

TOWN PLANNING REPORT



49-51 Henry St,
Greenslopes

Lots 270 & 271 on
RP12933

Project No. 5800

Proposed 'Other Change' to Approved Multiple Dwelling

August 2026

Report Title	Town Planning Preliminary Investigation Report 7657
Site Address	19 & 23 Davenport St, Chermside QLD 4032
Our Ref No	7657
Date	March 2024
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This report is a professional opinion based on the information available at the time of writing. It is not intended as a quote, guarantee or warranty and does not cover any latent defects.

This report will comment on Town Planning aspects of the project and may outline probable costs but the extent of the commission of The Planning Place Pty Ltd does not extend to detailed cost feasibility, as such the costs should not be relied on for financing arrangements.

This report has been prepared specifically for the aforementioned client, site and project. It has been written solely for the purpose of providing town planning advice on the above issues for Council for this development site. Please note that this report has been compiled based on the information that is current at the time of report printing, and that the recommendations supplied within this report are based solely on the above.

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1.0 Executive Summary

This report is provided in support for a Request for an 'Other Change' to an approved Multiple Dwelling at 49-51 Henry St Greenslopes. This report will review the relevant Brisbane City Council Planning Scheme 2014 requirements and any state interest consideration to be taken into account for the proposed Change.

1.1 Summary of Premises

Premises Details	
Site Address	49-51 Henry St Greenslopes
Real Property Description	Lots 270 & 271 on RP12933
Area of Site	739sqm
BCC Pre-Lodgement / Consultation history	Nil
Applicable Assessment Details	
Zone	Character Residential (Infill)
Neighbourhood Plan	Coorparoo and Districts Neighbourhood Plan
Overlays	Airport environs overlay Community purposes network overlay Critical infrastructure and movement network overlay Dwelling house character overlay Potential and Actual Acid Sulfate Soils Road hierarchy overlay Streetscape hierarchy overlay Traditional Building Character
Infrastructure Charges	Adopted Infrastructure Charges Resolution (No.15) 2026
Local Government	Brisbane City Council
State Planning Policy	State Planning Policy 2023
ShapingSEQ: South East Queensland Regional Plan	Urban Footprint
State Referral and Assessment	Not Required.

2.0 Site History and Background Information

An approval for a Multiple Dwelling over the site was granted by Council on 18 February 2019 (A005033596). Construction of the development was duly commenced, and nearly complete, as evidenced in the photo images below:



A 'Show Cause' Notice was issued by Council on 23rd June 2026, with respect to a retaining wall to the northern boundary of the property being greater than 1m in height, which had not been displayed on the approved plans for the Multiple Dwelling.

Subsequently, an Enforcement Notice was issued by Council on 10th August 2026, which has required the lodgement of this 'Other Change' application.

In other circumstances, such minimal change to the approved plans would only require a 'minor change' application to be lodged. However, at the time of the lodgement of the original application (5th October 2018, City Plan v12), the site was Zoned 'Low Medium Density Residential (2 and 3 storey mix)'. Under the current City Plan 2014 (City Plan v36), the site is zoned Character Residential (Infill).

The Level of Assessment for the Character Residential Zone (Table 5.5.5) does not list Multiple Dwelling as a Use, hence the Level of Assessment is Impact Assessment.

Under Schedule 2 of the Planning Act 2016, for a proposal to be a 'minor change', it cannot result in public notification being required, if public notification was not required for the original development application. Whilst the change to the approved design itself does not result in public notification being required, the change of zoning makes the use of Multiple Dwelling now subject to Impact Assessment. As such, the change cannot be a 'minor change' and thus this 'Other Change' application has been lodged.

3.0 Site Characteristics

3.1 Surrounding Land Uses and Existing Built Form of the Area

Please refer below to Figure 1 for Site Locality, Figure 2 for Aerial Photography, Figure 3 for Contours Figure 4 for Zoning, Figure 5 for the Traditional Building Character Overlay and Figure 6 for Infrastructure services.

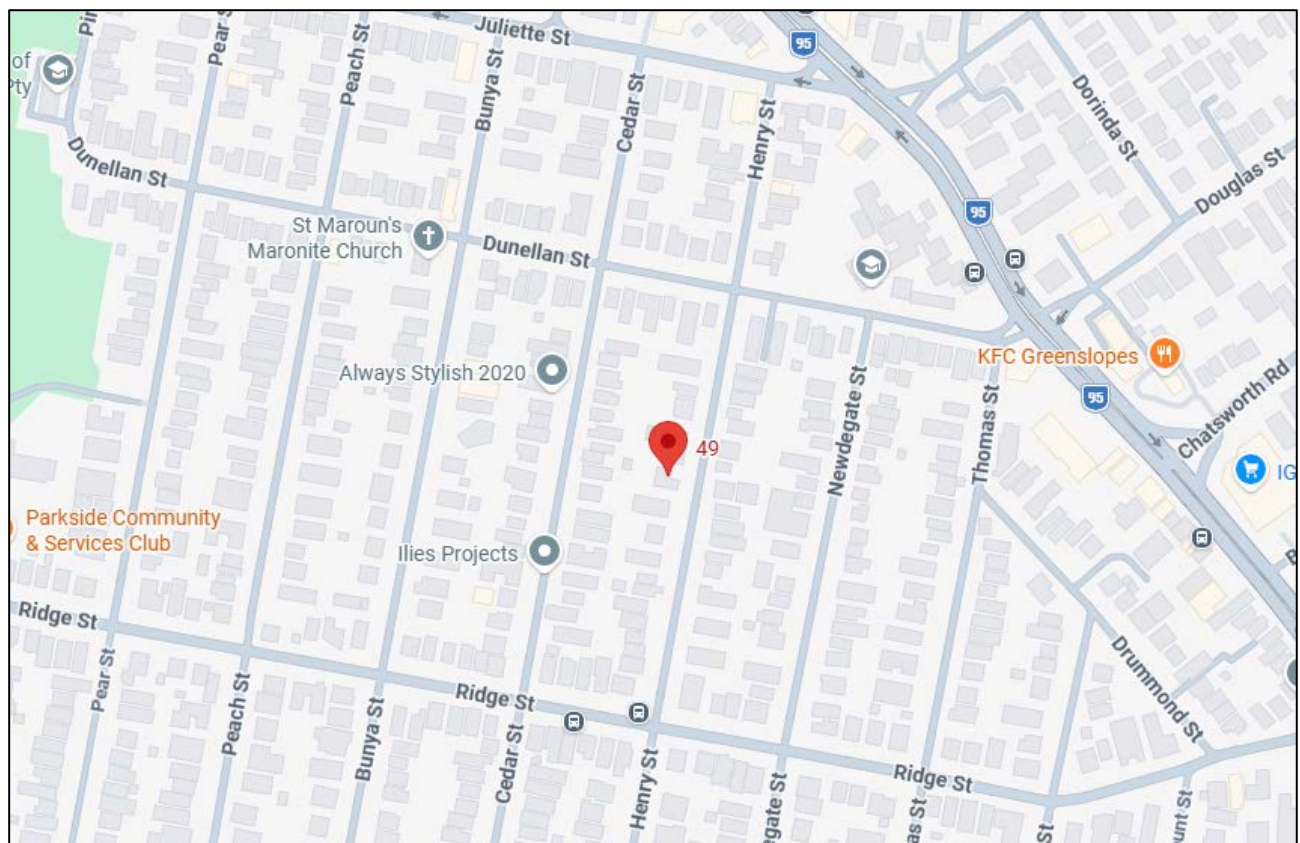


Figure 1 – Site Locality

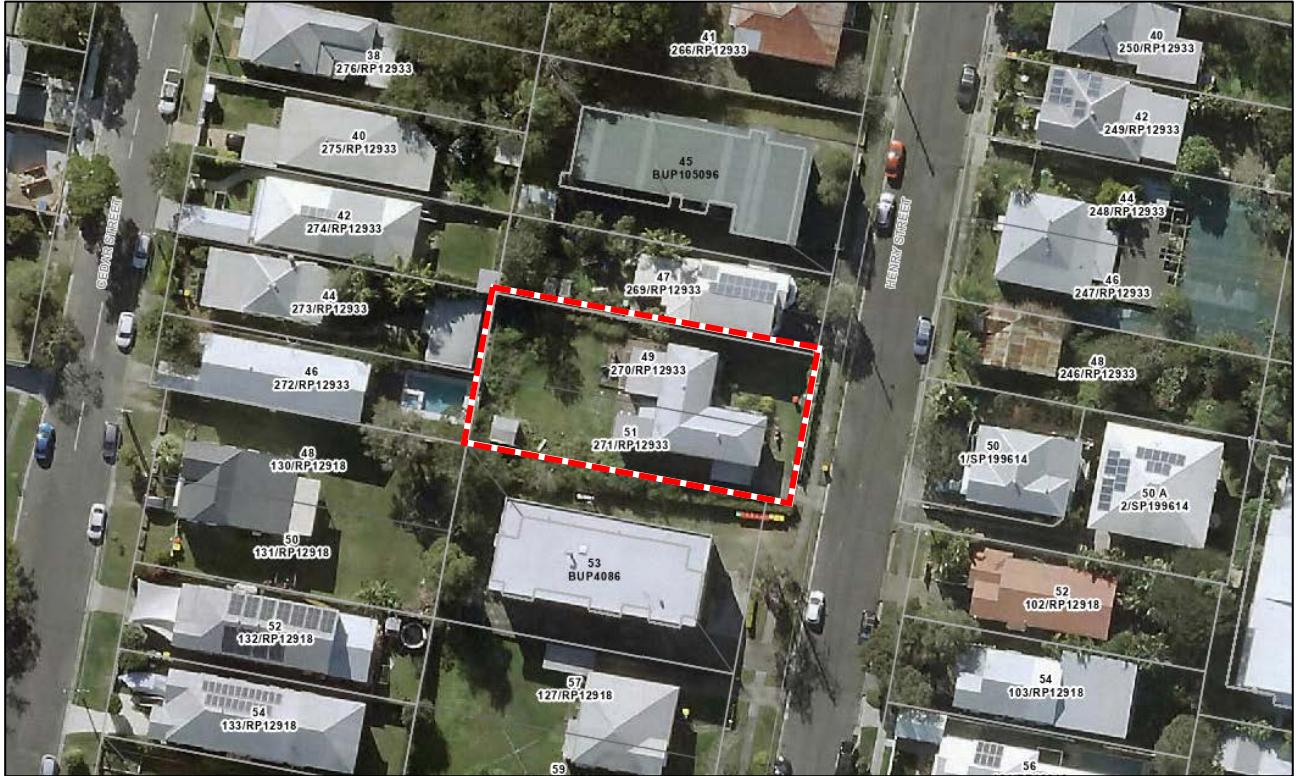


Figure 2 – Aerial Photography

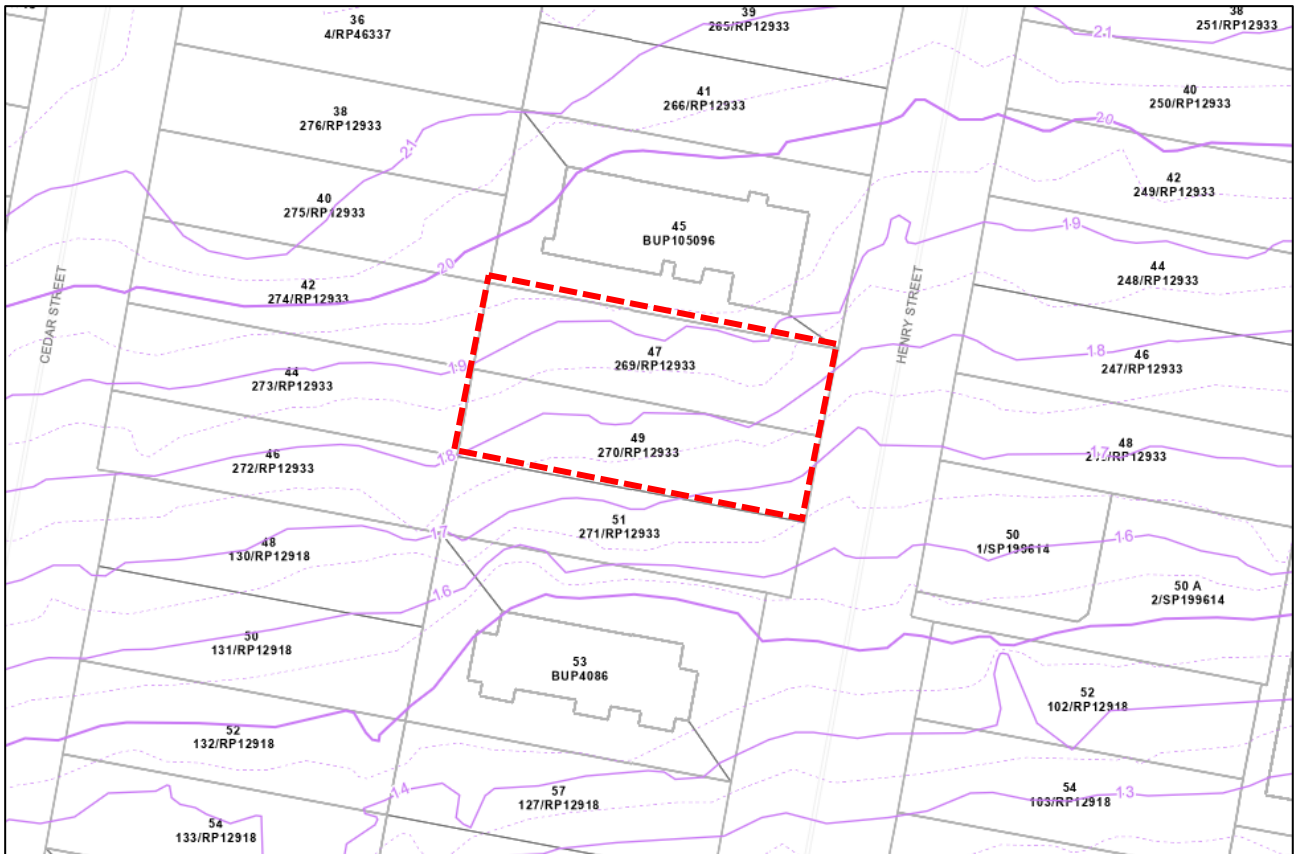


Figure 3 – Contour mapping

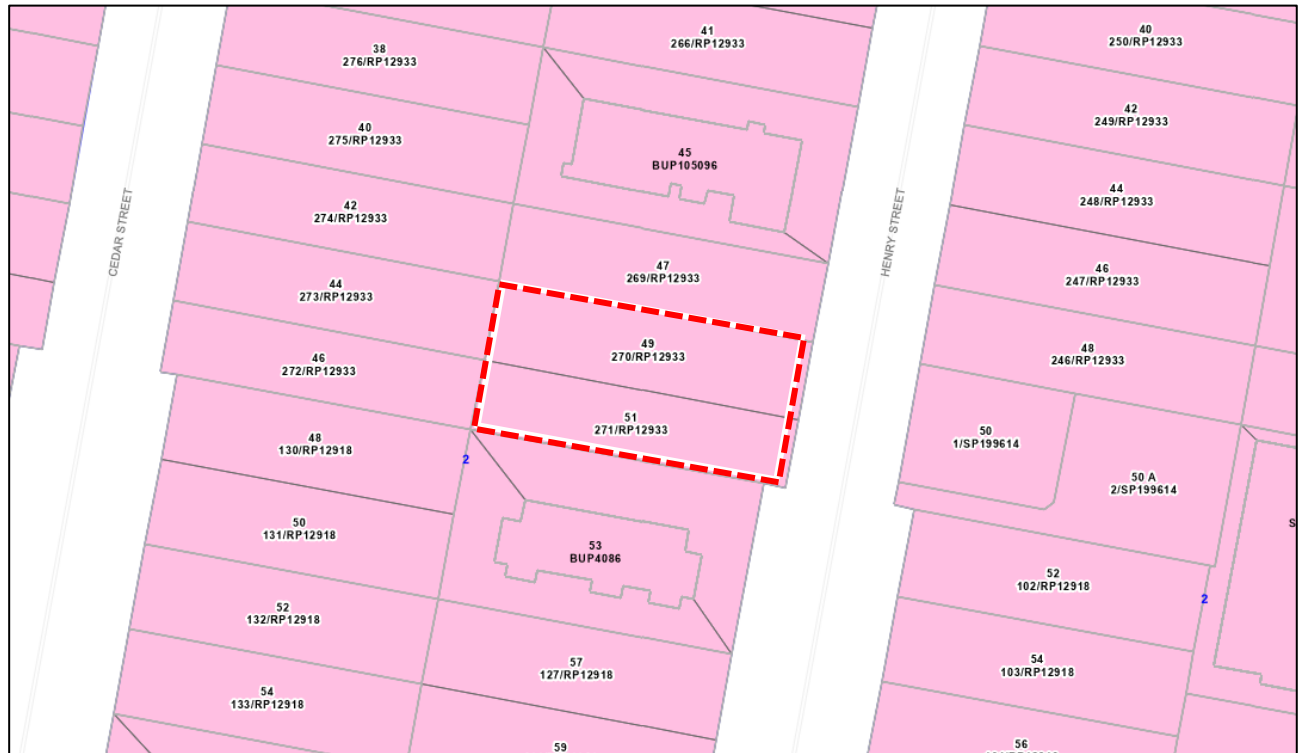


Figure 4 – Zoning Map of Premises

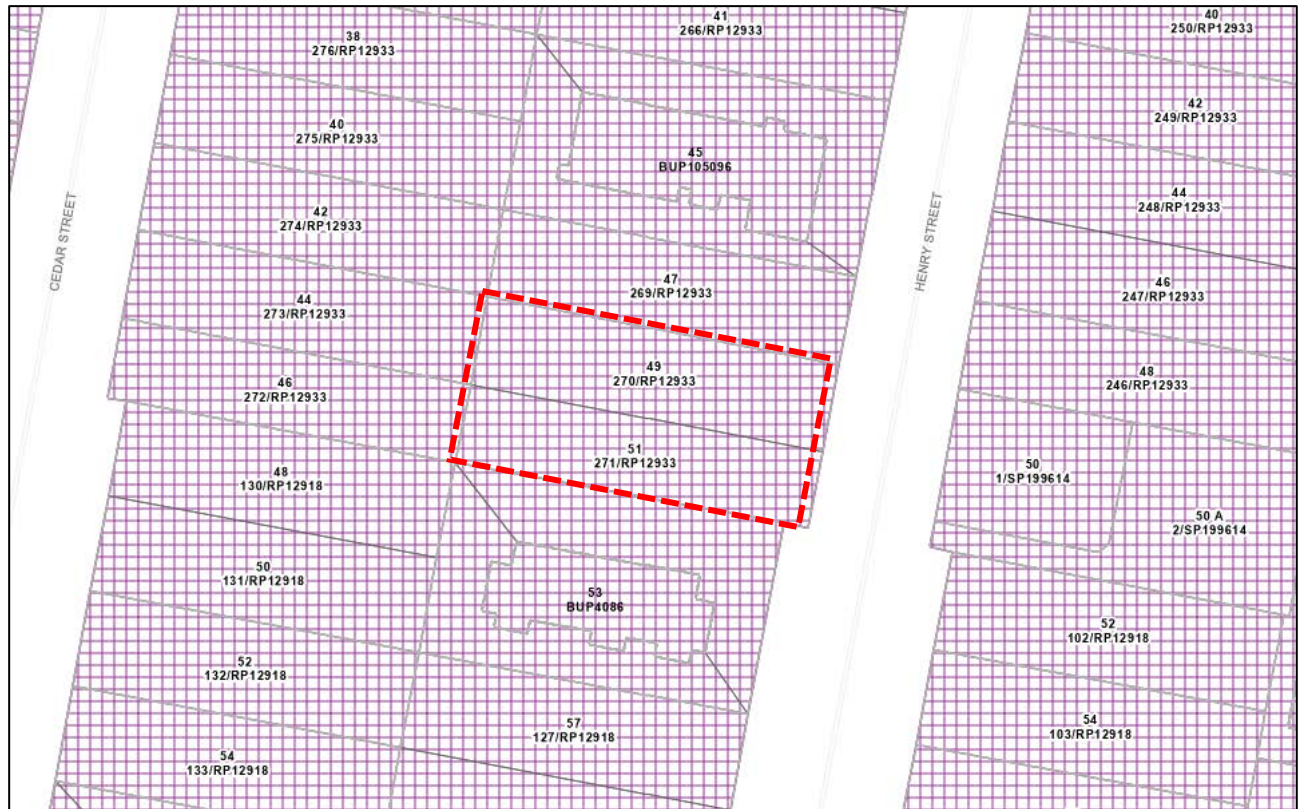


Figure 5 – Traditional Building Character Overlay

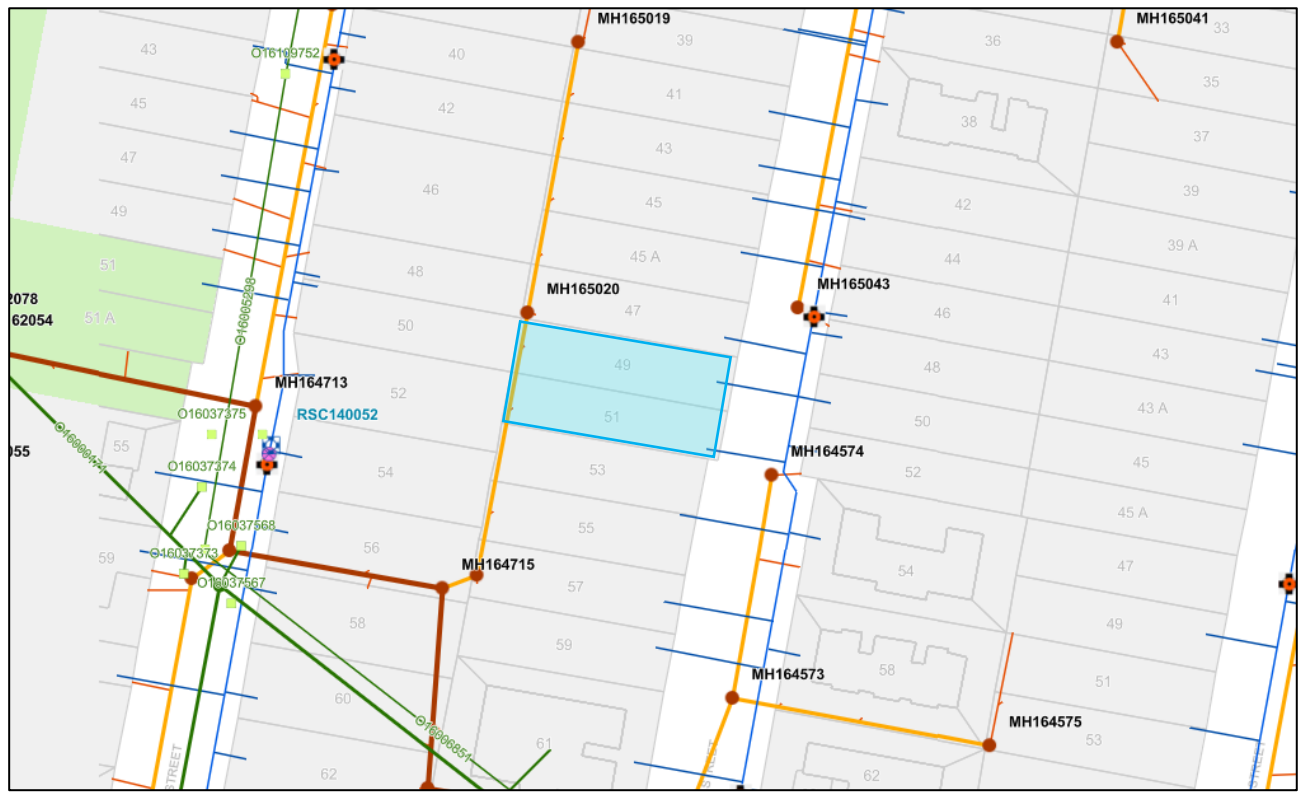


Figure 6 – Infrastructure Service

3.2 Neighbourhood Plan:

The subject site located in Coorparoo and Districts Neighbourhood Plan, though not within any specified Precinct.

4.0 Changes Sought to Approval

The changes to the approved retaining wall height are primarily the result of the setting of the development further into the site, increasing the volume of cut proposed. This is of benefit amenity-wise for neighbouring properties, as the development is reduced in height above ground level, and a greater portion of the built form is screened by boundary fencing. From a wider perspective, the reduced height of the development will reduce any potential obstruction of view corridors through the property.

This change was undertaken in order to remove the need for some of the internal stairs within the units, that previously led from the unit entrance to the living areas in Units 1 and 3. This removal assists in meeting Council's desire for development which allows for residents to 'age in place', making it easier for persons with mobility impairments to reside at the property.

This Change is not considered to be of any negative impact upon any party. The retaining walls in question have been shown on proposal plan WD-02 H and reach a maximum height of 2.1m. These retaining walls are internal to the site, and do not present to any external party. These retaining walls surround the private open space for Unit 3, providing superior noise mitigation from the use of said space, and reduce potential overlooking. These retaining walls also will shield the neighbouring property from any impact with respect to the carparking spaces abutting the northern boundary of the site, by providing a solid buffer.

A number of very minor other changes have occurred during construction, which are presented below:

DWG No/Description	CHANGE DESCRIPTION
WD-02 Rev H Ground Level Floor Plan	- Previously SK-02 Rev E - The internal stairs in Townhouses 1 & 3 have been removed to improve accessibility and movement for occupiers - Otherwise building perimeter and layout is generally same as approved - Levels have been lowered throughout (primarily to enable the removal of the internal stairs) - Retaining wall heights have increased (subject site side of the boundaries only) to address the level changes - The front fence design has changed with a recessed solid wall section to accommodate electrical, NBN and water services
SK-02A Rev F Calculations	- Previously Rev E - Calculations for the Private Open Space area of Townhouse 1 have been corrected to account for the recessed in the front fence
WD-03 Rev H Level 1 Floor Plan	- Previously SK-03 Rev D - Floor Levels changed (lowered)

	- Pergola frame over open carparks removed - The location of the WIR (Walk in Robe) and Ensuite have been swapped in Townhouses 3 & 4 to enable an external window in the Ensuities - Otherwise building perimeter and layout is generally same as approved
WD-04 Rev H Roof Plan	New Drawing
WD-05 Rev H Elevations	- Previously SK-04 Rev C - Buildings have been lowered to match the changed floor levels - Pergola frame over open carparks removed - The front fence design has changed with a recessed solid wall section to accommodate electrical, NBN and water services - Materials and Finishes generally the same
WD-06 Rev H Elevations	- Previously SK-05 Rev C - Buildings have been lowered to match the changed floor levels - Materials and Finishes generally the same
SK-07 Rev F Calculations	- Previously Revision E - Calculations for Open Space have been corrected to account for the recessed in the front fence
060-SD001 Issue B Landscape Concept Plan	No Change
CW17254-SK01 Rev B Concept Services Sketch	- No Change - This has since been superseded by the BCC Stormwater Operational Works Approval A006623821

As can be seen, the changes are essentially inconsequential to the overall development. Some items of note:

- Change to front fence:
 - The change to the front fence is to allow the provision of necessary servicing infrastructure for water, sewer and NBN at the property frontage. This has resulted in a very minor reduction in private open space to Unit 1. Note that the overall private open space still exceeds the minimum 35sqm required under the Multiple Dwelling Code provisions, with the required minimum dimensions also met.
- Removal of pergolas over open carparking spaces
 - This is of no consequence with respect to compliance with the relevant Planning Scheme provisions.

A copy of the approved plans have been marked up with the proposed changes, and are attached at **Appendix B**.

The new proposal plans are attached at **Appendix C**.

It is noted that the conditions of approval do not require amendment, other than referencing the new proposal plans.

5.0 Brisbane City Planning Scheme 2014: Level of Assessment and Relevant Assessment Benchmarks

5.1 Primary Codes

- Coorparoo and Districts Neighbourhood Plan Code
- Multiple Dwelling Code
- Character Residential Zone Code

5.2 Prescribed Secondary Codes

- Filling and Excavation Code
- Infrastructure Design Code
- Landscape Works Code
- Outdoor Lighting Code
- Stormwater Code
- Transport, Access, Parking and Servicing Code
- Wastewater Code

5.3 Overlay Codes

- Airport environs overlay Code
- Community purposes network overlay Code
- Road Hierarchy overlay Code
- Streetscape Hierarchy overlay Code
- Traditional Building Character Overlay Code

5.4 State Referral

Referral of the proposed development application is not required.

5.5 Commentary Regarding Assessment Against Applicable Codes

Since lodgement of the original application, City Plan 2014 has undergone some changes. It is not considered pertinent to reassess the entirety of the development, where it has been constructed in accordance with the previous approval. As such, only the changes to the previous approval are to be assessed. The changes are:

- Retaining walls
- Front fence
- Private open space

The portions of the Codes which discuss these aspects shall be addressed at **Appendix A**.

None of the Overlay Codes or Secondary Codes are considered relevant to the changes proposed.

As the cause for the need for an 'other change' application is the change of Zone, it is considered relevant to address the Character Residential Zone Code.

8.0 Conclusion

The proposed 'Other Change' to the approved development of the site over Lots 270 and 271 on RP12933, situated at 49 & 51 Henry St Greenslopes contains a small number of actual changes to the overall design of the building and site. The application is the result of Council compliance action with respect to retaining wall height. The need for an 'Other Change' application is the result of the Zoning of the site changing from Low Medium Density Residential (2 and 3 storey mix) at the time of lodgement of the application, to Character Residential (Infill) under the Current City Plan 2014.

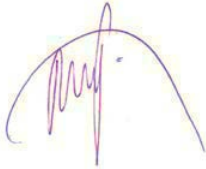
The changes are primarily the result of the setting in of the development further into the site, to remove the need for some internal staircases within the units. As discussed, the increase in retaining wall height is of no consequence to any external party, and in fact reduces potential amenity impacts upon neighbouring uses.

The remaining changes are relatively inconsequential, and have been included for completeness.

It has been demonstrated that the proposed changes remain in accordance with the provisions of the current City Plan 2014 Assessment Benchmarks and warrants approval.

We look forward to receiving Council's acknowledgement of receipt of the application for a change of approval at your

Prepared & Approved by:



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Jamie Potts
Senior Town Planner