

This email originates from outside of Brisbane City Council.

Sent from my iPhone

**17 August 2026**  
Development Assessment  
Brisbane City Council

**Dear Sir/Madam**

## **Submission objecting to Development Application**

### **71 Eleanor Street, Carina – Reconfiguring a Lot (1 into 2 lots)**

---

In accordance with the Planning Act 2016, we wish to object to the application seeking a Development Permit for Reconfiguration of a Lot (1 Lot into 2 Lots) at 71 Eleanor St, Carina (Council ref: A007025301). The planning grounds for our objection are set out in this letter.

Those grounds demonstrate that the proposed lot size and configuration are inconsistent with the Strategic framework, the purpose and overall outcomes of the Low density residential zone and the relevant character, lot-design, built-form and amenity outcomes of the Subdivision code. Council is therefore respectfully requested to refuse the application.

Appendix A provides a detailed assessment of the proposal against Theme 5, Element 5.5 of the Strategic framework. That assessment demonstrates that the proposal is not consistent with the relevant provisions, including those relating to limited growth in Suburban Living Areas, restrictions on the lot sizes and configurations suitable for subdivision, maintenance of local character and the requirement for infill lot sizes to reflect those which predominate in the neighbourhood.

It is also considered that the application material provides an inadequate assessment of these provisions. In particular, it does not undertake a detailed Strategic framework assessment and does not adequately demonstrate that the proposed lots reflect the prevailing neighbourhood pattern or are capable of supporting the intended low-density built form and landscaped character.

The impact assessment trigger is significant and reflects a deliberate planning policy decision. The requirement for impact assessment where lots below 400m<sup>2</sup> are proposed outside the relevant proximity to centre-zoned land indicates that this form of small-lot subdivision is not an anticipated or routine outcome within the broader low-density suburban area and requires a comprehensive merits-based assessment.

There are no relevant matters identified which are sufficient to overcome the demonstrated non-compliance with the Strategic framework and other applicable assessment benchmarks. The proposal should therefore not be supported merely because each lot has direct street frontage or can nominally accommodate a building rectangle. The application must demonstrate that the resulting lot size, configuration and likely built form are appropriate for the locality and consistent with the planning outcomes intended for the site.

## **Grounds of objection**

### **Inconsistent lot size and subdivision pattern**

The Low density residential zone code expressly identifies a minimum lot size of 400m<sup>2</sup> for a standard lot. Each proposed lot would be approximately 361m<sup>2</sup> and therefore approximately 39m<sup>2</sup> below that outcome.

The ability to satisfy a minimum frontage or nominal building rectangle does not displace the separate requirements relating to minimum lot size, subdivision pattern and neighbourhood character.

A 361m<sup>2</sup> lot is more characteristic of a small-lot or low-medium-density residential form than the ordinary subdivision pattern contemplated for this part of the Low density residential zone. The Strategic framework restricts subdivision and small-scale infill by reference to location, lot size, configuration and local context. It does not support sub-minimum lots merely because a detached dwelling can physically be fitted on them.

### **Inconsistent with local character**

The surrounding neighbourhood is characterised by low-density, street-front lots that are generally at least 400m<sup>2</sup> and extend to approximately 750m<sup>2</sup>. Two 361m<sup>2</sup> lots would fall below the lower end of that established range.

The proposal would therefore alter more than the number of lots. It would change the underlying block size, house spacing, landscape capacity and visual rhythm that contribute to the character of the locality.

Low-density suburban character is not created solely by providing each lot with a street frontage. It is also expressed through:

- sufficient side setbacks and separation between buildings;
- landscaped areas beside and behind dwellings;
- opportunities for mature vegetation and large trees;
- visual relief and view corridors between houses; and
- a built form that does not appear continuous or overly intensive.

The proposed 10.058m lot widths are unlikely to preserve those characteristics. Future dwellings would be expected to occupy most of the available width, leaving limited capacity for meaningful side landscaping, visual separation or views between buildings.

### **Inappropriate built form and setbacks**

The applicant relies on a claimed 9m by 15m building rectangle. On a lot only 10.058m wide, a 9m-wide rectangle leaves approximately 1.058m across both side boundaries in total.

That does not demonstrate that a future dwelling can achieve conventional side setbacks on both boundaries. Instead, it indicates that future development would likely require built-to-boundary construction, reduced side setbacks or setback relaxations.

The apparent need for those departures is itself evidence that the proposed lots are not appropriately sized and configured to achieve the intended low-density residential character. Rather than accommodating well-spaced detached dwellings within a landscaped setting, the lot dimensions are likely to facilitate a more intensive built form with buildings positioned substantially closer to adjoining properties.

Where eaves project beyond the external walls, the separation between adjoining roof forms may be minimal and could, in practical terms, result in eaves that nearly meet or appear to touch. This would create a visually compressed form more consistent with small-lot development than the well-spaced detached housing character intended for the zone.

### **Adverse residential amenity impacts**

The likely reduction in side setbacks and building separation would have direct amenity consequences for adjoining residents and future occupants.

Reduced separation increases the potential for:

- overlooking and loss of privacy;

- visual dominance and building bulk;
- reduced sunlight and daylight;
- reduced natural ventilation;
- loss of landscaping and visual relief; and
- diminished outlook between buildings.

These impacts would be particularly pronounced if future dwellings are two storeys or greater in height. A taller dwelling located close to a side boundary would have a substantially greater potential to overlook or visually dominate adjoining properties and private open space.

The proposal therefore does not merely create smaller lots. It creates a lot configuration that is reasonably likely to produce a denser and more intrusive built form with reduced residential amenity.

### **Failure to demonstrate an acceptable future development outcome**

The application repeatedly states that future dwellings will be assessed at a later stage. However, the subdivision fixes the lot area, frontage, width and configuration now. Those parameters will directly determine the form of development that can realistically be accommodated on each lot.

Council must therefore be satisfied at the ROL stage that the proposed lots are capable of delivering:

- the intended low-density built form;
- appropriate setbacks and building separation;
- private open space;
- landscaping and mature vegetation;
- privacy and residential amenity;
- lawful access and servicing; and
- consistency with the surrounding character.

These matters cannot properly be deferred to a future dwelling assessment. Once the lots are created, the constrained dimensions will remain and will place pressure on future dwelling design to maximise building width and potentially height at the expense of setbacks, landscaping, sunlight, visual relief and privacy.

The subdivision should therefore be assessed having regard to the built-form and amenity outcomes that it is reasonably likely to enable, rather than on the basis that those consequences can be addressed after the lots have been created.

### **Cumulative erosion of the planning scheme**

The concern is not that approval would create a binding legal precedent. Rather, it is the cumulative planning consequence of supporting a readily replicable sub-minimum-lot outcome.

A large number of existing lots in the locality may be capable of being divided on similar reasoning. If comparable applications are supported repeatedly, the predominant lot pattern would progressively change and the 400m<sup>2</sup> minimum and Strategic framework character protections would become increasingly ineffective.

Approving the proposal would therefore risk contributing to an incremental and unplanned transition away from the intended low-density suburban character.

## Housing supply does not overcome the planning conflicts

The current need for additional housing is a relevant contextual consideration. However, the City Plan already identifies the locations and circumstances in which growth, increased density and smaller-lot development are intended to occur.

Housing choice is to be delivered consistently with the applicable zone, neighbourhood plan and Strategic framework. The general desirability of additional housing does not, of itself, justify overriding the minimum lot-size, local-character, built-form and amenity outcomes applicable to the site.

The creation of one additional lot outside the relevant centre catchment does not outweigh the clear policy direction for limited and context-responsive growth within Suburban Living Areas.

## Response to the applicant's justification

The applicant describes the proposal as a “modest and orderly infill subdivision” and relies on the regular shape of the lots, direct street frontage, access to existing infrastructure and the ability to accommodate a nominal building rectangle.

Those matters do not resolve the central planning conflicts. In particular, they do not establish:

- that 361m<sup>2</sup> reflects the lot size predominating in the neighbourhood;
- that 10.058m frontages maintain the established pattern of house spacing and landscaping;
- that future dwellings can achieve appropriate side setbacks and building separation;
- that sufficient landscaping and private open space can be provided; or
- that the resulting built form will protect privacy and residential amenity.

The absence of a rear lot or battle-axe arrangement is also not determinative. A street-front lot may be preferable to a rear lot, but street frontage alone does not establish an acceptable low-density outcome.

Street-facing lots can still be inconsistent with low-density character where their dimensions result in closely spaced dwellings, reduced landscaping, limited views between buildings, minimal separation between roof forms and diminished privacy and amenity.

## Conclusion

For the reasons above and in the attached assessment schedules, the proposal has not demonstrated compliance with the relevant Strategic framework and assessment benchmarks.

The conflicts are central rather than technical. The application seeks to create two lots below the express 400m<sup>2</sup> low-density outcome in a location where the City Plan deliberately requires impact assessment. The proposed lot size and width do not reflect the prevailing neighbourhood pattern and are reasonably likely to facilitate reduced setbacks, more intensive built form and adverse character and amenity impacts.

Yours faithfully     ....  
[Address]

## Appendix A – Theme 5: Brisbane's CityShape

| Strategic Outcome                                                                                                                                                                                                                                                                                     | Response                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| b. Brisbane's Suburban Living Areas represent the majority of established residential suburbs in Brisbane, where growth occurs in response to local needs and impacts on local amenity and values are carefully considered. Brisbane's Suburban Living Areas comprise the following:                  | Does not comply. The proposal seeks growth in the form of two sub-400m <sup>2</sup> lots without adequately responding to the local context, established lot pattern, neighbourhood character or likely amenity impacts. The proposal would enable a more intensive small-lot built form in an area intended to retain a low-density suburban character. |
| i. low density residential areas where the majority of development is housing in the form of detached dwellings ranging from small cottages to large family homes on lots typically in the range of 400—800m <sup>2</sup> ;                                                                           | Does not comply. The proposed 361m <sup>2</sup> lots fall below the 400–800m <sup>2</sup> range identified as typical for low-density residential areas. The proposal would therefore introduce a lot size and likely built form that is not representative of the intended low-density subdivision pattern.                                             |
| ii. centres, community facilities, medium and high density residential and industrial uses, as indicated in neighbourhood plans and the zoning pattern.                                                                                                                                               | Not applicable. The proposal is not for a centre, community facility, medium- or high-density residential use or industrial use.                                                                                                                                                                                                                         |
| iii. localities identified in overlays, neighbourhood plans and the zoning patterns as having a particular character or value that is desired to be retained with very little visible change over the life of the planning scheme;                                                                    | Does not comply. The site is within an established low-density residential locality where the subdivision pattern, house spacing, vegetation and streetscape character are intended to be retained. The proposed narrow lots would result in a visible change through reduced building separation, reduced landscaping and a more intensive built form.  |
| iv. areas of character housing substantially constructed in 1946 or earlier and commercial character buildings;                                                                                                                                                                                       | Not applicable. The proposal does not relate to character housing constructed in 1946 or earlier or a commercial character building.                                                                                                                                                                                                                     |
| v. areas of small-scale low-medium density housing such as dual occupancy or row housing that encourage intergenerational housing options to facilitate ageing in place;                                                                                                                              | Not applicable. The proposal is not for dual occupancy, row housing or another form of low-medium density housing.                                                                                                                                                                                                                                       |
| vi. a range of non-residential land uses that generally support the needs of the surrounding residential area;                                                                                                                                                                                        | Not applicable. The proposal is for residential subdivision and does not involve a non-residential land use.                                                                                                                                                                                                                                             |
| vii. Emerging community zoned land where low density residential development is generally anticipated depending on location, infrastructure, services and facilities, planning need, development constraints, environmental values, character and amenity and the established pattern of development. | Not applicable. The subject site is not in the Emerging community zone.                                                                                                                                                                                                                                                                                  |

### 3.7.6 Element 5.5 — Brisbane's Suburban Living Areas

**Table 3.7.6.1—Specific outcomes and land use strategies**

| Specific outcomes                                                                                                                                                                              | Land use strategies                                                                                                                                            | Assessment response                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SO1</b><br>Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses. | <b>L1</b><br>The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas. | Does not comply. The proposal does not reflect the development intent expressed through the Low density residential zoning and the applicable 400m <sup>2</sup> minimum lot-size outcome. It would introduce two 361m <sup>2</sup> lots without demonstrating that this departure is consistent with local values, constraints, opportunities or the established pattern of development. |
| <b>SO2</b><br>Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.                                                                         | <b>L2.1</b><br>Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban                        | Partly applicable. The proposal would retain detached housing as the intended use; however, detached housing alone does not establish compliance with the intended suburban form. The                                                                                                                                                                                                    |

|                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                    | Living Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | proposed lots would facilitate a more intensive small-lot built form inconsistent with the limited-growth character of the area.                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                    | <b>L2.2</b><br>Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Does not comply. The planning scheme deliberately restricts the lot sizes, configurations and circumstances suitable for subdivision. Each proposed lot is only 361m <sup>2</sup> and the site is approximately 491m walking distance from the nearest centre-zoned land. The proposal therefore seeks a small-lot outcome outside the circumstances in which such infill is ordinarily contemplated.                                                                                                  |
| <b>SO3</b><br>Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on welllocated sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood. | <b>L3.1</b><br>Development for small-scale multiple dwellings is restricted to welllocated sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances. Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas. | Not applicable. The proposal is not for multiple dwellings, a retirement facility or a residential care facility.                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                    | <b>L3.2</b><br>Development for multiple dwellings in the Emerging community zone:<br>a. is restricted to locations provided for in a neighbourhood plan; or<br>b. is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm and the edge:<br>i. of a centre zone other than the Neighbourhood centre zone; or<br>ii. of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.                  | Not applicable. The proposal is not for multiple dwellings in the Emerging community zone.                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>SO4</b><br>The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.                                    | <b>L4.1</b><br>Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Does not comply. The proposed 361m <sup>2</sup> lots do not reflect the lot sizes that predominate in the neighbourhood, which are understood to commence at approximately 400m <sup>2</sup> and extend to around 750m <sup>2</sup> . Approval would alter the established block-size pattern rather than maintain it.                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                    | <b>L4.2</b><br>The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Does not comply. The proposed 10.058m frontages would materially constrain side setbacks, building separation, landscaping and view corridors between dwellings. The applicant's claimed 9m-wide building rectangle leaves only approximately 1.058m across both side boundaries in total, indicating likely reliance on reduced or built-to-boundary setbacks. This would produce a more intensive built form inconsistent with the existing character of well-spaced houses and vegetated backyards. |

|                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                       | <p><b>L4.3</b><br/>Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through:</p> <ul style="list-style-type: none"> <li>a. the retention of mature and significant vegetation;</li> <li>b. the retention of private open space capable of supporting trees and gardens;</li> <li>c. increasing local shade cover along streets;</li> <li>d. local sustainability initiatives such as water-sensitive urban design.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Does not comply / not demonstrated. The reduced lot area and narrow frontage would diminish the land available for mature vegetation, private open space, trees and gardens. No dwelling or landscape concept has been provided to demonstrate that both lots can retain meaningful landscaped areas and support the intended low-density suburban amenity. |
| <p><b>SO5</b><br/>District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.</p> | <p><b>L5.1</b><br/>District centres are located at nodal points within residential neighbourhoods and function as community destinations, providing localised access to goods and services, including retail, community facilities and low impact industry and localised employment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Not applicable. The proposal is not within or for a district centre.                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                       | <p><b>L5.2</b><br/>District centres are the focus for the public transport network within the local catchment of the district centres.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Not applicable. The proposal is not within or for a district centre.                                                                                                                                                                                                                                                                                        |
| <p><b>SO6</b><br/>Neighbourhood centres offer small-scale, low-impact local convenience services.</p>                                                 | <p><b>L6.1</b><br/>Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Not applicable. The proposal is not within or for a neighbourhood centre.                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                       | <p><b>L6.2</b><br/>Neighbourhood centres are of a scale which is consistent with surrounding detached housing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Not applicable. The proposal is not within or for a neighbourhood centre.                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                       | <p><b>L6.3</b><br/>A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to:</p> <ul style="list-style-type: none"> <li>a. have a gross floor area of 2,500m<sup>2</sup> or less and a maximum tenancy size of 2,000m<sup>2</sup> or less;</li> <li>b. have a frontage predominantly to a major road;</li> <li>c. have vehicle site access from a suburban road, a district road or a neighbourhood road;</li> <li>d. be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 3 or more services per hour in peak periods;</li> <li>e. be more than 400m from an existing retail based centre;</li> <li>f. manage the impact on the amenity and character of adjacent uses and the locality consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.</li> </ul> | <p>Not applicable. The proposal is not for a new neighbourhood centre.</p> <p>Not applicable. This row continues L6.3, which relates to a new neighbourhood centre.</p>                                                                                                                                                                                     |



|                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <p><b>SO7</b><br/>Non-residential uses support local character and amenity.</p>                                                                                                                                                                                                                                                       | <p><b>L7</b><br/>A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following:</p> <ul style="list-style-type: none"> <li>a. local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment;</li> <li>b. schools and other community facilities;</li> <li>c. a range of parks, from district sports parks to local recreation parks;</li> <li>d. vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect;</li> <li>e. pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.</li> </ul> | <p>Not applicable. The proposal is for residential subdivision and does not involve a non-residential use.</p> |
| <p><b>SO8</b><br/>Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.</p> | <p><b>L8</b><br/>Development:</p> <ul style="list-style-type: none"> <li>a. considers and responds to known development constraints and those identified through the assessment process;</li> <li>b. preserves valued character and environmental attributes and mitigates unavoidable impacts;</li> <li>c. provides corridors and linkages required to physically integrate development within the locality;</li> <li>d. concentrates the most intense land uses on well-located sites serviced by appropriate supporting infrastructure;</li> <li>e. is consistent with the scale and pattern of development intended in the zone, zone precinct, or neighbourhood plan.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Not applicable. The subject site is not in the Emerging community zone.</p>                                 |