

21 AUGUST 2026

Our Ref: 204943

TOWN PLANNING REPORT

Development Application for Reconfiguring a Lot

Boundary Realignment - 2 Lots into 2 Lots

149 & 155 Savages Road, Brookfield QLD 4069

Lot 1 on RP176374 & Lot 9 on RP846720



Figure 1 – Aerial Image Savages Road

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1. APPLICATION PARTICULARS

Applicant	L & M Hofmann
Application	Development Permit for Reconfiguring a Lot
Development	Boundary Realignment - 2 Lots into 2 Lots
Site	149 & 155 Savages Road, Brookfield QLD 4069
Real Property Description	Lot 1 on RP176374 and Lot 9 on RP846720
Existing Lot Areas	Lot 1 - 1,000m ² ; Lot 9 - 4.664ha
Proposed Lots	Proposed Lot 10 - 2,000m ² ; Proposed Lot 90 - 4.564ha
Proposal Plan	NorthGroup Consulting Plan No. 204943#001, Rev 0
Planning Scheme	Brisbane City Plan 2014 - Version 36.00/2026
Zone	Environmental Management Zone
Neighbourhood Plan	None applicable
Level of Assessment	Impact Assessment
Assessment Manager	Brisbane City Council
State Referral	State Assessment and Referral Agency (SARA) – N/A
SEQ Regional Plan Designation	Regional Landscape and Rural Production Area
Existing Use	Established residential uses
Number of Lots	Existing: 2 / Proposed: 2
Additional Dwelling Entitlement	Nil
New Access or Roads	Nil
Building or Operational Works	Nil as part of this application
Vegetation Clearing	Nil proposed as part of this application

The registered owners' details are provided separately through the signed Owner's Consent documentation accompanying the development application.

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2. INTRODUCTION AND APPROVAL SOUGHT

NorthGroup Consulting has been engaged to prepare this Town Planning Report in support of a development application to Brisbane City Council seeking a Development Permit for Reconfiguring a Lot involving a boundary realignment between 149 and 155 Savages Road, Brookfield.

The proposal involves the reconfiguration of two existing allotments into two proposed allotments, with no increase in the overall number of lots. The purpose of the application is to incorporate approximately 1,000m² of land from the larger property at 155 Savages Road into the existing residential property at 149 Savages Road.

Importantly, the land proposed to be transferred substantially corresponds with land that has been subject to a registered private easement benefiting 149 Savages Road since 1984. The proposed development therefore seeks to formalise through cadastral ownership a longstanding relationship between the two properties rather than create an additional allotment or introduce any additional development intensity.

- Retains two lots before and after the reconfiguration;
- Does not create an additional dwelling entitlement;
- Does not increase residential density or development yield;
- Does not require a new road, driveway or access easement;
- Does not require additional infrastructure;
- Does not involve building work or earthworks as part of this application;
- Does not require vegetation clearing as part of this application; and
- Does not materially alter the existing environmental or land-use characteristics of either property.

3. SITE AND LOCALITY

3.1 149 Savages Road

149 Savages Road is described as Lot 1 on RP176374 and has an existing area of approximately 1,000m². The allotment is presently used for residential purposes and contains an established dwelling house and associated residential improvements. The property is located within the Environmental Management Zone.

The allotment is substantially smaller than the minimum lot size ordinarily contemplated for new allotments within the zone. However, it is an existing and lawfully created parcel. The development application does not seek to establish an additional residential use or further subdivide the property. Rather, the proposal increases the lot area from approximately 1,000m² to 2,000m².

3.2 155 Savages Road

155 Savages Road is described as Lot 9 on RP846720 and has an existing area of approximately 4.664 hectares. The property is also within the Environmental Management Zone. The proposed boundary realignment will transfer approximately 1,000m² to the adjoining property, resulting in a balance allotment of approximately 4.564 hectares.

The balance parcel will remain a substantial Environmental Management Zone holding.

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3.3 Locality

The subject properties are located within Brookfield in Brisbane's western suburbs. The locality is characterised by a predominantly rural, semi-rural and environmental residential character, with detached dwelling houses on vegetated allotments of varying sizes interspersed with bushland, rural activities, paddocks and substantial open space.

Savages Road retains a low-intensity and rural-like character, with development generally dispersed within the landscape. The proposal does not introduce any physical development that would alter the established visual, environmental or residential character of the locality.

4. EXISTING EASEMENT

A significant feature of the existing cadastral arrangement is the registered easement over part of 155 Savages Road benefiting 149 Savages Road. The easement was created in 1984.

The easement documentation provides broad rights relating to the use, pleasure and enjoyment of the easement land in association with the occupation of the benefiting property. The rights include the ability to enter upon and remain upon the easement land without restriction as to the duration of use, subject to applicable lawful requirements. The instrument also contemplates improvements being undertaken on the easement land where permitted by relevant legislation or authority requirements.

The easement has therefore created a longstanding functional relationship between the relevant portion of 155 Savages Road and the existing residential property at 149 Savages Road. The existence of the easement does not itself establish a planning entitlement to incorporate the land within the benefiting property; however, it is an important factual and planning consideration because the proposal does not introduce a new land-use relationship.

Following completion of the reconfiguration and registration of the new survey plan, the easement may be extinguished as it will no longer be required for its present purpose.

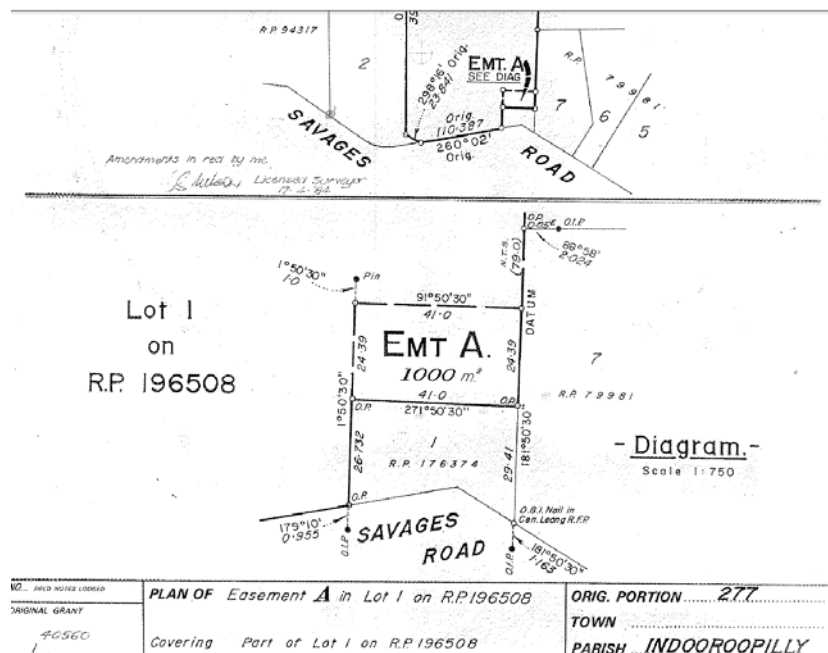


Figure 2 – Part copy of Survey Plan RP197600 depicting Easement A

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5. PROPOSED DEVELOPMENT

The application seeks a Development Permit for Reconfiguring a Lot involving a boundary realignment between two existing allotments. The development is illustrated on NorthGroup Consulting Proposed Reconfiguration of a Lot Plan No. 204943#001.

5.1 Proposed Lot 10

Proposed Lot 10 will comprise the existing 149 Savages Road property together with approximately 1,000m² transferred from adjoining Lot 9. The resulting allotment will contain approximately 2,000m². The existing residential use will continue and no additional dwelling entitlement is sought.

5.2 Proposed Lot 90

Proposed Lot 90 will comprise the balance of existing Lot 9 on RP846720. The resulting allotment will contain approximately 4.564 hectares. The established use and environmental character of the property will remain unchanged.

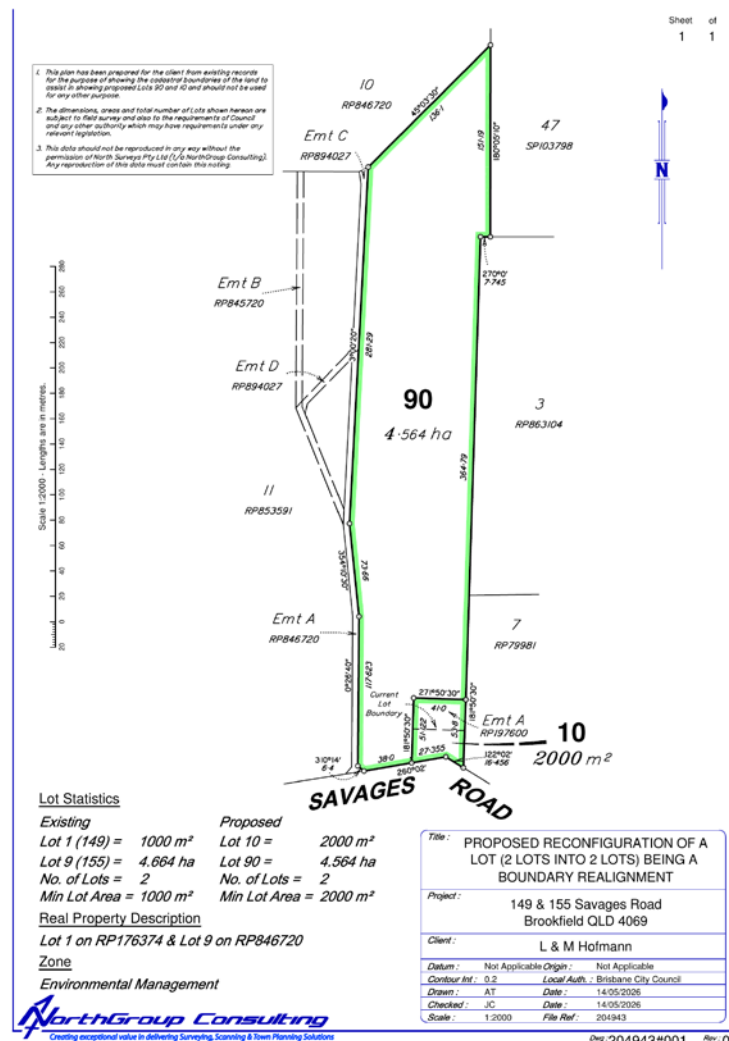


Figure 3 - Proposed Reconfiguration of a Lot - Plan 204943#001 Rev 0

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6. PRE-LODGEMENT ADVICE

6.1 Brisbane City Council

Written advice was sought from Brisbane City Council prior to preparation of the formal development application. Council advised that the proposal constitutes a 2 into 2 reconfiguration of a lot and that, because the resulting allotments are below the minimum lot size applying within the Environmental Management Zone, the application is Impact Assessable.

Council recommended that the existing easement documentation be provided as part of the development application. Council did not identify any fundamental prohibition preventing the application from proceeding.

6.2 State Assessment and Referral Agency

Pre-lodgement advice was also sought from the State Assessment and Referral Agency. The subject land is located within the South East Queensland Regional Landscape and Rural Production Area. SARA specifically considered whether the proposal would constitute prohibited development and determined that the proposed boundary realignment is not prohibited development under the relevant provisions of the Planning Regulation 2017.

SARA's advice distinguishes a boundary realignment from subdivision that creates additional allotments. The advice does not constitute an approval or endorsement of the proposal and the application may require formal referral during the development assessment process. Nevertheless, the advice establishes that there is no State prohibition preventing the proposal from proceeding. In addition no State referral requirement has been identified for the proposed development.

7. LEVEL OF ASSESSMENT

The subject properties are located within the Environmental Management Zone under Brisbane City Plan 2014. Council has advised that the proposal is Impact Assessable because the resulting allotments are less than the minimum lot size identified for the Environmental Management Zone. The relevant assessment pathway is identified within Part 5 - Tables of Assessment, Table 5.6.1 - Reconfiguring a Lot.

This numerical departure is acknowledged. However, the application does not involve creation of an additional undersized lot. There are presently two lawful allotments and there will remain two lawful allotments. The smallest existing allotment increases in area from 1,000m² to 2,000m². Accordingly, the development improves the existing cadastral circumstance rather than creating another small development lot.

8. APPLICABLE CITY PLAN PROVISIONS

- Part 6 - Zones: Section 6.2.4.1 - Environmental Management Zone Code;
- Part 9 - Development Codes: Section 9.4.10 - Subdivision Code, including Tables 9.4.10.3.A and 9.4.10.3.B;
- Section 8.2.2 - Airport Environs Overlay Code;
- Section 8.2.4 - Biodiversity Areas Overlay Code;
- Section 8.2.5 - Bushfire Overlay Code;
- Section 8.2.9 - Critical Infrastructure and Movement Network Overlay Code;
- Section 8.2.11 - Flood Overlay Code;
- Road Hierarchy Overlay;

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- Streetscape Hierarchy Overlay;
- Section 8.2.26 - Waterway Corridors Overlay Code; and
- Relevant Strategic Framework provisions, particularly Themes 3 and 5.

9. SUBDIVISION CODE ASSESSMENT

Section 9.4.10 - Subdivision Code provides the primary assessment benchmarks applying to the proposed boundary realignment. The application does not seek conventional subdivision for additional development. It seeks rearrangement of the boundary between two existing lawful lots while retaining the existing two-lot cadastral pattern.

9.1 PO1 - Lot Dimensions and Intended Use

PO1 requires development to create lots with dimensions which enable lawful uses appropriate to their intended use and consistent with the land use intended for the locality under the planning scheme.

Both proposed allotments retain their established lawful residential functions. Existing Lot 1 comprises 1,000m². Proposed Lot 10 will increase this area to 2,000m², improving the physical capacity of the existing smaller allotment to accommodate its established residential use. Proposed Lot 90 remains approximately 4.564ha and remains capable of accommodating its existing lawful use.

AO1.2 and Table 9.4.10.3.B are not satisfied numerically because the proposed lots do not achieve the prescribed minimum lot area applying in the Environmental Management Zone. This departure is acknowledged. The proposal nevertheless achieves the underlying performance intent having regard to the existing lawful cadastral pattern, the absence of any additional lot, the increase in area of the existing 1,000m² lot, the absence of increased dwelling yield and the absence of additional physical development.

9.2 PO2 - Earthworks and Landform

No earthworks are required to implement the proposed boundary realignment. No cutting, filling, excavation or retaining walls are proposed. The proposal is cadastral only and does not alter existing landform. PO2 is therefore satisfied.

9.3 PO3 - Access

Both properties have established access arrangements to Savages Road. No new driveway, crossover or road is proposed. No additional lot or dwelling is created and therefore no additional traffic generation arises. PO3 is satisfied.

9.4 PO5 - Safe and Healthy Occupation

The proposed realignment does not introduce any new sensitive use. The existing dwelling houses and established occupation of the properties remain unchanged. Bushfire and flooding matters are addressed separately against the relevant overlay provisions. There is no identified change in exposure to noise, dust, light, contamination or other land-use hazards arising solely from the cadastral boundary change. PO5 is therefore satisfied.

9.5 PO6 - Rearrangement of a Lot Boundary

PO6 is a particularly relevant assessment benchmark for the application. It seeks a rearrangement of a lot boundary which results in lots having dimensions and sizes consistent with lawful uses intended for the site and locality.

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AO6.1 requires that no additional lots are created. The proposal complies: there are two existing allotments and two proposed allotments.

AO6.2 seeks a lot pattern, character, arrangement, size and configuration consistent with the established area. The proposed boundary arrangement is considered appropriate having regard to the unusual existing cadastral circumstances. Existing Lot 1 is already a lawful 1,000m² residential allotment; the development does not create that circumstance, but instead increases the allotment to 2,000m². The land to be incorporated within proposed Lot 10 has also been subject since 1984 to extensive easement rights benefiting the existing residential property.

No additional lot is created, no additional dwelling entitlement results, the existing smaller lot is substantially enlarged, the adjoining parcel remains a substantial landholding, the existing residential density remains unchanged and the physical development pattern of Savages Road remains unchanged. The proposed arrangement therefore represents an improvement to the existing cadastral circumstances and satisfies the intent of PO6.

9.6 Section C5 - Environmental Management Zone Lot Design

PO35 seeks lot design which protects, maintains and enhances ecological features, significant vegetation and koala habitat trees. The proposal satisfies this outcome because no vegetation clearing, new development footprint, building envelope, road, driveway or infrastructure corridor is required. The existing ecological values of the land can therefore remain physically unchanged.

PO36 seeks vehicular access that minimises loss of ecological features, significant vegetation and koala habitat trees. No new vehicular access is proposed and existing access arrangements remain unchanged. PO36 is therefore satisfied.

10. ENVIRONMENTAL MANAGEMENT ZONE CODE

Section 6.2.4.1 - Environmental Management Zone Code seeks to recognise and protect environmentally sensitive areas while allowing compatible low-impact activities. The relevant overall outcomes focus on conserving wildlife and habitat, maintaining environmental functions and ensuring development responds appropriately to environmental constraints.

The proposed boundary realignment is considered consistent with these outcomes. The development does not create an additional lot or dwelling, does not increase residential density, does not require vegetation clearing, earthworks, a new road or new infrastructure, and does not physically affect habitat or ecological corridors. The existing smaller allotment is enlarged from 1,000m² to 2,000m² and the balance parcel remains approximately 4.564ha.

While the resulting allotments remain below the preferred minimum lot area, the proposal improves the existing small-lot circumstance and does not undermine the environmental purpose of the zone.

11. BIODIVERSITY AREAS OVERLAY CODE

Section 8.2.4 - Biodiversity Areas Overlay Code seeks the conservation, consolidation, connection and restoration of Brisbane's biodiversity network and the avoidance or mitigation of impacts upon ecological values.

The properties are affected by biodiversity mapping including High Ecological Significance and Matters of State Environmental Significance. These values are acknowledged. The proposal does not involve vegetation clearing, a new development footprint, an additional dwelling, a new road or driveway, new infrastructure or earthworks. The cadastral boundary itself does not prevent fauna

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movement or physically fragment habitat. The proposal is therefore considered consistent with the purpose and relevant outcomes of the Biodiversity Areas Overlay Code.

12. BUSHFIRE OVERLAY CODE

Section 8.2.5 - Bushfire Overlay Code applies to the properties, which are affected by High Hazard, Medium Hazard and High Hazard Buffer mapping. The relevant provisions applying to reconfiguring a lot are contained within Table 8.2.5.3.A.

The proposal does not create an additional lot or dwelling, does not increase the residential population, retains existing road access, does not create a new access easement or driveway, does not introduce a new building footprint and does not alter existing firefighting access arrangements. The existing bushfire risk circumstances therefore remain materially unchanged and the relevant performance outcomes are considered to be satisfied.

13. FLOOD OVERLAY CODE

Section 8.2.11 - Flood Overlay Code applies to portions of the larger property, including Overland Flow Flood Planning Area mapping. Particular regard has been given to the provisions applying to reconfiguring a lot, including PO17 and PO18.

The proposal does not create additional population exposure. Both residential properties already exist, no new dwelling or development site is created and existing access to Savages Road is retained. The development does not change existing ground levels or hydraulic behaviour, and no filling, excavation, new road or drainage infrastructure is proposed. The proposal therefore does not worsen existing flood or overland flow conditions and is considered consistent with PO17 and PO18.

14. WATERWAY CORRIDORS OVERLAY CODE

Section 8.2.26 - Waterway Corridors Overlay Code applies to part of the larger property. The purpose of the code includes avoiding fragmentation of waterway corridors and maintaining waterway health, riparian biodiversity, water quality and wildlife connectivity.

No physical development is proposed within the waterway corridor. The proposal does not involve vegetation clearing, filling, excavation, channel modification, a new driveway or new impervious surfaces. Existing vegetation and ecological connectivity can therefore remain unchanged. The proposal is considered consistent with the relevant performance intent of the Waterway Corridors Overlay Code.

15. OTHER OVERLAYS

15.1 Airport Environs Overlay

Section 8.2.2 - Airport Environs Overlay Code applies through Procedures for Air Navigation Services - Aircraft Operations Surfaces mapping. The application does not involve construction of a building or structure and therefore creates no physical obstruction to operational airspace.

15.2 Critical Infrastructure and Movement Network

No critical asset or infrastructure corridor is relocated or affected and no additional infrastructure demand is generated. The proposal does not compromise existing or planned infrastructure.

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15.3 Road Hierarchy and Streetscape Hierarchy

No new road, access, crossover or streetscape works are proposed and there is no increase in traffic generation. The existing relationship between the properties and Savages Road remains unchanged.

16. INFRASTRUCTURE AND SERVICES

The proposal does not create an additional dwelling or development site and therefore does not materially increase demand for water, sewerage, stormwater, transport or community infrastructure. Existing infrastructure and servicing arrangements remain generally unchanged.

17. STRATEGIC FRAMEWORK ASSESSMENT

As the application is Impact Assessable, consideration has been given to the Strategic Framework of Brisbane City Plan 2014. The most relevant provisions include Theme 3 - Brisbane's clean and green leading environmental performance; Element 3.1 - Brisbane's environmental values; Theme 5 - Brisbane's CityShape; and Element 5.6 - Brisbane's Greenspace System.

The principal strategic issue is whether the proposal results in undesirable fragmentation or intensification of Environmental Management Zone land. It is considered that it does not.

17.1 Environmental Values and Greenspace System

The Strategic Framework seeks to protect Brisbane's environmental values, ecological connections and Greenspace System. The proposal maintains those values. No vegetation clearing, new infrastructure or new building footprint is required. No ecological corridor is severed and no additional development pressure is generated. The environmental function of the land remains unchanged irrespective of the location of the cadastral boundary.

17.2 Fragmentation

The Strategic Framework seeks to avoid fragmentation of Environmental Management and rural land. The proposal must therefore be distinguished from conventional subdivision. There are presently two titles and there will remain two titles. No additional separately disposable or developable lot is created, no additional dwelling entitlement arises and no new road, access or infrastructure corridor is introduced.

The relevant 1,000m² of land has also been subject to extensive private easement rights benefiting 149 Savages Road since 1984. The proposal formalises an existing property relationship rather than introducing a new one. It therefore does not result in the type of incremental fragmentation that the Strategic Framework seeks to avoid.

17.3 CityShape and Rural Neighbourhood Character

Brookfield forms part of Brisbane's Greenspace and Rural Neighbourhood setting. These areas are characterised by very-low-density residential development, substantial vegetation and significant ecological and landscape values. The proposal maintains this pattern because the number of residential allotments and dwelling opportunities remains unchanged, while the physical appearance of the locality is unaffected.

17.4 Existing Cadastral Circumstances

The planning assessment should have regard to the lawful existing situation. Existing Lot 1 contains only 1,000m². That circumstance already exists. The proposal doubles the area of that lot

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Accordingly, the number of lots does not increase, the smallest lot becomes larger, residential density does not increase, ecological values are unaffected, infrastructure demand does not increase and the physical development pattern remains unchanged. The proposed arrangement therefore represents an improvement to the existing cadastral circumstances.

The subject land is located within the South East Queensland Regional Landscape and Rural Production Area. The applicant acknowledges that this area is not intended for conventional urban subdivision. However, this proposal is not conventional subdivision. SARA has expressly considered the proposal and determined that the boundary realignment does not constitute prohibited development. The number of allotments remains unchanged and the proposal does not facilitate urban expansion or additional residential development within the Regional Landscape and Rural Production Area.



A relevant local planning comparison is Brisbane City Council Application A004031707 relating to 235 and 245 Savages Road, Brookfield. That application involved a materially similar two into two boundary realignment within the Environmental Management Zone, including an existing 1,000m² residential lot, an adjoining larger allotment, easement land benefiting the smaller lot and enlargement of the smaller lot to approximately 2,000m².

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Council approved that application in May 2015. During assessment Council considered environmental matters including biodiversity and waterway issues before ultimately granting approval.

It is acknowledged that the previous application was assessed under the statutory and planning framework applying at that time and was Code Assessable. It does not establish a binding precedent. Nevertheless, it provides useful local planning context demonstrating that Council has previously accepted a very similar cadastral outcome within the Savages Road locality.

20. PLANNING MERITS

1. The proposal is a genuine boundary realignment rather than subdivision for additional development.
2. There are two existing lots and there will remain two lots.
3. No additional dwelling entitlement is created.
4. The existing 1,000m² residential allotment increases to 2,000m².
5. The larger parcel remains a substantial approximately 4.564ha allotment.
6. The land being transferred has been subject to longstanding private easement rights benefiting the smaller property since 1984.
7. The proposal does not require vegetation clearing or earthworks.
8. No new road, driveway or access easement is required.
9. Existing infrastructure and services remain substantially unchanged.
10. There is no increase in traffic generation.
11. There is no material increase in bushfire or flood exposure.
12. Existing biodiversity, waterway and landscape values can remain unchanged.
13. SARA has confirmed that the boundary realignment is not prohibited development within the Regional Landscape and Rural Production Area.
14. Council has confirmed that the application may proceed as an Impact Assessable two into two reconfiguration.
15. Council has previously approved a materially similar boundary realignment elsewhere on Savages Road.
16. The proposal does not undermine the purpose of the Environmental Management Zone or the Strategic Framework because it does not increase residential density or create an additional development lot.

21. CONCLUSION

This application seeks approval for a limited and logical boundary realignment between two established properties at 149 and 155 Savages Road, Brookfield. The development does not represent subdivision of environmental land for additional residential development.

Rather, it retains the existing two-lot configuration and increases an established 1,000m² residential allotment to approximately 2,000m² through incorporation of adjoining land which has been subject to extensive easement rights benefiting that property since 1984. The balance property remains approximately 4.564 hectares.

There is no increase in residential density, development yield, traffic generation or infrastructure demand. No additional dwelling entitlement is created. No new road or driveway is required. No vegetation clearing or earthworks are required as a consequence of the boundary realignment.

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The environmental, landscape and rural-residential character of the locality can therefore remain unchanged.

The proposed allotments do not achieve the ordinarily prescribed minimum lot area applying within the Environmental Management Zone. That departure is acknowledged. However, the relevant planning question is whether the proposal worsens the existing planning circumstances or undermines the environmental and very-low-density intent applying to the locality. It does neither.

The existing small lot is made larger, no additional lot is created, no additional development opportunity arises and environmental values are not physically disturbed. The State has confirmed that the proposal is not prohibited development within the Regional Landscape and Rural Production Area. The previous Council approval at 235 and 245 Savages Road also provides relevant local planning context demonstrating acceptance of a materially similar boundary realignment within the same locality.

When considered against Brisbane City Plan 2014 as a whole, including the applicable zone, subdivision, overlay and Strategic Framework provisions, the proposed development represents an appropriate cadastral rationalisation which does not compromise the planning intent for Brookfield.

It is therefore respectfully requested that Brisbane City Council approve the application for Reconfiguring a Lot - Boundary Realignment as proposed.

22. SUPPORTING DOCUMENTS

- NorthGroup Consulting Proposed Reconfiguration of a Lot Plan No. 204943#001 Rev 0;
- Brisbane City Council written advice - Application Reference A006944623 dated 23 February 2026;
- SARA Pre-lodgement Advice - Reference 2512-49710 SPL dated 16 December 2025;
- Registered easement documentation dated March 1984;
- Current Titles, Survey Plans & Owners Consents.

NORTHGROUP CONSULTING

John Carroll
Managing Director

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