

PLANNING REPORT

Bunya Street, Mount Crosby

Prepared for The Scout Association of Australia Queensland Branch INC

30 June 2026





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Executive Summary

Gaskell Planning Consultants has prepared this development application on behalf of The Scout Association of Australia Queensland Branch Inc seeking approval for a Development Permit for Reconfiguring a Lot, being a boundary realignment involving four lots into four lots.

The application relates to land at 31, 31A and 37 Bunya Street and 52 Flaggy Creek Road, Mount Crosby QLD 4306, formally described as Lot 1 on RP76470, Lot 3 on RP76470, Lot 93 on S311697 and Lot 106 on S312222.

The proposed boundary realignment does not create any additional lots. Rather, it rationalises the existing lot boundaries to provide a more logical lot configuration, ensure each allotment has direct road frontage, to enable future rural residential outcomes to be accommodated in locations that appropriately respond to the site's environmental constraints, road access, services and existing pattern of development.

The application is subject to impact assessment under Brisbane City Plan 2014. While impact assessment applies because the reconfigured lots are less than 10 hectares, the proposal presents a sound planning outcome for the following reasons:

- no additional lots are created;
- the proposal does not increase the development intensity of the land;
- each lot will have direct road frontage to either Bunya Street or Flaggy Creek Road;
- future dwelling house opportunities are directed towards cleared or disturbed parts of the land near existing road frontages;
- the majority of the site's ecological and biodiversity values are retained within a balance lot;
- the proposal maintains the rural character and environmental setting of the locality;
- the development appropriately responds to the Rural zone, Environmental management zone and Lake Manchester neighbourhood plan provisions; and
- the proposal is consistent with the relevant outcomes of ShapingSEQ and the State Planning Policy.

The proposed boundary realignment appropriately responds to the physical, environmental and planning constraints affecting the subject land. It achieves a balanced planning outcome by enabling low-impact rural residential opportunities while retaining and protecting the significant environmental values across the broader landholding.

Council's approval of the application is therefore sought, subject to reasonable and relevant conditions.

1 Project Overview

A planning summary of the subject land and proposed development is included in the tables below.

Site and Proposal Details	
Site Address	31, 31A & 37 Bunya Street and 52 Flaggy Creek Road, Mount Crosby QLD 4306
Real Property Description	Lots 1 and 3 on RP76470, Lot 93 on S311697 and Lot 106 on S312222
Site Area	552,172m ² (approx. 55.3 hectares)
Local Government Area	Brisbane City Council
Applicable Planning Scheme	Brisbane City Plan 2014 (v36)
Zone	Rural zone; Environmental management zone
Neighbourhood plan	Lake Manchester neighbourhood plan
Neighbourhood plan precinct	Not committed land precinct (NPP-004)
Landowner	The Scout Association of Australia Queensland Branch Inc

Aspects of Proposed Development	
Type of Development	Reconfiguring a lot – Boundary realignment (4 into 4 lots)
Category of Assessment	Impact assessment
Assessment Triggers	Table 5.6.1—Reconfiguring a lot
Referral Agencies	Powerlink (Electricity infrastructure)

Applicant and Consultant Details	
Applicant	The Scout Association of Australia Queensland Branch Inc
Contact Person	Nathaniel Hickey, Gaskell Planning Consultants
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2 Introduction

Gaskell Planning Consultants has prepared this development application on behalf of The Scout Association of Australia Queensland Branch Inc in relation to land at 31, 31A and 37 Bunya Street and 52 Flaggy Creek Road, Mount Crosby QLD 4306, formally described as Lot 1 on RP76470, Lot 3 on RP76470, Lot 93 on S311697 and Lot 106 on S312222 ('the subject land').

This application seeks approval for a boundary realignment involving four existing rural allotments. The purpose of the boundary realignment is to rationalise the existing lot configuration so that each lot has direct road frontage and is capable of accommodating future rural residential development in a manner that responds appropriately to the site's environmental values, topography, existing clearings and road access.

To facilitate the proposed development, approval is sought for a Development Permit for Reconfiguring a Lot, being a boundary realignment involving four lots into four lots.

This planning report addresses the merits of the development having regard to the relevant assessment benchmarks under Brisbane City Plan 2014 and the relevant provisions of the *Planning Act 2016*. The development application is subject to impact assessment.

The application is supported by the following materials:

- **Attachment A:** Proposed Reconfiguration Plan prepared by Gaskell Planning Consultants;
- **Attachment B:** Ecological Assessment prepared by S5 Environmental; and
- **Attachment C:** Code Compliance Assessment prepared by Gaskell Planning Consultants
- **Attachment D:** Title search
- **Attachment E:** DA Form 1

This report demonstrates that the proposed development achieves the relevant assessment benchmarks and represents an appropriate planning outcome for the subject land. Council's approval of the development application is therefore sought, subject to reasonable and relevant conditions.

3 Site Context and Description

3.1 Local Context

The subject land is located in Mount Crosby, approximately 19 kilometres west of the Brisbane CBD. Mount Crosby is characterised by a mix of rural, rural residential, environmental, open space and infrastructure land uses.

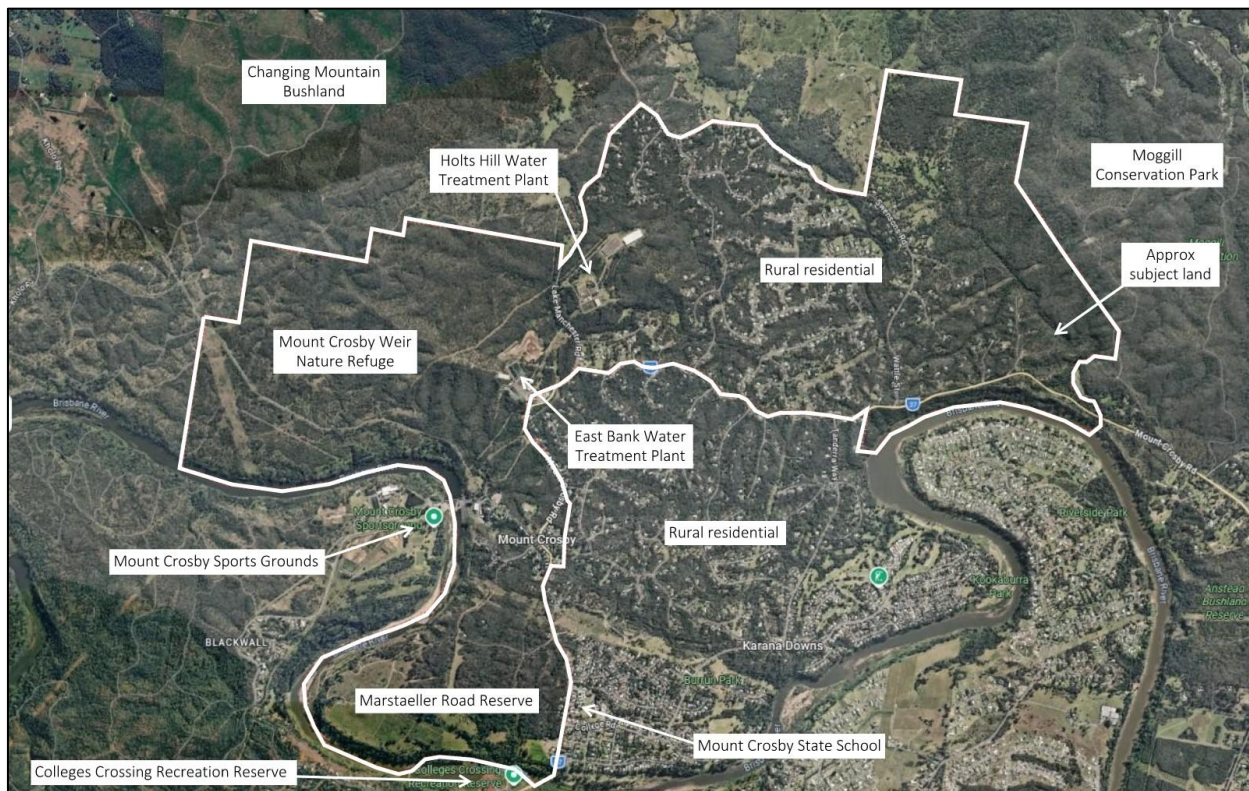
The broader locality includes nature reserves, parkland, vegetated land and major utility infrastructure to the west, with rural residential development located to the east. The subject land is positioned at the eastern extent of Mount Crosby and forms part of the transition between larger rural and vegetated landholdings and established rural residential lots.

Mount Crosby Road is the key movement corridor through the locality and provides connections to the broader arterial road network, including the Warrego Highway to the south-west and Moggill Road to the east.

Mount Crosby is bordered by Kholo to the north, Anstead and Karana Downs to the east, the Brisbane River and land within Ipswich City Council to the south, and Chuwar to the west.

A contextual map of Mount Crosby is provided below in **Figure 1**.

Figure 1: Mount Crosby Context



Source: Google Maps, 2026

3.2 Description of the Subject Land

The subject land comprises four existing allotments located at 31, 31A and 37 Bunya Street and 52 Flaggy Creek Road, Mount Crosby QLD 4306. The land is formally described as Lot 1 on RP76470, Lot 3 on RP76470, Lot 93 on S311697 and Lot 106 on S312222.

The subject land has a total area of approximately 553,174m², or 55.3 hectares.

The land is characterised by a heavily vegetated rural and environmental setting. Flaggy Creek and Kholo Creek traverse the land and converge near the western side of the site, forming a waterway corridor that extends through the site in a generally north-west to south-east direction.

The site contains significant vegetation, including areas of locally and State significant environmental value. A cleared corridor containing major electricity infrastructure extends through the site. Additional cleared areas are located near the Bunya Street frontage and the Flaggy Creek Road frontage.

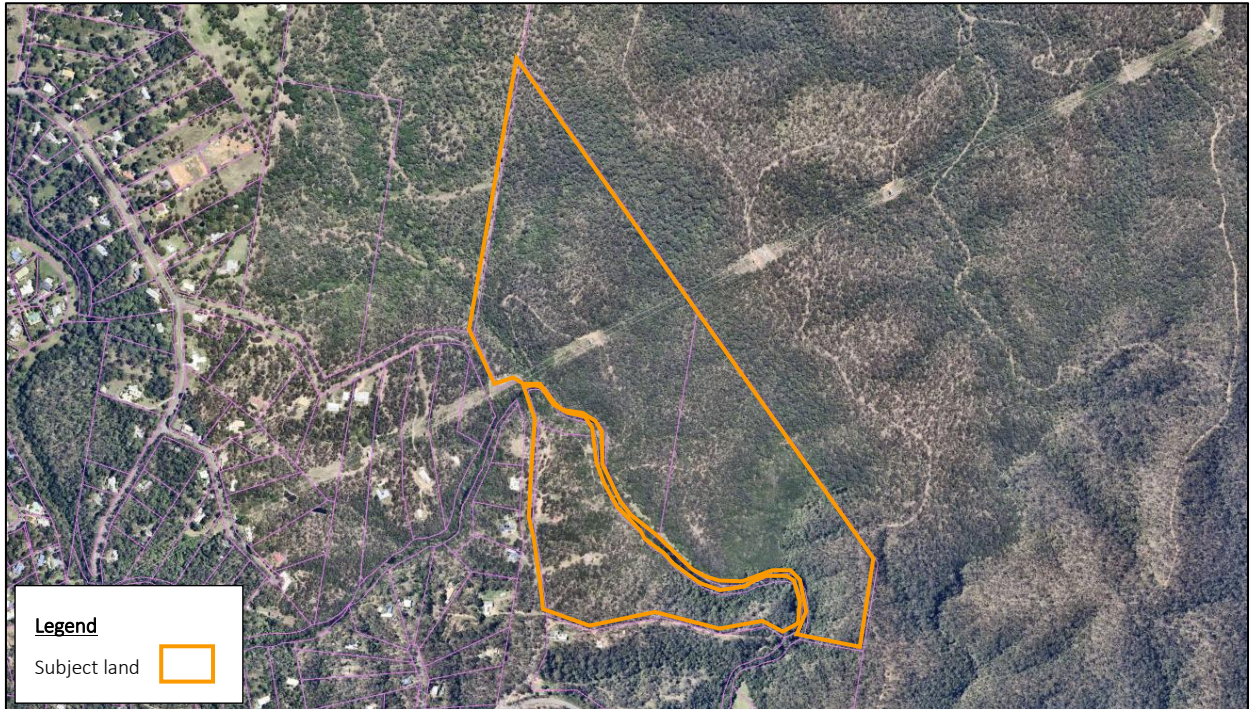
Several small buildings and structures are located within existing cleared areas near the western boundary of the site fronting Bunya Street. Another cleared area is located near the Flaggy Creek Road frontage, on the northern side of the powerline corridor.

A summary of the key site characteristics is provided in Table 1 below.

Table 1: Summary of site characteristics

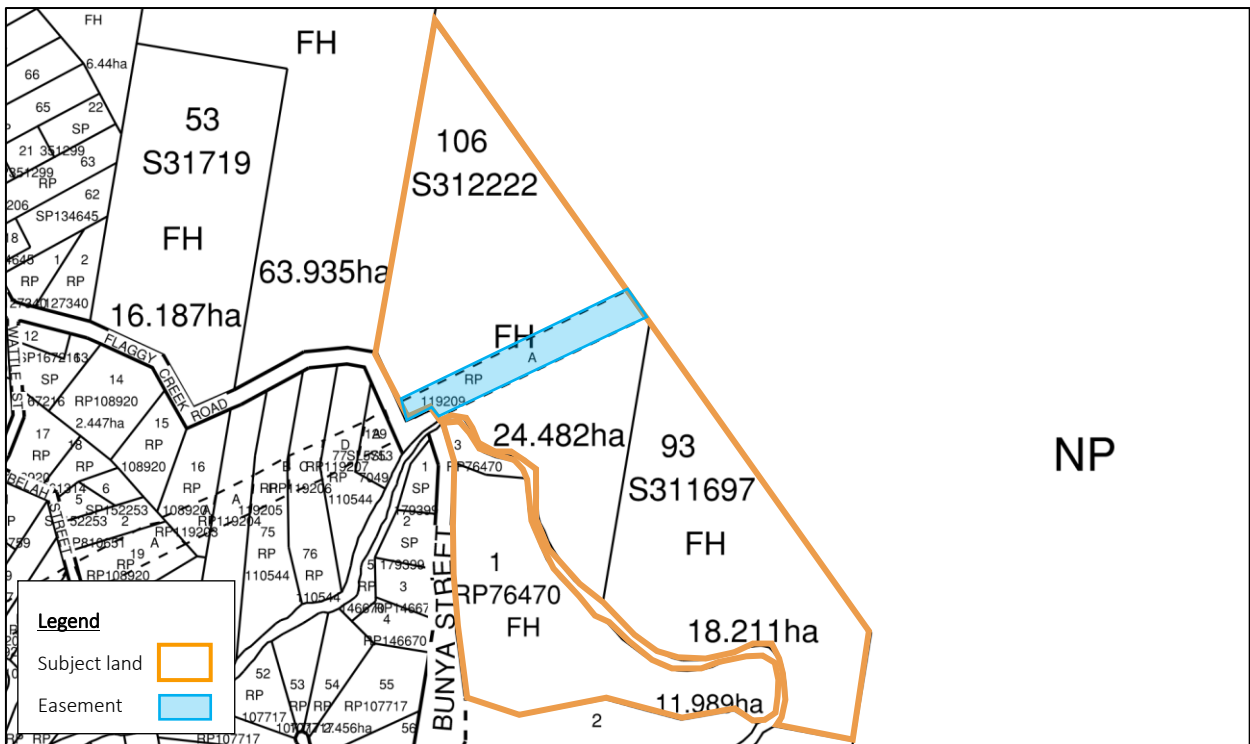
Site Characteristics	Details
Lot Area	553,174m ² (approx. 55.3 hectares)
Road Frontage	<ul style="list-style-type: none"> Bunya Street for approx. 400m at the western boundary (south of power line clearing); and Flaggy Creek Road for approx. 95m at the western boundary (north of powerline clearing)
Vehicular Access	Three (3) gated vehicle entrance points via the Bunya Street frontage.
Topography	The site is categorised by hilly terrain with moderate to steep slopes.
Easements	Lot 106 on S312222 is burdened by Easement A on RP119209, understood to benefit Powerlink and associated with major electricity infrastructure.
Vegetation	The subject land is densely vegetated and contains areas of highly significant vegetation of both State and local environmental value, including mapped koala habitat areas. An Ecological Assessment Report is provided in Attachment B .

Figure 2: Aerial image of the subject land



Source: Nearmap, 2026

Figure 3: Cadastral Image of the subject land



Source: Queensland Department of Resources, 2026

3.3 Development Approval History

Council's Development.i system does not identify any approvals or current development applications over the subject land.

4 Proposed Development

This development application seeks approval for a Development Permit for Reconfiguring a Lot, being a boundary realignment involving four lots into four lots. The proposed reconfiguration layout is included at **Attachment A**. An extract is provided in **Figure 4** below.

The purpose of the proposed boundary realignment is to rationalise the existing cadastral arrangement and create a more logical lot configuration that responds to:

- the existing road frontage and access opportunities;
- the location of cleared and disturbed areas;
- the site's ecological values;
- the existing powerline corridor and associated easement;
- the site's topography and waterway corridors; and
- the established rural residential lot pattern to the east and west of the site.

The proposed layout will result in three rural residential lots fronting Bunya Street. These lots are located in proximity to existing cleared areas and are positioned to integrate with the established rural residential pattern in the locality.

The fourth lot will contain the majority of the site's vegetation and environmental values. Future rural residential development is also capable of being accommodated near the Flaggy Creek Road frontage, where access and siting can be considered through a subsequent approval process. The proposed development does not seek approval for building works or operational works. Future dwelling houses on the reconfigured lots will be subject to separate approval processes, where required.

Figure 4: Boundary Realignment Plan



Source: GPC, 2026

5 State Planning Framework

5.1 Planning Act 2016

The Planning Act 2016 provides the statutory planning framework for development assessment in Queensland. The Act establishes the process for making, assessing and deciding development applications.

The proposed development is assessable development under Brisbane City Plan 2014 and therefore requires a development approval before the development can lawfully proceed.

As the application is subject to impact assessment, the application is required to be assessed having regard to section 45(5) of the Planning Act 2016. This includes assessment against the relevant assessment benchmarks, the planning scheme as a whole, and any relevant matters.

5.2 Planning Regulation 2017

Koala Habitat

The subject land is affected by koala habitat mapping under the *Planning Regulation 2017*.

The proposal is limited to a boundary realignment and does not involve physical works, vegetation clearing or interference with koala habitat. On this basis, the proposed development is properly characterised as exempt development, rather than prohibited development, under Schedule 10, Part 10, Division 2, section 16A of the Planning Regulation 2017.

Future dwelling house development will be subject to separate assessment processes, including any relevant requirements applying to vegetation clearing, koala habitat and environmental matters.

SEQ Regional Landscape and Rural Production Area

The subject land is located within the Regional Landscape and Rural Production Area under ShapingSEQ.

Reconfiguring a lot within the Regional Landscape and Rural Production Area may be prohibited where it involves the creation of additional lots. In this instance, the proposed development is a boundary realignment involving four existing lots into four reconfigured lots. No additional lots are created.

Accordingly, the proposed development is not prohibited development under the *Planning Regulation 2017*.

5.3 State Assessment and Referral Agency

Referral agencies (and their jurisdictions) that are applicable to assessable development are set out in the *Planning Regulation 2017* ('Planning Regulation'). The Development Assessment ('DA') Mapping System identifies the subject land within the following State mapping layers:

- SEQ Regional Plan land use categories – Regional Landscape and Rural Production Area
- Coastal area – medium storm tide inundation area
- Queensland waterways for waterway barrier works
- Water resource planning area boundaries
- Regulated vegetation management map (Category A and B extract)
- Koala priority area
- Koala habitat area.

The application is referable to Powerlink under the electricity infrastructure referral provisions, as the proposed reconfiguration involves land subject to an electricity infrastructure easement.

5.4 South East Queensland Regional Plan 2023

The South East Queensland Regional Plan 2023, ShapingSEQ, provides the regional planning framework for managing growth and protecting regional values across South East Queensland.

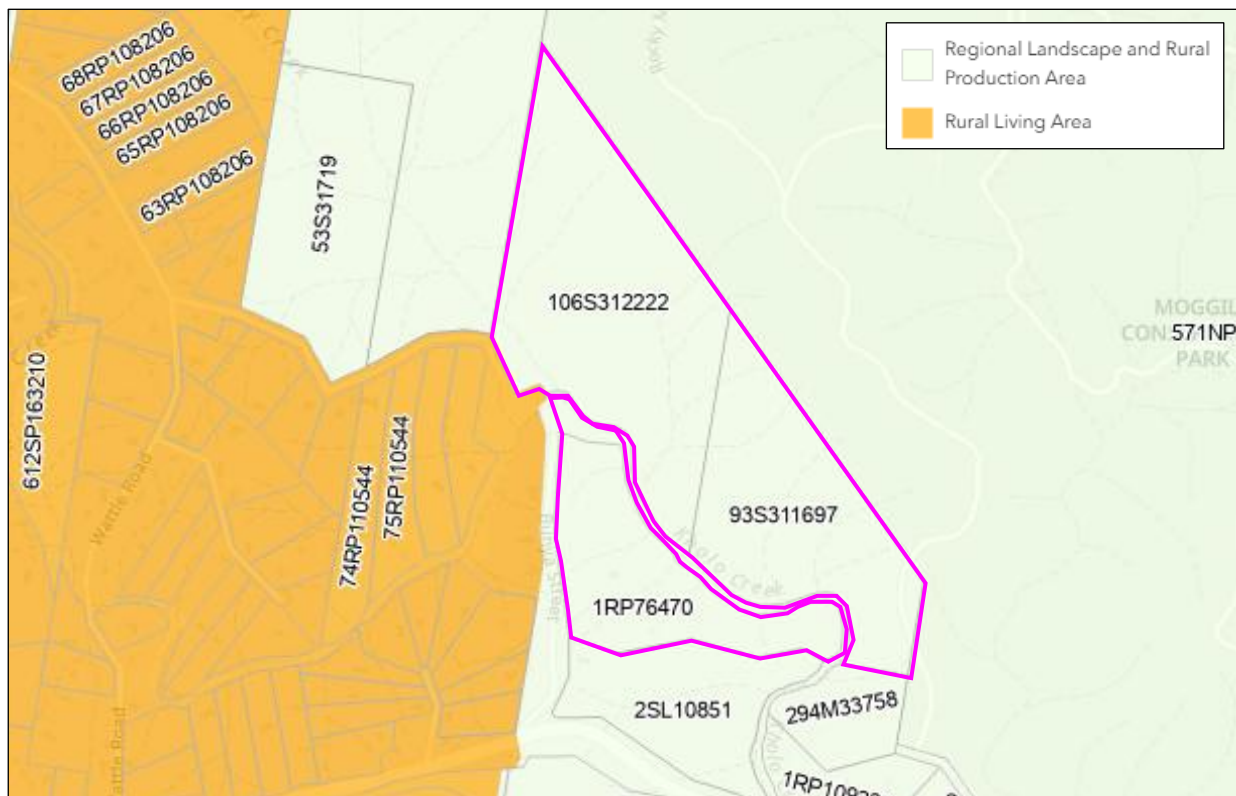
ShapingSEQ allocates land into regional land use categories. The subject land is located within the Regional Landscape and Rural Production Area.

The Regional Landscape and Rural Production Area protects land with important regional values, including rural production, landscape, biodiversity, environmental, water catchment, scenic amenity and cultural values.

The proposed boundary realignment does not create any additional lots and does not introduce a new or intensified land use. The proposal is therefore consistent with the intent of the Regional Landscape and Rural Production Area.

Future dwelling houses will be located within the reconfigured lots and are expected to be directed to cleared or disturbed parts of the land near the existing road network. This ensures that future development opportunities are appropriately contained and do not undermine the broader landscape and environmental values of the subject land.

Figure 5: ShapingSEQ regional land use categories mapping



Source: DAMS, 2026

5.5 State Planning Policy

The State Planning Policy identifies the Queensland Government’s interests in land use planning and development.

Under section 26(2)(a)(ii) of the Planning Regulation 2017, the State Planning Policy is an assessment benchmark to the extent that a State interest has not been appropriately integrated into the applicable planning scheme.

Part 2 of Brisbane City Plan 2014 identifies the State Planning Policy provisions that have been integrated into the planning scheme. It identifies that all aspects of the State Planning Policy have been integrated, except for:

- Natural hazards, risk and resilience, to the extent that the bushfire prone area in the planning scheme does not reflect the State mapping layer; and
- Strategic airports and aviation facilities, to the extent that the building restricted area is not identified in the planning scheme.

The State Planning Policy Interactive Mapping identifies the subject land as being affected by the following State interests:

- Biodiversity
 - » MSES - Protected areas (estate)
 - » MSES - Regulated vegetation (intersecting a watercourse)
 - » MSES - Regulated vegetation (category B)
 - » MSES - Regulated vegetation (essential habitat)
 - » MSES - High ecological value waters (wetland)
 - » MSES - Wildlife habitat (koala habitat areas - core)
 - » MSES - Wildlife habitat (endangered or vulnerable)
 - » MSES - High ecological value waters (watercourse)
 - » MSES - Wildlife habitat (special least concern animal)
- Water quality
 - » High ecological value water areas
- Natural hazards risk and resilience
 - » Flood hazard area – local government flood mapping area
 - » Medium storm tide inundation area
 - » Bushfire prone area
- Energy and water supply
 - » Major electricity infrastructure (Powerlink).

The subject land is included within the State Planning Policy bushfire prone area mapping. Accordingly, assessment against the Natural hazards, risk and resilience State interest is required.

The proposed development is a boundary realignment and does not involve physical works or the establishment of a new use. Future dwelling houses will be subject to separate assessment, including consideration of bushfire risk, access, evacuation, water supply and vegetation management where relevant.

The proposed lot layout does, however, provide an improved planning outcome by directing future dwelling opportunities towards parts of the land with road frontage and existing cleared areas. This assists in reducing the likely extent of future vegetation clearing and improves the ability for future bushfire risk to be managed at the dwelling approval stage.

A full assessment against the relevant State Planning Policy assessment benchmarks is provided at **Attachment C**.

6 Local Planning Framework

6.1 Brisbane City Plan 2014

Brisbane City Plan 2014, Version 36, effective 12 June 2026, is the applicable local planning instrument for assessing the proposed development.

The following sections identify the relevant City Plan provisions applicable to the subject land and the proposed development.

Table 2 below provides a summary of City Plan provisions applicable to the subject land.

Table 2: City Plan summary

City Plan provision	Subject land
Zone	Rural; Environmental management
Neighbourhood plan	Lake Manchester neighbourhood plan
Neighbourhood plan precinct	Not committed land precinct (NPP-004)
Overlays	<ul style="list-style-type: none"> • Airport environs • Biodiversity areas • Bushfire • Coastal hazard • Critical infrastructure and movement network • Flood <ul style="list-style-type: none"> » Brisbane River flood planning area » Overland flow flood planning area • Potential and actual acid sulfate soils • Regional infrastructure corridors and substations • Road hierarchy • Streetscape hierarchy • Waterway corridors

6.2 Strategic Framework

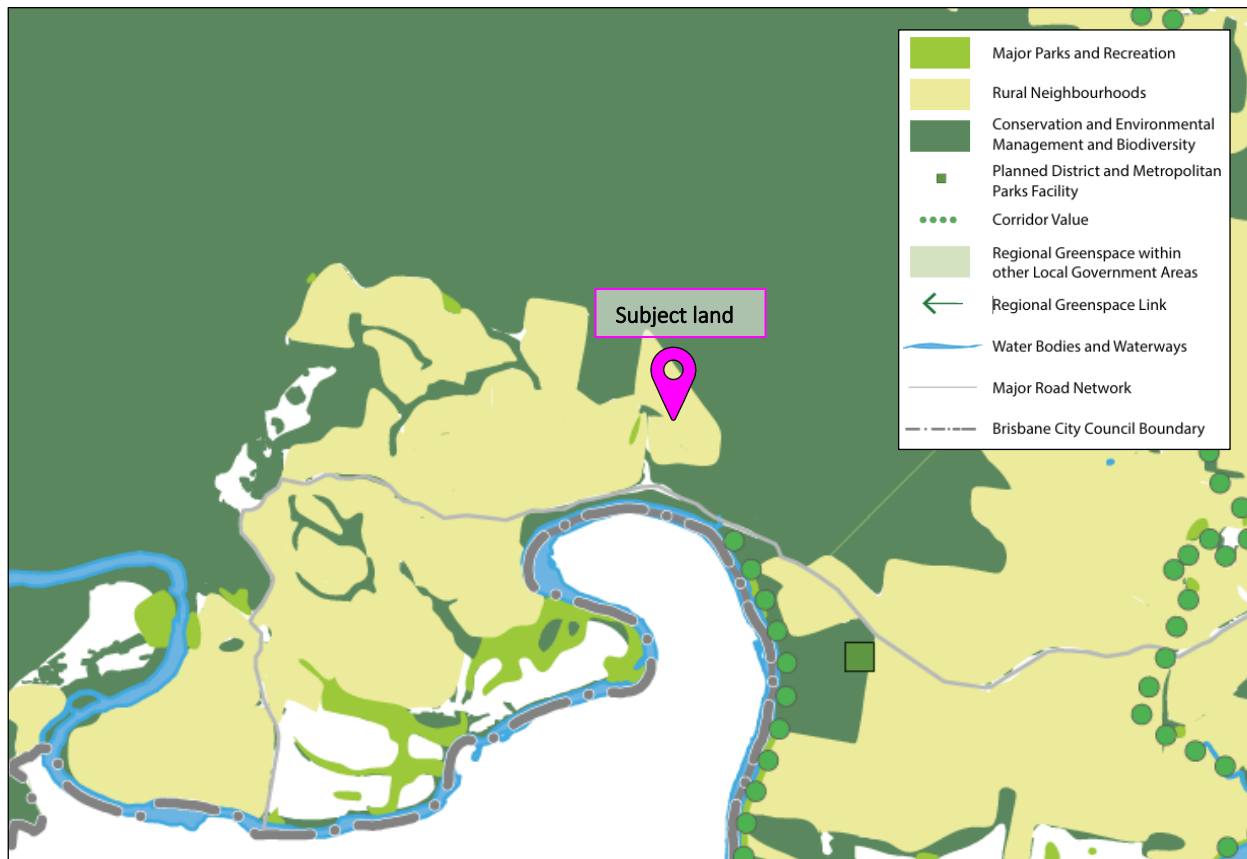
6.2.1 Theme 5: Brisbane’s CityShape

The subject land is included within Brisbane’s Greenspace and Rural Neighbourhoods (within Greenspace System) under the Brisbane CityShape 2031 Land Use Strategic Framework Map. The strategic outcomes

of Brisbane’s CityShape identify Greenspace and Rural Neighbourhoods as “very low-density areas that generally comprise single houses on large lots”.¹

The Brisbane Greenspace System Strategic Framework Map provides finer-grained categorisation of different areas within the Greenspace System and includes the subject land within the Rural Neighbourhoods area (refer to **Figure 6**).

Figure 6: Brisbane Greenspace System



Source: Brisbane City Plan 2014 – Strategic Framework Map SFM-004

Under ‘Element 5.6 – Brisbane’s Greenspace System’, a number of specific outcomes and land use strategies are provided for Rural Neighbourhoods within the Greenspace System, as outlined in **Table 3** below.

Table 3: Rural Neighbourhoods - specific outcomes and land use strategies

Specific outcomes	Land use strategies
<p>SO7</p> <p>Rural Neighbourhoods are a very low-density setting of houses in a rural-like or natural landscape.</p>	<p>L7</p> <p>Development does not further fragment viable rural land.</p>
<p>SO8</p>	<p>L8.1</p> <p>Development is not adversely impacted by the edge impacts of rural production areas.</p>

¹ City Plan – Part 3.7.1(1)(h) (Strategic Framework – Theme 5)

Rural Neighbourhoods allow viable rural industries to operate within the context of rural activities, the Greenspace System rural living areas.	L8.2 Development protects rural residential amenity.
SO9 Rural Neighbourhoods protect biodiversity and landscape values and water quality.	L9 Development is residential in terms of building access, extent and siting and building design and landscaping is appropriately managed to protect biodiversity, landscape values and water quality.

The proposed boundary realignment maintains the existing number of lots, making them more suitable for low-density residential development as envisaged in Brisbane’s Rural Neighbourhoods. Accordingly, the proposal aligns with the strategic outcomes of Brisbane’s Greenspace System (Element 5.6).

6.2.2 Theme 2: Brisbane’s Outstanding Lifestyle

Under ‘Element 2.2 – Brisbane’s housing and accommodation choices’, specific outcome SO4 envisages that Brisbane’s existing Rural Neighbourhoods are maintained and not expanded.

The proposed boundary realignment maintains the existing number of lots and is therefore consistent with this outcome.

6.2.3 Theme 3: Brisbane’s Clean and Green Leading Environmental Performance

‘Element 3.1 – Brisbane’s environmental values’ outlines specific outcomes and land use strategies which seek to uphold environmental and natural resource values. Under land use strategy L2.1, development is not to fragment rural or environmental management land.²

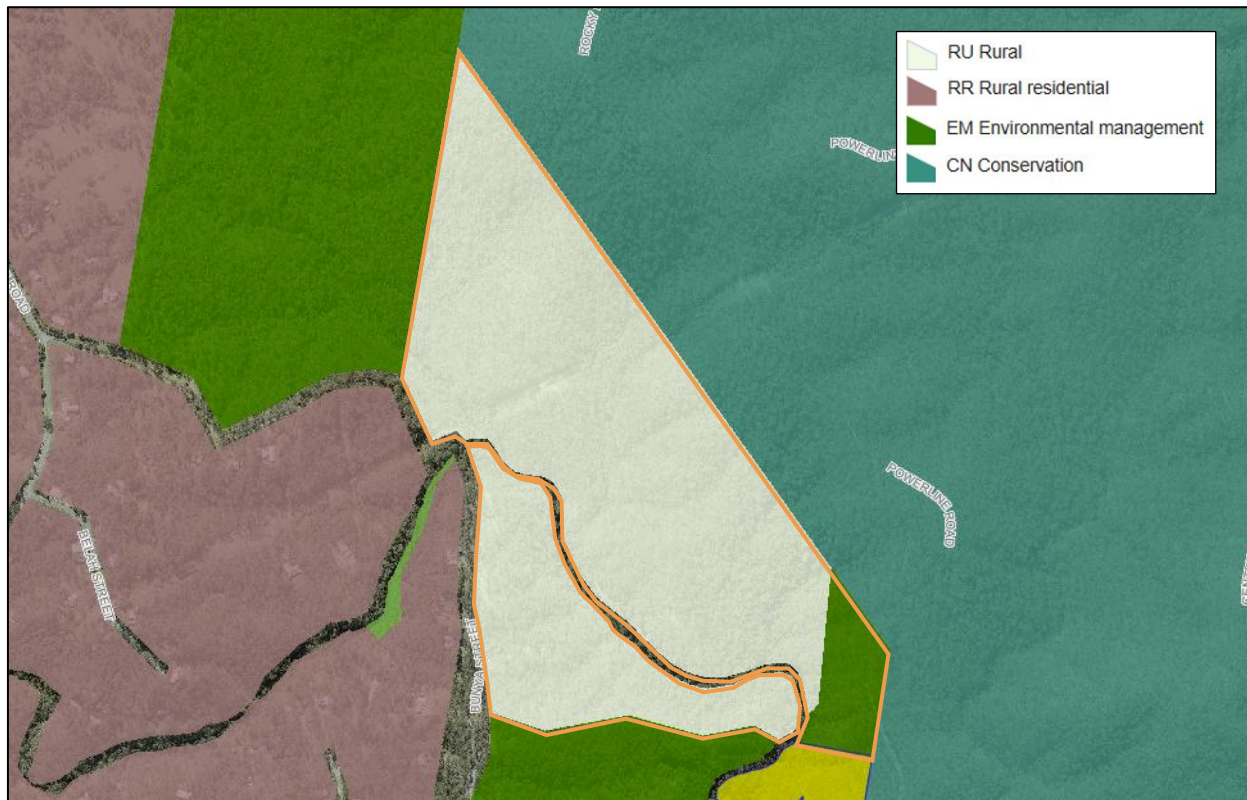
The proposed boundary realignment maintains the existing footprints of Rural and Environmental management zoned land and does not allow for future intensification beyond what is already accommodated for within the subject land. Subsequently, environmental, rural and natural resource values and features are able to be maintained and protected in alignment with and is therefore consistent with L2.1.

6.3 Zoning

The subject land is primarily included within the Rural zone. A small section at the far eastern boundary of the site is included within the Environmental management zone (refer to **Figure 7**).

² City Plan – Part 3.5.2 (Strategic Framework – Theme 2, Element 3.1)

Figure 7: Zoning of the subject land



Source: Brisbane City Plan 2014 Interactive Mapping

6.3.1 Rural Zone

The purpose of the Rural zone is to:

- provide for rural uses and activities; and
- provide for other uses and activities that are compatible with:
 - » existing and future rural uses and activities; and
 - » the character and environmental features of the zone; and
- maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.³

Overall outcome relevant to the proposed development relevant to this application include:

- Development does not limit the ongoing operation of both an existing or future rural use or primary production activity through the intrusion of an incompatible use, including rural residential development.
- Development conserves and protects an area suitable for primary production from fragmentation or alienation or from built forms of development that do not support the agricultural capability of the land
- Development carefully manages the visual impact of clearing, building design and construction, materials, access ways and other aspects of development and land use to be consistent with its rural setting.

³ City Plan – Part 6.2.6.5(1) (Rural zone code)

- Development protects and enhances semi-natural and natural habitats and rural landscape values through appropriate design, construction and operation of development.⁴

The three rural residential lots proposed have direct frontage to the road network and are contained entirely within the Rural zone. The rural and environmental values of the subject land within the Rural zone are not compromised as a result of the lot reconfiguration.

6.3.2 Environmental Management Zone

The purpose of the Environmental management zone is to:

- identify environmentally sensitive areas; and
- provide for the protection of the environmentally sensitive areas from urban and industry activities, other than:
 - » dwelling houses and other low-impact activities; and
 - » quarries, if the protection or promotion of the quarries is identified in the planning scheme as a strategic outcome for the local government area.⁵

The proposed boundary realignment will not result in any changes to the area mapped within the Environmental management zone.

6.4 Neighbourhood Plan

The subject land is located in the Not committed land precinct of the Lake Manchester neighbourhood plan area. The purpose of the Lake Manchester neighbourhood plan code is to provide finer grained planning at a local level for the Lake Manchester neighbourhood plan area and will be achieved through compliance with the overall outcomes.

Relevant overall outcomes include the following:

- Development addresses the location of the land, availability of services, environmental constraints, amenity and existing patterns of development.
- Land subject to development constraints, character or environmental values shown on an overlay map is protected from inappropriate development in order to maintain its character and natural and ecological significance.
- Reconfiguring a lot, other than for amalgamation purposes or rearrangement of boundaries, will not be supported in the Rural zone, Environmental management zone and Conservation zone (where not in the Parkland rural precinct).⁶

As the proposed lot reconfiguration is for a boundary realignment, the development is considered to comply with the purpose of the Lake Manchester neighbourhood plan code.

The overall outcome for the Not committed land precinct, which states that “development of any form is not consistent with the outcomes sought”. This is not a relevant consideration given that no increase in intensity or introduction of new built form is proposed.

⁴ City Plan – Part 6.2.6.5(2) (Rural zone code)

⁵ City Plan – Part 6.2.4.1(1) (Environmental management zone code)

⁶ City Plan – Part 7.2.12.1.2(3) (Lake Manchester neighbourhood plan code)

6.5 Overlays

6.5.1 Overview

The following overlays from the City Plan have been identified as applicable to the subject land:

- Airport environs overlay
 - » Procedures for air navigation surfaces (PANS)
- Biodiversity areas overlay
 - » High ecological significance sub-category
 - » High ecological significance strategic sub-category
 - » Matters of state environmental significance (MSES) sub-category
- Bushfire overlay
 - » High hazard area sub-category
 - » Medium hazard area sub-category
 - » High hazard buffer area sub-category
- Coastal hazard overlay
 - » Medium storm-tide inundation area sub-category
- Critical infrastructure and movement network
- Flood overlay
 - » Brisbane River flood planning area 2a, 2b, 3, 4 and 5 sub-categories
 - » Overland flow flood planning area
- Potential and actual acid sulfate soils overlay
 - » Land at or below 5m AHD sub-category
 - » Land above 5m AHD and below 20m AHD sub-category
- Regional infrastructure corridors and substations overlay
 - » Major electricity infrastructure high voltage powerline easement sub-category
- Road hierarchy overlay
- Streetscape hierarchy overlay
- Waterway corridors overlay
 - » Citywide waterway corridor sub-category
 - » Local waterway corridor sub-category.

The proposed development is for a boundary realignment (4 into 4 lots) and does not involve any physical works. Overlays associated with environmental areas and natural hazards will be appropriately addressed as part of separate applications for future residential dwellings over the newly established lots.

Notwithstanding, full responses to all overlay codes has been undertaken and is included at **Attachment C**.

6.6 Assessment against the City Plan

6.6.1 Category of Development and Assessment

The City Plan determines the category of assessment for the application. The proposed development is subject to impact assessment, as per the below extract from Table 5.6.1 of the City Plan:

Table 4: Level of assessment for the proposed development

Zone	Categories of development and assessment
Rural zone	<p>Assessable development – Impact assessment</p> <p>If a reconfigured lot is less than 10ha</p> <p>If ROL is a volumetric subdivision, where not associated with an existing or approved building</p> <p>Assessable development—Code assessment</p> <p>Any other reconfiguring a lot not listed in this table.</p>

The proposed development involves Reconfiguring a lot – Boundary realignment (4 into 4 lots) and results in four lots with areas less than 10 hectares. Accordingly, the development is subject to impact assessment.

6.6.2 Assessment Benchmarks

Being impact assessable, the proposed development has been assessed against the following relevant City Plan codes:

- Rural zone code
- Subdivision code
- Lake Manchester neighbourhood plan code
- Filling and excavation code
- Infrastructure design code
- Landscape work code
- Outdoor lighting code
- Stormwater code
- Transport, access, parking and servicing code
- Wastewater code
- Airport environs overlay code
- Biodiversity areas overlay code
- Bushfire overlay code
- Coastal hazard overlay code
- Critical infrastructure and movement network overlay code
- Flood overlay code
- Potential and actual acid sulfate soils overlay code
- Regional infrastructure corridors and substations overlay code

- Road hierarchy overlay code
- Streetscape hierarchy overlay code
- Waterway corridors overlay code.

A full code compliance assessment has been undertaken for the codes listed above and is included at **Attachment C**.

7 Key Planning Matters

7.1 Overview

The proposed boundary realignment (4 into 4 lots) constitutes an appropriate lot reconfiguration which does not increase the development intensity of the site, accommodates logical rural residential development in proximity to an established lot pattern, and protects existing environmental values contained within the site.

7.2 Impact Assessment

The application is impact assessable under City Plan. The impact assessable category does not, of itself, indicate that the proposal is inappropriate. Rather, it requires Council to undertake a broader merits-based assessment having regard to the assessment benchmarks, the planning scheme as a whole, and any relevant matters. In this case, the proposed development is considered to exhibit substantial planning merit for the following reasons:

- No new lots are created, ensuring no intensification of land within the RLRPA, Rural zone and Not committed land precinct of the Lake Manchester neighbourhood plan
- Each lot has direct frontage to Bunya Street or Flaggy Creek Road
- Each lot can accommodate a future dwelling house, vehicle access, private open space and services within areas which have already been substantially cleared near road frontages
- The proposed balance lot will contain the majority of environmentally significant features, ensuring the ongoing protection of environmental values and processes
- The proposal supports rural residential development which logically integrates with the established lot pattern to the west of the site
- The proposal will not compromise the continued rural nature of the locality, strategically aligning with Brisbane's Rural Neighbourhoods within the Greenspace System.

On this basis, the impact assessable status of the application should not prevent approval where the proposal can be demonstrated to achieve an acceptable planning outcome. The proposal is modest in scale and is not expected to generate unacceptable amenity, traffic, servicing or character impacts.

7.3 Integration with Established Lot Pattern

The proposed boundary realignment results in three appropriately sized and configured rural residential lots with direct frontage to Bunya Street which are consistent with the established lot pattern of areas in the Rural Living Area and Rural residential zone directly east of the subject land. These lots represent a logical extension of the established rural residential locality, able to utilise the existing road network and service connections. The fourth balance lot has frontage to Flaggy Creek Road, allowing for future development in proximity to existing rural residential properties.

7.4 Protection of Environmental Values

The proposed boundary realignment allows for rural residential development to be provided along Bunya Street. This will allow future development to utilise areas at the western side of the site which are already substantially cleared of vegetation. The majority of significant vegetation will be contained within the balance lot, which will function primarily for conservation purposes.

The realigned lot boundaries support improved protection and preservation of ecological and biodiversity features, values and processes.

8 Conclusion

This planning report has been prepared by Gaskell Planning Consultants on behalf of The Scout Association of Australia Queensland Branch Inc.

The application seeks approval for a Development Permit for Reconfiguring a Lot, being a boundary realignment involving four lots into four lots, over land at 31, 31A and 37 Bunya Street and 52 Flaggy Creek Road, Mount Crosby QLD 4306. The land is formally described as Lot 1 on RP76470, Lot 3 on RP76470, Lot 93 on S311697 and Lot 106 on S312222.

The proposed boundary realignment has been designed with careful regard to the site's environmental values, existing cleared areas, road frontages, topography, waterways and established rural residential context.

The proposal does not create additional lots and does not result in any physical works. It provides a more logical and orderly lot configuration that enables future rural residential development to be directed towards cleared and accessible parts of the land, while retaining the majority of significant vegetation and environmental values within the balance lot.

The proposed development is consistent with the relevant planning framework, including the Planning Act 2016, Planning Regulation 2017, ShapingSEQ, State Planning Policy and Brisbane City Plan 2014.

The proposal represents an appropriate planning outcome and is recommended for Council's approval, subject to reasonable and relevant conditions.

Should Council require any further information or clarification, please contact Simon Grice of Gaskell Planning Consultants on 07 3392 1911.