

TOWN PLANNING REPORT

288 Albany Creek Road, Bridgeman Downs

Development Permit for Reconfiguring a Lot (1 lot into 23 lots)

Kenny Jap

October 2024

Version Control



QUALITY STATEMENT

CONTACT

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1.0 APPLICATION DETAILS

Address:	288 Albany Creek Road, Bridgeman Downs
Lot Description:	Lot 2 on RP138914
Site Area:	29,000m ²
Current Use	Dwelling house
Applicant:	Kenny Jap C/- Reel Planning
Land Owner:	Kenny Jap
Application Type:	Development Permit for Reconfiguring a Lot (1 lot into 23 lots)
Local Government Area:	Brisbane City Council
Planning Scheme:	Brisbane City Plan 2014 (v27) – Council has approved this application to be assessed against a superseded planning scheme
Neighbourhood plan:	McDowall-Bridgeman Downs neighbourhood plan
Zone:	Emerging Community
Overlays:	Airport Environs Bicycle Network Biodiversity Area Bushfire Community Purposes Network Critical Infrastructure and Movement Network Flood Road Hierarchy Significant Landscape Tree Streetscape Hierarchy Transport Air Quality Transport Noise Corridor Waterways Corridor
LGIP:	No future trunk infrastructure on or near the site
Category of Development:	Assessable development
Category of Assessment:	Impact assessment
Regional Plan	South East Queensland Regional Plan
Land Use Category	Urban Footprint
Prescribed Assessable development (Planning Regulation 2017):	N/A
Assessment Manager:	Brisbane City Council
State Interests:	Native Vegetation (exempt) Koala Habitat Area State Transport Corridor
Referral Agencies:	State Assessment and Referral Agency

	<ul style="list-style-type: none">• Development interfering with koala habitat areas outside koala priority areas• Reconfiguring a lot near a State transport corridor
Technical Plans and Reports:	<p>A Proposal Plans</p> <p>B Assessment Benchmarks</p> <p>C Terrestrial Ecological Assessment Report</p> <p>D Traffic Engineering Advice</p>
Primary Contact:	<p>Reel Planning Pty Ltd</p> <p>Tim O'Leary</p> <p>P: 3217 5771</p> <p>E: tim@reelplanning.com</p>

2.0 INTRODUCTION

Brisbane City Council approved a request for this application to be assessed under a superseded planning scheme on 25 July 2024. The application is therefore to be considered under the superseded planning scheme that was in effect on 2 June 2023 until 31 August 2023 (Version 27.00/2023). In accordance with section 29(9) of the Planning Act 2016 the application was required to be submitted by 25 January 2025.

This application is made on behalf of the Applicant, Kenny Jap, over land at 288 Albany Creek Road, Bridgeman Downs, formally described as Lot 2 on RP138914 (the site). The application formally seeks a Development Permit for Reconfiguring a Lot (1 lot into 23 lots). The reconfiguration will result in 22 lots for residential purposes and 1 large lot retained for conservation purposes. The lot retained for conservation purposes is proposed to be supported by a covenant.

The site is located within the Brisbane City Council local government area and assessment of the development is administered under the City Plan 2014 (v27) Planning Scheme. Under the Planning Scheme, the subject site is located within the Emerging Community Zone and the application is subject to Impact Assessment.

The purpose of this report is to carry out an assessment of the proposal against the applicable planning instruments, including any relevant Local and State planning instruments. The report begins with an overview of the site and description of the proposal. This is followed by a detailed assessment of the relevant assessment benchmarks and matters prescribed in the State planning instruments and the Local planning instruments. The report concludes with a discussion on the overall compliance with those planning instruments.

In consideration of the site and the immediate locality the proposal is considered a logical extension of the existing urban context. The proposal has been designed to be predominantly located in disturbed areas and retain the most important ecological features of the land in and around Cabbage Tree Creek.

The application is supported by the necessary specialist reports including:

- Proposal Plan prepared by Verve Design Group (**Appendix A**)
- Terrestrial Ecological Assessment Report prepared by 28 South Environmental (**Appendix C**)
- Traffic Engineering Advice prepared by PTT Traffic & Transport (**Appendix D**)

3.0 THE SITE

3.1 SITE DESCRIPTION & EXISTING USE

The subject site is located at 288 Albany Creek Road, Bridgeman Downs, formally described as Lot 2 on RP138914 (the 'subject site'). The subject site has a total area of 29,000m² and has frontage to Albany Creek Road of approximately 200 metres. The site is currently improved by a large post war dwelling house, pool, ancillary outbuildings and an extensive driveway (refer to [Figure 1](#)).

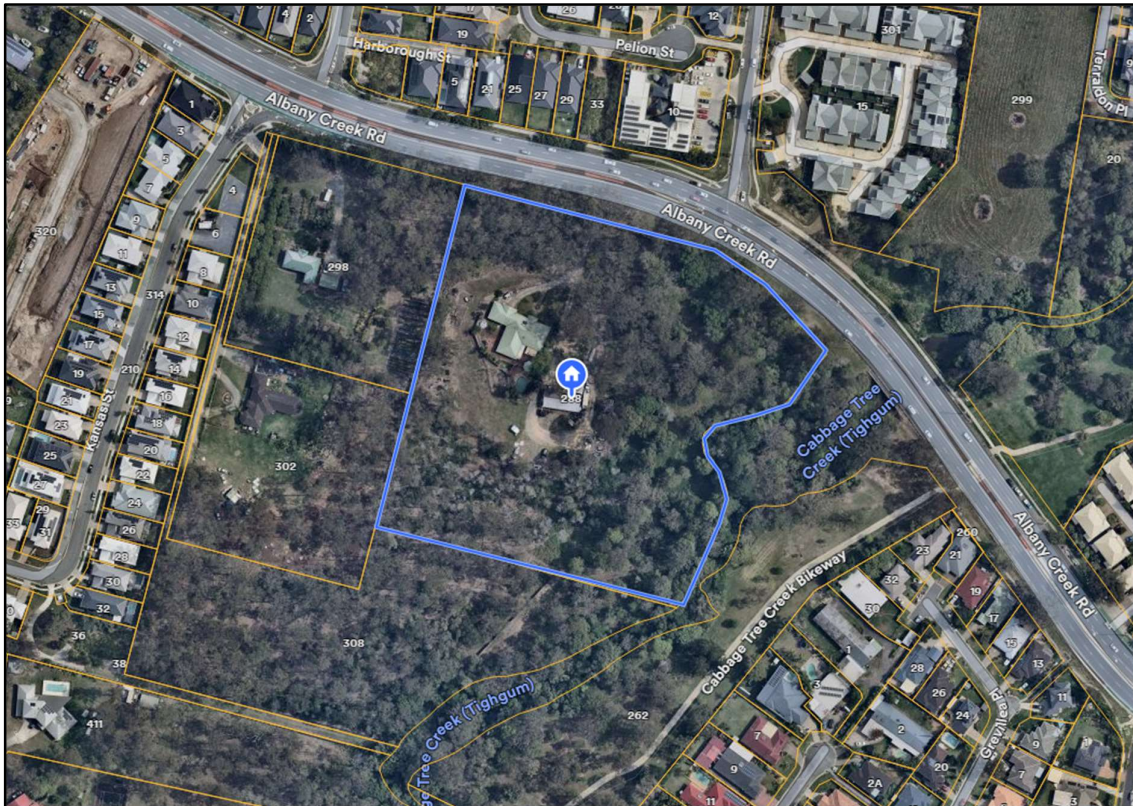


Figure 1: Subject site (Source: Nearmap)

3.2 TOPOGRAPHY

The site gently slopes from the west to east, with a total fall of 6m (30m AHD to 24m AHD).

3.3 VEGETATION

The subject site contains dense vegetation on the eastern and southern parts of the lot, with a large, disturbed area on the western part of the lot.

3.4 ENCUMBERANCES

The site contains a significant easement (shown in green in [Figure 2](#)) located on the eastern third of the lot. The easement is for the purpose of stormwater conveyance.

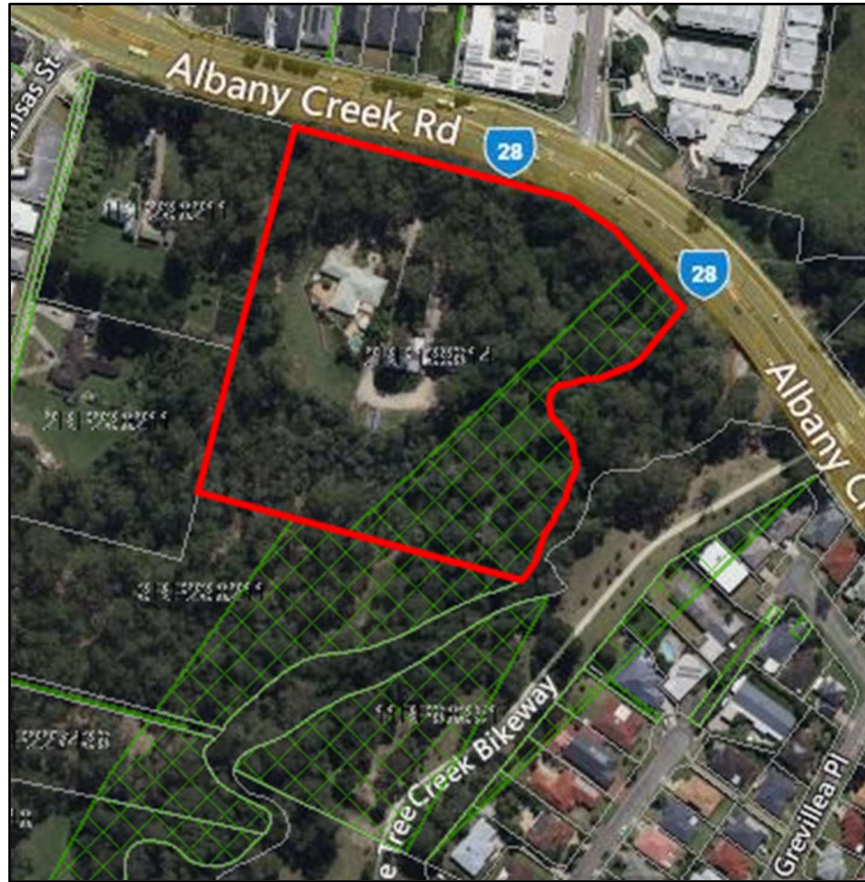


Figure 2: Easement (Source: Qld Government DAMS)

3.5 ACCESS AND SERVICING

Vehicular access to the subject site is currently obtained from Albany Creek Road via an existing crossover along the northern boundary. The site is connected to all necessary urban services including reticulated water, sewer, stormwater, electricity and telecommunications.

Access from Albany Creek Road will be closed, and future access is proposed to be obtained via land to the west which is currently subject to a development application.

3.6 DEVELOPMENT HISTORY OF THE SITE

A review of Development.i has identified that there are no relevant approvals over the subject site other than the recent superseded planning scheme request (A006547737) that was approved by Council on 25 July 2024.

3.7 SURROUNDING DEVELOPMENT

The immediate locality has been subject to various recent approvals with a majority being for residential subdivisions with similar characteristics to this proposal.

Of note there are two applications under assessment on nearby lots directly to the west of the site.

A006250193

There is a current development application under assessment at 298 Albany Creek Road, Bridgeman Downs, that adjoins the subject site directly to the west. The application is for reconfiguring a lot (1 into 14 lots). The proposal includes a mix of lot sizes, with nine (9) of the lots being 360m² or less. The proposal also includes an environmental covenant area of 3,510m².

The application proposes a lot layout and access arrangement that does not consider the subject site or lots to the south. Council issued a Further advice notice on 15 November 2023 that includes the following item:

'Structure Planning

4) Submissions were received as part of the Public Notification raising concerns with the lack of structure planning associated with the proposed development. It is acknowledged at the time of lodgement the subject site was still included in the Emerging community zone of the City Plan 2014. Subsequently, an integrated structure planning process is required to demonstrate the adjoining property's development potential, which does not contain a frontage to Albany Creek Road, does not become jeopardised by this proposed development in accordance with the Overall outcomes of the Emerging community zone code.

a) Provide a structure plan to demonstrate how a neighbourhood road network can be designed and located to allow for orderly development and access to the surrounding areas and neighbouring properties.

b) Provide revised plans showing a standard 14m wide Council Road with a 5.5m wide road pavement, and 4.25m wide verges on either side provided through the site, achieving suitable property access to the neighbouring properties 302 Albany Creek Road (Lot 2 on RP230211) and 288 Albany Creek Road (Lot 2 on RP138914) in accordance with PO1 of the Road hierarchy overlay code, PO9 of the Subdivision code and PO3 of the TAPS code....'

The above items show that there is need for structure planning of the immediate locality and a need for access that does not rely on Albany Creek Road.

The proposed development over the subject site has been designed with access to be provided from the adjoining lot to the west. The design also proposes an alternative future road arrangement that provides efficient access to surrounding lots including Lot 2 on RP23011.

A006498906

A superseded planning scheme request has been lodged over 302 Albany Creek Road, Bridgeman Downs. Council's Development.i system does not provide any further details or documents relating to the request; however, it is assumed that the request relates to the introduction of the Bridgeman Downs neighbourhood plan and the change in zoning from Emerging community to Environmental Management. It is noted that Council approved the request on 17 May 20224.

4.0 ADJOINING LAND USES AND THE LOCALITY

The subject site is located within the locality of Bridgeman Downs, which predominantly consists of detached dwelling houses on smaller lots. The site is adjoined by a dwelling

house to the west, a vacant lot to the south and Cabbage Creek to the east. The site abuts Albany Creek Road to the north as depicted in **Figure 3** below.

Dense small lot housing is provided to the north and north east of Albany Creek Road as well as further west and east of the subject site. In the wider locality, Aspley Hypermarket is located 1.5km to the east of the site whilst Aspley State School is located 2km to the south east of the site.

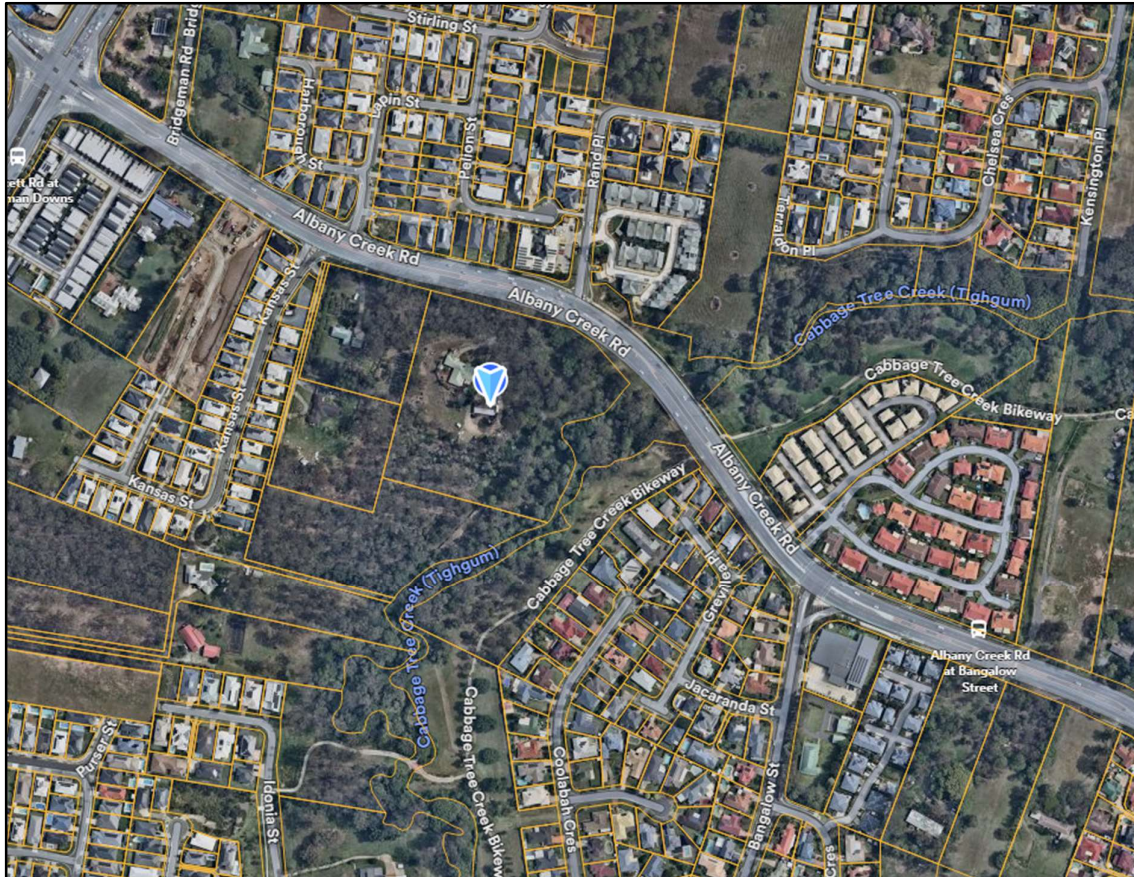


Figure 3: Surrounding locality (Source: Nearmap)

5.0 PROPOSAL DETAILS

5.1 APPLICATION TYPE

This application formally seeks approval for Development Permit for Reconfiguring a Lot (1 lot into 23 lots).

5.2 PROPOSED DEVELOPMENT

The proposed development is for a reconfiguration of a lot to create 23 lots, 22 lots will be for residential purposes and one large lot for conservation purposes adjoining Cabbage Tree Creek.

The proposed residential lots will range from 400m² to 570m², whilst the large lot for conservation purposes will have an area of 15,831m² and is proposed to be burdened by an environmental covenant.

Figure 4 below includes an extract of the proposed lot layout for the proposed development. A full version of the proposal plan is provided in **Appendix A**.



Figure 4: Proposed Lot Layout (Source: Verve Design Group)

Access is proposed to be provided via a future road connection from the west through Lot 1 on RP230211. Internal circulation through the site will be provided by a 14.5m road, the internal road will also be utilised to provide access to each proposed lot.

Pedestrian access will be provided through the site, including a pedestrian boulevard located along the eastern boundaries of Lot 12-22 to provide casual surveillance and to reduce any potential edge effects. Provision has also been made for a future pedestrian connection to the south and south east of the site.

6.0 STATE PLANNING INSTRUMENTS

6.1 OVERVIEW

This section of the report includes an assessment of the proposal against the State Planning Instruments. The State Planning Instruments are:

- Planning Regulation 2017;
- State Planning Regulation; and
- Regional Plan

6.2 PLANNING REGULATION 2017

The Planning Regulation 2017 forms the mechanism by which the provisions of the Act are administered. In particular the Regulation has the ability to regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or 'another entity', an assessment of the proposal against Schedule 10 of the Regulation has been undertaken. Only the relevant matters of State interest and the applicable State Code in the State Development Assessment Provisions (SDAP) applicable to the application are listed in **Table 1** below.

Note regarding Table 1:

✓ *Applicable to the application*

N/A No applicable provisions relevant to the application

Grey No provisions included in the Regulation

6.3 REFERRAL AGENCIES

This application requires referral SARA as a referral agency for (as demonstrated in **Table 2**):

- Development interfering with koala habitat areas outside koala priority areas; and
- Reconfiguring a lot near a State transport corridor prescribed under Schedule 10.

Table 1 - Matters Prescribed in Schedule 10 of the Planning Regulation

Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Vegetation Native	N/A – Lot is less than 5ha	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	N/A N/A N/A N/A		N/A	N/A	N/A

Table 1 - Matters Prescribed in Schedule 10 of the Planning Regulation

Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	✓			✓	SDAP
10	Koala Habitat in SEQ region	✓	N/A		✓	SDAP
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			
12	Operational Work for Reconfiguring a Lot	N/A		N/A		
12A	Walkable Neighbourhoods – particular reconfiguring a lot	N/A		N/A		N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land	N/A N/A N/A N/A		N/A	N/A	N/A
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A	N/A	N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Community Activity - Indoor Recreation - Residential Development - Urban Activity	N/A	N/A	N/A	N/A	N/A

Table 1 - Matters Prescribed in Schedule 10 of the Planning Regulation

Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
16A	Southport Spit	N/A				
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	N/A N/A N/A N/A		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

6.4 STATE PLANNING POLICY

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme.

Section 2.1 of the City Plan 2014 states that the regulated requirements prescribed in the Planning Regulation 2017 dated 3 July 2017 are appropriately reflected in full in the planning scheme. As such, an assessment against the assessment benchmarks stated in Part E of the State Planning Policy is not required.

6.5 REGIONAL PLAN

The Regional Plan effective at the time of writing this report is the Southeast Queensland Regional Plan 2017 - Shaping SEQ. The site is in the urban footprint of this Regional Plan.

The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in the Regional Plan to the extent they are not appropriately integrated into the planning scheme.

The site is in an established, well serviced area. Given the established urban context and the scale of the proposal, many of the regional policies of the Regional Plan are not relevant to the assessment of the application.

7.0 LOCAL PLANNING INSTRUMENTS

This section of the report includes an assessment of the proposal against the Local Planning Instruments. The relevant planning scheme, and its associated planning scheme policies is

the City Plan 2014 – version 27 – effective 03 June 2023. **Table 2** below provides details of the designations of the City Plan 2014.

Table 2 - Summary of City Plan 2014 Designations	
City Plan 2014 Component	Designation
Zone (Precinct)	Emerging Community
Neighbourhood Plan	McDowall-Bridgeman Downs neighbourhood plan
Overlays	Airport Environs Bicycle Network Biodiversity Area Bushfire Community Purposes Network Critical Infrastructure and Movement Network Flood Road Hierarchy Significant Landscape Tree Streetscape Hierarchy Transport Air Quality Transport Noise Corridor Waterways Corridor
Local Government Infrastructure Plan	Nil

7.1 CATEGORY OF ASSESSMENT AND ASSESSMENT BENCHMARKS

The parts of the planning scheme considered to be relevant to the assessment of the application and their location within the application documents are identified in **Table 3** below.

Table 3 – Benchmarks and assessment location	
Zone Code	
Emerging Community	Section 7.3 of this report
Neighbourhood Plan	
McDowall-Bridgeman Downs Neighbourhood Plan	Section 7.4 of this report
Development Code	
Subdivision Code	(Appendix B) Code Assessment
Overlay Codes	
Bicycle Network overlay code	(Appendix B) Code Assessment
Biodiversity Area overlay code	Section 4.4 of the Terrestrial Ecological Assessment Report (Appendix C)
Bushfire hazard overlay code	(Appendix B) Code Assessment
Critical infrastructure movement network overlay code	Assessment against the Critical infrastructure movement network overlay code is not required as the proposal is for a reconfiguration only.
Flood hazard overlay code	(Appendix B) Code Assessment

Road hierarchy overlay code	(Appendix B) Code Assessment
Significant Landscape Tree overlay code	(Appendix B) Code Assessment
Streetscape hierarchy overlay	Assessment against the Streetscape hierarchy overlay is not required as the site is not identified as being subject to a streetscape hierarchy.
Waterways Corridor overlay code	Section 4.5 of the Terrestrial Ecological Assessment Report (Appendix C).
Secondary codes	
Filling and excavation code	Assessment against the Filling and excavation code is not required as no filling or excavation is proposed as part of this proposal.
Infrastructure design code	The site is located within the priority infrastructure area and can be appropriately serviced; therefore an assessment has not been provided.
Landscape work code	Assessment against the Landscape work code is not required as no Landscaping works form part of this proposal.
Outdoor lighting code	Assessment against the Outdoor lighting code is not required as no outdoor lighting is proposed as part of this proposal.
Park Planning and Design Code	Assessment against the Park Planning and Design Code is not required as no park planning, and design is required as part of this proposal.
Stormwater code	Assessment against the Stormwater code is not required as relevant conditions addressing stormwater can be imposed.
Transport, access, parking and servicing code	Assessment against the Transport, access, parking and servicing code has not been provided; however PTT Traffic & Transport Engineering have provided traffic engineering advice relating to the layout (Appendix D).
Wastewater code	Assessment against the Wastewater code is not required as the subject site is serviced by sewerage infrastructure.

The assessment benchmarks of the City Plan 2014 relevant to the assessment of the application are detailed in the following sections:

7.2 STRATEGIC FRAMEWORK

The strategic framework sets the policy direction for the Planning Scheme and has been assessed in terms of its relevance to the proposal. Schedule 2 of the Planning Scheme contains Strategic Framework Mapping for Brisbane City Council. Strategic Framework Map 1 identifies the site within the Suburban Living Area, which supports growth of residential areas that facilitate a wide range of housing styles and choices that caters for residents' housing needs and purchasing abilities at all life stages.

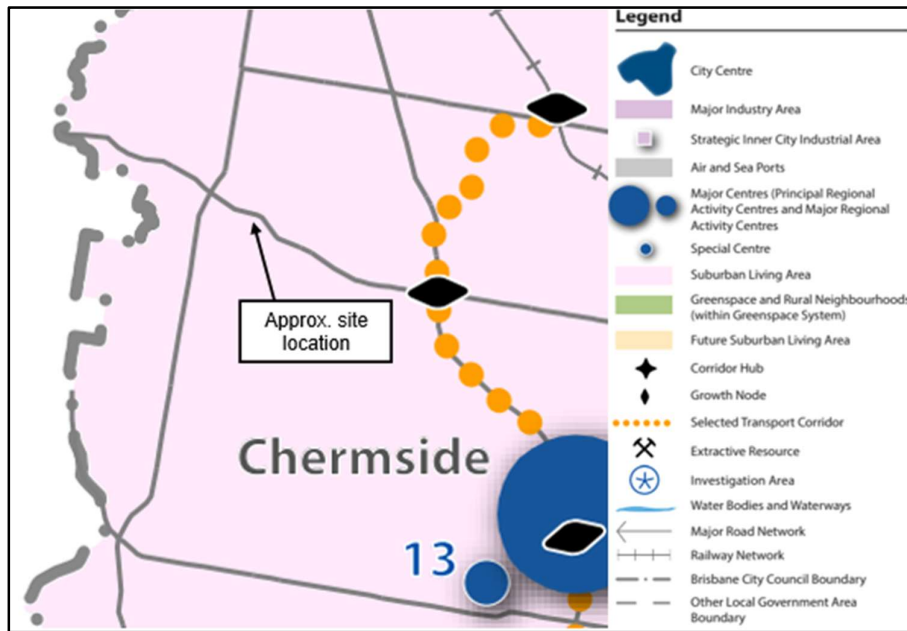


Figure 5: Strategic framework map (Source: Brisbane City Council)

Strategic Framework Map 4 identifies the site within the Conservation and Environmental Management and Biodiversity and adjoining Major Parks and Recreation / Corridor Values (refer to **Figure 6**).

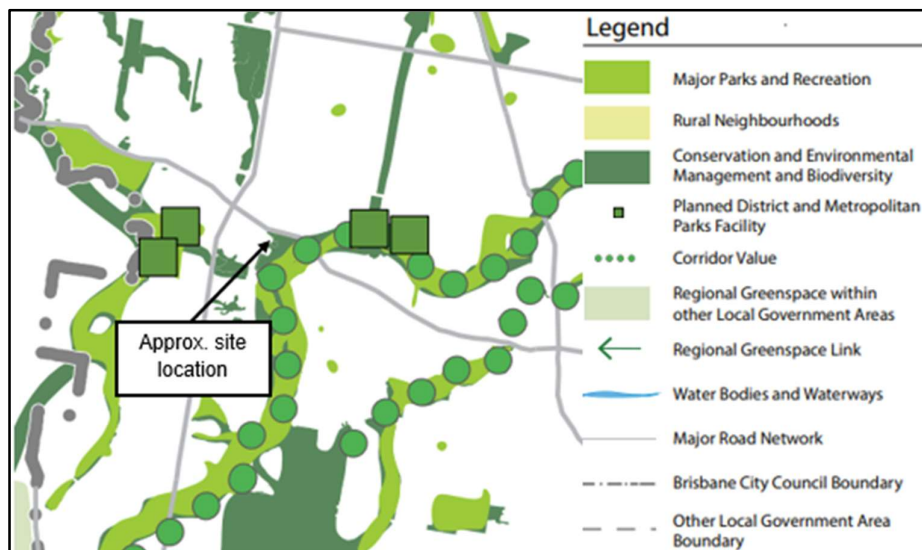


Figure 6: Brisbane Greenspace System Strategic Framework Map (Source: Brisbane City Council)

The Strategic Framework is divided into a strategic intent (in Section 3.2) followed by a policy intent represented by five themes:

- i. Brisbane’s globally competitive economy;
- ii. Brisbane’s outstanding lifestyle;
- i. Brisbane’s clean and green leading environmental performance;
- ii. Brisbane’s highly effective transport and infrastructure;
- iii. Brisbane’s CityShape.

7.2.1 Theme 2: Brisbane’s outstanding lifestyle

3.4.1 Strategic outcomes

Strategic outcome	Response
1. The strategic outcomes for an outstanding lifestyle city are: <ul style="list-style-type: none"> g. Brisbane provides housing choice which allows people to live in close proximity to their place of work and support their local economies, services and businesses. h. Brisbane’s major new housing opportunities will be provided within the existing urban area and form of the city by infill and other types of redevelopment. This will ensure opportunities for residents to enjoy easy access to employment, goods, services, community facilities and also to protect Brisbane’s green edges. 	Complies. The proposed reconfiguration provides varying lot sizes that will allow for housing choice. The site is located in an established urban area and the site is in close proximity to other urban uses.

Specific outcomes	Land use strategies	Response
SO1 Brisbane’s people and properties are not exposed to unacceptable risks as a result of landslides, bushfires, flood hazard, coastal inundation and disturbance of acid sulfate soils.	L1.1 Development prioritises, in order, the safety of people, protection of public infrastructure and protection of private property in the management of the economic, social and environmental impacts of natural hazards on the city.	The proposed reconfiguration will be located predominantly: <ul style="list-style-type: none"> • outside areas affected by bushfire hazard, with some minor incursion into the medium hazard buffer area; • outside areas affected by flood hazard, with some minor incursion into the Creek/waterway flood planning area 5. The site is not affected by land slip, coastal inundation, or acid sulfate soils. Any future dwelling on the proposed lots can be designed to avoid flood
	L1.2 Development avoids the unsafe isolation of communities by natural hazards.	
	L1.3 Building design protects people and property from natural hazards.	
	L1.4 Development provides for safe	

	and effective emergency services access and evacuation.	and bushfire hazards.
	L1.5 Development in areas where isolation cannot be avoided is able to provide for safe evacuation or safe refuge.	
SO2 Brisbane adopts a risk-management approach to natural hazards where both the planning scheme and development are responsive to evolving information about natural hazards and the consequential assessment of risk. Risk management balances the economic, social and environmental costs and benefits to the city.	L2.1 Development accords with the hazard assessment and mapping for flood, bushfire, landslide, coastal hazards and acid sulfate soils.	The proposed lots can accommodate future dwellings that are free from hazard and risk.
	L2.2 Development in locations susceptible to flood, bushfire, landslide, coastal hazards and acid sulfate soil disturbance addresses the predicted risks, in particular, increased rainfall intensity, changes in overall rainfall, rising sea levels and increasing air temperatures.	
	L2.3 Development responds to the identification of hazard-affected areas and the approach to their management is revised.	

7.2.2 Theme 3: Brisbane’s clean and green leading environmental performance

3.5.1 Strategic outcomes

Strategic outcome	Response
<p>1. The strategic outcomes for clean and green leading environmental performance are:</p> <ul style="list-style-type: none"> a. Brisbane is settled in a well-managed landscape which includes and protects a diverse range of natural features of ecological, cultural and regional significance. Residents and visitors to Brisbane continue to value the natural assets, urban footprint and city form determine by previous generations. The city will continue to protect, connect and restore its environmental value. b. The Greenspace System serves many functions. It contributes to the 	<p>The proposed reconfiguration has been designed to retain a significant portion of land where adjoining Cabbage Tree Creek.</p> <p>The reconfiguration will protect the most important features, in and around Cabbage Tree Creek and include a covenant and rehabilitation measures to ensure the ongoing protection of the environment.</p> <p>The reconfiguration will create lots that form part of an attractive and desirable location for future residents by integration into the natural environment.</p>

<p>city's character and liveability; it supports landscape, recreation and ecological functions, ecosystem services and defines local neighbourhoods and the edge of the city.</p> <p>c. A resilient, robust and well-protected system of habitat areas, connected by ecological corridors provides habitats for our rich diversity of flora and fauna.</p> <p>d. A strategic and cohesive Greenspace System links the city's major waterways, biodiversity areas, selected rural and recreation lands and ecological corridors.</p>	
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Element 3.1 – Brisbane’s environmental values

Specific outcomes	Land use strategies	Response
Overall environmental values		
<p>SO1 Brisbane's Greenspace System's biodiversity, recreational and cultural values and functions are protected, restored and enhanced.</p>	<p>L1 The Greenspace System, the majority of which occurs outside the urban footprint in the SEQ Regional Plan, also extends throughout the urban footprint through a series of district and metropolitan parks, waterway networks, sport and recreation areas and lands supporting biodiversity areas or scenic amenity values. Zones that occur within the Greenspace System are:</p> <ul style="list-style-type: none"> a. Conservation; b. Environmental management; c. Rural; d. Rural residential; e. Open space; f. Sport and recreation. 	<p>The reconfiguration will protect the most important features, in and around Cabbage Tree Creek and include a covenant and rehabilitation measures to ensure the ongoing protection of the environment.</p>
<p>SO2 Brisbane's Greenspace System provides an effective network of greenspace links and contributes to a regional network.</p>	<p>L2.1 Development does not fragment environmental management, rural residential or rural lands.</p> <p>L2.2 Development in the Emerging community zone and Industry investigation zone protects the Greenspace System's</p>	<p>The proposal being in the Emerging community zone, has been designed to ensure the most important greenspace is retained, rehabilitated and protected in perpetuity.</p>

	values of those areas.	
	<p>L2.3 Development protects the inter-urban breaks between Brisbane and the Moreton Bay region, Somerset region, Redland City and Logan City which form part of the regional Greenspace System and provide links to greenspace in other local government areas.</p>	
<p>SO3 Brisbane's ecosystems provide ecosystem services which are maintained and enhanced.</p>	<p>L3 Development protects identified areas with high levels of ecosystem services which are to be integrated into the Greenspace System and infrastructure network of the city.</p>	<p>The reconfiguration will protect the most important features, in and around Cabbage Tree Creek and include a covenant and rehabilitation measures to ensure the ongoing protection of the environment.</p>
Biodiversity values		
<p>SO4 Brisbane has an ecologically resilient and robust network of well-connected habitats containing a comprehensive, adequate and representative sample of ecosystems and species.</p>	<p>L4.1 Development protects areas of high ecological significance or high strategic biodiversity value, including koala habitats, in a network of biodiversity areas that also link into biodiversity areas, networks and systems in adjoining local government areas.</p>	<p>The reconfiguration will protect the most important features, in and around Cabbage Tree Creek and include a covenant and rehabilitation measures to ensure the ongoing protection of the environment.</p> <p>The design has purposefully avoided providing access from Albany Creek Road to ensure the retention of significant vegetation along this road way is retained. The road network supporting the reconfiguration has been designed to be mainly contained within existing disturbed area to minimise impacts on ecological features.</p>
	<p>L4.2 Development for an urban purpose is located outside areas of high ecological significance or high strategic biodiversity value.</p>	
	<p>L4.3 Roads and other infrastructure corridors avoid areas of significant biodiversity value and if overriding needs result in infrastructure being developed in areas of significant biodiversity value, the development offsets the lost values in locations enabling a net positive biodiversity outcome by providing compensatory habitat that restores degraded areas within</p>	

	the identified network of habitat and ecological corridors.	
<p>SO5 Brisbane achieves positive biodiversity development outcomes, where interface areas are provided by the development and offsets enable restoration of areas that form part of the Greenspace System and the city's biodiversity values.</p>	<p>L5.1 Development provides an interface area to buffer against edge effects.</p>	<p>The proposed esplanade along the eastern boundary of the lots provides an interface to buffer against edge effects.</p> <p>28 South Environmental have prepared a Concept Rehabilitation Plan and have recommended mitigation strategies to counterbalance any residual impacts.</p>
	<p>L5.2 Development which results in the loss of native vegetation provides compensatory habitat that restores degraded areas within the identified network of habitat and ecological corridors.</p>	
	<p>L5.3 Biodiversity areas are identified and incrementally restored, including through the use of environmental offsets.</p>	
<p>River, waterways, wetlands and bay values</p>		
<p>SO7 Brisbane's waterways, wetlands and foreshores are protected, in particular their natural drainage, stormwater conveyance, visual amenity, landscape character, recreational, cultural and biodiversity values.</p>	<p>L7.1 Development along the Brisbane River corridor is managed on section by section, responding to the diverse local characteristics and values along its length.</p>	<p>The proposed reconfiguration has been setback a minimum of 68m from the waterway centreline, the area between the development edge and the waterway will be retained in a covenant and rehabilitated accordingly.</p>
	<p>L7.2 Development continues to contribute towards an extended public open space network along the river.</p>	
	<p>L7.3 Development in identified waterway corridors, wetlands and the Brisbane foreshore is sited, designed and managed to retain and enhance the performance of these locations for drainage, amenity, recreational, cultural and biodiversity values.</p>	

7.2.3 Theme 4: Brisbane’s highly effective transport and infrastructure

Element 4.1 – Brisbane’s transport infrastructure networks

Specific outcomes	Land use strategies	Response
Road network		

<p>SO1 People and goods can move safely on the road network by the most efficient modes and routes, and the impact of traffic on neighbourhoods and the environment is minimised.</p>	<p>L1.1 Development contributes to the safety and efficiency of the road network and seeks to minimise impacts of traffic on surrounding areas.</p>	<p>The proposal will remove access from Albany Creek Road to reduce any impacts to the traffic network.</p> <p>Access will be obtained from adjacent land to the west to allow a safe and efficient road network.</p> <p>The proposed road network will allow for safe and efficient car and pedestrian movement.</p>
	<p>L1.2 Development layout and access minimises impacts on pedestrian, cyclists and public transport movement and streetscape while providing for safe site servicing.</p>	
<p>SO2 Brisbane's road network is protected and enhanced.</p>	<p>L2.1 Development protects and enhances the existing and future road corridors, as identified in the Road hierarchy overlay.</p>	<p>The proposal will remove access from Albany Creek Road to improve the efficiency of the road network.</p>
<p>Active transport</p>		
<p>SO9 Brisbane has a safe and convenient, comfortable pedestrian and bicycle network to support development.</p>	<p>L9.1 Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all abilities within the site and throughout neighbourhoods, to and within centres, and to community facilities, schools, public transport and other highly frequented destinations as set out in the Bicycle network overlay and Streetscape hierarchy overlay.</p>	<p>The proposal will protect and contribute to safe, direct and convenient access for pedestrians and cyclists of all abilities within the site and throughout neighbourhoods</p>

Element 4.2 – Brisbane’s other infrastructure networks

Specific outcomes	Land use strategies	Response
<p>Water supply infrastructure</p>		
<p>Stormwater</p>		
<p>SO6 Development provides stormwater infrastructure to:</p> <ul style="list-style-type: none"> a. protect water quality; b. reduce urban run-off and peak flows; c. improve waterway health and stormwater quality. 	<p>L6.1 Development incorporates best-practice erosion and sediment control.</p>	<p>The construction of any future dwelling will be required to implement erosion and sediment control measures and provide appropriate stormwater management.</p>
	<p>L6.2 Development incorporates water sensitive urban design on site and in road, streetscape and stormwater infrastructure.</p>	

7.2.4 Theme 5: Brisbane’s CityShape

3.7.1 Strategic outcomes

Strategic outcome	Response
<p>g. 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:</p> <ul style="list-style-type: none"> 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 400–800m²; ii. centres, community facilities, medium and high density residential and industrial uses, as indicated in neighbourhood plans and the zoning pattern. 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; iv. areas of character housing substantially constructed in 1946 or earlier and commercial character buildings; 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; vi. a range of non-residential land uses that generally support the needs of the surrounding residential area; 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. 	<p>The site is located in the suburban living area and will support growth whilst retaining the most important local ecological values.</p>

<p>i. Brisbane's Greenspace (refer to Brisbane greenspace system strategic framework map) offers a well-connected system of places with environmental, recreational and rural values in a variety of land use settings which:</p> <ul style="list-style-type: none"> i. comprises the majority of the city's land outside the urban footprint in the SEQ Regional Plan and land within the urban footprint located in a series of district and metropolitan parks, waterway networks, sport and recreation areas and lands supporting citywide biodiversity areas or scenic amenity values; ii. frames and weaves through the city, including the green hills of Brisbane Forest Park and Mt Coot-tha, the leafy suburbs and waterways, along the Brisbane River to Moreton Bay and the Moreton Bay islands; iii. maintains Brisbane's ecological assets and provides for many of its park and recreation needs; iv. serves many functions which are described in the clean and green leading environmental performance theme. 	<p>The site is located in the suburban living area and will support growth whilst retaining the most important local ecological values.</p> <p>The proposal will improve access to recreation needs of the local community.</p>
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Element 5.5 – Brisbane’s Suburban Living Areas

Specific outcomes	Land use strategies	Response
<p>SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.</p>	<p>L1 The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.</p>	<p>The site is located in the suburban living area and will support growth whilst retaining the most important local ecological values.</p>
<p>SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.</p>	<p>L2.1 Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.</p> <p>L2.2 Development is restricted in terms of the lot sizes, configurations and circumstances suitable for</p>	<p>The proposed reconfiguration includes varying lot sizes that will allow for housing choice.</p>

	subdivision and small-scale housing infill development.	
<p>SO4 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.</p>	<p>L4.1 Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.</p>	<p>The proposed reconfiguration will create lots that are consistent with the predominant lot sizes in the locality.</p>
<p>SO8 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>L8 Development: a) considers and responds to known development constraints and those identified through the assessment process; b) preserves valued character and environmental attributes and mitigates unavoidable impacts; c) provides corridors and linkages required to physically integrate development within the locality; d) concentrates the most intense land uses on well-located sites serviced by appropriate supporting infrastructure; e) is consistent with the scale and pattern of development intended in the zone, zone precinct, or neighbourhood plan.</p>	<p>The reconfiguration will protect the most important features, in and around Cabbage Tree Creek and include a covenant and rehabilitation measures to ensure the ongoing protection of the environment.</p> <p>The site is in a developed urban area and is in close proximity to local services.</p> <p>The site can be serviced by all necessary urban infrastructure.</p>

Element 5.6 – Brisbane’s Greenspace System

Specific outcomes	Land use strategies	Response
<p>SO1 The Greenspace System’s values and functions are</p>	<p>L1.2 Development intensity, land use allocation, siting and</p>	<p>The reconfiguration will protect the most important features, in and around Cabbage Tree</p>

<p>identified, retained and enhanced.</p>	<p>design protect the multiple values and functions of the Greenspace System.</p> <p>L1.3 Development does not fragment high-value biodiversity areas, areas for large-scale rehabilitation, fauna movement and rural activities.</p>	<p>Creek and include a covenant and rehabilitation measures to ensure the ongoing protection of the environment.</p>
<p>SO2 The Greenspace System is expanded to protect areas with green space values.</p>	<p>L2 Development in the Greenspace System appropriately reflects the values of the site and ensures those areas of the site are protected or enhanced.</p>	<p>The reconfiguration will protect the most important features, in and around Cabbage Tree Creek and include a covenant and rehabilitation measures to ensure the ongoing protection of the environment.</p>
<p>SO5 The Greenspace System maintains and enhances the capacity of ecosystems to provide ecosystem services.</p>	<p>L5 Development identifies and protects areas with high levels of ecosystem services from development impacts.</p>	<p>The reconfiguration will protect the most important features, in and around Cabbage Tree Creek and has been concentrated around existing disturbed areas to minimise impacts on ecological features.</p>

7.3 EMERGING COMMUNITY ZONE CODE

As demonstrated in [Figure 7](#), the site is included in the Emerging community zone. The purpose of the Emerging community zone is threefold:

- To identify land that is intended for urban purpose in the future; and
- Protect land that is identified for an urban purpose in the future from incompatible uses; and
- Provide for timely conversion of non-urban land to land for urban purposes.



Figure 7: Zoning Map (Source: Brisbane City Plan 2014)

From a review of the Emerging community zone code, the proposed development does not conflict with the overall intent and outcomes of the relevant zone, as the proposal will facilitate the conversion of the site for urban purposes. The proposed reconfiguration is considered to be a logical development in the context of the surrounding low density residential nature of the locality.

7.4 MCDOWALL – BRIDGEMAN DOWNS NEIGHBOURHOOD PLAN

As noted in [Table 2](#) above, the subject site is located within the McDowall – Bridgeman Downs neighbourhood plan area. The overall outcomes of the McDowall – Bridgeman Downs neighbourhood plan seeks to create functional and integrated communities and protect environmental values from inappropriate development in order to maintain its character, natural and ecological significance. The neighbourhood plan seeks further to provide for residential development that provide for a mix of housing types, styles and densities.

- The proposed development does not conflict with the McDowall – Bridgeman Downs neighbourhood plan area neighbourhood plan in that the proposal:

- The proposal has been designed to be integrated into surrounding development to the west and south west of the site;
- The proposal maintains a large environment covenant area to maintain important connections to Cabbage Tree Creek; and
- The proposal will create varied lot sizes as well lots that will overlook Cabbage Tree Creek, creating a point of difference to surrounding development.

7.5 OVERLAY CODES

Under the *Brisbane City Plan 2014 (v27)*, the site is identified as being affected by several overlays. The most relevant overlays are described and addressed below.

7.5.1 Biodiversity Areas Overlay

Figure 8 below identifies the site in relation to the Biodiversity Areas Overlay Map.



Figure 8: Biodiversity areas overlay mapping (Source: Brisbane City Council)

The relevant overall outcomes of the Biodiversity areas overlay code are repeated below:

- Conservation, consolidation, connection and restoration of the network of lands with in-situ values or areas of strategic biodiversity value within Brisbane.
- Protection, enhancement of waterways and foreshores with significant biodiversity values.
- Avoidance of impacts to biodiversity values, ecological features and ecological processes through the placement of development within a development footprint plan.
- All reasonable on-site measures to avoid and mitigate impacts on biodiversity values from the development have been, or will be, undertaken.

- e) Provision for environmental offsets that achieve an equivalent environmental outcome, where development will or is likely to have a significant residual impact on matters of local environmental significance or matters of State environmental significance.

Response:

The proposed reconfiguration has been designed to retain a significant portion of land where adjoining Cabbage Tree Creek.

The reconfiguration will protect the most important features, in and around Cabbage Tree Creek and include a covenant and rehabilitation measures to ensure the ongoing protection of the environment.

28 South Environmental have been engaged to prepare a Terrestrial Ecological Assessment Report with the findings broadly summarised below:

- there are generally lower ecological values surrounding the existing house.
- mitigation measures have been recommended to account for any residual impacts as a result of development approval, including on-site rehabilitation and management strategies and financial offsets in accordance with relevant state and local offset policy.
- the site is largely centred around areas of existing clear land and avoids conservation significant species were identified during site assessments.
- the site is within a historically disturbed landscape with an infestation of exotic weed species dominating the groundcover.
- Rehabilitation works are predicted to result in a significant improvement on riparian habitat and bank stability.

The report concludes that any impacts as a result of the project are minor, and recoverable through the mitigation strategies proposed.

An assessment against the relevant sections of the Biodiversity areas overlay code is included within section 4.4 of the Terrestrial Ecological Assessment Report (**Appendix C**).

7.5.2 BUSHFIRE OVERLAY CODE

Figure 9 identifies the site in relation to the Bushfire Overlay Map.



Figure 9: Bushfire overlay mapping (Source: Brisbane City Council)

The relevant overall outcomes of the Bushfire overlay code are repeated below:

- a) Development maintains the safety of people and property by not exposing them to an unacceptable risk from bushfire.
- b) Development does not increase the exposure of people and property to an unacceptable risk.
- c) Development which would increase the number of people living, working on or visiting the site is not exposed to an unacceptable risk from bushfire.
- d) Development provides access and evacuation routes for both private and emergency service vehicles which are appropriate to the nature of the development and the level of bushfire risk.
- e) Development mitigates bushfire risk to people and property using measures that avoid or minimise impacts on biodiversity values, ecological features and ecological processes.
- f) Development addresses and takes appropriate account of the potential impact of all future bushfire hazard.

Response:

The proposal has been designed to be located predominantly in existing disturbed areas. The proposed lots are predominantly outside areas affected by bushfire hazard, with some minor incursion into the medium hazard buffer area. Access to the site will be via a connection to the west which is not affected by a bushfire hazard. Any future dwelling can be designed to address bushfire hazard.

An assessment against the Bushfire overlay code is included in [Appendix B](#).

7.5.3 FLOOD OVERLAY CODE

Figure 10 identifies the site in relation to the Flood Overlay Map.

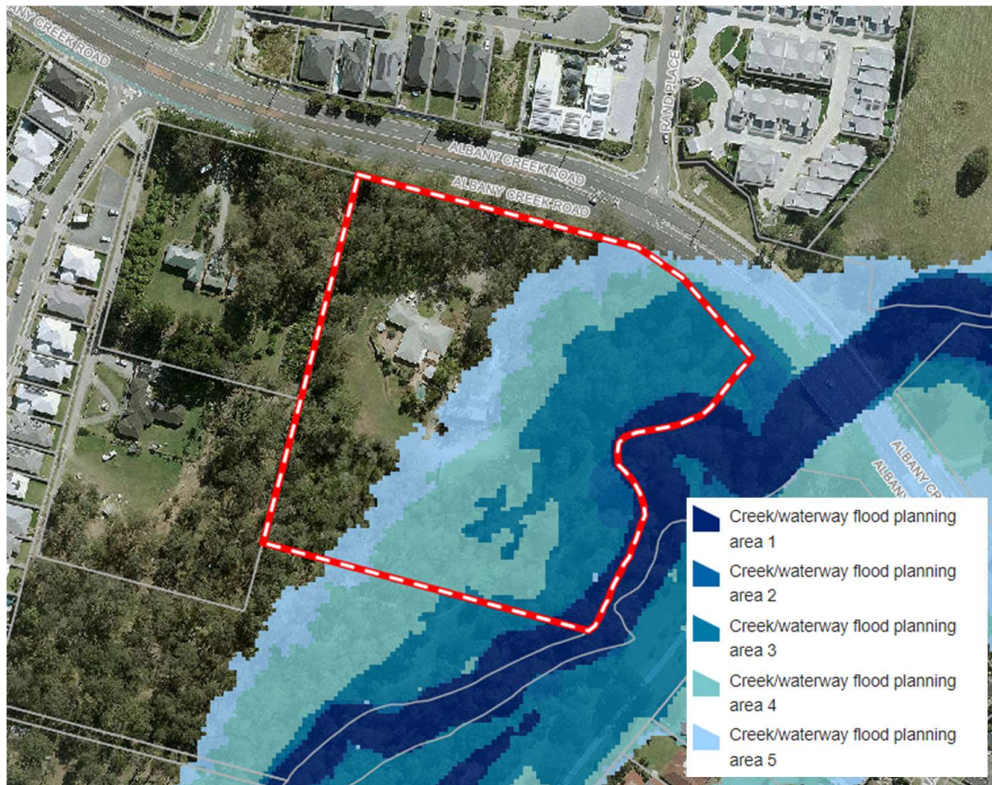


Figure 10: Flood overlay (Source: Brisbane City Council)

The relevant overall outcomes of the Flood overlay code are repeated below:

- a) Development minimises exposure of people and property to unacceptable risk from flood hazard in all flood events.
- b) Development does not unduly burden the city's counter-disaster response capacity, including emergency services access during a flood emergency.
- c) Development provides for efficient evacuation and access for evacuation resources including emergency services during flood events, or otherwise plans for the prospect and impact of isolation or hindered evacuation during flooding.
- d) Development prioritises, in order, the safety of people, protection of public infrastructure and protection of private property, in the management of economic, social and environmental impacts of flooding.

Response:

The proposal has been designed to be predominantly outside areas affected by flood hazard, with some minor incursion into the Creek/waterway flood planning area 5. Access to the site will be via a connection to the west which is not affected by a flood hazard. Any future dwelling can be designed to address flood hazard.

An assessment against the Flood overlay code is included in [Appendix B](#).

7.5.4 ROAD HIERARCHY OVERLAY CODE

Figure 11 identifies the site in relation to the Road hierarchy overlay code.



Figure 11: Road hierarchy overlay (Source: Brisbane City Council)

The relevant overall outcomes of the Road hierarchy overlay code are repeated below:

- a) Development contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane's public domain.
- b) Development accessing roads is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists.
- c) Development that provides a new road internal and connecting to the road hierarchy complements or completes the existing road hierarchy.

Response:

The proposal removed access from Albany Creek Road to improve efficiency and reduce impacts on a major road. The site will utilise a connection from the west to provide safe and efficient access to the proposal.

7.5.5 SIGNIFICANT LANDSCAPE TREE OVERLAY CODE

Figure 12 identifies the site in relation to the Significant landscape tree overlay code.



Figure 12: Significant landscape tree overlay (Source: Brisbane City Council)

The relevant overall outcomes of the Significant landscape tree overlay code are repeated below:

- a) Development retains the landscape character values, such as visual amenity, shade and cooling, habitat, subtropical nature, sense of place, social and cultural wellbeing, economic valuation, stormwater management, oxygen production and carbon sequestration, and pollution reduction, provided by a significant landscape tree.
- b) Development configures individual lots, lot boundaries, proposed building pads, the alignment and design of new roads and areas of open space, to protect the tree protection zone of a significant landscape tree.

Response:

The proposal has been designed to be located in predominantly disturbed areas, however vegetation will be required to be removed to facilitate the development. The most important landscape and significant vegetation on site adjoins Cabbage Tree Creek, with the majority of this vegetation being retained. The proposal purposely avoids access to Albany Creek Road to enable a vegetated buffer between the proposal land the road.

An assessment against the Significant landscape tree overlay code is included in [Appendix B](#).

7.5.6 WATERWAY CORRIDORS OVERLAY CODE

Figure 13 identifies the site in relation to the Waterway corridors overlay code.



Figure 13: Waterway corridors overlay map (Source: Brisbane City Council)

The relevant overall outcomes of the Waterway corridors overlay code are repeated below:

- a) Development avoids fragmentation of waterway corridors and maintains waterway health, riparian biodiversity, water quality, wildlife movement and aquatic and terrestrial habitat connectivity.
- b) Development avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types.
- c) Development protects the flood storage, adjacent floodplains and conveyance function of a waterway corridor to mitigate cumulative impacts of development on flood behaviour.
- d) Development supports the aesthetic and natural amenity values of waterway corridors.
- e) Development incorporates site measures that protect aquatic habitats, water quality, fish passages and downstream fisheries from water pollution and sedimentation.
- f) Development within the Citywide waterway corridor sub-category protects and contributes towards the natural functions of the corridors as connections between the catchment headwaters to the Brisbane River or Moreton Bay, as connectors of public open spaces and key destinations throughout the city and as a series of green networks for terrestrial and aquatic biodiversity.

Response:

The proposal seeks to locate works outside of field validated riparian areas. Areas of relatively intact vegetation have been retained and it is only areas that have experienced recent under scrubbing and represent poor riparian values located along the upper slopes of the mapped waterway buffer area.

An assessment against the relevant sections of the Waterway corridors overlay code is included within section 4.5 of the Terrestrial Ecological Assessment Report (**Appendix C**).

7.6 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

There is no future trunk infrastructure identified in the Local Government Infrastructure Plan applicable to the subject site.

7.7 TEMPORARY LOCAL PLANNING INSTRUMENTS

Temporary Local Planning Instruments are another local planning instrument that may be applicable to development. Brisbane City Council currently has one Temporary Local Planning Instrument:

- **Queensland Government TLPI 02/2021 (Colmslie Road Industry Precinct)** – this TLPI is not applicable to the site.

Therefore, assessment against a TLPI is not required for this proposal.

8.0 CONCLUSION

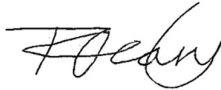
The application formally seeks a Development Permit for Reconfiguring a Lot (1 lot into 23 lots). The reconfiguration will result in 22 lots for residential purposes and 1 large lot retained for ecological purposes. The lot retained for ecological purposes is proposed to be supported by a covenant.

The proposal has been assessed against the relevant assessment benchmarks prescribed in the applicable Local and State planning instruments. The report and appendices (which include a range of technical assessments) demonstrate that the application complies with the relevant assessment benchmarks.

This report and associated appendices provide a comprehensive assessment of the proposed development. Through the assessment we have formed a strong opinion that the applicant has proposed a high-quality development that allows for effective use of the site, whilst maintaining the most important ecological features of the site, and as such the application should be approved.

Should you wish to discuss any aspect of this development please contact the undersigned on (07) 3217 5771.

Kind regards,



Tim O'Leary
Principal Planner
Reel Planning