

# TOWN PLANNING ASSESSMENT

**Re: Proposed change to a development approval under Sect 81 PACT 2016**

**For: Extension to a multiple dwelling (patio)**

**At: 2/75 Crawford Rd Wynnum West 4178**

**KEN DREW TOWN PLANNING Pty Ltd**

**M: 0438 600 200**

**Email: [ken@kendrew.com.au](mailto:ken@kendrew.com.au)**

**Date: 23/6/26**

## **Applicant Details**

Applicant: Sandra Delaney

Applicant address: c/- Ken Drew Town Planning P/L

## **Site details**

Address: 2/75 Crawford R Wynnum West 4178

RPD: L 2 GTP 102617

Area: 204 m<sup>2</sup>

Zone: Low density residential

Neighbourhood Plan: Wynnum West Neighbourhood Plan

Precinct: Not in a precinct

Sub-precinct: N/A

Existing development: The subject premises is a dwelling as part of a multiple dwelling complex comprising 23 dwellings.

## **Attachments**

Proposed drawings: WD-01A, WD-02A, WD-03A, all dated 7/4/26, SK1

Markup drawing: WD-01B

Signed consent form

DA Form 5

RP data ownership

Photos

## **Existing approval details**

Development approval: A001549522 (253/31/1-2697/94), issued 5/6/1994

End date currency period: N/A, completed development

## **Proposed change details**

### **i) General**

The proposal is to provide a patio structure at the rear of the subject dwelling

### **ii) Development data**

Plan dimensions: 7.8 m wide x 2.3 m deep

Height: 2.3 m

## **Change to approved drawings**

Add patio structure

## **Change to development conditions**

Nil

### **Change to infrastructure charges**

Nil

### **Impact of the structure on neighbouring occupants**

Visual impact: The sides of the courtyard are screened from the adjoining dwellings and their outdoor space by boundary fences. The side and rear setbacks are sufficient, given that the height of the structure is not excessive, and the structure will not cause overshadowing or disrupt natural light and breezes to the adjoining dwellings and their outdoor space.

Noise impact: Roofing this part of the courtyard will not result in an increase in noise impact on adjoining properties.

### **Grounds for considering the proposed change as a minor change**

The proposal does not:

- Result in a substantially different development
- Include prohibited development
- Introduce impact assessment where previously code assessment
- Introduce new grounds for assessment by a referral agency
- Introduce a new or additional referral agency

### **Grounds for considering the change to be not substantially different**

The change does not:

- Involve a new use
- Apply to a new parcel of land
- Dramatically change the built form
- Change the operation of the development from that intended
- Impact on traffic flow or transport networks
- Introduce new impacts or increase the severity of new impacts
- Remove an offset component
- Impact on infrastructure provisions
- Remove a component that is integral to the operation of the development

### **Conclusion**

The proposal would not result in a substantially different development from that proposed in the original application, and the proposed change constitutes a minor change under the Act.

The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

## Property Address

2/75 CRAWFORD RD WYNNUM WEST 4178

## Parcel Details

**Lot No and Plan:** Lot 2 on GTP102617

**Full Property Holding:**  
 Lot 2 on GTP102617

**Title Area \*:** m<sup>2</sup>

**Ward:** WYNNUM-MANLY

**PDF Maps GRID Reference:** Map 22

\* refer NOTES below

Open Cityplan.Brisbane.qld.gov.au



## Zones

### Name

Low Density Residential Zone

### Description

The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. Refer to Part 6 in the City Plan 2014 and the Factsheets.

## Neighbourhood Plans

### Name

Wynnum West neighbourhood plan

### Description

Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Wynnum West neighbourhood plan code.

## Overlays

### Name

Airport environs overlay

### Description

The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.

OLS - Conical limitation surface boundary

OLS – Conical limitation surface boundary sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

Procedures for air navigation surfaces (PANS)

Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

BBS zone - Distance from airport 3-8km

BBS zone - Distance from airport 3-8km sub-categories of the Airport environs overlay.

Name	Description
Community purposes network overlay	<p>The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets.</p> <p>The Community purposes network overlay includes the following sub-categories:</p> <ul style="list-style-type: none"><li>• Existing trunk park sub-category</li><li>• Existing non-trunk park sub-category</li><li>• Existing community facilities and land for community facilities sub-category</li><li>• LGIP planned land for community facilities specific location sub-category</li><li>• LGIP planned park acquisition specific location sub-category</li><li>• LGIP planned park upgrade specific location sub-category</li><li>• LGIP planned park embellishment specific location sub-category</li><li>• LGIP planned corridor park specific location sub-category</li><li>• Long term land for community facilities specific location sub-category</li><li>• Long term park specific location sub-category</li><li>• Long term corridor park specific location sub-category</li></ul>
Critical infrastructure and movement network overlay	<p>Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p> <p>The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014.</p> <p>The Critical infrastructure and movement network overlay includes:</p> <ul style="list-style-type: none"><li>• Critical assets sub-category</li><li>• Critical infrastructure and movement planning area sub-category</li></ul>
Critical infrastructure and movement planning area sub-category	<p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p> <p>Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.</p>
Dwelling house character overlay	<p>The Dwelling house character overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. Refer to Part 9 in the City Plan 2014 and the Factsheets.</p>
Potential and actual acid sulfate soils overlay	<p>The Potential and actual acid sulfate soils overlay deals with issues of State Interest. It may include areas of land identified within Brisbane as having potential or actual acid sulfate soils. Refer to Part 8 in the City Plan 2014.</p>
Potential and actual acid sulfate soils sub-category	<p>Potential and actual acid sulfate soils sub-category of the Potential and actual acid sulphate soils overlay.</p>
Land above 5m AHD and below 20m AHD sub-category	<p>Land above 5m AHD and below 20m AHD sub-category of the Potential and actual acid sulphate soils overlay.</p>

Name	Description
Road hierarchy overlay	<p>The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets.</p> <p>The Road hierarchy overlay includes:</p> <ul style="list-style-type: none"><li>• Motorways sub-category</li><li>• Arterial roads sub-category</li><li>• Suburban roads sub-category</li><li>• District roads sub-category</li><li>• Neighbourhood roads sub-category</li><li>• Future motorway sub-category</li><li>• Future arterial road sub-category</li><li>• Future suburban road sub-category</li><li>• Future district road sub-category</li><li>• Primary freight routes sub-category</li><li>• Primary freight access sub-category</li></ul>
Streetscape hierarchy overlay	<p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p> <p>The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes:</p> <ul style="list-style-type: none"><li>• Subtropical boulevard - in centre verge width 6m sub-category</li><li>• Subtropical boulevard - in centre verge width 5m sub-category</li><li>• Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category</li><li>• Subtropical boulevard - out of centre verge width 6m sub-category</li><li>• Subtropical boulevard - out of centre verge width 5m sub-category</li><li>• Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category</li><li>• Centre street major sub-category</li><li>• Centre street minor sub-category</li><li>• Neighbourhood street major subcategory</li><li>• Neighbourhood street minor sub-category</li><li>• Industrial street sub-category</li><li>• Pathway link sub-category</li><li>• Corner land dedication sub-category</li><li>• Locality street subcategory</li><li>• Laneway sub-category</li><li>• Wildlife movement solution sub-category</li></ul> <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>

## Local Government Infrastructure Plan

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Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTi) PFTi Map Grid Reference Map Grid 176 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

## Other Plans

Name	Description
Stormwater network	<p>The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets.</p> <p>The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items:</p> <ul style="list-style-type: none"><li>• Bioretention swale</li><li>• Land</li><li>• Natural channel</li><li>• Pipe (new)</li><li>• Pipe (relief drainage)</li><li>• Culvert</li><li>• Stormwater quality improvement device</li><li>• Rehabilitation</li><li>• Backflow prevention device</li></ul> <p>Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p>

Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (**this Report**). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

**NOTES**

- a) Areas shown in this Report are approximate only.
- b) Contour information shown is from Council's 2002 Contour records.
- c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
- d) A Temporary Local Planning Instrument (TLPI) may affect a particular property. TLPIs are not identified in this report. Visit the Temporary Local Planning Instrument page at [www.Brisbane.qld.gov.au](http://www.Brisbane.qld.gov.au) to confirm whether this property is included in a TLPI.
- e) Users of the information recorded in this document (**the Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

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(/) Address  Search KD

Property Type: 
 Bed: 
 Bath: 
 Car: 
 Sale Price: 
 Sale Date:

Results for '75 Crawford Road Wynnum West QLD 4178'

Sort By

Displaying 12 of 12 properties

Per Page



**75 CRAWFORD ROAD WYNNUM WEST QLD 4178**  
 (/property/75-crawford-road-wynnum-west-  
 qld-4178/8317588)

Property Type	Unit: Townhouse/Villa	Sale Price	Not Disclosed
Owner Name	BODY CORPORATE FOR HIGHFIELD COMMUNITY TITLES SCHEME 23211	Sale Date	20 Jan 2026
Dev Zoning	RESIDENTIAL A	Sale Type	Pending Settlement Advice
Land Use	Group Title (Primary Use Only)	Owner Type	Not Available
Lot Plan	GTP102617 & GTP102947	Year Built	-



**1/75 CRAWFORD ROAD WYNNUM WEST QLD 4178**  
 (/property/1-75-crawford-road-wynnum-west-qld-4178/8317590)

Property Type	Unit: Townhouse/Villa	Sale Price	\$410,000
Owner Name	ANA LUCIA VARELA OVIEDO	Sale Date	11 Sep 2020
Dev Zoning	RESIDENTIAL A	Sale Type	Normal Sale
Land Use	Group Title (Primary Use Only)	Owner Type	Owner Occupied
Lot Plan	1/GTP102617	Year Built	1995



**2/75 CRAWFORD ROAD WYNNUM WEST QLD 4178**  
 (/property/2-75-crawford-road-wynnum-west-qld-4178/8317591)

Property Type	Unit: Standard	Sale Price	\$395,000
Owner Name	SANDRA ROSE DELANEY	Sale Date	05 Oct 2018
Dev Zoning	RESIDENTIAL A	Sale Type	Normal Sale
Land Use	Group Title (Primary Use Only)	Owner Type	Owner Occupied
Lot Plan	2/GTP102617	Year Built	1995



**3/75 CRAWFORD ROAD WYNNUM WEST QLD 4178**  
 (/property/3-75-crawford-road-wynnum-west-qld-4178/8317592)

Property Type	Unit: Townhouse/Villa	Sale Price	\$500,000
Owner Name	ANN JOAN RUMMENS	Sale Date	30 Jul 2022
Dev Zoning	RESIDENTIAL A	Sale Type	Normal Sale
Land Use	Group Title (Primary Use Only)	Owner Type	Owner Occupied
Lot Plan	3/GTP102617	Year Built	1995

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