



ASSESSMENT REPORT

24 HIPWOOD AVENUE, COORPAROO 4151

Development Permit - Material Change of Use - Multiple Dwelling (3 units)



SMARTER Planning, **BETTER** Places

Contents

Executive Summary	2
1.0 Introduction	4
2.0 The Proposal	5
3.0 Site Context and Surrounds	11
3.1 Site Context.....	11
3.2 Site Surrounds	13
4.0 Town Planning Assessment Framework.....	15
4.1 State Legislation	15
4.1.1 Planning Act 2016.....	15
4.1.2 State Planning Policy (SPP)	15
4.1.3 South East Queensland Regional Plan 2023 (ShapingSEQ 2023 Update).....	15
4.1.4 State Development Assessment Provisions (SDAP).....	16
4.2 Local Government Legislation	16
4.2.1 Brisbane City Plan 2014 Planning Scheme Provisions	16
5.0 Conclusion and Recommendations	19
Appendix A – Code Assessment.....	20
Airport Environs Overlay Code	20
Character Residential Zone Code	20
Community Purposes Overlay Code	20
Coorparoo and Districts Neighbourhood Plan Code	20
Flood Overlay Code.....	20
Low Density Residential Zone Code	20
Multiple Dwelling Code	20
Potential and Actual Acid Sulfate Soils Overlay Code	20
Road Hierarchy Overlay Code.....	20
Streetscape Hierarchy Overlay Code	20
Traditional Building Character (Design) Overlay Code.....	20

Executive Summary

Property Details	
Site Address:	24 Hipwood Avenue, Coorparoo 4151
Real Property Description:	143 RP13036
Ward:	Coorparoo
Site Area:	847m ²
Small Lot:	No
Landowner:	Sarah Catherine Crennan and Craig Stewart Patch

Planning Framework	
Planning Scheme:	Brisbane City Plan 2014
Zone:	CR2 Character (Infill Housing)
Overlays:	Airport Environs (OLS, PANS, BBS) Community Purposes Network Critical infrastructure and movement network Dwelling House Character Flood Potential and Actual Acid Sulfate Soils Road Hierarchy Streetscape Hierarchy Traditional Building Character
Neighbourhood Plan:	Coorparoo and Districts Neighbourhood Plan
Assessment Benchmarks:	Airport Environs Overlay Code Character Residential Zone Code Community Purposes Overlay Code Coorparoo and Districts Neighbourhood Plan Code Flood Overlay Code Low Density Residential Zone Code Multiple Dwelling Code Potential and Actual Acid Sulfate Soils Overlay Code Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code Traditional Building Character (Design) Overlay Code
Referral Triggers:	NA

Application Details	
Type of Application:	Development Permit - Material Change of Use, Building Works
Current Use of Site:	Dwelling House
Proposed Use:	Multiple Dwelling
Site Cover:	42.62%
Gross Floor Area:	423m ²
Storeys:	2
Description of Development:	Multiple Dwelling (3 units), Partial Demolition and Extension to a pre-1946 residential dwelling

Category of Assessment:	Impact Assessable
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Applicant Details	
Applicant:	Sarah Catherine Crennan and Craig Stewart Patch c/- Plannable Town Planning
Contact Person:	Joe Sevillano
Email:	townplanning@plannabletp.com.au

1.0 Introduction

This Brisbane City Plan 2014 Planning Scheme Assessment Report has been prepared by Plannable - Town Planning on behalf of Sarah Catherine Crennan and Craig Stewart Patch, the owners of the above land. This report supports the application for a Development Permit - Material Change of Use for a Multiple Dwelling (3 townhouse units) and Building Works for Partial Demolition and Extension to a pre-1946 residential building.

In support of the application, the following documents are submitted for consideration by the Assessment Manager:

- DA Forms 1, 2
- Erosion Hazard Assessment Form
- Proposed Plans
- Landowners Consent
- Assessment Report including Appendix A – Code Assessment

2.0 The Proposal

This application is for a Development Permit - Material Change of Use for a Multiple Dwelling (3 units) and Building Works for Partial Demolition and Extension to a pre-1946 Residential Building. The subject site is 24 Hipwood Avenue, Coorparoo 4151 (Lot 143 RP13036). The site is located in the CR2 Character (Infill Housing) zone and has a total area of 847m².

The proposal consists of three townhouse units, one unit facing the street which reutilises the existing pre-1946 dwelling house present on the site, and two units towards the rear of the development site. An impact assessable development application is required for the proposed multiple dwelling development being located in the Character Residential Zone.

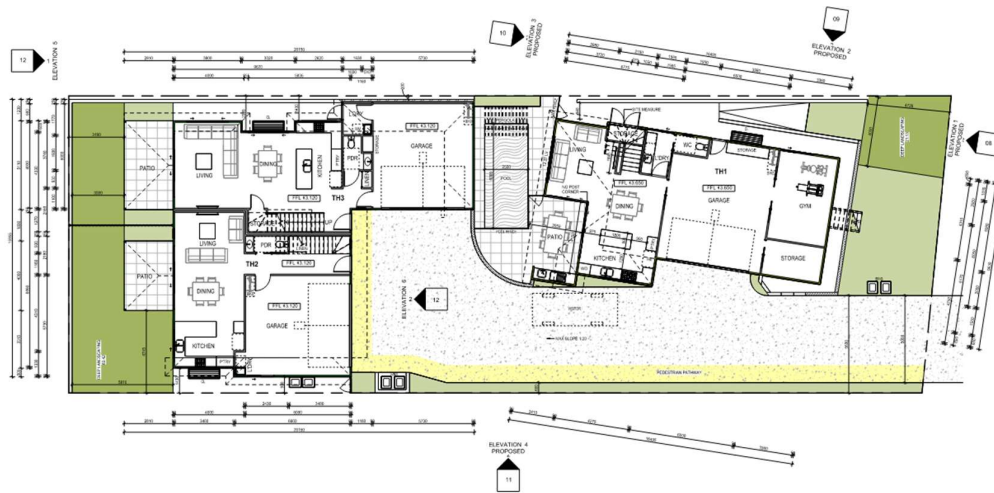
Proposed townhouse unit 1 comprises of four bedrooms, two bathrooms, recreation, living and dining spaces, laundry, a double width garage, gym and storage areas, and a pool and outdoor patio area. Townhouse unit 1 also retains the existing front entry verandah from the existing dwelling house, and pedestrian access is obtained from front stairs to the verandah.

Proposed townhouse units 2 and 3 consist of three bedrooms, three bathrooms, kitchen, dining and living areas, upper storey sitting areas, double width garages and covered patios at the rear of the units.

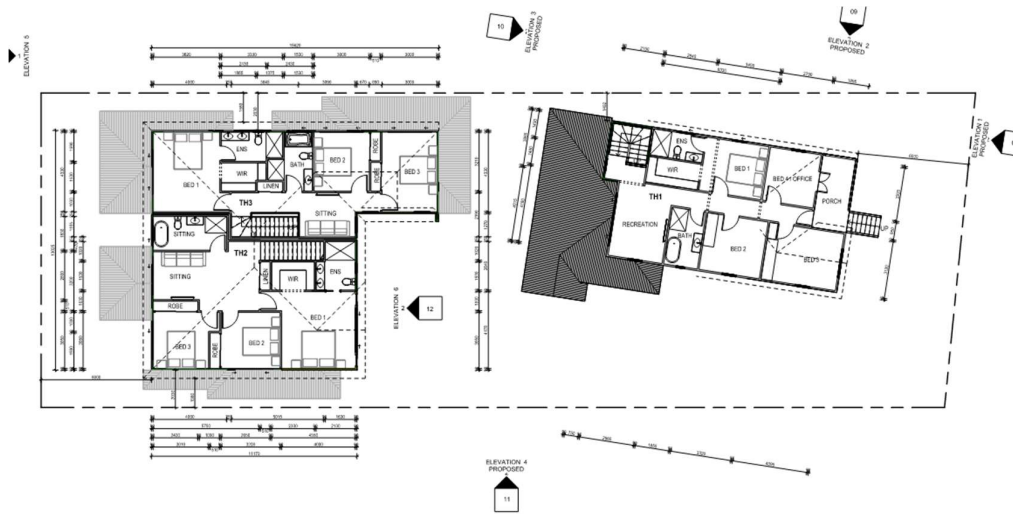
The proposal includes a total of seven car parking spaces, one of which being a visitor parking space, and two bicycle storage spaces.



Existing and Proposed Site Plans



Proposed Ground Floor Plans



Proposed Upper Storey Plan



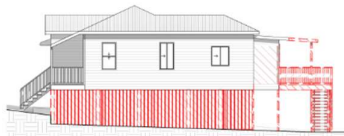
ELEVATION 1 EXISTING



ELEVATION 1 PROPOSED

1:100

Existing and Proposed Front Elevation Plans



ELEVATION 2 EXISTING

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ELEVATION 2 PROPOSED

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Existing and Proposed East Elevation Plans



ELEVATION 3 EXISTING

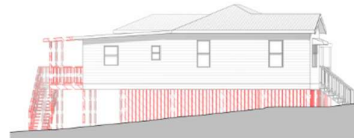
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ELEVATION 3 PROPOSED

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Existing and Proposed Townhouse Unit 1 Rear Elevation Plans



ELEVATION 4 EXISTING

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ELEVATION 4 PROPOSED

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Existing and Proposed Internal Western Elevation Plans



ELEVATION 5
1:100



ELEVATION 6
1:100

Existing and Proposed Townhouse Units 2 & 3 Front and Rear Elevation Plans



Proposed 3D Render

The development site is located in the Traditional Building Character (TBC) Overlay, and assessment against the TBC (Design) Overlay Code is required. Partial demolition of the undercroft area of the existing pre-1946 dwelling house is proposed and as such the assessment against the TBC (Demolition) Overlay Code is also required.

The proposed partial demolition does not result in the loss of integral building components. All demolition work is limited to the removal of the existing undercroft battens, internal demolition works and works behind the highest and rearmost point of the roof which does not trigger assessment. No removal of existing roof forms, verandahs, front windows or doors is proposed.

The proposed townhouse development incorporates lightweight traditional building elements that are consistent with those found on pre-1946 dwelling houses within the Hipwood Avenue streetscape. The front townhouse includes a lightweight verandah addressing the street, reinforcing the traditional character pattern. All new dwellings integrate timber battening, expressed roof eaves, and other traditional detailing of a scale and proportion comparable to surrounding pre-1946 houses. These elements provide depth, shadowing and a three-dimensional built form that complements the retained dwelling.

The overall form and bulk of the new buildings are deliberately moderated to remain subordinate to the existing pre-1946 dwelling on the site and compatible with the surrounding traditional streetscape. The design incorporates breaks in building mass, stepped wall sections, and roof eaves that reflect the proportions of the original dwelling, ensuring a cohesive and respectful built form outcome. These measures maintain the prominence of the retained dwelling and reinforce the established character rhythm of Hipwood Avenue.

The development site is also located in the Flood Overlay, with only a small portion of the site's north-eastern corner being mapped within the Overland Flow sub-category. The proposed development includes a retaining wall in this location; however, the works are minor and will not alter flow paths or generate additional flood hazard. Although the site is mapped within the overlay, Council's FloodWise Property Report identifies no applicable flood sub-categories, and therefore no AEP or minimum flood planning levels apply. The proposal is considered to appropriately respond to the site's overland flow context.

The development incorporates subtropical design principles that enhance both the retained dwelling and the two new townhouse units. The arrangement of buildings promotes cross-ventilation through separated building forms, open internal layouts and landscaped courtyard spaces that allow prevailing breezes to move freely across the site. Openings are protected by sun-shading elements, including roof eaves, awnings, screens and balcony overhangs, reducing heat gain while maintaining daylight access. The layout reflects climate-responsive orientation, maximising northern light to primary living areas, limiting western exposure, and positioning private open spaces to benefit from sunlight and breezes.

The building form also supports amenity and pedestrian connectivity by retaining the traditional street presence of the existing dwelling, providing clear pedestrian access, and incorporating articulated façades that reduce perceived bulk and contribute to a high-quality streetscape. Deep planting areas are integrated along the frontage, side boundaries and within internal courtyards, enabling substantial subtropical vegetation that enhances privacy, improves microclimatic comfort and reinforces the character of the locality. These outcomes align with subtropical design principles encouraged by Brisbane City Plan 2014.

The development complies with the minimum site area and building height requirements of Table 9.3.14.3.B, with a total site area of 847m² and all buildings limited to two storeys and under 9.5 metres in height. While the site frontage of 17 metres does not meet the minimum 20-metre frontage requirement, the proposal retains the existing pre-1946 dwelling and introduces only two new units to the rear. The resulting built form remains low-scale, maintains

the traditional dwelling character of the area, and delivers a sensitive infill outcome consistent with the intent of the Character Residential (Infill Housing) Zone.

3.0 Site Context and Surrounds

3.1 Site Context

The subject site is 24 Hipwood Avenue, Coorparoo 4151 (Lot 143 RP13036). The site is located in the CR2 Character (Infill Housing) zone and has a total area of 847m².

Subject Site - Aerial Photograph



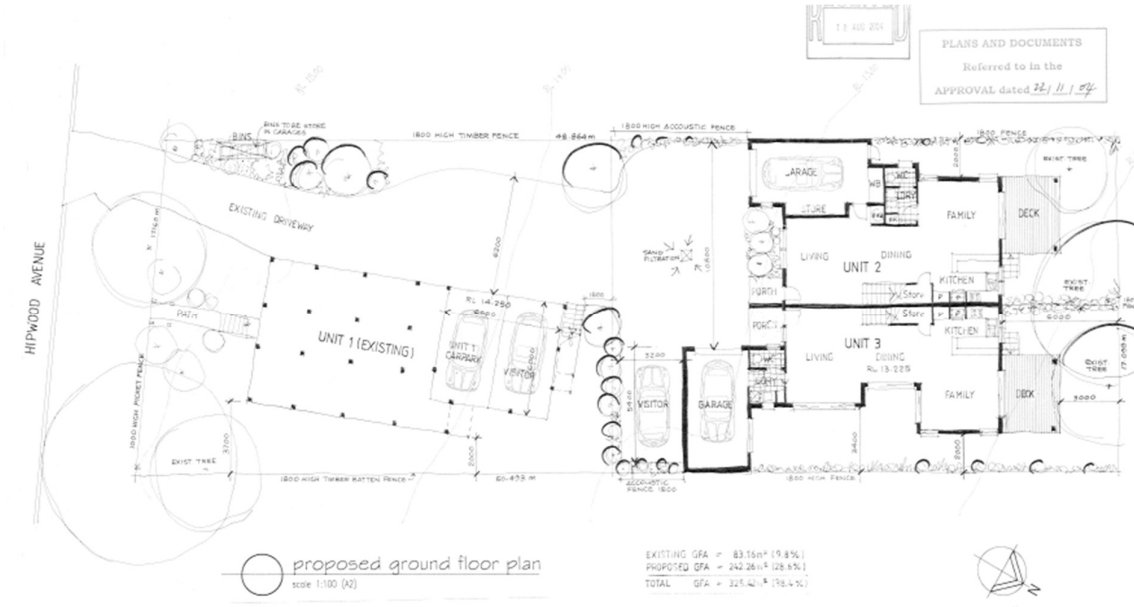
Subject Site – Street View



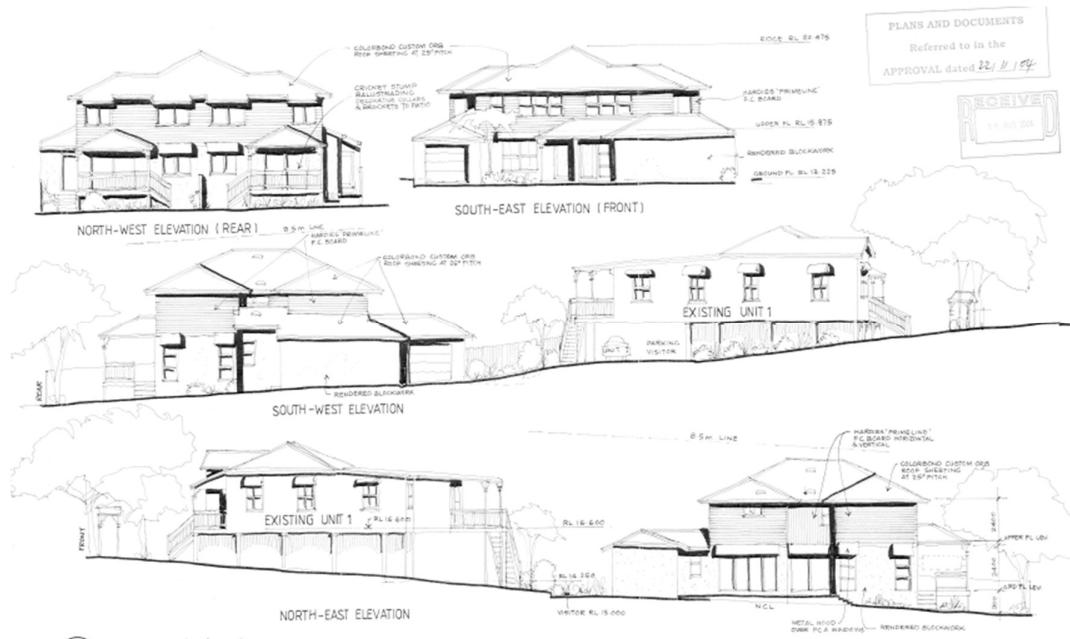
Subject Site – Street View



There is an existing development approval over the site (A001609055) for a similar three townhouse unit development which was approved on 22 November 2004. While this approval was not enacted, the new proposed development is consistent with the approved bulk and scale of the units.



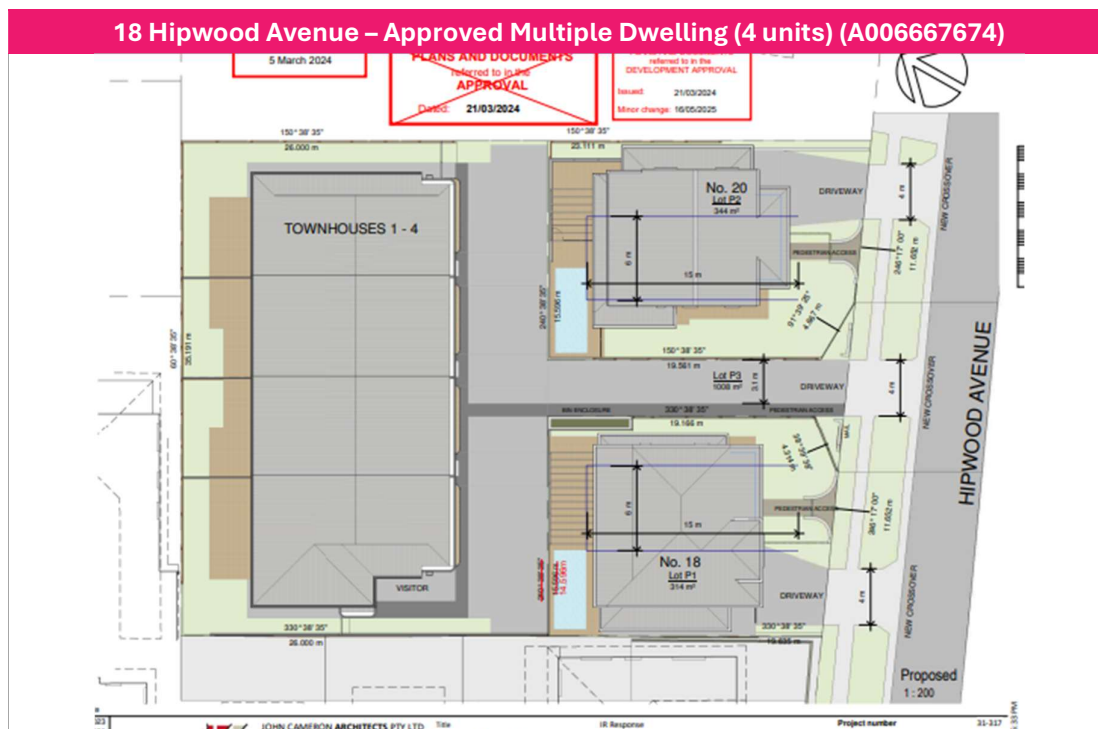
Previously approved ground floor plan



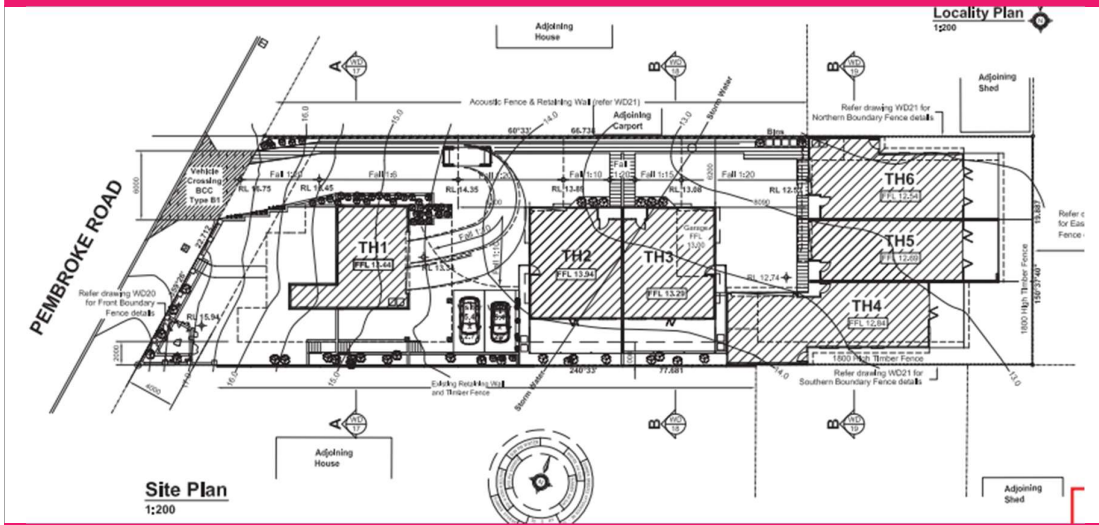
Previously approved elevation plans

3.2 Site Surrounds

Multiple approvals for comparable townhouse developments along Hipwood Avenue provide a substantive precedent informing the established and emerging streetscape character as a mixed density residential area.



25 Pembroke Road, Coorparoo – Approved Multiple Dwelling (6 units) (A003821417)



4.0 Town Planning Assessment Framework

4.1 State Legislation

4.1.1 Planning Act 2016

The Planning Act 2016 identifies that a development approval is required for development categorised as assessable development by a categorising instrument under the Act (Chapter 3, Part 1, section 43 - 44).

The development application is subject to impact assessment, and therefore the assessment benchmarks, and the matters that the assessment manager must have regard to, are those identified in section 45(5) of the Planning Act 2016 and sections 30 and 31 of the Planning Regulation 2017.

In accordance with the Planning Act 2016, an application must be assessed against the following assessment benchmarks:

- State Planning Policy;
- Regional Plan;
- Planning Scheme;
- Temporary Local Planning Instrument;
- Planning Scheme Policy.

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the Planning Act 2016.

4.1.2 State Planning Policy (SPP)

The State Planning Policy provides a comprehensive set of State interest statements and assessment benchmarks in order to guide land use planning for both Local and State Government.

The State Planning Policy includes sixteen state interests that are arranged under five broad themes:

- Liveable Communities and Housing;
- Economic Growth;
- Environment and Heritage;
- Safety and Resilience to Hazards; and
- Infrastructure

An assessment of the proposed development has been carried out and it has been determined that the proposed development does not require further assessment against the State Planning Policy.

4.1.3 South East Queensland Regional Plan 2023 (ShapingSEQ 2023 Update)

The South East Queensland Regional Plan 2023 (ShapingSEQ) provides the statutory framework for managing growth and development across the region. The plan provides a long-term vision for

the region and seeks to guide sustainable population growth, economic development and infrastructure delivery while protecting environmental values, natural resources and areas of rural production.

Under the Planning Act 2016, the Assessment Manager must consider the Regional Plan where it is not adequately reflected in the relevant planning scheme. The Brisbane City Plan 2014 Planning Scheme is considered to adequately reflect the intent of the Regional Plan within the Strategic Framework of the Planning Scheme.

The subject site is located within the Urban Footprint, which accommodates the majority of the region’s urban growth. Land within the Urban Footprint supports a range of urban uses including residential development, employment areas, infrastructure, community facilities and urban open space.

Directing development to the Urban Footprint supports the consolidation of urban areas and promotes the efficient provision and use of infrastructure and services. The proposed development is consistent with the regional settlement pattern established by the Regional Plan.

Accordingly, the proposal is not considered to conflict with the intent of the Regional Plan.

4.1.4 State Development Assessment Provisions (SDAP)

State Interest Mapping has been reviewed in accordance with the relevant requirements of the Planning Act 2016. This review has confirmed that the proposed development does not require referral to any referral, advice or concurrence agencies.

4.2 Local Government Legislation

4.2.1 Brisbane City Plan 2014 Planning Scheme Provisions

The development application requires impact assessment under the Brisbane City Plan 2014. The table below details how the category of assessment and assessment benchmarks have been determined. A summary of the assessment is provided together with references to additional supporting information provided with this development application.

Brisbane City Plan 2014 Planning Scheme	Category of Assessment	Assessment Benchmarks	Assessment/Notes
5.4 Prescribed Level of Assessment	NA	NA	No prescribed category of assessment is applicable.
5.5 MCU	Impact	Planning Scheme	The proposed development is made impact assessable as a result of the site’s zoning. Assessment against the Planning Scheme is required.
5.6 ROL	NA	NA	No ROL is proposed.
5.7 BW	Impact	Traditional Building	The proposed development requires a development

		Character (Demolition) Overlay Code	application due to overlays. See below.
		Traditional Building Character (Design) Overlay Code	
5.8 OPW	NA	NA	No OPW is proposed.
5.9 Neighbourhood Plan	The site is located within the boundaries of the follow neighbourhood plan area;		
Coorparoo and Districts Neighbourhood Plan	No Change	Coorparoo and Districts Neighbourhood Plan Code	Assessment against the Coorparoo and Districts Neighbourhood Plan is required. The proposed development generally complies with all the overall purposed and outcomes of the Coorparoo and Districts Neighbourhood Plan Code. The assessment benchmarks have been addressed in detail in Appendix A.
5.10 Overlays	The site is affected by the following overlays:		
Airport Environs (OLS, PANS, BBS)	Impact	Airport Environs Overlay Code	A Material Change of Use in the OLS sub-category requires assessment against the overlay code.
Community Purposes Network	Impact	Community Purposes Network Overlay Code	A Material Change of Use involving a new premises requires assessment against the overlay code.
Critical infrastructure and movement network	NA	NA	A Material Change of Use for a Multiple Dwelling does not trigger assessment against the overlay code.
Flood	Impact	Flood Overlay Code	A Material Change of Use in the Overlay flow sub-category requires assessment against the overlay code.
Potential and Actual Acid Sulfate Soils	Impact	Potential and Actual Acid Sulfate Soils Overlay Code	A Material Change of Use involving filling or excavation requires assessment against the overlay code.
Road Hierarchy	Impact	Road Hierarchy Overlay Code	A Material Change of Use involving a new premises requires assessment against the overlay code.

Streetscape Hierarchy	Impact	Streetscape Hierarchy Overlay Code	A Material Change of Use involving a new premises requires assessment against the overlay code.
Traditional Building Character	Impact	Traditional Building Character (Demolition) Overlay Code Traditional Building Character (Design) Overlay Code	The proposed development does not meet a relevant exemption within Section 5.3.4 of the Brisbane City Plan.
Dwelling House Character	NA	NA	MCU for a Multiple Dwelling does not trigger assessment.

5.0 Conclusion and Recommendations

The proposal seeks Development Permit - Material Change of Use for a Multiple Dwelling (3 units).

In support of the application, this Brisbane City Plan 2014 Assessment Report and the associated information have demonstrated that the proposed development complies with all relevant assessment benchmarks (codes) of the Brisbane City Plan 2014 Planning Scheme, including the:

- Airport Environs Overlay Code
- Character Residential Zone Code
- Multiple Dwelling Code
- Coorparoo and Districts Neighbourhood Plan Code
- Community Purposes Overlay Code
- Flood Overlay Code
- Potential and Actual Acid Sulfate Soils Overlay Code
- Road Hierarchy Overlay Code
- Streetscape Hierarchy Overlay Code
- Traditional Building Character (Design) Overlay Code

As the proposal complies with the assessment benchmarks, applicable under the Brisbane City Plan 2014 Planning Scheme, it is considered appropriate that this application be approved subject to reasonable and relevant conditions for the Development Permit.

We look forward to receiving Council's decision in relation to this application at your earliest convenience.

Should you have any questions, please do not hesitate to contact this office.

Thank you in advance for your assessment of this application.

Yours Sincerely,



Joe Sevillano

Appendix A – Code Assessment

Airport Environs Overlay Code

Character Residential Zone Code

Community Purposes Overlay Code

Coorparoo and Districts Neighbourhood Plan Code

Flood Overlay Code

Low Density Residential Zone Code

Multiple Dwelling Code

Potential and Actual Acid Sulfate Soils Overlay Code

Road Hierarchy Overlay Code

Streetscape Hierarchy Overlay Code

Traditional Building Character (Design) Overlay Code