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Brisbane City Council ABN 72 002 765 795

**City Planning and Economic Development Services
Development Services**

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26 August 2026

Sarah Crennan, Craig Patch
C/- Plannable Town Planning
701 Albany Creek Road
ALBANY CREEK QLD 4035

ATTENTION: Joe Sevillano

Application Reference: A007059343

Address of Site: 24 HIPWOOD AVE COORPAROO QLD 4151

Dear Joe,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has been carried out and has identified that further information is required to fully assess the proposal.

Stormwater Management

- 1) A lawful point of discharge (LPD) has not been demonstrated. Provide a Stormwater Management Plan, prepared by a suitably qualified engineer, demonstrating how stormwater from the development will be lawfully collected and discharged to a LPD in accordance with the Stormwater code. The plan should include drainage design, discharge points, drainage calculations, and any stormwater treatment or detention measures as may be required.

Where required, written consent from affected property owners for access to LPD is to be obtained.

Refuse Collection

- 2) It is acknowledged there are several existing street trees on the frontage, which may impact on refuse collection.
 - a) Provide amended plans demonstrating sufficient frontage space to accommodate the presentation of six (6) mobile garbage bins for collection. The nominated bin presentation area must be clear of street trees, utility infrastructure, signage, landscaping and any other structures that may impede waste collection operations.

Access Crossover

- 3) Provide amended plans showing the driveway perpendicular to the kerb and generally in accordance with the requirements for a Type B1 crossing. Where site constraints justify a variation, demonstrate that the design achieves dimensions as close as practicable to the standard while maintaining safe and efficient vehicle access. A minimum 2m clearance from the edge of driveway splay to existing street trees are to be maintained.

Visitor Parking

- 4) Provide amended plans demonstrating visitor parking bay line marking details and signage are identified.
- 5) Provide swept path assessment demonstrating the visitor parking bay does not compromise safe and functional vehicle manoeuvring within the site.

Existing Street Trees

- 6) The submitted documentation states that no existing street trees will be impacted however, a desktop assessment indicates the proposed 5m wide driveway crossover will impact at least one existing street tree. In accordance with PO2/AO2.1 of the Streetscape hierarchy overlay code and PO2/AO2.1 of the Coorparoo and districts neighbourhood plan code provide the following information:
 - a) Survey Plan and updated Site Plan accurately documenting the existing verge including location of existing street trees.

Deep Planting

- 7) The submitted plans identify deep planting areas within the site frontage and rear setback however, the rear deep planting areas are generally 3m wide, constrained by the existing sewer line and appear to be included in the private open space calculations. In addition, no Landscape Concept Plan has been provided to demonstrate the provision of large subtropical shade trees. In accordance with PO28/AO28.1 & AO28.2 and PO29/AO29.1, AO29.2, AO29.3 & AO29.4 of the Multiple dwelling code provide the following:
 - a) A Landscape Concept Plan prepared by a qualified Landscape Architect which shows:
 - i) All deep planting areas identified with a hatch or line type and separated from the private open space areas;
 - ii) Large subtropical shade tree species within all deep planting areas;
 - iii) The location of all proposed and existing services; and
 - iv) Additional deep planting area within the site frontage.

Side Boundary Landscaping

- 8) The submitted documentation states that side boundary landscaping is reduced due to retaining structures and internal access arrangements however, insufficient detail has been provided to justify a reduced landscape buffer. In accordance with PO28 of the Multiple dwelling code provide amended plans demonstrating:
 - a) A minimum 1.5m wide landscape buffer along the side boundaries (excluding areas for built to boundary walls);
 - b) Provide columnar and screening trees underplanted with groundcovers within the side boundary landscape buffers; and
 - c) Details of any proposed retaining structures within setback areas and their relationship to the landscape buffers.

Earthworks

- 9) It is acknowledged the topography falls from the street frontage towards the rear of the property.
 - a) Where earthworks are proposed, provide earthworks plans, showing the extent and depth of all cut and fill.

Flood Overlay Code

- 10)** The rear of the site is affected by the Overland flow flooding area however; no justification has been provided against the Flood overlay code. While no Flood planning level is identified in the Floodwise Property Report, AO5.1 requires a Registered Professional Engineer of Queensland to determine the applicable flood level for sites affected by overland flow. To demonstrate compliance with the Flood overlay code provide:
- a) An amended Flood overlay code response demonstrating how the development is sited and designed to minimise flood risk and potential flood damage.

Built to Boundary Walls

- 11)** Confirm that the built to boundary garage wall for Townhouse 3 is located further than 1.5m from a habitable room on the adjoining site, in accordance with AO7.2 of the Multiple dwelling code.
- 12)** In accordance with AO44 of the Multiple dwelling code, provide confirmation that the owner of the adjoining premises does not object to the extent of the built to boundary area.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A007059343.

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,



Ruka Kearns
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Planning Services South
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Development Services
Brisbane City Council