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Urbicus

Urban Planning Report



Site

457 Simpsons Road, **BARDON**

Proposal

1 Into 3 Lot Subdivision

Approvals

Reconfiguring a Lot – Development Permit

October 2026

Document Control

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1 DEVELOPMENT SUMMARY

1.1 Site Details

Address	457 Simpsons Road, Bardon 4065
Description	Lot 1 on RP94635
Area	1,813m²
Easements	Nil
Landowner	Laura Uhe Noir & Matthew Peter Noir Uhe

1.2 Application Details

Proposal	Reconfiguring a Lot
Approval Sought	Subdivision (1 Into 3 lots)
Development Permit	Yes
Preliminary Approval	No
Level of Assessment	Impact
Referral	No
Public Notification	Yes
Staging	No

1.3 Assessment Framework

Local Government	Brisbane City Council
Planning Scheme	Brisbane City Plan 2014
SEQ Regional Plan	Urban Footprint
State Planning Policies	Natural Hazards, Risk & Resilience

1.4 Administration Details

Applicant	Laura Uhe Noir & Matthew Peter Noir Uhe
Contact	Max Clayton
Phone	07 3367 1582
Email	planning@urbicus.com.au
Project Reference	URB26-031

2 INTRODUCTION

2.1 Proposal Outline

The development proposal (the Proposal) seeks a Development Permit to Reconfigure a Lot (1 Into 3 lots) over land at **457 Simpsons Road, Bardon** (the Site).

The Proposal involves a 1 into 3 lot subdivision as detailed in **Table 2-1.**

Lot Description	Existing Lot Size	Proposed Lot Size	Frontage
Lot 1 on RP94635	1,813 m^2	Proposed Lot 10 – 503m^2	Simpsons Road – 31.52m
		Proposed Lot 11 – 699m^2	N/A – rear lot
		Proposed Lot 12 – 612m^2	N/A – rear lot

Table 2-1 Proposed Lot Sizes

The Proposal involves a new 6.5m wide crossover to Simpsons Road, in the same location as the existing crossover. Easements A and B are proposed along the western portion of the Site to provide access and connection to service to the rear lots (Proposed Lots 11 and 12).

The Site is improved by an existing dwelling house located over Proposed Lot 11, which is to be retained as part of the Proposal.

Refuse collection for all lots is to be kerbside.

The Site is included within the Environmental Management (EM) zone. The level of assessment for the Proposal and application is **Impact**, given that under Table 5.6.1 of the City Plan 2014, the proposed allotments do not achieve 10ha (100,000m^2), as prescribed in the EM zone.

The Proposal does **not** require referral of the application to the State Assessment and Referral Agency (SARA).

This report will:

- Describe the site and surrounds;
- Outline the nature of the proposed development;
- Detail the type of development approvals sought;
- Address the relevant Statutory Frameworks;
- Address relevant provisions of the Brisbane City Plan 2014; and
- Identify and address other planning instruments of relevance to the application.

2.2 The Site and Surrounding Development

The Site is in Bardon, a predominantly residential inner-north suburb of Brisbane. The surrounding development pattern is comprised of:

- East of the Site – multiple dwellings (townhouses) and detached dwellings on lots generally ranging from 400m² to 1,000m².

- Immediately adjacent to the Site – detached dwellings on lots ranging from 1,500m² to 10,000m².

The adjoining sites to the north, east and west are improved by dwelling houses. Refer to the **Figures** and **Tables** below for more detail.

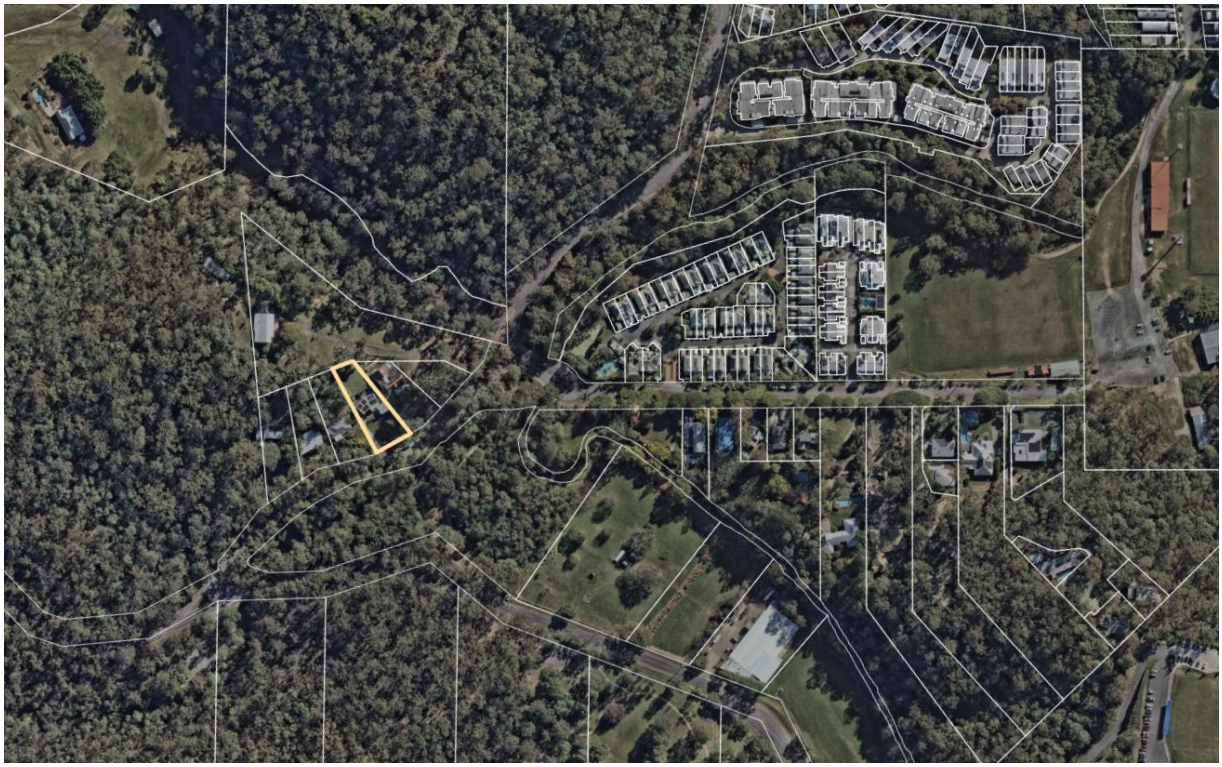

Figure 2-1 The Site and surrounding development pattern
Source: NearMaps



Figure 2-2 Current (2026) Aerial of the Site
Source: NearMaps

Location Context Table	
Distance to Brisbane City	8 km (approx.)
Nearby Roads and Arterial Routes	Simpsons Road – South to the site
Nearby Services	Bardon State School Rainworth State School The Wesley Hospital St Andrew's War Memorial Hospital Milton Station
Parks / Open Space	Purtell Park Silky Oak Picnic Area

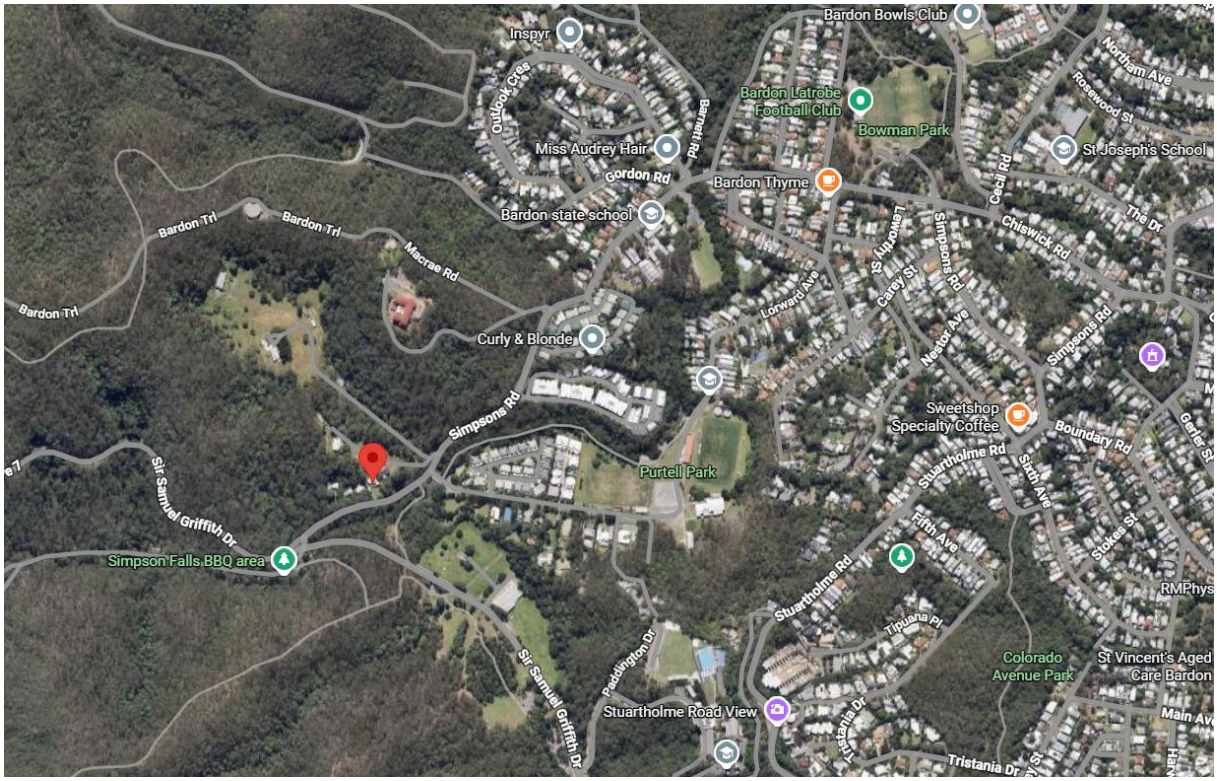

Figure 2-3 Location Plan
Source: Google Maps

2.3 Site Description

The Site is a large residential allotment of 1,813m² improved by an existing detached dwelling constructed post-war. The Site is generally devoid of significant vegetation. The Site is not encumbered by any easements. An existing crossover provides vehicular access to the Site. The Council verge fronting the Site does not contain a footpath or formalised kerb & channel. The Site falls from the rear boundary (~79mAHD) to the front boundary (~61m AHD).

The Site contains four (4) street trees within the verge, comprising three guava trees – unknowingly planted by the previous owners outside the lot boundary – and one slash pine to the west of the frontage (**Figure 2-5**). None of these are native species. Despite best efforts to retain the existing street trees, engineering has determined that 2 of the 4 trees require removal to facilitate earthworks on the Site. The remaining 2 trees will be retained, and any removed trees can be replaced with native species.

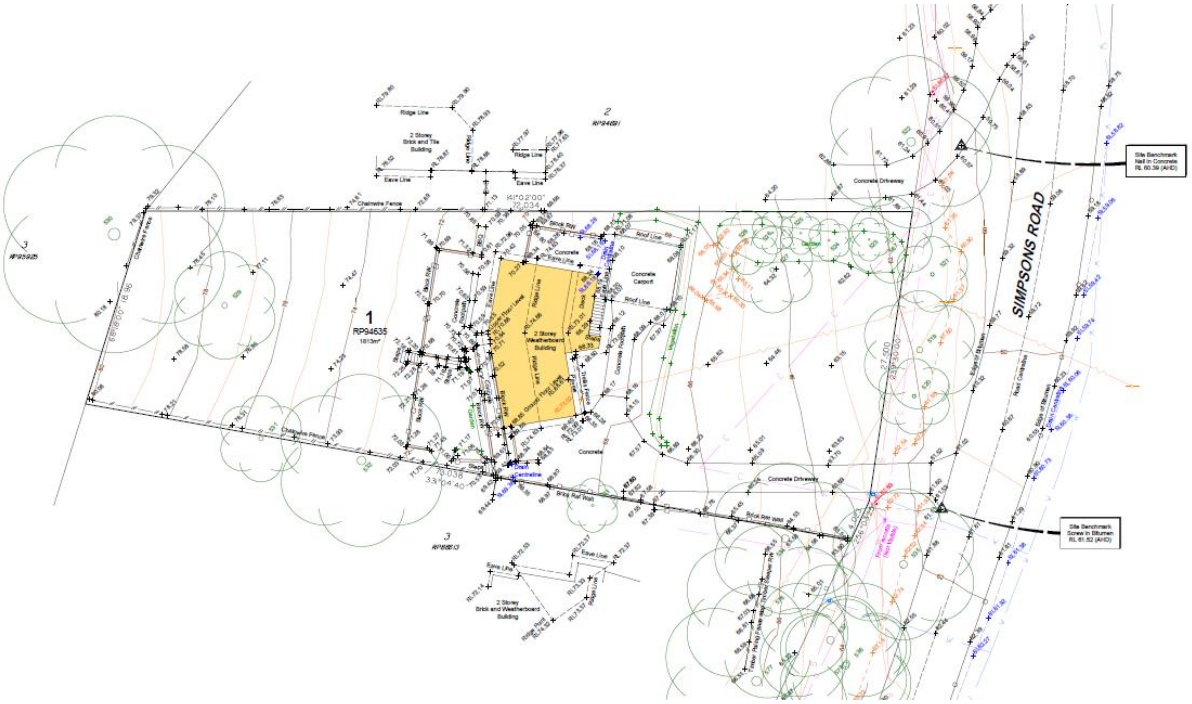

Figure 2-4 **Natural Ground Levels – include site survey**
Source: *Sonto Surveys*

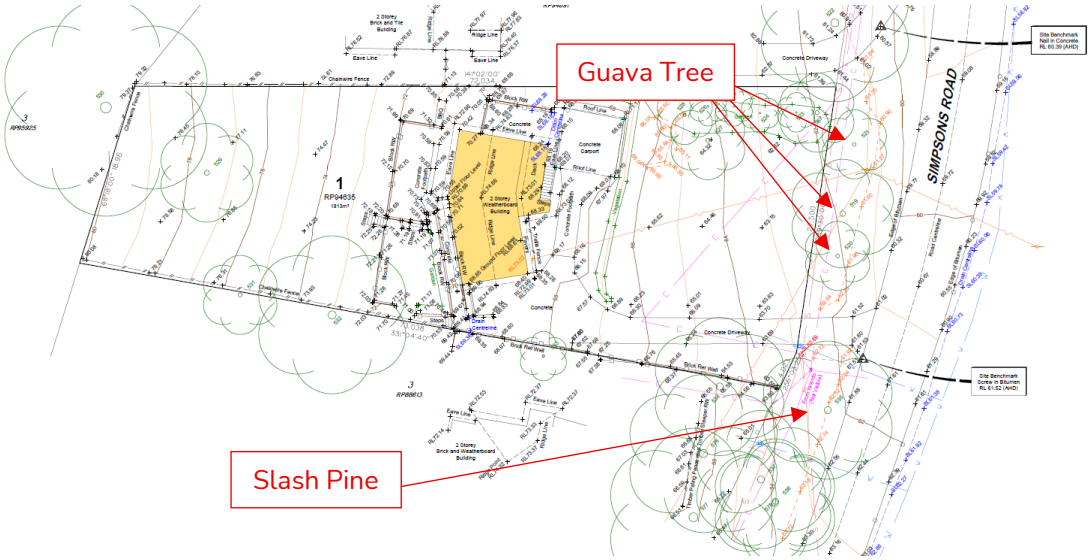

Figure 2-5 **Survey Plan (Street Trees Labelled)**
Source: *Sonto*



Figure 2-6 **Street View of the Site from Simpsons Road – Western Side of the Frontage**
Source: *Google Maps*

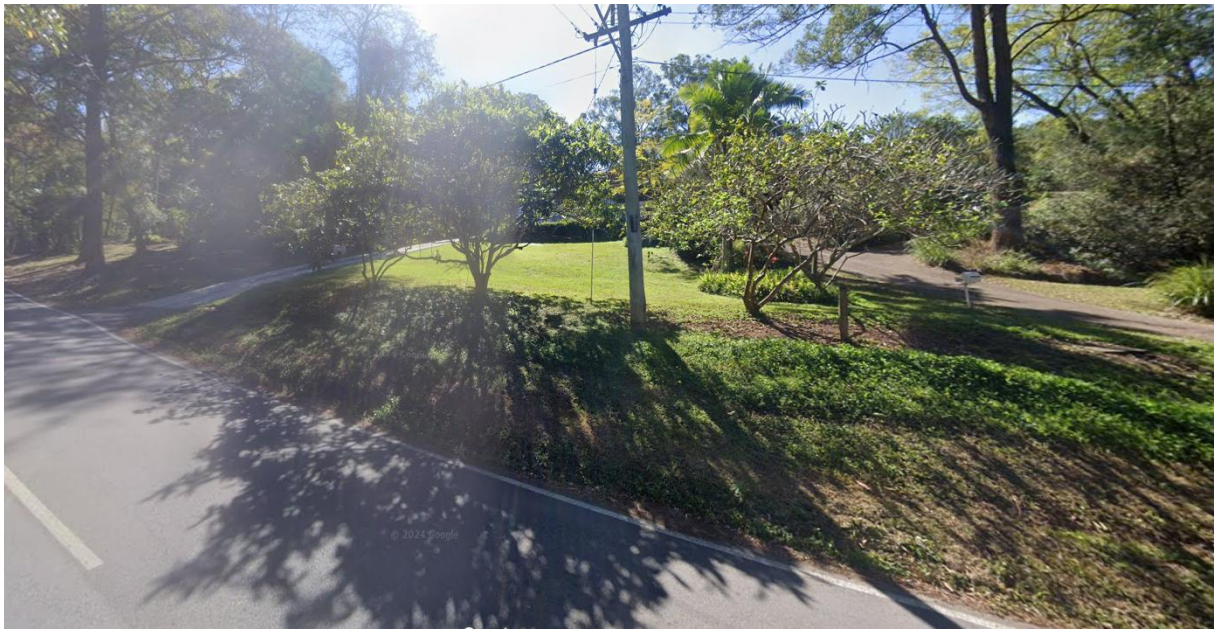

Figure 2-7 **Street View of the Site from Simpsons Road – Eastern Side of the Frontage**
Source: *Google Maps*

The table below details the particulars of the Site.

Site Description Table	
Address	457 Simpsons Road, Bardon
Lot Description	Lot 1 on RP94635
Existing Use:	Dwelling House
Area:	1,813m²
Improvements:	Detached dwelling house
Slope:	The Site falls from rear to front property boundaries (RL79 to RL61)
Access / Cross Over:	Simpsons Road
Road Hierarchy:	Suburban Road

Site Description Table	
Footpath:	Yes - grass
Street Trees	Yes - 4
Vegetation:	Yes
Flooding:	Nil
Easements:	Nil

Table 2-2 Site Description Table

Simpsons Road provides the site's only frontage and is a Suburban Road (Major Road). Adjacent to the Site, Simpsons Road is configured with a two-lane, two-way, undivided road, with rural road typology (i.e. no pedestrian path or kerb and channel). The posted speed limit is 50km/hr.

2.4 Urban Services & Infrastructure

The Civil Engineering Assessment Report prepared by CDS (**Appendix D**) determined that:

> *"The proposed development can be adequately serviced by existing and proposed infrastructure, including site access, stormwater drainage, sewerage and water reticulation. All other required urban services are available to the Site."*

As illustrated in **Figure 2-10**, there is an existing grassed swale located within the northern verge of Simpsons Road which is to be retained and upgrade, where stormwater runoff from all proposed lots will be collected and conveyed to the existing drainage network.

Refer to **Figures 2-8** to **2-10** for visual context of the urban services and infrastructure, and to **Appendix D** for the full Civil Engineering Assessment Report.

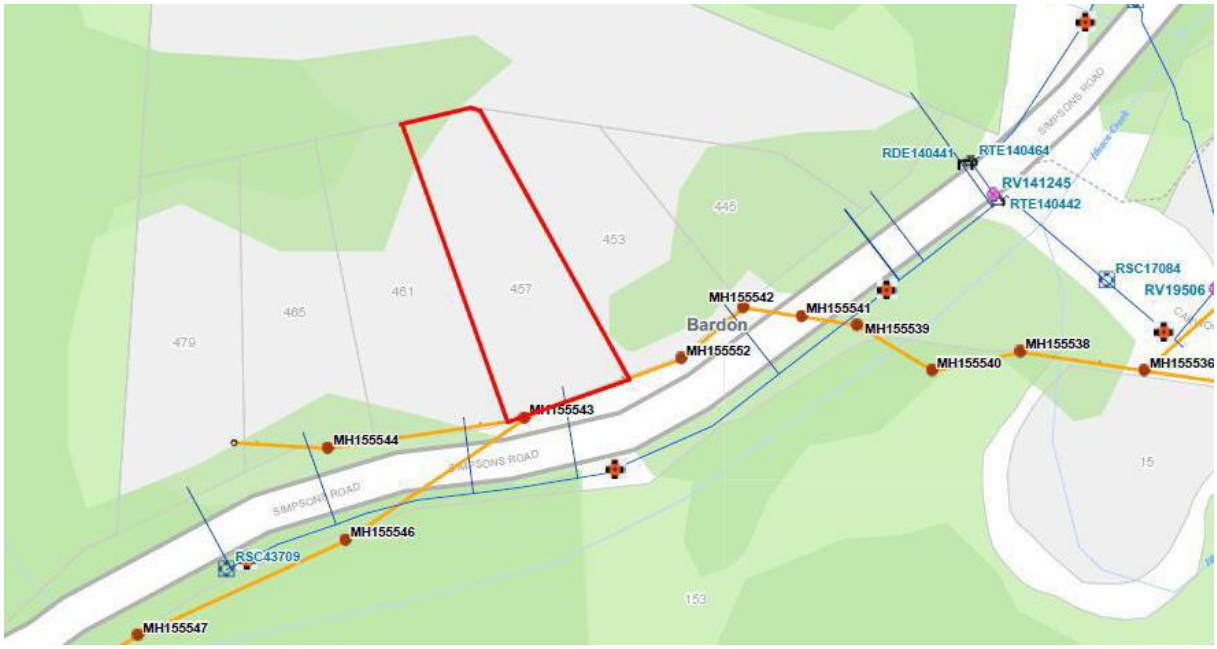

Figure 2-8 Sewer (Orange) & Water (Blue) Services
Source: BCC Community Maps



Figure 2-9 Stormwater (Green) Services
Source: BCC Community Maps



Figure 2-10 Existing Stormwater Drain east of the site
Source: Google Street View

Urban Services	
Water Supply	Water is available in Simpsons Road.
Sewerage Reticulation	Sewerage reticulation is located within Simpsons Road.
Stormwater Discharge	Stormwater is currently being discharged to the pavement on Simpsons Road. A swale within the verge is proposed to achieve a lawful point of discharge.
Other Services	All other services e.g. Telstra, Gas, Electricity, Pay TV are readily available.

2.5 Easements and Encumbrances

The Site is not encumbered by any easements. Refer to the Smart Map below **Figure 2-11.**

2.6 Site History & Previous Approvals

There are no records of a recent application or approval over the site on Council's PD Online website.

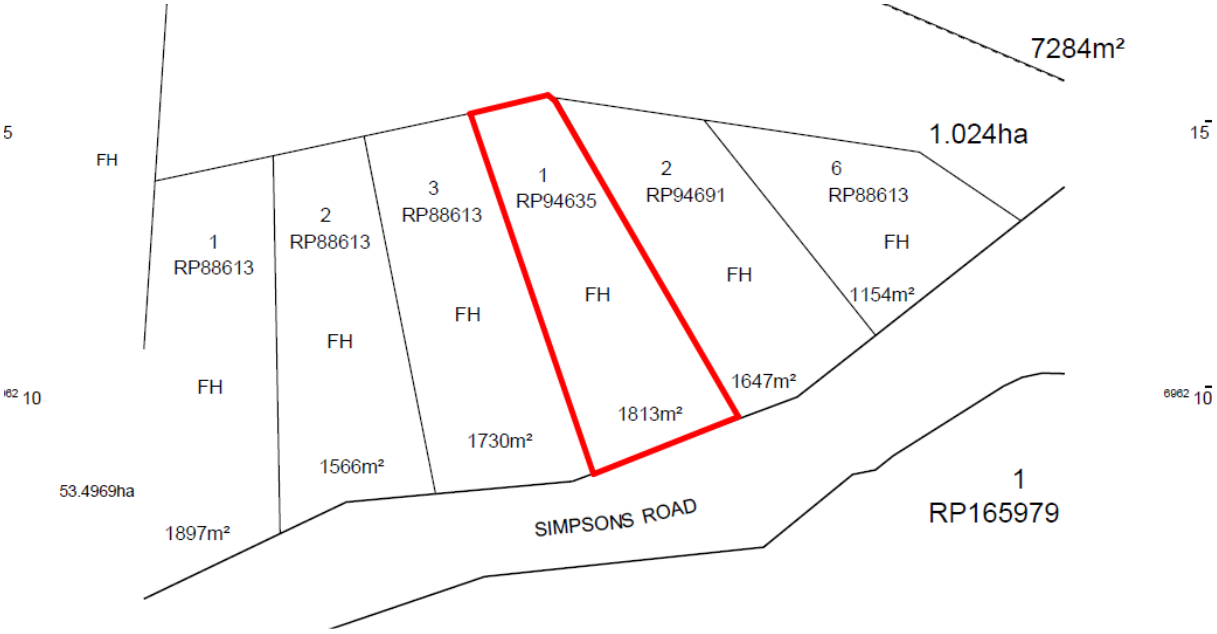

Figure 2-11 Land Parcel Map (Smart Map)
Source: *DNRM Smart Map*

3 PROPOSED DEVELOPMENT

3.1 Proposal Details

The Proposal seeks approval to subdivide the Site into 3 lots ranging in size from 503m² to 699m² as follows:

- **Proposed Lot 10** will be a vacant lot 503m² in size and have a 31.52m frontage. Access is to be via a new 6.5m wide crossover to Simpsons Road in the same location as the existing crossover. Easement A over Proposed Lot 10 will be required for access and services in favour of Proposed Lots 11 and 12.

- **Proposed Lot 11** will retain the existing dwelling house on a rear lot and will obtain access via Easement A. Proposed lot size is 699m². Easement B over Proposed Lot 11 will be required for access and services in favour of Proposed Lot 12.

- **Proposed Lot 12** will be a vacant rear lot 612m² in size. Access to Lot 3 will be obtained via an easement over the access handle over Proposed Lot 11.

- The existing crossover will be removed and replaced with a new 6.5m wide crossover in the same location, on the western side of the Simpsons Road frontage, providing access to all three proposed lots.

- No vegetation clearing on site is required to facilitate the Proposal.

- Refuse collection for all proposed lots is to be kerbside, with a 6m x 0.9m bin pad provided to the east of the new crossover to Simpsons Road.

- Proposed allotments can be adequately serviced by existing and proposed infrastructure, including site access, stormwater drainage, sewerage and water reticulation. The relevant services are included within the boundaries of Easements A & B. All other required urban services are available to the Site – Refer to **Figures 3-2** and **3-3** for visual context of civil engineering works.

- The Site currently discharges stormwater, in an uncontrolled manner, to the pavement on Simpsons Road. It is proposed to formalise a swale in the Simpsons Road Verge, protecting the pavement and allowing for the discharge from the Site to be safely conveyed to the existing field inlet adjacent to the Simpsons Road pavement, which discharges through a 525mm diameter pipe under the road pavement into Ithaca Creek on the far side of Simpsons Road.

- It is proposed that the verge's existing 1 and 2 batter, which currently abuts the road pavement, be pulled back to create a swale, allowing for stormwater to appropriately drain off the pavement and from the Site.

- The proposed earthworks consist mainly of excavation for the access driveway, with a maximum cut of approximately 1.6m required to provide the driveway and services for all proposed lots. See **Figure 3-4**.

- As the Site is located within a bushfire prone area, a Bushfire Hazard Assessment and Management Plan (**Appendix C**) was prepared by S5 Environmental to determine the feasibility of the Proposal based on the applicable BAL levels for each lot as shown in **Table 3-1** – See **Figures 3-5** and **3-6** for visual context.

Lot/s	Applicable BAL Rating
10	29 (Capable of accommodating a BLE to achieve a BAL 19
11	12.5
12	19

Table 3-1 BAL Ratings

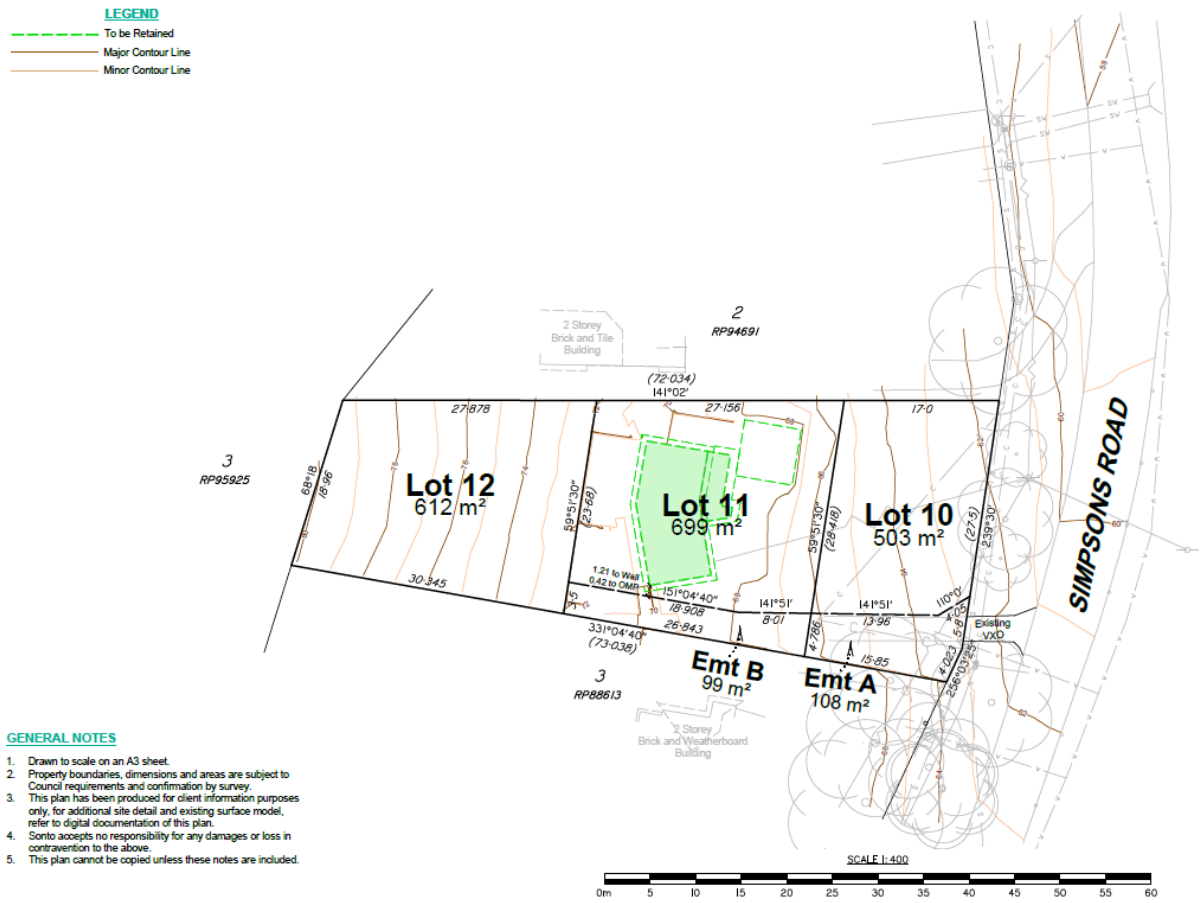

Figure 3-1 Proposed Subdivision Layout
Source: Sonto

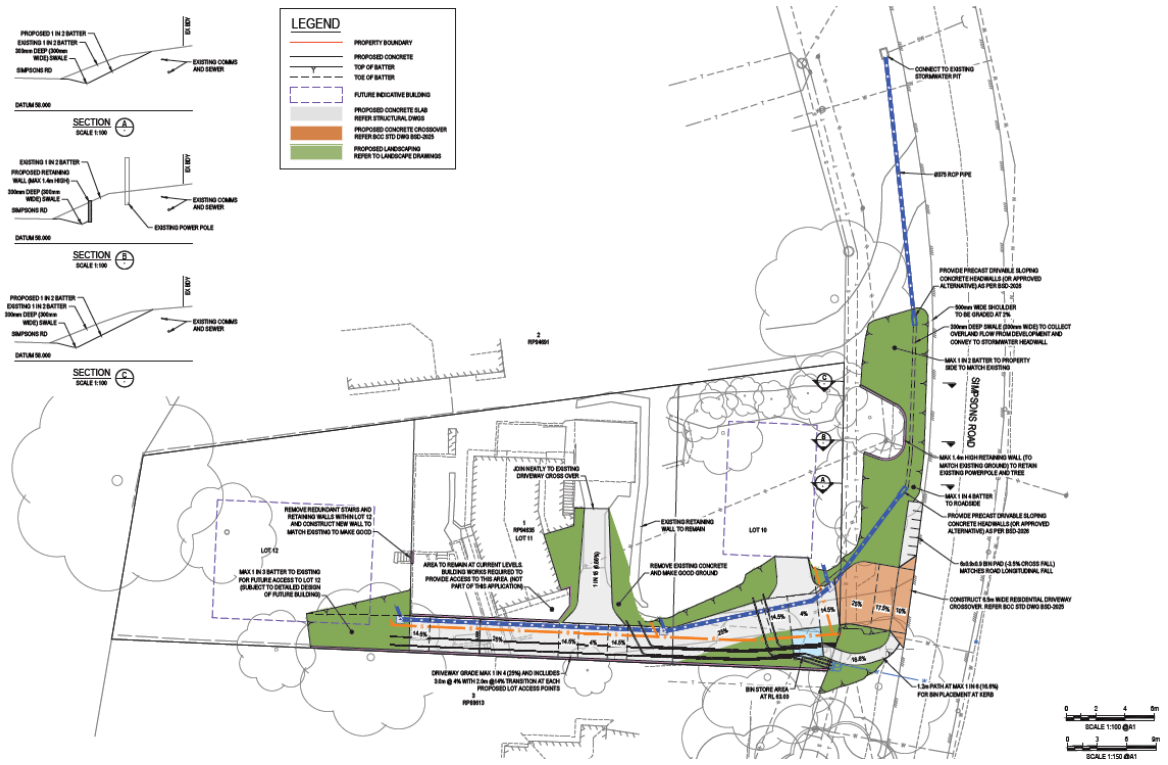

Figure 3-2 Civil Works Plan
Source: CDS

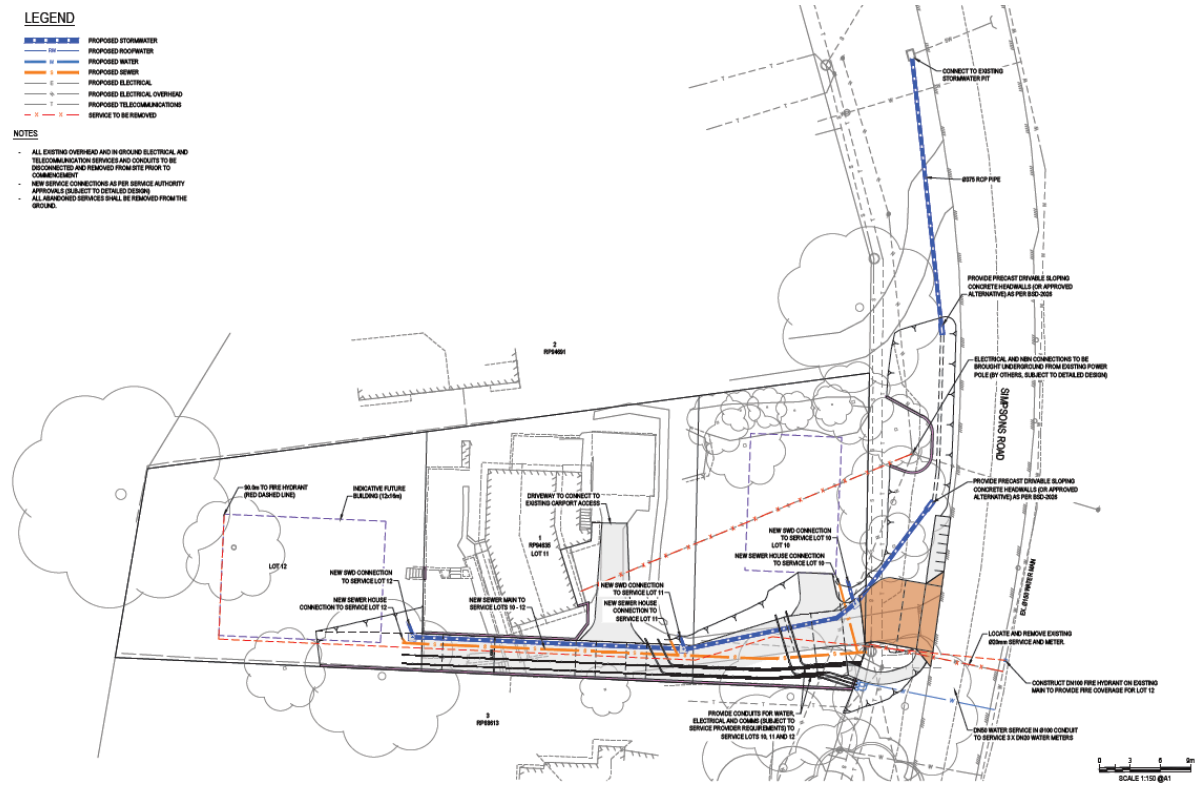

Figure 3-3 Civil Services Layout Plan
Source: CDS

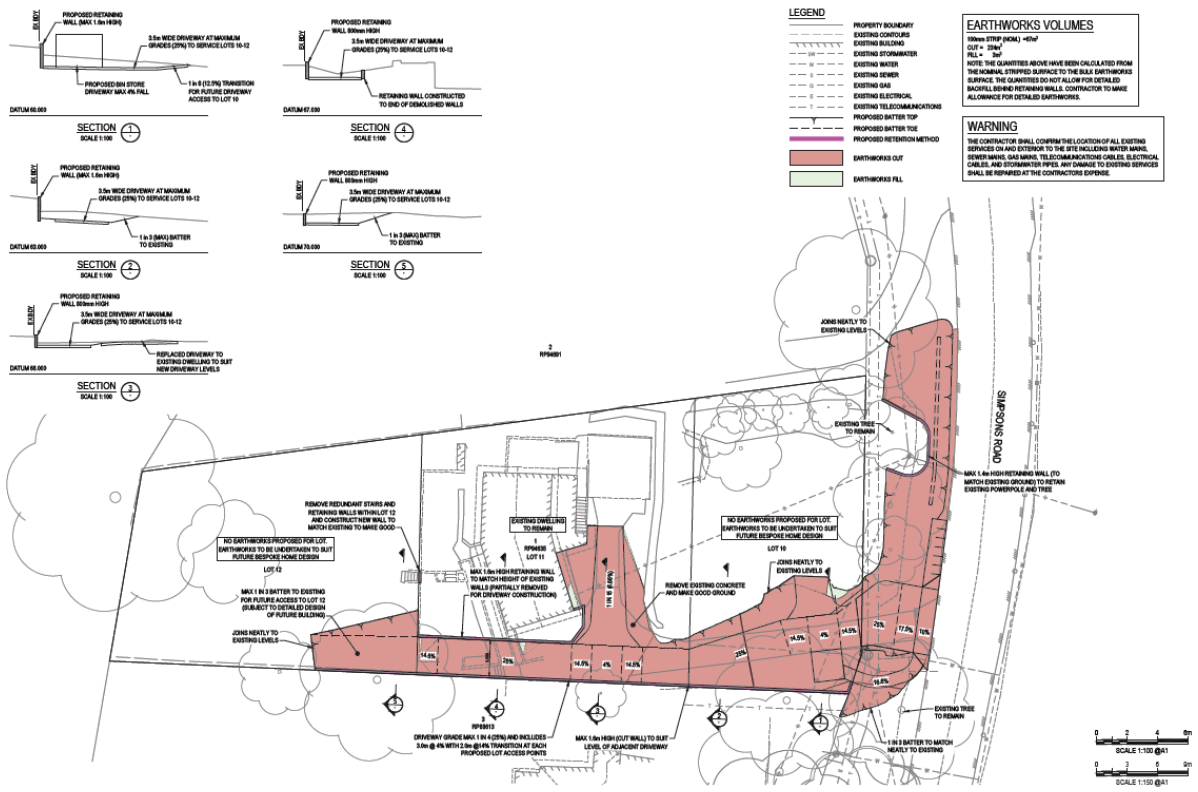

Figure 3-4 Bulk Earthworks Layout Plan
Source: CDS



Figure 3-5 BAL Setbacks over the Site
Source: S5 Environmental

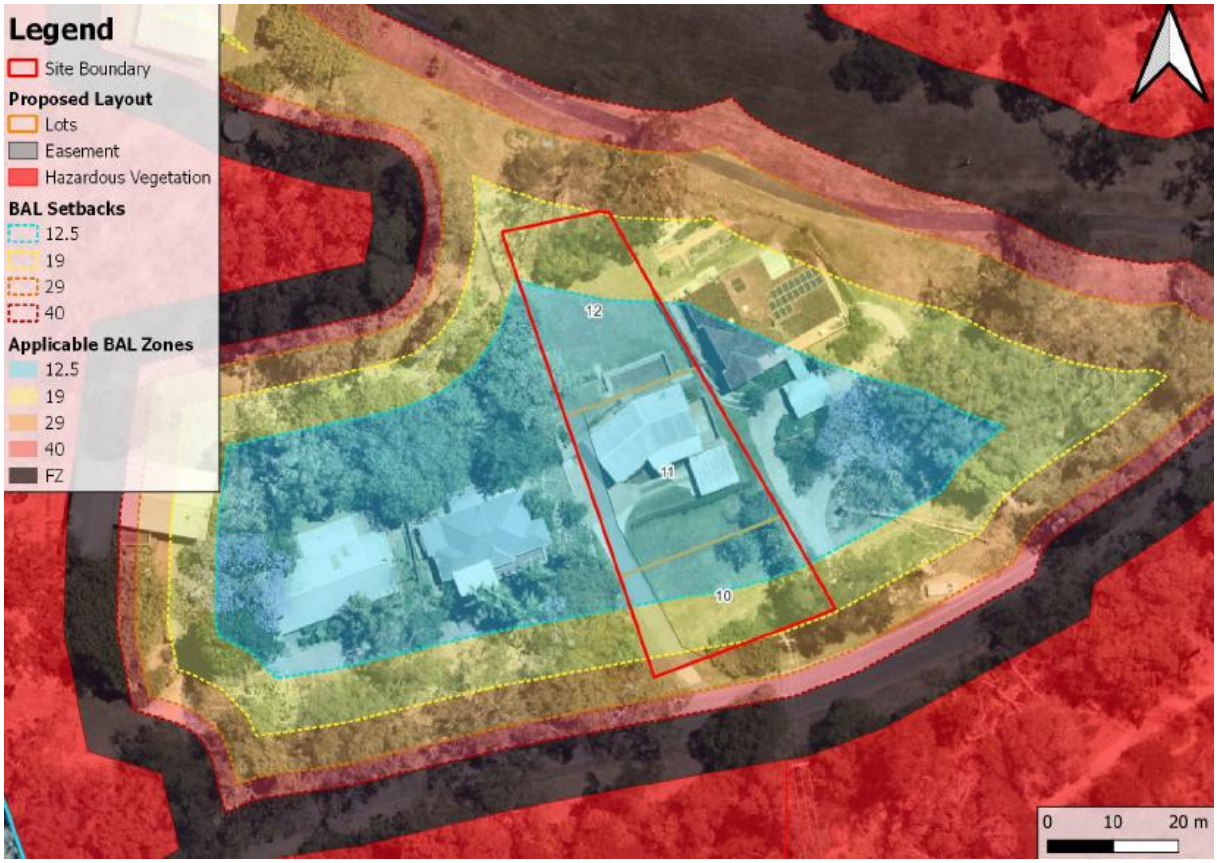

Figure 3-6 Applicable BAL Zones over the Site
Source: S5 Environmental

3.2 Supporting Information

This report is accompanied by the supporting information identified in the Table below

Document / Plan / Report	Consultant	Location
Survey Plan	Sonto	Appendix A
Subdivision Plan	Sonto	Appendix B
Bushfire Hazard Assessment and Management Plan	S5 Environmental	Appendix C
Civil Engineering Assessment Report	CDS	Appendix D
Stormwater Management Plan	CDS	Appendix E
Traffic Engineering Assessment Report	BMC Traffic	Appendix F
Pre-lodgement Advice	Brisbane City Council	Appendix G

Table 3-2 Consultants Supporting Information

3.2.1 Survey and Subdivision Plans

The Site survey and subdivision plans have been prepared by Sonto.

3.2.2 Bushfire

In support of the Proposal, a **Bushfire Management Assessment** has been prepared by S5 Environmental which includes the hazard assessment in addition to a Bushfire Attack Level (BAL) assessment and a bushfire management plan. A response to the Bushfire Overlay code has also been provided.

3.2.3 Civil Documentation

Coordinated Development Solutions (CDS) have prepared the following supporting documentation:

- Civil Engineering Report
- Stormwater Management Plan

The supplied **Civil Engineering Assessment Report (CEAR)** includes:

- Summary of existing services & infrastructure.
- Summary of proposed connection to site services.
- Code Compliance Requirements and responses to Infrastructure Design Code and Filling & Excavation Code.

The CEAR concludes:

> *The proposed development can be adequately serviced by the existing and proposed infrastructure, including site access, stormwater drainage, sewerage and water reticulation. All other required urban services are available to the site.*
>
> *The development can be appropriately conditioned to ensure that detailed servicing requirements are addressed through the relevant design, construction and approval processes. Accordingly, reasonable and relevant conditions can be imposed as part of the development approval to ensure the provision of compliant and adequate infrastructure and servicing for the proposed development.*

The **Stormwater Management Plan (SMP)** includes:

- Existing site and drainage
- Stormwater strategy and quality management
- Erosion and sediment control measures
- Code Compliance Requirements and response to Stormwater Code.

The SMP concludes:

> *Based on the hydraulic analysis undertaken, it is demonstrated that the Proposed 1 into 3 lot Residential Subdivision as documented in this report will not have adverse flooding impacts on the surrounding Council's drainage infrastructure and will not adversely change the condition of the properties downstream, upstream and adjacent to the site.*
>
> *The proposal will have no adverse social or environmental impacts from stormwater runoff originating from the proposed development. Acceptable levels of stormwater runoff quality can be achieved through the implementation of Best Management Practice techniques and strategies.*

3.3 Traffic Documentation

A **Traffic Engineering Assessment Report** has been prepared by BMC Traffic which includes:

- Summary of proposed access arrangement, including crossover and easement.
- Refuse collection arrangements.
- Code Compliance Requirements and response to Transport, Access, Parking and Services Code and relevant sections of the Infrastructure Design Code.

The assessment and analyses presented in the report concluded that:

- *A 6.5m wide Type B1 site access crossover is proposed and provides the ability for vehicles to enter and exit the site from the eastbound traffic lane, with two B85 vehicles able to pass in the driveway.*

- *The width and gradient of the roadway within the Easement meets the requirement of the TAPS Policy, for an Easement of 40m or less. Recognising the Easement is some 44m in length, it is suggested that the proposal represents a minor increase in the design limit for the Easement length, and the adoption of the requirement for a 40m long Easement is not expected to create a notable difference in the operation of the Easement or surrounding road network. This is particularly the case given the ability for two vehicles to pass at the crossover to Simpsons Road.*

- *Sight lines at the site access are appropriate for the proposed residential subdivision.*

- *In consideration of the Major Road designation of Simpsons Road, the potential for impacts on the road network are mitigated by the crossover design, which allows for simultaneous entry / exit of the B85 passenger vehicle. Furthermore, confirmation of sight lines achieves safety for the design.*

3.4 Infrastructure Charges

The Site is within the Priority Infrastructure Area under Council's Adopted Infrastructure Charges Resolution. Under the resolution,

- The Proposal will obtain credit for one existing lot; and
- Be subject to Infrastructure Charges for the 2 additional lots proposed.

3.5 Pre-lodgement Meeting

3.5.1 BCC Pre-lodgement Meeting Minutes

A pre-lodgement meeting was held with Brisbane City Council on 8th April 2026.

Prelodgement advice	Urbicus Response
1. Application process The proposed reconfiguration triggers impact assessment under Table 5.6.1 due to the allotments being created being below 10ha (100,000m2) within the Environmental management zone. The minimum lot size is 100,000m2 under Table 9.4.10.3.B – Part 4 of the Subdivision code which is reflected in the Mt Coot-tha neighbourhood plan seeking to retain large land holdings in a bushland setting. When layered onsite servicing constraints, justification for further subdivision may be challenging. The development will require the application to be publicly notifiable and as such any objections raised by submitters would be considered in Councils assessment who may open the application to a 3rd party appeal.	Refer to **Section 5** & **7** for a detailed response to Council's prelodgement advice regarding lot size, zoning and the neighbourhood plan.
2. Layout The current intent of the Bushland Living Precinct (NPP-001- is to facilitate a visual transition between low density residential development and the natural and recreational areas of Mt Coottha which does not appear to be apparent with the current development proposed. During the meeting, Council acknowledged that the characteristics of 443-479 Simpsons Road, Bardon (included in the EM zone and Bushland Living Precinct - NPP-001) and the site were not necessarily consistent with the characteristics of land generally included in the EM Zone and NPP-001 (for example, the collection of sites included in the EM zone and NPP-001 along Carwoola Street). The landslide, waterway corridors, significant landscape tree and biodiversity areas overlays do not affect the site. The applicant also acknowledged that lot sizes ranging from 630m² - 809m² existed in the EMZ and NPP-001 precinct along Carwoola Street – southeast of the site. Whilst acknowledging the site is zoned for Environmental management with limited mapped insitu ecological values, the Bushland living precinct of the neighbourhood plan does outline this site to function as a receiving site for environmental offsets. The future development application should address this overall outcome. The future development application will need to address the Strategic framework and has the capacity to justify 'other relevant matters' due to it triggering impact assessment and lacking compliance with both the zone and neighbourhood plan codes. "Other relevant matters" could refer to the site characteristics mentioned above and streetscape character.	Refer to **Section 5** & **7** for a detailed response to Council's prelodgement advice.

The development is to also demonstrate the subsequent low density residential housing that will follow a subdivision is appropriate in accordance with the Subdivision code and Councils standards prescribed by the secondary codes.	
3. Bushfire hazard The site has no mapped biodiversity values and as such the proposal does not need ecological reporting to justify the development. However protected vegetation is evident on adjoining sites which causes the mapped bushfire overlay. The premises is within a Medium bushfire hazard area and very high and high potential bushfire intensity mapped area within the State's bushfire hazard mapping, triggering assessment against Sections A and C of the Bushfire overlay code. A site-specific bushfire hazard assessment would be required in accordance with the Bushfire PSP or other approved methodology. The bushfire hazard assessment must include any rehabilitation areas that are proposed within the site, taking into account the vegetation at full maturity. The Bushfire reporting must demonstrate that the proposed development will not be exposed to an intolerable level of radiant heat exposure (>29kW/m2), avoids creating a potential entrapment situation and provides alternative egress routes in consideration of the most likely bushfire scenarios. Bushfire reporting must include an assessment against all the relevant sections of the Bushfire overlay code, demonstrating compliance.	Refer to **Appendix C** - Bushfire Hazard Assessment and Management Plan as prepared by S5 Environmental.
4. Stormwater A Lawful Point of Discharge (LPD) is to be demonstrated. Guidelines as to what Council constitutes to be a satisfactory LPD may be found in Section 7.6 of the Infrastructure Design PSP (ID PSP). As the site is a larger landholding, the natural sheet flow to informal infrastructure on Simpson Road appears to be the existing scenario. There is no suitable infrastructure (including kerb and channelling) available for connection and thus LPD cannot be determined at this stage. The future development application will require a site-based Stormwater Management Plan addressing a suitable LPD. This may require upgrading the entire catchment north of Simpson Road as private infrastructure is not permitted within Council owned road reserve. It may be beneficial to undertake a pre-assessment of a technical report for the SBSMP prior to lodgement. For more information visit: https://www.brisbane.qld.gov.au/building-andplanning/getting-started-on-your-project/request-planning-advice	Refer to **Appendix E** – Stormwater Management Plan as prepared by CDS.
5. Access and servicing An RPEQ certified Traffic report, will be required as part of any future development application, demonstrating compliance with all relevant assessment benchmarks. The RPEQ certified traffic engineer is to provide responses to any performance solutions proposed within the Traffic report. Due to the site being accessed off a Suburban road (Major Road), Council will require specific reporting to understand the suitability of endorsing intensification of the site. Council has concerns with existing site distance, cross over design, grades, widths, functionality and maneuvering. Due to accessing a major road, a singular shared cross-over design is required. The minimum access handle and driveway widths as well as grades, are to be designed in accordance with the Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy (PSP) and Councils standards ensuring two-way access given	Refer to **Appendix F** – Traffic Engineering Assessment Report as prepared by BMC Traffic.

Simpson Road is a Major road. This is to include the relevant reciprocal access and servicing easements that are splayed to accommodate a minimum of 4 mobile refuse bins fronting Simpson Road for kerbside bin presentation. Any performance solution will need to be addressed in the submitted RPEQ certified Traffic report. Due to the existing grades on the site, earthworks are expected to establish usable lots. A concept earthworks plan will be required to be lodged with any application and must clearly detail the proposed outcome. Given the distance of Lot 3 from a public fire hydrant, a private fire hydrant may be required for firefighting purposes in accordance with the Infrastructure design code and QFES standards. Any future application will need to address the requirements for refuse as stated in the Refuse Planning Scheme Policy (Refuse PSP) and Transport, Access, Parking and Servicing (TAPS) PSP. Including each allotment can gain appropriate bin presentation areas for collection without impacting on the safety of the road environment and road users. Council offers a green waste service which is currently 'opt in' however this may not be an option if sufficient storage and presentation area is not demonstrated at lodgement. If the development is proposing green waste service from Council, provide updated plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage bins. Prior to proceeding with an application, Council strongly recommends obtaining a Services Advisory Notice (SAN) notice from Urban Utilities to confirm existing sewer infrastructure has capacity to accommodate the development.	
6. Verge works Simpson Road is mapped as Neighbourhood Street (Minor) under the Streetscape hierarchy overlay. It is noted that kerb and channel have not been installed along this section of Simpson Road. If kerb and channel are required to achieve appropriate stormwater infrastructure, standards street works (including a 1.2m wide broom finished footpath, turf and street tree planting at a 3.75m width) will be required. This may require reprofiling the verge crossover which may be difficult given the current topography with retaining walls needed outside of a future reserve. If kerb and channel are not conditioned as part of a future approval, it is unlikely that footpath provision will be required. Further, the topography along the frontage of the site is steep, and reprofiling to achieve BCC compliant verge crossfalls would be difficult to achieve. For this reason, footpath upgrades are unlikely to be conditioned, even if kerb and channel were to be installed.	Refer to **Appendix D** – Civil Engineering Assessment Report as prepared by CDS.

4 STATUTORY FRAMEWORK

This section addresses components of the statutory planning framework relevant to the assessment of the proposed development.

4.1 Planning Act (PA) 2016

The PA2016 is the statutory instrument for the State of Queensland under which development applications are assessed by local and state governments.

4.1.1 Level of Assessment

The level of assessment for this application is **Impact**. Under Section 45(5) of the Planning Act:

> *(5) An impact assessment is an assessment that:*
>
> *(a) must be carried out:*
> *(i) against the assessment benchmarks in a categorising instrument for the development;*
> *and*
> *(ii) having regard to any matters prescribed by regulation for this subparagraph; and*
> *(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017:

> *(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
> *(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks:*
>
> *(a) the assessment benchmarks stated in:*
> *(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
> *(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
> *(iii) a temporary State planning policy applying to the premises;*
>
> *(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
>
> *(c) if the local government is an infrastructure provider—the local government's LGIP*
>
> (3) *However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.*

An assessment of the application has been undertaken against relevant assessment benchmarks described in Section 30 of the Planning Regulations outlined above.

4.1.2 Public Notification

Section 53(1) of the PA2016 states:

> *An applicant must give notice of a development application if:*
>
> *(a) any part of the application requires impact assessment; or*
> *(b) the application includes a variation request*

The application requires Impact assessment and therefore notice of the application will be undertaken in accordance with the PA2016.

4.1.3 Referral

Under Section 54(2) of the PA2016:

> *(2) A referral agency, for a development application, is:*
>
> *(a) the person prescribed by regulation as a referral agency for applications of that type; or*
> *(b) if that person's functions have been devolved or delegated to another person—the other person; or*
> *(c) if the Minister has decided that a person is a referral agency under section 48(6)—that person.*

Part 4, Section 22(1) of the Planning Regulation states that:

> *Schedules 9 and 10 prescribe:*
>
> *(a) for section 54(2)(a) of the Act, the referral agency for the development applications stated in the schedules.*

The Proposal does not trigger referral to State Government.

4.2 State Planning Requirements

4.2.1 State Planning Policy (SPP)

The SPP was released on 3 July 2017. It is a State planning instrument made under Chapter 2 Part 2, Section 10 of the Planning Act.

The SPP outlines 17 state interests that must be considered in every planning scheme across Queensland. These state interests are arranged under five broad themes:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the SPP represents an assessment benchmark and the assessment manager must have regard to SPP's, if it is not identified and addressed in the planning scheme.

When a local planning scheme has not yet been updated to incorporate the SPP state interests, the Council will assess a development application using the assessment benchmarks in the SPP.

Natural Hazards, Risk & Resilience is addressed within the Bushfire Hazard Assessment and Management Plan prepared by S5 Environmental (**Appendix C**).

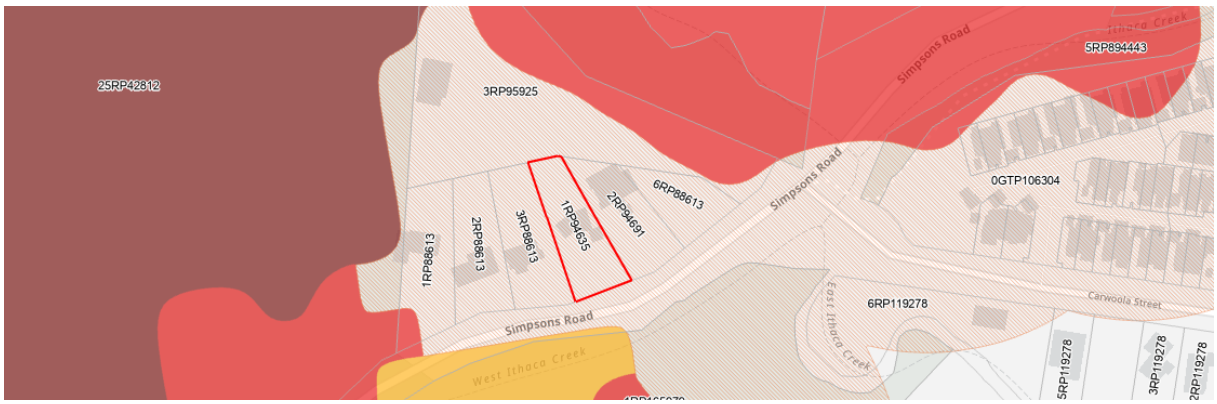

Figure 4-1 **SEQ Regional Mapping (Red Stripe – Potential Impact Buffer)**
Source: *SARA Mapping*

4.2.2 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) define the state's interest in development assessment. It contains the matters SARA considers when assessing a development application on behalf of the chief executive.

When submitting a development application to the SARA, the applicant is required to demonstrate how the application complies with the applicable state code(s) in SDAP.

However, as the Proposal does not require referral to DILGP (refer to Section 4.1.3) the SDAP's do not apply.

4.2.3 SEQ Regional Plan 2023

The Site is within the area of the South-East Queensland Regional Plan (Regional Plan) 2023.

Under Section 26(2)(a)(i) of the Planning Regulation, the Regional Plan represents an assessment benchmark and the assessment manager must have regard to regional plan, if it is not identified as being appropriately reflected in the planning scheme.

The Site is included in the Urban Footprint Land Use Area of the Regional Plan that is intended to accommodate urban development. See **Figure 4-2**.



Figure 4-2 **SEQ Regional Mapping (Pink – Urban Footprint, Light Green – Regional Landscape and Rural Production Area)**
Source: *SARA Mapping*

5 LOCAL PLANNING REQUIREMENTS & ASSESSMENT

Brisbane City Plan 2014 (BCP2014) is the applicable planning scheme to this application. The relevant provisions are identified and addressed below.

5.1 Level of Assessment

The Proposal is subject to **Impact Assessment** in accordance with Part 5 of the Planning Scheme as outlined in Table below.

Assessment Trigger	Table	Level of Assessment
EM Environmental Management	5.6.1	Impact
Neighbourhood Plan		
Mt Coot-tha neighbourhood plan Bushland living precinct – NPP-001		No Change
All Aspects of Development		
Airport environs overlay	5.10.2	Code
Bushfire overlay	5.10.5	Code
Community purposes network overlay	5.10.7A	Code
Critical Infrastructure and movement network overlay	5.10.8	Code
Road hierarchy overlay	5.10.9	Code
Streetscape hierarchy overlay	5.10.15	Code

Table 5-1 Level of Assessment Table

5.2 Assessment Benchmarks

The assessment benchmarks for the application are the entirety of BCP2014 including those outlined in the table below.

Development Codes	Addressed by
Subdivision Code	Urbicus
Neighbourhood Plan Code	
Mt Coot-tha neighbourhood plan	Urbicus
Overlay Codes	
Airport Environs Overlay Code	Urbicus
Bushfire Overlay Code	S5 Environmental
Community Purposes Network Overlay Code	Urbicus
Road Hierarchy Overlay Code	Urbicus
Streetscape Hierarchy Overlay Code	Urbicus
Prescribed Secondary Codes	
Filling & Excavation Code	CDS
Infrastructure Design Code	CDS
Landscape Work Code	Urbicus
Outdoor Lighting Code	Urbicus

Park Planning & Design Code	Urbicus
Stormwater Code	CDS
Transport, Access, Parking and Servicing Code	BMC Traffic
Wastewater Code	Urbicus

5.3 Strategic Framework

Under the Strategic Framework of the Brisbane City Plan 2014, the Site is identified within the Suburban Living Area. The land use strategies for the Suburban Living Area include:

- *Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.*
- *Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.*
- *Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances.*

Response: In accordance with the Strategic Framework of the Brisbane City Plan 2014, the Site is located within an area identified as suitable for infill residential development for detached houses where meeting the intent and overall outcomes of the relevant zone. Notwithstanding the Site's current inclusion within the EM zone, we consider the Site's characteristics are more reflective of the Low Density Residential (LDR) zone, consistent with adjoining and nearby land to the east and southeast. This position was corroborated by Council at the prelodgement meeting held 8 April 2026:

> *"Council acknowledged that the characteristics of 443-479 Simpsons Road, Bardon (included in the EM zone and Bushland Living Precinct - NPP-001) and the site were not necessarily consistent with the characteristics of land generally included in the EM Zone and NPP-001 (for example, the collection of sites included in the EM zone and NPP-001 along Carwoola Street)"*

Refer to **Section 7** for further justification of the Site's suitability for a residential subdivision.

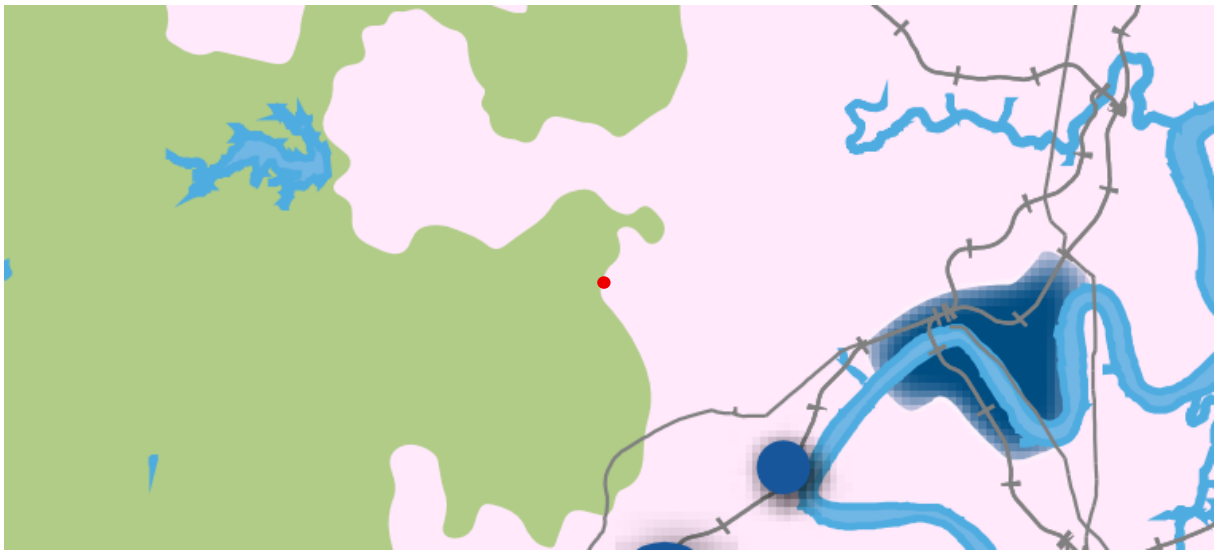

Figure 5-1 BCC Sub-Regional Context Strategic Framework Map (Site shown in Red)
Source: BCC City Plan 2014

Responses to **Section 3.0** (Strategic Framework) of BCP2014, specifically, **Elements 2.2** and **5.5** have been provided in the subsections below.

5.3.1 Theme 2.2: Brisbane's Housing and Accommodation Choices

Specific outcomes	Land use strategies	Nature of Proposal
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	**L1** Increased densities within Growth Nodes on Selected Transport Corridors are identified through a neighbourhood planning process and are in accordance with the Brisbane CityShape theme to accommodate anticipated future population.	Not Applicable. The Proposal does not involve development within Growth Nodes.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and individuals with specific housing needs.	**L2** Residential development contributes to housing diversity, particularly supporting ageing in place, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan.	Complies. The Proposal is for a subdivision resulting in 3 residential lots.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	**L3.1** A range of accessible accommodation opportunities catering to a growing number of visiting professionals, temporary business visitors, tourists and students are conveniently located at or in proximity to major business and tourism destinations.	Not Applicable. The Site is not located near any of the nominated localities.
	L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres.	
	L3.3 New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.	
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	**L4** Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.	Not Applicable. The Site is not in a rural area/ neighbourhood.
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	**L5** Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability.	Complies. The Proposal will not compromise the existing sense of place established by the surrounding neighbourhood.
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	**L6.1** Land is identified for a range of housing types including rooming accommodation, suitable to tertiary and international students, staff and visitors to major special-purpose centres or community institutions, such as hospitals, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.	Not Applicable. The Proposal is for a subdivision.
	L6.2 Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where the surrounding amenity is maintained and there is good access to	As above.

	higher education campuses by way of public or active transport.	
	L6.3 Other special purpose institutions, for example defence bases, establish accommodation either on site or nearby where well served by transport and other urban facilities, as required to meet the particular housing choice needs for staff and visitors.	As above.

5.3.2 Theme 5.5: Brisbane's Suburban Living Areas

Specific Outcomes	Land Use Strategies	Nature of Proposal
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.	**L1** The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.	Complies. Refer to **Sections 3 & 7** for a detailed response to the Site's suitability for a residential subdivision.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	**L2.1** Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas. **L2.2** Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.	Not Applicable. The Proposal is for a subdivision. Complies. The Proposal will provide for lot sizes that are appropriate for the Site and consistent with the surrounding local context. Refer to **Sections 3 & 7** for a detailed response to the Site's suitability for a residential subdivision.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings to provide for some intergenerational housing options catering to young people, families and supporting ageing in place.	**L3** Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances.	Not Applicable. The Proposal is for a subdivision.
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.	**L4.1** Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood. **L4.2** The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards.	Complies. The Proposal is for a subdivision resulting in 3 residential lots of sizes ranging from 503m² to 699m². Refer to **Sections 3 & 7** for a detailed response to the Site's suitability for a residential subdivision. As above.

	L4.3 Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through: (a) the retention of mature and significant vegetation; (b) the retention of private open space capable of supporting trees and gardens; (c) increasing local shade cover along streets; (d) local sustainability initiatives such as water-sensitive urban design.	Complies. The proposed development has supports high levels of local amenity and air quality. The Site contains minimal significant vegetation, and each of the 3 lots will be capable of providing private open space. As such, the development is consistent with the character of the surrounding area.
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	**L5.1** District centres are located at nodal points within residential neighbourhoods and function as community destinations, providing localised access to goods and services, including retail, community facilities and low impact industry and localised employment. **L5.2** District centres are the focus for the public transport network within the local catchment of the district centres.	The Proposal is not for a district centre. As above.
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	**L6.1** Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers. **L6.2** Neighbourhood centres are of a scale which is consistent with surrounding detached housing. **L6.3** A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to: (a) have a gross floor area of 2,500m^2 or less and a maximum tenancy size of 2,000m^2 or less; (b) have a frontage predominantly to a major road; (c) have vehicle site access from a suburban road, a district road or a neighbourhood road; (d) be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 3 or more services per hour in peak periods; (e) be more than 400m from an existing retail based centre; (f) manage the impact on the amenity and character of adjacent uses and the locality consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.	The Proposal is not for a Neighbourhood centre. As above. As above.

SO7 Non-residential uses support local character and amenity.	**L7** A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following: (a) local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment; (b) schools and other community facilities; (c) a range of parks, from district sporting fields to local informal use parks; (d) vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect; (e) pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.	Not Applicable. The Proposal is for a subdivision.

5.4 Site Zoning

The Site is located within the Environmental Management (EM) zone – See **Figure 5-2**.



Figure 5-2 Zoning Map
Source: BCC Interactive Mapping

EM Environmental Management Zone Code

The purpose of the environmental management zone is to:

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

Response to Zoning:

Under BCP2014, the Site's zoning intends to "protect the environmentally sensitive areas from urban and industry activities" and conserve the environmental qualities of the Site. We are of the view that the zoning is not reflective of the Site's existing qualities and the State and local intent for future development of the area. Given this, we are of the view that the Site and adjoining land to the east and west is reflective and consistent with the qualities of residential zoned land, such as LDR. Further, we believe the Proposal is consistent with the development pattern east of the Site.

The Proposal will facilitate the development of new freehold lots capable of accommodating new dwelling houses that do not compromise the EM zones intended environmental outcomes.

Refer to **Section 7** for further justification of the Site's suitability for a residential subdivision.

The overall outcomes of the Environmental Management zone are:

Overall outcomes	**Nature of proposal**
Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: i. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 – Brisbane's environmental values; ii. Theme 5: Brisbane's CityShape and Element 5.6 – Brisbane's Greenspace System.	Complies. The Proposal will support the implementation of the policy direction set in the Strategic framework.
Development sustains natural environment-centred living and other land uses, compatible with conserving and maintaining the integrity of the city's wildlife, habitats and other significant ecological assets and processes on private lands.	Complies. The Proposal will sustain natural environment-centred living and other land uses through providing new lots outside of the ecologically sensitive areas of the Site, noting the Site is largely cleared in its current form. Refer to **Section 7** for more detail.
Development provides for land to be managed for both its nature conservation values and environmental functions, including a broad range of ecosystem services.	Complies. As above.
Development provides for the restoration of wildlife habitat and associated features through the rehabilitation of land functioning as a receiving site for environmental offsets.	Not Applicable.
Development provides for a natural environment-centred land use, including permanent biodiversity plantation or nature-based outdoor recreation activity to co-exist with, conserve and enhance environmental values and functions through innovative design, planning and construction approaches.	Not Applicable. The Proposal is for subdivision of land and does not involve natural environment-centred land use.
Development of a compatible land use, such as nature-based living, adopts and promotes sustainable operational features and practices, including climate responsiveness and water conservation.	Not Applicable. The Proposal is for subdivision of land.
Development for housing comprises predominantly a 1 or 2 storey dwelling house which is located on an appropriately sized lot and is designed and sited to respect the environmental values and identity of the Environmental management zone.	Complies. Refer to **Section 7** for justification.
Development for a home-based business may operate in a dwelling house and is of a scale and nature that protects the amenity of adjoining residents.	Not Applicable. The Proposal is for subdivision of land.

Development for an agricultural supplies store, animal keeping, bulk landscape supplies, emergency services, garden centre, service station, or wholesale nursery: i. is of a scale which is compatible with the Environmental management zone; ii. is located on a district road or suburban road (or motorway or arterial road only, if a service station); iii. supports existing concentrations of centre-type activities; iv. is not located within an area of high or general ecological significance or an area of strategic high or general ecological significance on the Biodiversity areas overlay map.	Not Applicable. The Proposal is for subdivision of land.
Development for cropping may be accommodated where compatible with adjoining existing and envisaged future uses.	Not Applicable. The Proposal is for subdivision of land.
Development for a place of worship, retirement facility, residential care facility or other intensive land use is not accommodated as their size, bulk and visual impact detract significantly from the landscape character and environmental values of land.	Not Applicable. The Proposal is for subdivision of land.
Development does not adversely impact upon the values and functions of the land, including its landscape or natural resource values through innovative design, planning and construction approaches, including application of noise, light and physical buffers external to the values being conserved.	Complies. The Proposal will not adversely impact upon the values and functions of the land.
Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	Complies. The Proposal will respond to land constraints through providing new lots outside of the most ecologically sensitive areas of the Site. Refer to DEA and **Section 7** for more detail.

5.5 Neighbourhood Plans

As identified above, the Site is identified within the Mt Coot-tha neighbourhood plan and Bushland living precinct – NPP-001.

The purpose of the Mt Coot-tha neighbourhood plan code is to provide finer grained planning at a local level for the Mt Coot-tha neighbourhood plan area. The purpose of the Mt Coot-tha neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area. The overall outcomes for the neighbourhood plan area are:

Overall outcomes	**Nature of proposal**
Mt Coot-tha is of one of Brisbane's major natural and scenic landmarks and any development ensures that the landscape and environment is preserved.	Complies. The Proposal has no adverse impact on the landscape and environment of Mt Coot-tha
The Mt Coot-tha area's appeal as a major tourist and visitor destination is maintained and enhanced and contributes to Brisbane's sustained prosperity.	Not Applicable. The Proposal is for subdivision of land.
Mt Coot-tha provides an important visual icon and contrast to the built-up areas of the city, with visual protection from intrusive developments.	Not Applicable. The Proposal is for subdivision of land.
The planning, design and construction of any new infrastructure and public utilities has a minimal impact on the area's values.	Not Applicable. The Proposal is for subdivision of land.
Opportunities for the co-location of facilities to reduce or minimise the development footprint, including communication towers, is	Not Applicable. The Proposal is for subdivision of land.

consistent with the outcomes sought for the neighbourhood plan area.	
Any tourism and visitor-related facilities are located, sensitively designed and serviced to promote and sustain the significance of the built and natural environment.	Not Applicable. The Site is not identified in a potential development area.
Development within the Natural area and recreation precinct (Mt Coot-tha neighbourhood plan/NPP-002) and the Metropolitan tourist and visitor destination precinct (Mt Coot-tha neighbourhood plan/NPP-003) implements the Mt Coot-tha 2030 Vision focusing on the 5 main themes of the vision, namely: i. a Brisbane icon; ii. a sustainable retreat and refuge; iii. a learning environment; iv. a place for recreation; v. a place that is connected and accessible.	Complies. Refer to **Section 7** for more detail.
Recreation opportunities and facilities: i. are developed to a high quality and encourage active, appreciative and healthy lifestyles in users; ii. are planned and managed to conserve and promote the environmental and landscape values of Mt Coot-tha; iii. enable a high level of sustainable public access to publicly owned recreation lands at Mt Coot-tha.	Not Applicable. As above.
Mt Coot-tha's Aboriginal cultural and environmental heritage is respected, conserved and promoted sensitively.	Not Applicable.
Development conserves and enhances biodiversity areas by preserving and restoring areas of high botanical and zoological significance.	Not Applicable. Refer to **Section 7** for more detail.
Development of a special area identified in Figure a: i. if in a view significance area, protects the visual significance of the area, such as through colour and height of buildings and landscape treatments; ii. if in a landscape improvement area, establishes higher landscape values through landscape works.	Not Applicable. Site is not included within a view significance area or landscape improvement area.

The overall outcomes of the Bushland living precinct (Mt Coot-tha neighbourhood plan/NPP-001) are:

Overall outcomes	**Nature of proposal**
Development in this precinct primarily acts as a visual transition between the surrounding low density residential development and the natural and recreation areas found elsewhere in the neighbourhood plan area.	Complies. Refer to **Section 7** for more detail.
Development is planned and designed to sensitively respond to the values and risks of landslip, biodiversity areas, scenic amenity and bushfire hazards, as required by the relevant overlay maps and code requirements.	Complies. Where applicable the relevant codes have been addressed within the Codes Report and within the supporting consultant documentation (**Appendix C** to **Appendix F**)
Development for a dwelling house is limited primarily to low impact residential use and large lot living activities in a bushland setting.	Complies. Refer to **Section 7** for justification.
Impact assessable uses that may be consistent with the outcomes sought for this precinct, where small-scale and low impact development and it is able to be clearly demonstrated that the use will not impact on the rural living amenity and will contribute positively to the outcomes of the Mt Coot-tha neighbourhood plan, include: i. home-based business; ii. short-term accommodation; iii. outdoor sport and recreation;	Not Applicable.

iv. community use;	
Opportunities are encouraged to enhance the bushland living setting by acting as offset sites for environmental offsets.	The Proposal is for residential uses only.

Response to NP:

The NP anticipates very low-density residential development on larger lots that conserves the environmental qualities of the Site. The intent of the NP, particularly, the Bushland Living Precinct is largely inconsistent with the Site's existing qualities and the State and local intent for future development of the area.

The Site is not included within Core Koala Habitat Areas under the SEQ Regional Plan, or the Biodiversity Areas, Waterway Corridors, or Significant Landscape overlays under BCP2014. The Site is relatively cleared and is not included within the Landslide overlay or impacted by scenic amenity.

Accordingly, the Site's characteristics are not reflective of the lots that Council envision in this precinct, and more closely reflect the higher density development pattern to the east of the Site.

Refer to **Section 7** for further justification of the Site's suitability for a residential subdivision.

5.6 Applicable Overlays

The following overlays apply to the Site:

Overlays
Airport environs overlay
Bushfire overlay
Community purposes network overlay
Critical Infrastructure and movement network overlay
Road hierarchy overlay
Streetscape hierarchy overlay



Figure 5-3 Bushfire Overlay Mapping
Source: City Plan 2014 Mapping

6 DEVELOPMENT CODES

6.1 Subdivision Code

The purpose of the Subdivision code is to regulate development for reconfiguring a lot. The purpose of the code will be achieved through the following overall outcomes:

Overall Outcomes	Nature of the Proposal
Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the: i. landscape and built form character, environmental and other values of the site or locality; ii. safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises; iii. amenity of intended uses and existing surrounding residential uses; iv. comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site.	Not Applicable. The proposed reconfiguring a lot does not involve a material change of use.
Development for reconfiguring a lot results in lots and an arrangement of lots that: i. achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site; ii. accommodate lawful uses; iii. are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development; iv. are arranged and configured to complement the pattern of development in the locality; v. address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values.	Complies. This subdivision will create lots of a size consistent with the surrounding development pattern. Refer to **Section 7** for more detail.
Development for reconfiguring a lot under the Land Title Act 1994 and the Body Corporate and Community Management Act 1997 occurs in a manner that achieves good urban design outcomes.	Complies. Proposed subdivision will occur in a manner that achieves good urban design outcomes.
Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development.	Not Applicable. The newly created lots will be utilised for residential purposes, consistent with the Site's current use.
Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms.	Complies. Proposed subdivision will create 3 new freehold lots.
Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling,	Complies. Proposal involves a 1 Into 3 lots subdivision.

plus any secondary dwelling or ancillary outbuildings, in a zone in the residential zones category is always to remain as a sole lot by any title or tenure.	
Development for reconfiguring a lot provides infrastructure and services that: i. comply with the relevant standards in the planning scheme; ii. effectively integrate with existing and planned infrastructure and services to the extent these are identified or necessary to support the development for its intended purpose; iii. maximise the quality and utility of the public realm.	Complies. The Proposal will provide the necessary infrastructure to support the development. Refer to Civil Engineering Documents for more detail.

7 PERFORMANCE OUTCOMES

The Proposal involves a residential subdivision over land within the EM Zone and Mt Coo-tha Neighbourhood Plan. The Proposal has been addressed against numerous Overall Outcomes and Performance Outcomes of the zone, neighbourhood plan and subdivision code below to demonstrate compliance with BCP2014 and hence, the Site's suitability for a residential subdivision. Refer to the respective responses below.

Environmental Management Zone code

The **purpose** of the environmental management zone is to:

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

The overall outcomes of the EM zone relevant to the Proposal include:

- *Development sustains natural environment-centred living and other land uses, compatible with conserving and maintaining the integrity of the city's wildlife, habitats and other significant ecological assets and processes on private lands.*

- *Development provides for land to be managed for both its nature conservation values and environmental functions, including a broad range of ecosystem services.*

- *Development for housing comprises predominantly a 1 or 2 storey dwelling house which is located on an appropriately sized lot and is designed and sited to respect the environmental values and identity of the Environmental management zone.*

- *Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.*

Mt Coot-tha Neighbourhood Plan code

The overall outcomes of the Bushland living precinct (Mt Coot-tha neighbourhood plan/NPP-001) relevant to the Proposal are:

- *Development in this precinct primarily acts as a visual transition between the surrounding low density residential development and the natural and recreation areas found elsewhere in the neighbourhood plan area.*

- *Development is planned and designed to sensitively respond to the values and risks of **landslip**, **biodiversity areas**, **scenic amenity** and **bushfire hazards**, as required by the relevant overlay maps and code requirements.*

- *Development for a dwelling house is limited primarily to low impact residential use and large lot living activities in a bushland setting.*

Subdivision Code

PO1

Development results in lots and an arrangement of lots that:

a. enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;

b. are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site;

c. feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development;

d. complement the streetscape, local context and character for the locality;

e. address development constraints.

PO32

Development provides a lot design that protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural land values.

Response:

- It is first noted that Proposal does not conflict with the acceptable outcomes of the Mt Coot-tha Neighbourhood Plan as the redevelopment of the Site does not involve non-residential development and is not located within a view significance area or within a landscape improvement area.

- Under the SEQ Regional Plan, the Site is included within the Urban Footprint (see **Figure 4-1**). The alignment of the land use categories under the SEQ Regional Plan and the residential zoned land under BCP2014 (EM zone) is not consistent, given the adjoining development to the east that is included within the Urban Footprint is zoned within the Low-Density Residential Zone, while the Site is zoned EM.

- As discussed in **Section 5.3**, Council's strategic framework has the Site located within the Suburban Living Area, which is land identified as suitable for infill residential development where it meets the intent and overall outcomes of the relevant zone.

    - Owing to the above, the Site's zoning and NP designation are therefore inconsistent with the State and local intent for further development of this land. Refer to **Sections 4** and **5**.

- The Site is not included within Core Koala Habitat Areas under the SEQ Regional Plan, or the Biodiversity Areas, Waterway Corridors, or Significant Landscape overlays under BCP2014. The Site is largely cleared with removal of vegetation limited to 2 guava trees within the Council verge and accordingly, the Proposal will enable for development to continue to "conserve [and/] or maintain the integrity of the city's wildlife, habitats or other significant ecological assets", as intended by the EM zone's overall outcomes.

- The Site is not included within the Landslide overlay or impacted by scenic amenity.

- The Bushfire overlay has been addressed within the Bushfire Management Plan prepared by S5 Environmental, confirming the proposed lot configuration is capable of accommodating future dwelling houses and appropriately addresses development constraints.

- Further, Council acknowledged in the prelodgement meeting held 8th April 2026 that *"the landslide, waterway corridors, significant landscape tree and biodiversity areas overlays do not affect the site. The applicant also acknowledged that lot sizes ranging from 630m² - 809m² existed in the EMZ and NPP-001 precinct along Carwoola Street – southeast of the site"*.

- Noting that Proposed Lots 10 and 12 can accommodate future dwelling houses, a Development Footprint Plan has not been provided, allowing design flexibility for future landowners, noting that a Material Change of Use (MCU) development application will be required to be submitted to Council for future dwelling houses on these lots. This will also ensure that positive built form and design outcomes are achieved on these lots in accordance with the relevant codes.

- Immediately east and southeast of the Site is land included within the Low Density Residential (LDR), Low-Medium Density Residential (LMR) and Character Residential (CR) zones. Council supports lots of between 120m^2-600m^2 over land in these residential zones, depending on the zoning, site qualities and whether a front or rear lot is proposed. Council has also supported multiple dwellings (townhouses) over land included within these zones immediately north and east of the Site. See **Figure 2-1**.

- **Figure 7-1** shows various examples of lots situated in the EM zone within the immediate vicinity of the Site – at 23, 25, 27 and 41 Carwoola Street – have achieved lot sizes varying from 630m² to 809m². Accordingly, the Site is more consistent with these adjoining residential areas than with the bushland character the EM zone generally seeks to protect. Given this context, the Proposal is consistent with the prevailing lot character of the locality.

- The configuration and shape of EM zoned resident lots within the immediate vicinity of the Site consists largely of irregular shaped lots. Rear lots are a common development pattern in this area and zone, with numerous examples along Carwoola Street, demonstrating that the proposed lot configuration is consistent with the surrounding pattern of development. Refer to **Figure 7-2.**

- Further, in the prelodgement meeting held 8th April 2026, Council corroborated *that "the characteristics of 443-479 Simpsons Road, Bardon (included in the EM zone and Bushland Living Precinct - NPP-001) and the site were not necessarily consistent with the characteristics of land generally included in the EM Zone and NPP-001 (for example, the collection of sites included in the EM zone and NPP-001 along Carwoola Street)."*

- The use of the proposed allotments is limited to residential uses, with the existing dwelling retained on Proposed Lot 11, and Proposed Lots 10 and 12 providing as vacant lots for future dwelling houses.

- We also note that The Site has access to urban services – sewer, water, stormwater and electricity (see **Figures 2-7 & 2-8**) and all civil engineering matters have been appropriately addressed by CDS in **Appendix D** and **E**.

- Given the proposed lot configuration, which includes one lot fronting Simpsons Road and two rear lots, the Site will present as a single dwelling house to the street. This supports the delivery of 'hidden density' outcomes by providing additional housing capacity while retaining the established streetscape character and minimising impacts on the visual appearance and amenity of the local area.

Given the above-made planning representations, the Proposal satisfies the overall outcomes and performance outcomes of the EM zone, the NP and Subdivision Code, and appropriately addresses Council's prelodgement advice.



Figure 7-1 **Surrounding Development in the EM Zone (lots previously subdivided and less than 850m² shown in Red)**
Source: *NearMaps*



Figure 7-2 **Lot Configuration in the EM Zone (EM zone shown in Dark Green)**
Source: *NearMaps*

Further, we are of the opinion that the proposed development **effectively balances the delivery of new residential lots that are consistent with the prevailing pattern of development and manages the Site's qualities.**

Streetscape Hierarchy Overlay Code

It is also noted that the removal of some street trees within the Council verge is required to facilitate the Proposal and associated verge works. A response to **PO2** of the **Streetscape Hierarchy Overlay code** has been provided below.

> ***PO2***
> *Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.*

- The Site contains four (4) street trees within the verge, comprising three guava trees to the east and one slash pine to the west of the frontage (**Figure 2-5**). The three guava trees were unknowingly planted by the previous owners outside the lot boundary, and do not positively contribute to the landscape character intended by Council. None of the four trees are native species, such that they do not contribute to a high-quality subtropical streetscape.

- Engineering has determined that two of the four trees (both guava) must be removed to facilitate earthworks, with the remaining guava tree and the slash pine will be retained. The removed trees can be replaced with native tree species.

- Accordingly, the replacement of native street tree planting will ensure that a high-quality subtropical streetscape is facilitated.

Given the above-made planning arguments, the Proposal satisfies **PO2** of the **Streetscape Hierarchy Overlay code.**

8 RECOMMENDATIONS

This urban planning report demonstrates that the proposed development and associated development application complies with relevant provisions of the City Plan 2014 and relevant state government legislation and planning instruments. Any potential conflict with the planning scheme is limited and minor in nature and there are sufficient grounds to justify the development, despite such conflict.

On this basis, the application has planning merit and should be approved subject to reasonable and relevant conditions.

9 APPENDICES

9.1 Appendix A – Survey Plan as prepared by JW Surveys

9.2 Appendix B – Subdivision Plan as prepared by JW Surveys

9.3 Appendix C – Bushfire Hazard Assessment & Management Plan as prepared by S5 Environmental

9.4 Appendix D – Civil Engineering Assessment Report as prepared by CDS

9.5 Appendix E – Stormwater Management Plan as prepared by CDS

9.6 Appendix F – Traffic Engineering Assessment Report prepared by BMC Traffic

9.7 Appendix G – Pre-Lodgement Advice from Brisbane City Council

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