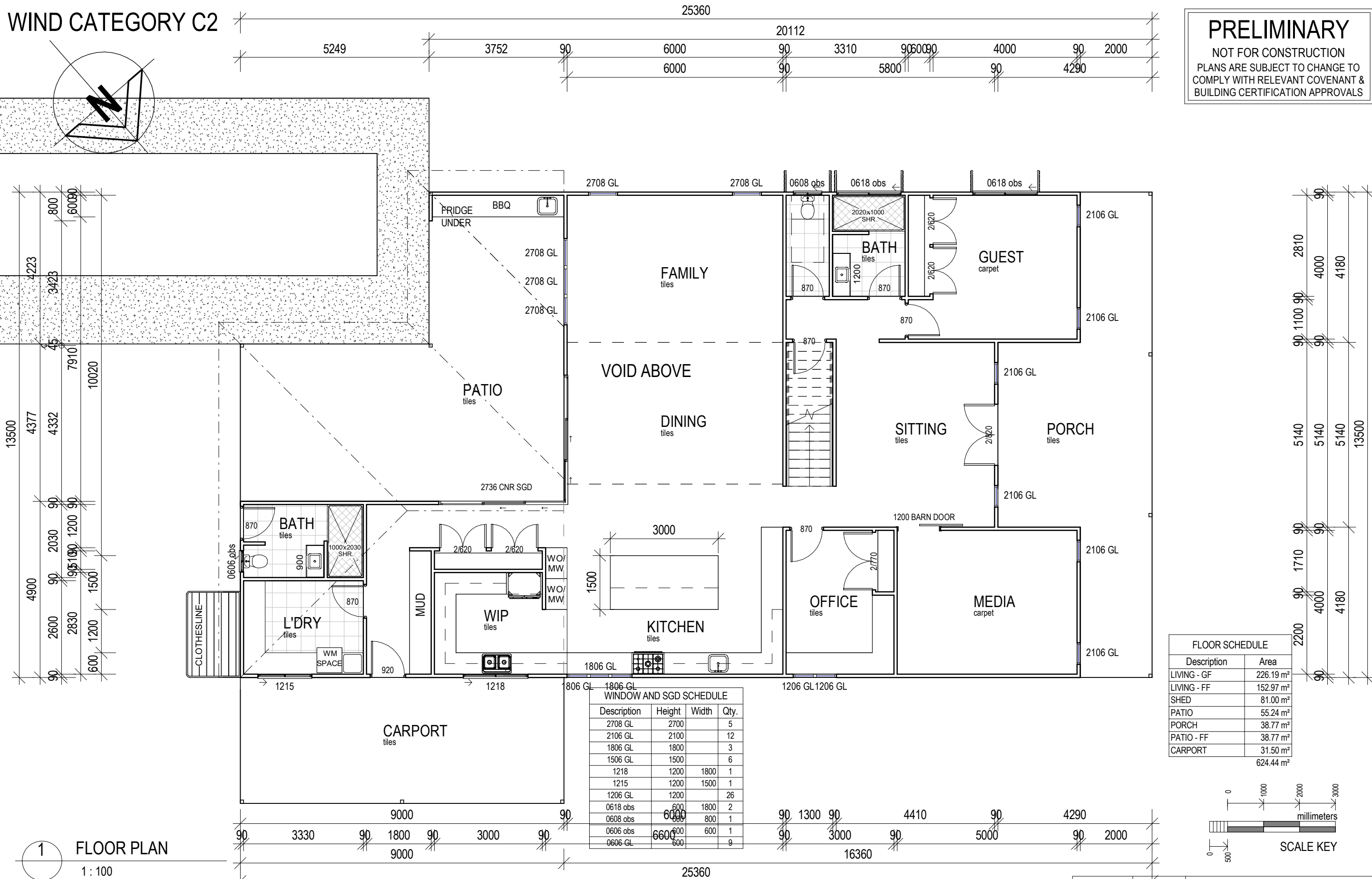
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 Client: FRANZMANN CONSTRUCTIONS
 Location: 14 ISLEY STREET, NORTH WARD

WIND CATEGORY C2

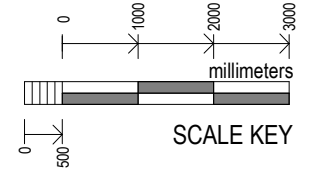


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 BUILDING CERTIFICATION APPROVALS



FLOOR SCHEDULE	
Description	Area
LIVING - GF	226.19 m ²
LIVING - FF	152.97 m ²
SHED	81.00 m ²
PATIO	55.24 m ²
PORCH	38.77 m ²
PATIO - FF	38.77 m ²
CARPORT	31.50 m ²
	624.44 m ²

WINDOW AND SGD SCHEDULE			
Description	Height	Width	Qty.
2708 GL	2700		5
2106 GL	2100		12
1806 GL	1800		3
1506 GL	1500		6
1218	1200	1800	1
1215	1200	1500	1
1206 GL	1200		26
0618 obs	600	1800	2
0608 obs	600	800	1
0606 obs	600	600	1
0606 GL	600		9



1 FLOOR PLAN
 1 : 100



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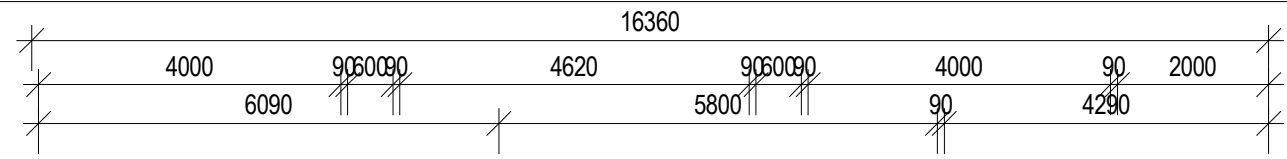
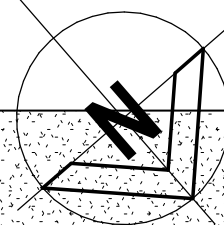
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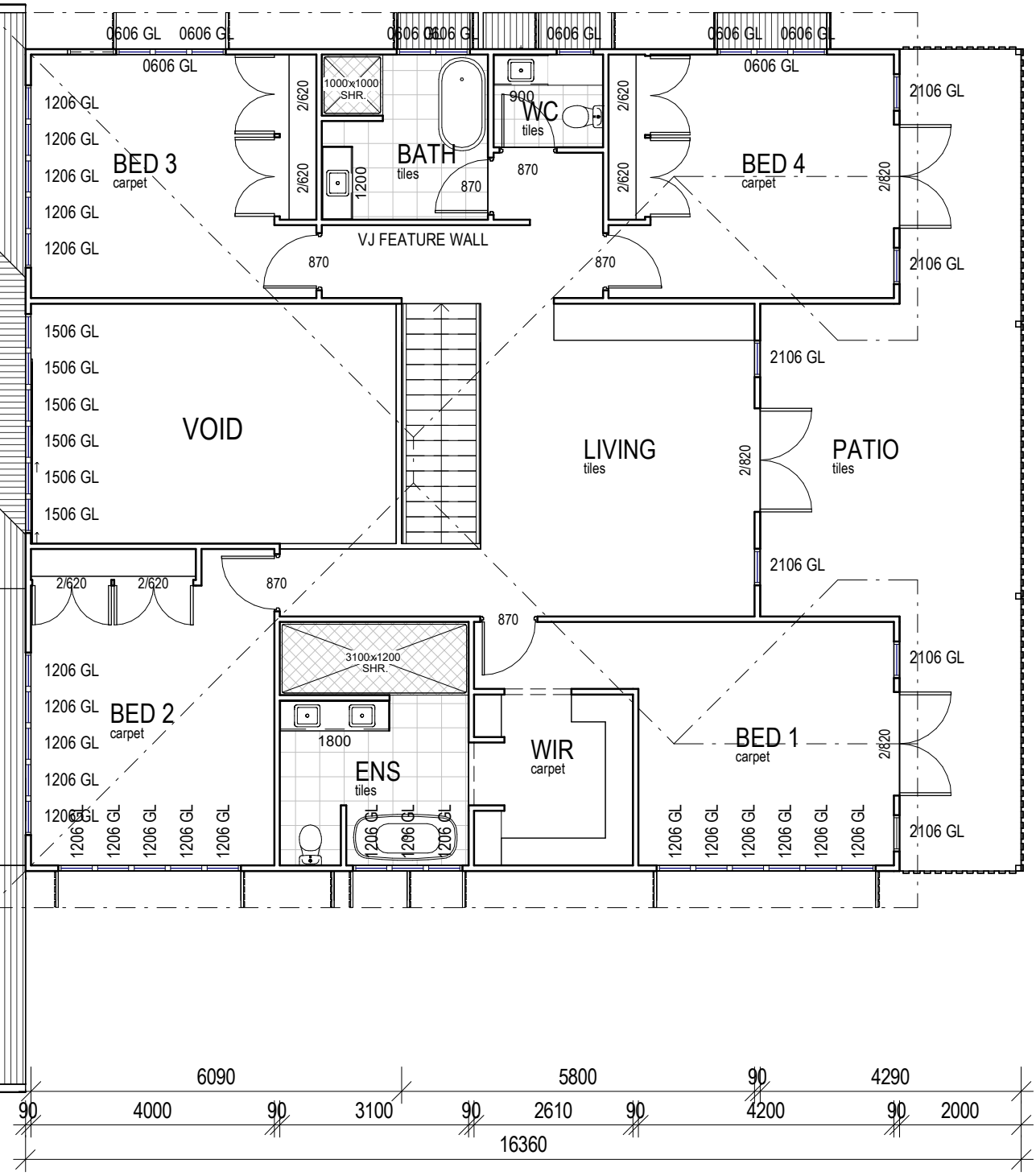
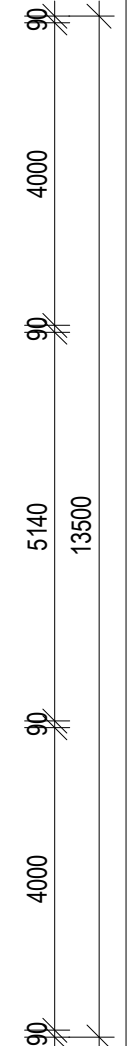
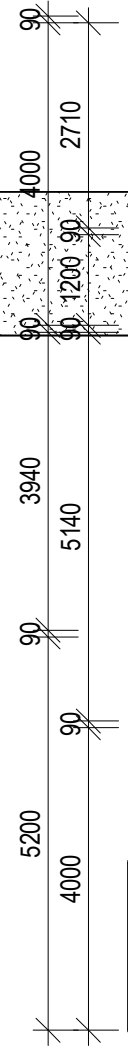
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WIND CATEGORY C2



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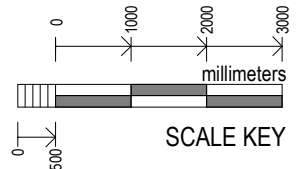


WINDOW AND SGD SCHEDULE

Description	Height	Width	Qty.
2708 GL	2700		5
2106 GL	2100		12
1806 GL	1800		3
1506 GL	1500		6
1218	1200	1800	1
1215	1200	1500	1
1206 GL	1200		26
0618 obs	600	1800	2
0608 obs	600	800	1
0606 obs	600	600	1
0606 GL	600		9

FLOOR SCHEDULE

Description	Area
LIVING - GF	226.19 m ²
LIVING - FF	152.97 m ²
SHED	81.00 m ²
PATIO	55.24 m ²
PORCH	38.77 m ²
PATIO - FF	38.77 m ²
CARPORT	31.50 m ²
TOTAL	624.44 m²



1
1 : 100



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NOTE:
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Project: NEW RESIDENCE
 Client: FRANZMANN CONSTRUCTIONS
 Location: 14 ISLEY STREET, NORTH WARD

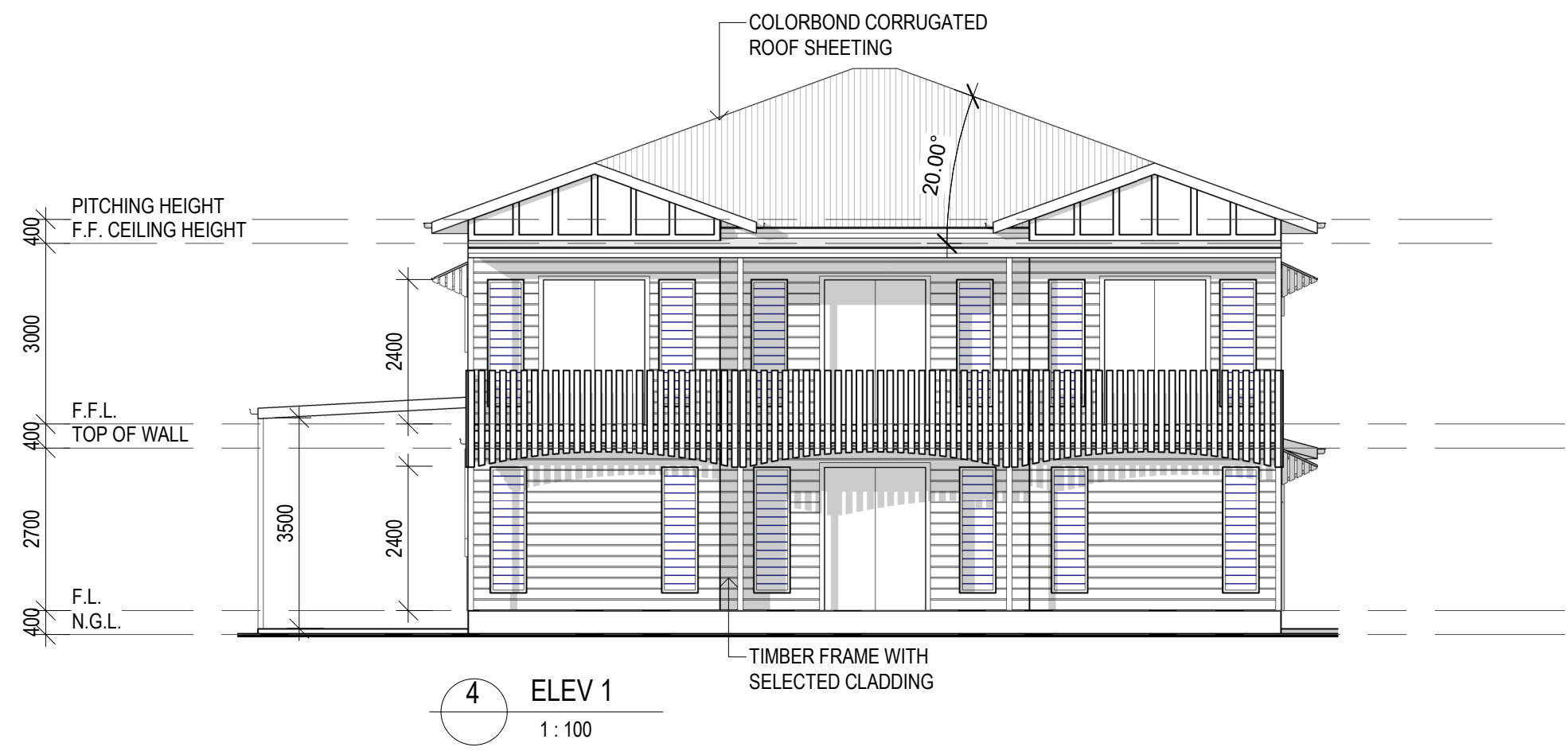
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 Date: 27.08.24
 Scale: 1 : 100

Job No:
 2024-219-R
 Drawing No: DD 04
 Rev. 3

Drawn: N.H
 Designed: N.H

PRELIMINARY
 NOT FOR CONSTRUCTION
 PLANS ARE SUBJECT TO CHANGE TO
 COMPLY WITH RELEVANT COVENANT &
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4 ELEV 1
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REV	ISSUE	DATE	DESCRIPTION
			Title : ELEVATIONS
			Job No: 2024-219-R
			Date: 27.08.24 Drawn: N.H
			Drawing No: DD 05
			Scale: 1 : 100 Designed: N.H
			Rev. 3



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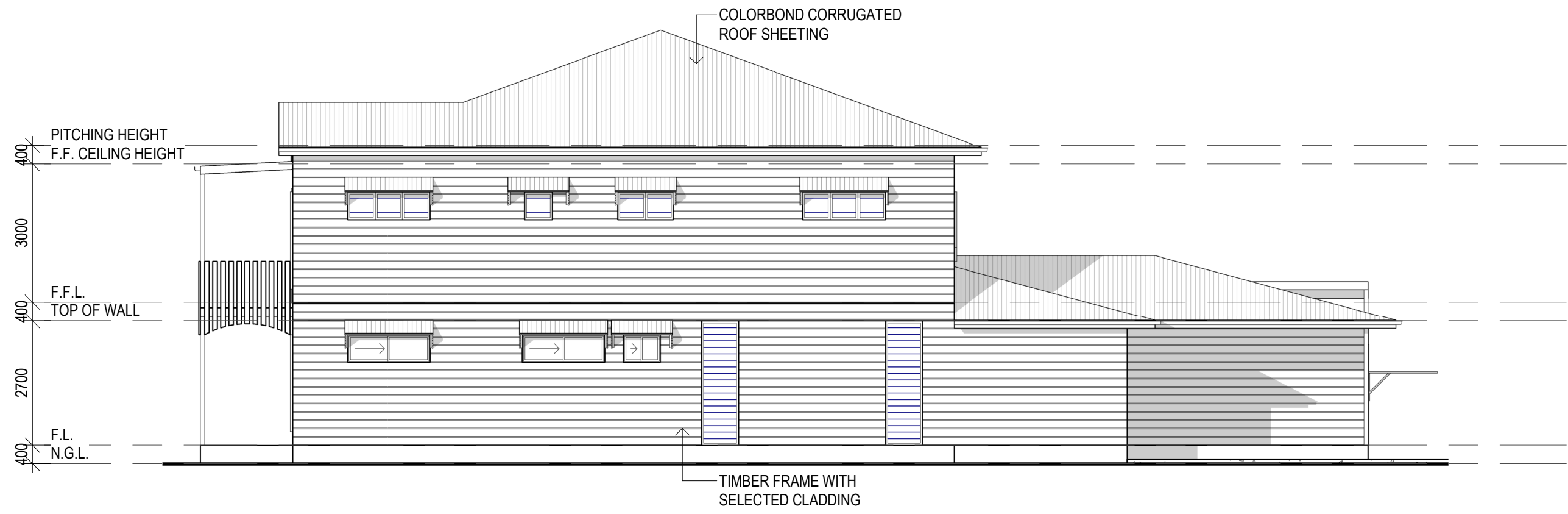
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 4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: NEW RESIDENCE
 Client: FRANZMANN CONSTRUCTIONS
 Location: 14 ISLEY STREET, NORTH WARD

PRELIMINARY

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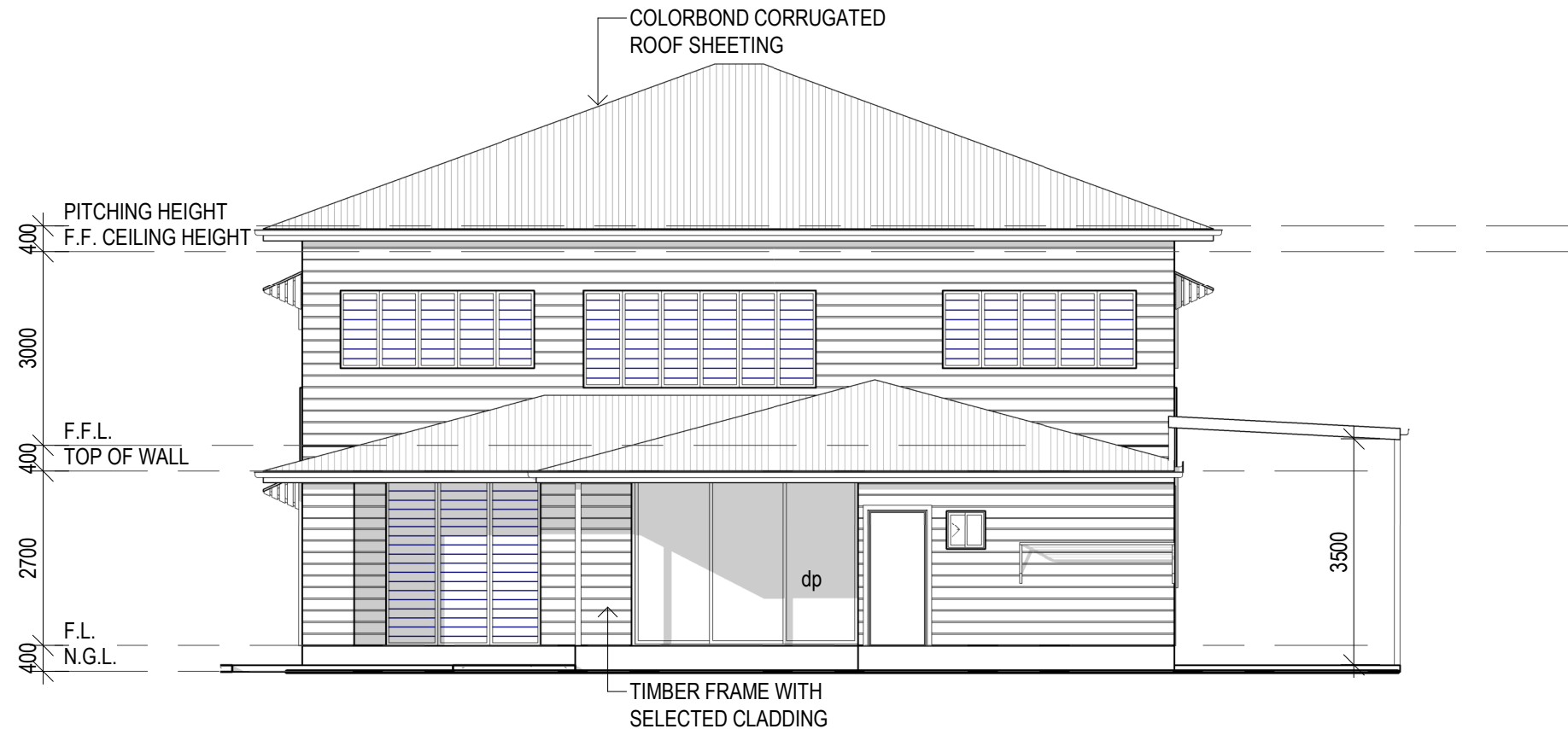
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Client: FRANZMANN CONSTRUCTIONS
Location: 14 ISLEY STREET, NORTH WARD

REV	ISSUE	DATE	DESCRIPTION
			Title : ELEVATIONS
			Job No: 2024-219-R
			Drawing No: DD 06
			Rev. 3
			Date: 27.08.24
			Drawn: N.H
			Designed: N.H
			Scale: 1:100

PRELIMINARY

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1 ELEV 3
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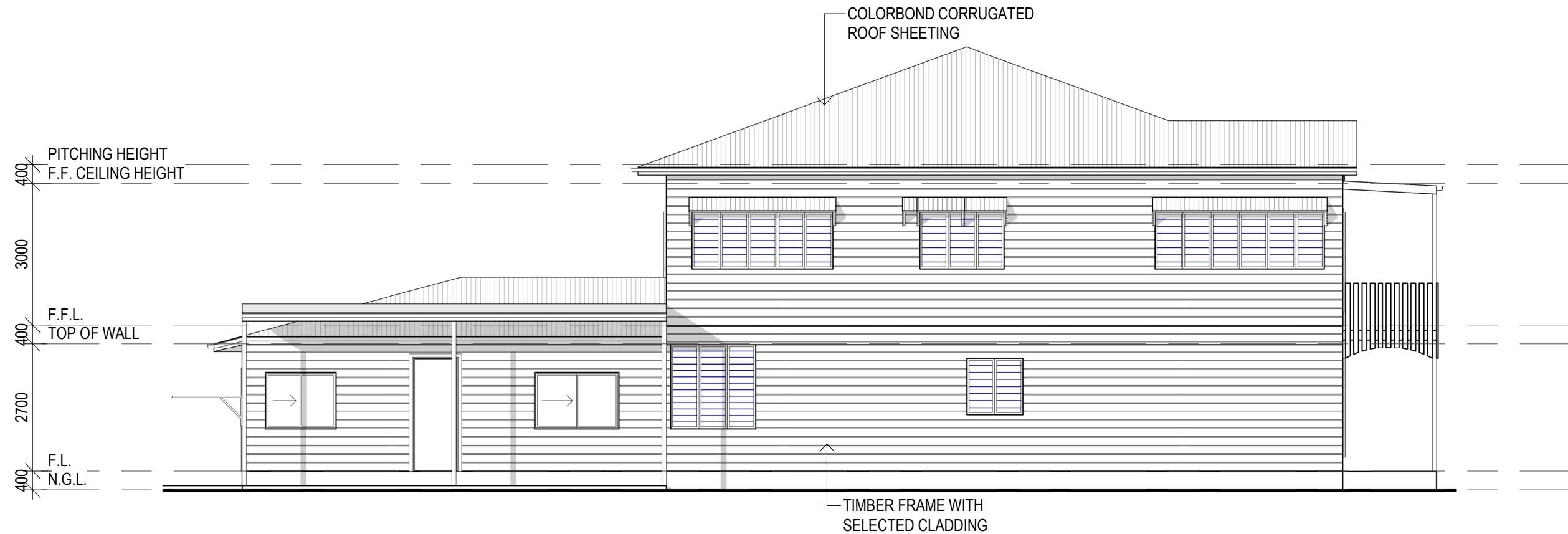
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Project: NEW RESIDENCE
 Client: FRANZMANN CONSTRUCTIONS
 Location: 14 ISLEY STREET, NORTH WARD

REV	ISSUE	DATE	DESCRIPTION
			Title : ELEVATIONS
			Job No: 2024-219-R
			Date: 27.08.24 Drawn: N.H
			Scale: 1 : 100 Designed: N.H
			Drawing No: DD 07
			Rev. 3

PRELIMINARY

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1 ELEV 4
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Project: NEW RESIDENCE
Client: FRANZMANN CONSTRUCTIONS
Location: 14 ISLEY STREET, NORTH WARD

REV	ISSUE	DATE	DESCRIPTION
			Title : ELEVATIONS
			Job No: 2024-219-R
			Date: 27.08.24 Drawn: N.H Drawing No: DD 08
			Scale: 1 : 100 Designed: N.H Rev. 3



Appendix 5

Technical Memorandum

Title	T24068 – 14 Isley Street, North Ward		
Client	Franzmann Constructions	Project No	T24068
Date	26/09/2024	Memo No	L01
Author	Ben Lancini RPEQ 16031	Discipline	Structural
Reviewer	Ben Lancini RPEQ 16031	Office	2B, 2 Kern Brothers Drive, Kirwan 4814

1 Introduction

Lancini Consulting Engineers have been engaged by Franzmann Constructions to undertake a visual, non-invasive inspection of the existing residence at 14 Isley Street, North Ward on 15th July 2024.

The purpose of this inspection was to provide comment of the existing structures suitability for re-use/remediation and provide the Franzmann Constructions with a list of works which are necessary to ensure that the proposed residence is compliant with the National Construction Code (NCC) Volume Two – Building Code of Australia (BCA) Class 1 and 10 Buildings, Part H1 Structure.

1.1 Limitations

Lancini Consulting Engineers and the authors responsible for the preparation and compilation of this report declare that we do not have, nor expect to have a beneficial interest in the study area of this project and will not benefit from any of the recommendations outlined in this report. The preparation of this report has been in accordance with the project brief requested by the client and has relied upon the information, data and results provided or collected from the sources and under the conditions outlined in the report.

All information contained within this report are prepared for the exclusive use of the client to accompany this report for the dwelling described herein and are not to be used for any other purpose or by any other person or entity. No reliance should be placed on the information contained in this report for any purposes apart from those stated therein.

Lancini Consulting Engineers accepts no responsibility for any loss, damage suffered on inconveniences arising from, any person or entity using the plans or information in this study for purposes other than those stated above.

2 Structural Reliability and Resistance of Residential Dwellings

Lancini Consulting Engineers advise all new and significantly renovated residential dwellings are required to meet the minimum compliance set by National Construction Code (NCC) Volume Two – Building Code of Australia (BCA) Class 1 and 10 Buildings. Regarding Structural Reliability and Resistance compliance, a Registered Professional Engineer of Queensland (RPEQ) must demonstrate a Deemed-to-Satisfy Solution by satisfying the Performance Requirements H1P1 and H1P2 by complying with H1D2 to H1D11. A link is provided below to reference information:

<https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-two/h-class-1-and-10-buildings/part-h1-structure>

The intention of Part H1 is safeguarding people from injury caused by structural failure, loss of amenity caused by structural behaviour (deflections, creep, vibration, settlement and the like), protection of other property from physical damage caused by structural failure and safeguarding people from injury that may be caused by failure of, or impact with, glazing.

In order to demonstrate compliance of the buildings Structural Reliability and Resistance the following deemed to satisfy Performance Requirements must be met (Reference H1P1):

1. By resisting the actions to which it may reasonably be expected to be subjected, a building or structure, during construction and use, with appropriate degrees of reliability, must—
 - a. perform adequately under all reasonably expected design actions; and
 - b. withstand extreme or frequently repeated design actions; and
 - c. be designed to sustain local damage, with the structural system as a remaining stable and not being damaged to an extent disproportionate to the original local damage; and
 - d. avoid causing damage to [other properties](#).
2. The actions to be considered to satisfy (1) include but are not limited to—
 - a. permanent actions (dead loads); and
 - b. imposed actions (live loads arising from occupancy and use); and
 - c. wind action; and
 - d. earthquake action; and
 - e. snow action; and
 - f. liquid pressure action; and
 - g. ground water action; and
 - h. rainwater action (including ponding action); and
 - i. earth pressure action; and
 - j. differential movement; and
 - k. time dependent effects (including creep and shrinkage); and
 - l. thermal effects; and
 - m. ground movement caused by—
 - a. swelling, shrinkage or freezing of the subsoil; and
 - b. landslip or subsidence; and
 - c. siteworks associated with the building or structure; and
 - n. [construction activity actions](#); and

- o. termite actions.
3. The structural resistance of materials and forms of construction must be determined using five percentile characteristic material properties with appropriate allowance for—
- a. known construction activities; and
 - b. type of material; and
 - c. characteristics of the site; and
 - d. the degree of accuracy inherent in the methods used to assess the structural behaviour; and
 - e. action effects arising from the differential settlement of foundations, and from restrained dimensional changes due to temperature, moisture, shrinkage, creep and similar effects.

3 Inspection Observations

3.1 Inspection

Lancini Consulting Engineers' RPEQ Structural Engineer Mr Ben Lancini, undertook a visual non-invasive on existing residence at 14 Isley Street 2024 on the 15th July 2024.



Figure 1 - Existing Residential Dwelling

Lancini Consulting Engineers understand that the property owners, intend to undertake significant renovations or replacement of the existing dwelling to suit their family needs. This would include one of the following options:

1. Raise the existing dwelling to achieve the minimum compliant ceiling levels nominated within the BCA, doubling the current gross floor area and upgrade the building to be structurally compliant with the minimum BCA requirements (Refer Section 2); or
2. Removal of the existing dwelling and construction of a new residence in accordance with the Building Code of Australia and Local Government requirements.

3.2 Cyclonic Wind Loadings Past and Present

In order to adequately assess the suitability of existing buildings for the continued use, it is necessary to have a detailed understanding of a buildings age and the design loads which were legislated to be designed for at the time. With respect to 14 Isley Street, it is important that we understand the history of Australia Standards on Wind Loading (AS1170.2).

Reference: AWES-HB-001-2012 Wind Loading handbook for Australia & New Zealand

AS/NZS 1170.2 has a lineage that goes back fifty years. Australian Standard CA34, Part II published in 1971 (Standards Association of Australia, 1971) replaced an earlier interim document, and was the 'first modern wind loading code or standard published in either Australia or New Zealand. Although in Imperial units, all subsequent Australian and New Zealand Standards are directly descended from it. It contained a contour map of 'regional basic wind speeds' in miles per hour with a 50-year return period (applicable to most structures), using anemometer data analysed by Whittingham (1964). As in all subsequent versions, this wind speed was defined as a gust of 2-3 seconds duration 12 recorded at the standard meteorological height of (33ft.) 10 m in flat open, terrain. However, recent research has found that the averaging time of the peak gust, recorded by the Dines anemometer used at that time, was considerably less than 2-3 seconds - see Section 2.4.2.

CA34 Part II also gave a table of 'regional basic design' wind velocities for 5, 25, 50 and 100-year return period values for 48 cities, towns and other centres, for which the wind speed analyses had been carried out. Values for a number of these stations were labelled 'short record'. Notably, considering the event that occurred three years later, the value given for Darwin for 100-year return period was only 119 mph (53 m/s). However, a 'cyclone factor' of 1.15 was applied to all locations north of 30°S within 30 miles of the coastline. The four terrain categories specified were essentially the same as those given in the current Standard. Shape factors (pressure and force coefficients) were all given in an Appendix and were largely based on the British Code of Practice and Swiss Norm of the time, with values obtained in smooth-flow wind tunnels. However, local pressure factors of 1.5 and 2.0 were specified in edge and corner regions - but with no tributary area restrictions. A section on dynamic response was provided, but this largely offered descriptive and reference material.

AS 1170.2 - 1973 (Standards Association of Australia, 1973) was essentially a metric version of CA34, Part II - 1971, although some changes to the listed regional basic wind speeds were made for some stations. Dynamic response of tall buildings was covered only in an informative Annex (in fact - extracts from a conference paper by B.J. Vickery).

The occurrence of Cyclone 'Tracy' at Darwin, on Christmas Day in 1974, resulted in a new version of AS 1170.2, with a change to the map of regional basic design wind velocities. A zonal system for the cyclone-prone coastal strip of northern Australia was introduced. Also, in the 1975 edition (Standards Association of Australia, 1975) an increased value of negative pressure coefficient for cladding elements on side walls of tall buildings was recommended in a note. An amendment, released in 1978, introduced a new table of external pressure coefficients for the roofs of buildings with pitches less than 10 degrees. This was later incorporated into the 1981 edition of AS 1170.2 (Standards Association of Australia, 1981).

In the 1983 edition of AS 1170.2 (Standards Association of Australia, 1983), the widely used table in Appendix B of external pressure coefficients for pitched roof buildings was extensively revised to include values obtained in turbulent flow from a boundary-layer wind tunnel. In addition, an area reduction factor for roofs according to tributary area, a wind direction reduction factor, a new system of moving areas for local pressure factors and revised rules for wind flow over escarpments, were introduced. However, the majority of AS 1170.2-1983 was similar in format and content to CA34, Part 11-1971.

The 1989 edition of AS 1170.2 (Standards Australia, 1989) was a major revision of earlier versions. It was introduced as part of the conversion to limit states design in Australia. It also attempted to provide an alternative simpler approach for smaller low-rise buildings, and to provide a more accurate determination of wind loads for tall structures with significant dynamic response. A new feature of the 1989 Standard was the specification of high-return-period design wind speeds (i.e., 1000 years) for ultimate limit state design. This eliminated the need for the 'cyclone factor' in earlier versions. This concept has since been adopted in the United States.

AS/NZS 1170.2:2002 (Standards Australia, Standards New Zealand, 2002a) was the first combined Australian/New Zealand wind actions Standard and was also a major revision in format compared to AS 1170.2-1989. The following major changes were also introduced in 2002:

- A variable annual probability of exceedance was adopted for wind speeds. These replaced importance multipliers used in AS 1170.2-1989,

- The separate 'simplified procedure', and 'detailed procedure: dynamic analysis', used in AS 1170.2-1989 were removed, and a single design method based on a gust wind speed was adopted,
- Direction multipliers for wind speeds for all non-cyclonic regions were introduced, replacing directional wind speeds for capital cities only in AS 1170.2-1989,

The 2011 edition of AS/NZS 1170.2 had a number of significant changes and additional clauses were incorporated. The principal changes were as follows:

- Wind borne debris impact loading criteria have been added in Clause 2.5.7.
- New wording in Clause 5.3.2 requires designers to treat closed doors and windows, particularly roller doors, as potential dominant openings unless it can be demonstrated that they are structurally capable of resisting the design wind loads.
- A new Clause 5.3.4 requires consideration of wind loads on internal walls and ceilings.
- A revised version of Clause 5.4.3 concerned with the action combination factor
- Some changes to Clause 5.4.4 and Table 5.6 on local pressure factors.

3.3 Non-Compliance to National Construction Code (NCC) Volume Two – Building Code of Australia (BCA) Class 1 and 10 Buildings

Based on our inspection, whilst the existing residence is presented in a very neat and tidy manner, there are significant defects and non-compliances with current deemed-to-satisfy requirements of the BCA and relevant Australian Standards. This comment is generally due to the following:

1. Due to the original dwellings age (Pre 1970), the existing structure has not been designed to resist cyclonic wind actions in accordance with AS/NZS1170.2. We advise Franzmann Constructions that the 1989 edition of AS 1170.2 (Clause 3.4.7) introduced a requirement that 'in cyclonic regions, windows shall be considered as potential dominant openings, unless capable of resisting impact by a 4 kg piece of timber of 100 mm x 50 mm cross section, striking them at any angle at a speed of 15 m/s'. This statement replaced a simple warning in the 1983 edition ('possible debris effects also may require attention'). The 1989 requirement reflected concern by the standards committees of the time about the devastating effects of windborne debris in several tropical cyclones from the 1970s onwards (e.g., Cyclone Althea' in 1971 and 'Tracy' in 1974). Creation of dominant openings in buildings by windborne debris had been observed in many cases which resulted in high internal pressures leading to roof failures, and in some cases complete destruction of buildings. The 2002 edition (AS/NZS 1170.2:2002), in Clause 5.3.2, extended the requirement from 'windows' to the 'building envelope' (windows, doors and cladding).
2. Renovations to the original residence have removed the majority of the original concrete columns and replaced them with steel square hollow sections on new pad footing foundations. Lancini Consulting Engineers advise that these renovations have been poorly considered as all subfloor lateral bracing elements (cross bracing) have been removed leaving the residence with less than the original structural resistance and inadequate to resist design lateral loadings including wind (AS/NZS1170.2) and seismic loads to (AS1170.4).

Considering the above, if the homeowner wishes to achieve structural adequacy of the existing dwelling to the current requirements of the National Construction Code and Relevant Australian Standards, significant repairs/upgrades to the building are required. The extent of works to the building required at a minimum to achieve structural adequacy include:

- Remediate/strengthen existing roof structure including:
 - Replacement of roof battens and roof sheeting fixings to achieve compliance with AS1684.3 and AS/NZS1170.2
 - Assess existing Hardwood Timber Rafters and Lintels for compliance with AS1720 and AS/NZS1170.2 and if required replace/strengthen.
 - Upgrade Rafter Tie down to in accordance with AS1684.3 for compliance to AS/NZS1170.2.
 - Strengthening of existing external patio fixing (current fixed to fascia board only)

- Remediate/strengthen existing first floor lateral bracing capacity
 - Installation of new plywood bracing walls in accordance with AS1684.3 for compliance to AS/NZS1170.2.
- Remediate/strengthen existing subfloor lateral bracing and foundations
 - Installation of steel subfloor bracing in accordance with AS4100 for compliance to AS/NZS1170.2 and AS/NZS1170.4
 - Installation of new foundations in accordance with AS2870 and AS2159 for compliance to AS/NZS1170.2 and AS/NZS1170.4

The extent of works required to the existing building to achieve structural adequacy as nominated above are extensive, with significant costs associated with the completion of these repairs. It is not reasonable to expect the landowner to undertake these repairs.

4 Conclusion

Lancini Consulting Engineers have been engaged by Franzmann Constructions to undertake a visual non-invasive inspection of the existing residence at 14 Isley Street North Ward on 15th July 2024. Lancini Consulting Engineers understand that the property owners, intend to undertake significant renovations or replacement of the existing dwelling to suit their family needs. This would include one of the following options:

1. Raise the existing dwelling to achieve the minimum compliant ceiling levels nominated within the BCA, doubling the current gross floor area and upgrade the building to be structurally compliant with the minimum BCA requirements (Refer Section 2)
2. Removal of the existing dwelling and construction of a new residence in accordance with the Building Code of Australia and Local Government requirements.

It is the opinion of Lancini Consulting Engineers, that the condition of the existing residence is no longer fit for purpose and would require significant upgrades including rectification and replacement of major existing structural elements in order to adhere to the appropriate current National Construction Code and Relevant Australian Standards. The scope of works required would likely be beyond the point of reasonable common practice, and it is not reasonable to expect the landowner to undertake such repairs. Therefore demolition/removal of the residence is deemed to be an appropriate course of action.

It is noted that the recommendations and conclusions have been developed based on a visual, non-invasive inspection completed, and through the desktop review of the structural details.

Sincerely,



Ben Lancini
DIRECTOR / PRINCIPAL ENGINEER
Lancini Consulting Engineers

Phone +61 4073 537 474

Email: ben.lancini@lanciniconsulting.com.au



Appendix 6



Townsville City Plan – Character Residential Zone Code

Purpose

The purpose of the Character Residential Zone Code is to provide for a particular character of a predominantly residential area.

The particular purpose of the code is to:

- a) Protect traditional character and streetscape values of the character residential zone code by:
- b) Preventing relocation off the site and demolition of contributing character buildings; and
- c) Ensuring the design of any new development is compatible with the places of character value within the zone.
- d) Primarily accommodate dwelling houses and ensure new development is sympathetic to the established character of the street or locality;
- e) Maintain a high level of residential amenity;
- f) Achieve accessible, well services and well-designed communities; and
- g) Maintain the low-rise and lower density character of Townsville's suburbs.

The purpose of the zone will be achieved through the following overall outcomes:

- a) contributing character buildings are protected and retained so they continue to contribute to the traditional character and amenity of the street and neighbourhood;
- b) new development is limited to that which does not diminish the vernacular architectural character of houses or the traditional streetscape character;
- c) new development incorporates design elements that are compatible with the established character;
- d) reconfiguration of lots does not diminish the traditional streetscape character;
- e) carports and garages do not dominate the frontage and are subservient to contributing character buildings;
- f) dwelling houses are predominately low-rise, but may be low set or high set;
- g) development maintains a high level of residential amenity on the site and in the precinct;
- h) residential development is protected from the impacts of nearby industrial activities, transport corridors and infrastructure installations and major facilities such as the Port of Townsville, Townsville Airport and Department of Defence landholdings; and
- i) non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity, and are not better located in nearby centres.

Queenslanders Precinct:

- a) this precinct consists of low and high set Queensland workers' cottages and bungalows;
- b) the consistent character of Queensland workers' cottages and interwar houses constructed of lightweight materials is maintained;
- c) building floor level height in new development is consistent with adjoining contributing character buildings ;
- d) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;
- e) the roof profile of buildings is consistent with that of contributing character buildings;
- f) buildings have a verandah to the front façade which addresses the street and development does not result in blank facades with small openings; and
- g) the subdivision patters of the precinct is maintained.



Assessment Benchmarks

Performance Outcome/Acceptable Outcomes	Response
For Self-Assessable and Assessable Development	
Home Based Business	
PO1/AO1 – POS/AO2	<p>Not applicable</p> <p>The proposed development is not for a home based business.</p>
For Assessable Development	
Amenity	
<p>PO3:</p> <p>Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) visual impact; e) odour and emissions; f) lighting; g) access to sunlight; h) privacy; and i) outlook. 	<p>Complies</p> <p>The proposed development involves:</p> <ul style="list-style-type: none"> ▪ the removal of existing buildings from the subject site, including the removal of a contributing character building at 14 Isely Street (Lot 7 on T118112); and ▪ the construction of a class 1a structure on the subject land. <p>The proposal is considered to comply with PO3 given:</p> <ul style="list-style-type: none"> ▪ The proposal involves a residential use on residential land. ▪ The proposal maintains the low-medium density character of the locality. ▪ The proposal will not result in a significant traffic increase given it does not involve an intensification of use of the site. ▪ The proposed dwelling is appropriately located and predominately complies with the side and rear boundary setbacks in accordance with QDC requirements.
<p>PO4:</p> <p>Development for the purposes of a sensitive use within 500m of land included in the High Impact Industry Zone or Special Purpose Zone, or within 250m of land in the Medium Impact Industry Zone: achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008; achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and does not experience offensive odours.</p>	<p>Complies</p> <p>The proposed development is not located within proximity to industrial zoned land.</p>
Crime Prevention Through Environmental Design	
<p>PO5:</p> <p>Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> a) opportunities for casual surveillance and sight lines; 	<p>Complies</p> <p>The proposed development presents to the Isley Street frontage and provides for an</p>



Performance Outcome/Acceptable Outcomes	Response
b) exterior building design that promotes safety; c) adequate lighting; d) appropriate signage and way finding; e) minimisation of entrapment locations; and f) building entrances, loading and storage areas that are well lit and lockable after hours.	open verandah to the front of the proposed dwelling, providing for increased opportunities for casual surveillance.
PO6: Development minimises impacts on remaining areas of ecological significance within the zone.	Complies The subject site is not located in proximity to areas of ecological significance.
Demolition and Removal	
PO7: The removal, relocation or a partial or total demolition of a contributing character building only occurs if it can be demonstrated that the: <ol style="list-style-type: none"> a) total or partial loss of the building will not contribute to the loss of the character values; b) total or partial loss of the building will not impact on the rhythm of the streetscape; or c) the building or part proposed for demolition is not capable of structural repair. 	Complies The existing dwelling located on the subject land is not fit for purpose for the landowners. Where alterations to the existing building were to be undertaken, this would necessitate significant extension and rectification works. An assessment was undertaken of the existing dwelling at 14 Isely Street, North Ward by Lancini Consulting Engineers, with the technical report provided at Appendix 5 . In accordance with the engineering assessment, the existing residence in its current condition is does not achieve required building and safety standards, particularly noting previous alterations undertaken to the premises over previous years. In particular, the extent of remediation works required include: <ul style="list-style-type: none"> ▪ replacement of roof battens and roof sheeting fixings; ▪ further assessment of timber rafters and lintels; ▪ installation of rafter tie downs; ▪ strengthening of existing external patio fixing; ▪ installation of new bracing to walls; ▪ installation of subfloor bracing; and ▪ installation of new foundations. It is considered the extent of works required to remediate the



Performance Outcome/Acceptable Outcomes		Response
		<p>building is not a reasonable expectation for the landowner to undertake.</p> <p>Given that the proposal provides for a new dwelling specifically designed in accordance with the intended built form of the Mixed 1950s precinct, it is considered the proposed development will improve the streetscape and is sympathetic to the intended character of the area.</p> <p>Further to the above, we note the Mixed 1950s precinct locality in which the subject land is located does not present a predominant architectural style or character across the locality, as evidenced by the variety of dwelling designs and materials in the surrounding area (refer Appendix 7).</p>
Carports and garages		
<p>PO8: When viewed from a street, ancillary buildings such as carports and garages:</p> <ul style="list-style-type: none"> a) do not visually dominate the streetscape character; b) are subservient to existing buildings on the site; c) do not detract from the character or appearance of the contributing character buildings; and d) are consistent with the established rhythm of the streetscape. 	<p>AO8: Class 10a structures such as carports, garages:</p> <ul style="list-style-type: none"> a) are set back an equal or greater distance from the street as the main building; b) have a maximum width not exceeding 3m; c) do not have a garage door or solid face presented to the street; d) are detached or semi-detached structures with minimum carport roof gap to the building face of 0.6m (as shown in Figure 6.51 – Appropriate carport or garage type and roof gap); e) have a roof pitch which matches the main building’s predominant roof pitch or has a roof pitch no greater than 3 degrees (as shown in Figure 6.52 – Appropriate roof pitch of a carport or garage); f) have their highest point lower or equal to the gutter/facia level of the 	<p>Complies The proposed development is considered to comply with PO8, given:</p> <ul style="list-style-type: none"> ▪ The proposed garage is designed to be setback a greater distance from the street than the proposed dwellings. ▪ The proposed carport comprises open construction and does not include a garage door or enclosed walls. ▪ The proposed garage is designed to seamlessly integrate with the dwelling house. ▪ The proposed carport has been designed together as part of the proposed dwelling, as such the proposed materials for the carport and dwelling are complimentary.



Performance Outcome/Acceptable Outcomes		Response
	<p>main building (as shown in Figure 6.53 - Appropriate height relative to the main building); and</p> <p>g) are built using materials that complement the existing dwelling (as shown in Figure 6.54 - Appropriate complementary building materials).</p>	
For assessable development - where a non-residential use		
PO9 – PO10/AO10		Not applicable The proposed development does not involve a non-residential use.
Reconfiguring A Lot		
PO11: Reconfiguration of lots is consistent with the predominant subdivision pattern of the precinct.		Complies The proposed development does not involve reconfiguration of a lot.
For assessable development – where a new building, relocation of a contributing character building with the site or extension or alteration to an existing contributing character building.		
PO12: Building height is consistent to adjoining contributing character buildings.	<p>AO12.1: Development does not involve raising or lowering a dwelling by more than 1m.</p> <p>AO12.2: Unless otherwise stated for a particular precinct, buildings and structures do not exceed 8.5m or 2 storeys in building height, whichever is the lesser.</p> <p>Unless otherwise stated for a particular precinct, buildings and structures do not exceed 8.5m or 2 storeys in building height, whichever is the lesser.</p>	Complies The proposed development involves construction of a new dwelling that does not exceed 2 storeys in height.
PO13: The existing setting and rhythm of the streetscape is retained and enhanced.	<p>AO13.1: Buildings and extensions are setback from street frontages within 10% of the average front setback of adjoining contributing character buildings.</p> <p>AO13.2: Unless otherwise stated for a particular precinct, the front facade width of the building is the same as the front facade width of the adjoining contributing character buildings, to a minimum depth of 3m.</p>	<p>Complies The proposed development maintains the established setting and rhythm of Isley Street. The proposed dwelling is setback 5m to the outermost projection (verandah), with the bulk of the building setback approximately 7m (façade of dwelling).</p> <p>The proposed dwelling is consistent with the established setback pattern of Isley Street. The adjoining properties maintain setbacks approximately 6-8m from Isley Street. However,</p>



Performance Outcome/Acceptable Outcomes		Response
		<p>it is noted the adjoining property to the setback in excess of 7m from the common boundary, further minimising the difference in setback to the proposed dwelling.</p> <p>It is considered the proposed dwelling is suitably setback and designed to maintain the setting and rhythm of Isley Street, noting:</p> <ul style="list-style-type: none"> ▪ The outermost projection of the proposed dwelling involves the open verandah to the full width of the dwelling. Accordingly, the façade is setback 7m from the road frontage, with the façade providing further articulation with the bay windows stepping back to the main bulk of the building. The result of this design minimises the appearance of bulk and scale to the streetscape. ▪ The remaining properties along Isley Street generally maintain a setback between 1m and 5m. ▪ The setback of the proposed dwelling is generally consistent with the existing setback of the existing dwelling, with this being 6m. ▪ The proposed development maintains the existing use of the site for a single detached dwelling house. ▪ The front façade of the proposed new dwelling is generally consistent with the width of the dwelling consistent with the adjoining contributing character building.
PO14:	Buildings maintain the regularity of building form and street presentation.	Complies The proposed development is considered to maintain the regularity of built form and street presentation.
PO15:	Buildings use materials that have a lightweight appearance, and assist in reducing building bulk and form.	AO15.1: Walls are clad with lightweight materials with an expressed surface profile.
		Complies The proposed dwelling incorporates:



Performance Outcome/Acceptable Outcomes		Response
	<p>AO15.2: Roofs are clad with corrugated iron.</p> <p>AO15.3: Windows are timber framed or have the appearance of being timber.</p>	<ul style="list-style-type: none"> lightweight weatherboard cladding to external walls; and corrugated sheet roofing, maintaining a light weight appearance.
Additional Benchmarks for Assessable Development in Precincts		
PO16/AO16 – PO77/AO77.2		<p>Not applicable The proposed development is not associated within the associated Precincts.</p>
Mixed 1950s precinct		
<p>PO78 Building height and building floor level height are consistent to adjoining contributing character buildings.</p>	<p>AO78 Dwelling houses:</p> <ul style="list-style-type: none"> a) have a floor level minimum of 700mm above ground level; or b) are 2 storeys. 	
<p>PO79 The front facade is articulated consistent with the predominant front facade of contributing character buildings</p>	<p>AO79 The front facade includes asymmetrical projecting building forms; or steps in plan, a minimum of 1.2m in depth.</p>	<p>Complies The proposed development includes symmetrical projecting building forms and includes a step back of the front façade involving:</p> <ul style="list-style-type: none"> full width verandah with a depth of 2m-6m; projecting gable roof forms symmetrically to the side of the frontage, with bay windows under; and central part of the main building façade stepped back, being 6m from the outermost projection of the dwelling.
<p>PO80 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.</p>	<p>AO80 Development on any ground floor storey includes a valance, and:</p> <ol style="list-style-type: none"> is set back the full depth of all open or enclosed verandahs; or is set back 1m from the upper level of an exterior wall where there is no verandah. 	<p>Complies The proposed new dwelling involves a valance to the ground floor storey, with an open verandah the full width of the dwelling.</p>
<p>PO81 The roof profile is consistent with the predominant roof profile of contributing character buildings.</p>	<p>AO81 The roof profile is:</p> <ol style="list-style-type: none"> hipped with a 15 degree to 20 degree pitch; or simple hipped or pyramid with asymmetrical gable projections with a 17.5 	<p>Complies The proposed development involves a 20 degree pitch roof comprising simple hipped with two gable projections to each side of the building frontage.</p>



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Performance Outcome/Acceptable Outcomes		Response
	degree to 22.5 degree roof pitch.	
<p>PO82 The roof overhang is consistent with the predominant roof overhang of contributing character buildings.</p>	<p>AO82 Roof overhangs are 400mm to 600mm wide.</p>	<p>Complies The proposed development provides for roof overhangs in accordance with AO82.</p>
<p>PO83 Window scale and proportions are sympathetic to the predominant character of the precinct.</p>		<p>Complies The Mixed 1950s precinct locality in which the subject land is located does not present any predominant architectural style or character, as evidenced by the variety of dwelling designs and materials in the surrounding area (refer Appendix 7).</p> <p>Given the lack of unified character, the design of the proposed dwelling is considered to respect the mixed nature of the streetscape, while ensuring integration through appropriate design features. Accordingly, it is considered the proposed window scale and proportions are suitable for the premises, noting the windows are of lightweight appearance.</p>



Appendix 7

Isley Street, North Ward - Street Character



Isley Street and Surrounds



Proposed Dwelling Facade - 14 Isley Street



Adjoining Lot - South



Adjoining Lot - North



18 Isley Street



10 Isley Street



Cnr Isley Street and Eyre Street



3 Isley Street



Surrounding Locality



Proposed Dwelling Facade - 14 Isley Street



25 Howitt Street



162 Mitchell Street



171 Eyre Street



30 Howitt Street



146 Eyre Street



87 Cook Street