BCC DS
RECEIVED
08/10/2026
APPLICATION REF
A007128606



Town Planning Report

Residential Subdivision – 1 lot into 28 Lots and Private Road

100 Falkland Street West, Heathwood Queensland 4110

Prepared for River Quarter No. 6 Development Co. Pty Ltd
Our Reference: 13283
8 October 2026

Saunders Havill

PATHWAYS TO SUCCESS

© Saunders Havill Group Pty Ltd 2026
ABN 24 144 972 949
www.saundershavill.com

Saunders Havill Group Pty Ltd (SHG) has prepared this document for the sole use of its client and for a specific purpose, as expressly stated in the document. No other party should rely on this document without the prior consent of SHG. SHG undertakes no duty, nor accepts any responsibility, to any third party who may rely on upon or use the document. This document has been prepared based on SHG's client's description of their requirements and SHG's experience, having regard to assumptions that SHG can reasonably be expected to make in accordance with sound professional principles. SHG may have also relied upon information provided by its client and other third parties to prepare this document, some of which may not have been verified. Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

Document Issue

Issue	Date	Prepared By	Checked By
Draft	28 Sept 2026	AF	KH
Final (for lodgement)	6 Oct 2026	GM	LB

Executive Summary

This report has been prepared for River Quarter No. 6 Development Co. Pty Ltd in support of a residential subdivision at 100 Falkland Street West, Heathwood. The proposal seeks approval to subdivide the balance parcel created under the associated management subdivision, which is currently being assessed by Council, into 28 lots (26 community title and two standard format) and a private road accessed from Falkland Street West.

To facilitate the intended development across the site, this application seeks approval for the following aspects of development:

- Development Permit for a Reconfiguration of a Lot – 1 Lot into 28 lots (26 community title and two standard format) and private road

The site is in the Low Density Residential Zone and the Lower Oxley Creek South neighbourhood plan area under Brisbane City Plan 2014. The proposal is consistent with the intent of the zone and neighbourhood plan because it supports low density residential development and does not prejudice planned structural elements or development outcomes.

The proposal provides infill residential development with lot sizes ranging from 400m² to 450m², where 400m² is permitted. Access is provided by a private road under a community title scheme. The proposal supports additional housing supply in an established urban area that is already serviced by water, sewer, public transport, parkland and other community infrastructure.

The proposed subdivision is impact assessable and will require public notification under the Planning Act 2016.

This application is supported by a number of technical reports/plans, including:

Appendix A.	Property Searches
Appendix B.	Proposal Plans, prepared by Saunders Havill
Appendix C.	Code Compliance Tables
Appendix D.	Civil Engineering Assessment Report, prepared by HCE Engineers
Appendix E.	Stormwater Management Plan, prepared by HCE Engineers
Appendix F.	Traffic Report, prepared by L+R Engineers
Appendix G.	Environmental Report, prepared by Saunders Havill

Having regard to the subject site and surrounds, the proposed development and the relevant planning framework key considerations are discussed herein. This Town Planning Report and the supporting documents assess the proposal against the Planning Scheme and other relevant legislation. The assessment finds that the development is consistent with the Planning Scheme and appropriate for the locality. Approval is therefore recommended, subject to relevant and reasonable conditions.

Project Summary

Property Summary

Site Address	100 Falkland Street West, Heathwood Queensland 4110
Real Property Description	Lot 441 on SP205013
Site Area and Frontage	15,630 m^2 (1.56ha) Falkland Street (80m)
Easements / Encumbrances	Nil
Contaminated Land Search / Environmental Management Register	N/A
Land Owners	Max Humberte Huying
Local Government	Brisbane City Council

Planning Framework Summary

Planning Scheme	City Plan 2014 v37 ('Planning Scheme')
Zone	Low Density Residential
Neighbourhood plan	Lower Oxley Creek South Neighbourhood Plan
Overlays	▪ Airport environs overlay ▪ Biodiversity areas overlay ▪ Community purposes network overlay ▪ Critical infrastructure and movement network overlay ▪ Dwelling house character overlay ▪ Road hierarchy overlay ▪ Streetscape hierarchy overlay ▪ Transport noise corridor overlay
Relevant Preliminary Approval & Precinct	N/A

State Planning Policy Mapping	▪ Biodiversity
	  o MSES - Wildlife Habitat (Koala Habitat Areas - Core)
	  o MSES - Wildlife Habitat (Endangered or Vulnerable)
	  o MSES - Wildlife Habitat (Special Least Concern Animal)
	▪ Natural Hazards Risk and Resilience
	  o Flood Hazard Area - Local Government Flood Mapping Area
	  o Bushfire Prone Area
	▪ Strategic Airports and Aviation Facilities
	  o Lighting Area Buffer 6km
	  o Wildlife Hazard Buffer Zone

Development Assessment Mapping	▪ SEQ Regional Plan Triggers o SEQ Regional Plan land use categories ▪ Water Resources o Water resource planning area boundaries ▪ Koala Habitat Area o Core koala habitat area
Koala Habitat in SEQ Region	▪ Identified Broad-Hectare Area
Regional Plan	Shaping SEQ Regional Plan ▪ Urban Footprint Designation

Application Summary

Proposal overview	Residential Subdivision
Type of Approval Sought	▪ Development Permit for a Reconfiguration of a Lot – 1 Lot into 28 Lots (26 community title and two standard format) and private road.
Defined land use	Reconfiguration of a Lot
Assessment Manager	Brisbane City Council
Category of Assessment	Impact Assessable
Referral Details	N/A
Public Notification	15 business days

Applicant Details

Applicant	River Quarter No. 6 Development Co. Pty Ltd c/- Saunders Havill 9 Thompson Street Bowen Hills QLD 4006
Contact	Lewis Bold Senior Town Planner / Associate Partner (07) 3251 9441 lewisbold@saundershavill.com Amber Folker Senior Town Planner (07) 3251 9432 amberfolker@saundershavill.com

Supporting Documentation

	Report / Plan	Consultant
Appendix A.	Property Searches	Saunders Havill
Appendix B.	Proposal Plans	Saunders Havill
Appendix C.	Code Compliance Tables	Saunders Havill

Appendix D.	Civil Engineering Assessment Report	HCE Engineers
Appendix E.	Stormwater Management Plan	HCE Engineers
Appendix F.	Traffic Report	L+R Engineers
Appendix G.	Environmental Report	Saunders Havill

Table of Contents

1. Introduction 1

2. Site Overview 2
- 2.1. Site Location 2
- 2.2. Site Context 2
- 2.3. Ownership and Encumbrances 3
- 2.4. General site observations 3
- 2.5. Utilities 4
- 2.6. Site photos 4

3. Site History 6
- 3.1. Development application & approval history 6
  - 3.1.1 Subject site 6
  - 3.1.2 Nearby sites 6

4. Development Proposal 8
- 4.1. Proposal Intent 8
- 4.2. Proposal Summary 9
  - 4.2.1 Plan of Development 9
  - 4.2.2 Earthworks 9
  - 4.2.3 Civil Servicing 9
  - 4.2.4 Stormwater management 9
  - 4.2.5 Ecological Assessment 10
  - 4.2.6 Traffic 11
  - 4.2.7 Frontage Works 11

5. Statutory Framework 12
- 5.1. Planning Act 2016 12
- 5.2. State Planning Policy 12
- 5.3. Regional Plan 12
- 5.4. Regulated Requirements Prescribed in the Planning Regulation 2017 13
  - 5.4.1 Walkable Neighbourhoods Assessment 13
- 5.5. Designated Premises 13
- 5.6. Referrals 13
  - 5.6.1 Koala Habitat 13

6. Local planning framework 14
- 6.1. Planning Scheme 14

6.2. Category of Development and Assessment 14
6.3. Applicable Assessment Benchmarks 14
6.4. Strategic Framework 14
6.5. Zone 15
6.6. Neighbourhood Plan 16
6.7. Overlays 16

7. Infrastructure Planning 19
7.1. Local Government Infrastructure Plan 19
7.1.1 Trunk Infrastructure 19
7.2. Infrastructure Charges and Credits 19

8. Key Considerations 20
8.1. Summary of Compliance / Merits of Proposal 20
8.2. Vegetation clearing 20

9. Conclusion 22

1. Introduction

Saunders Havill has been engaged by River Quarter No. 6 Development Co. Pty (the Applicant) to prepare this development application. The development application seeks approval for the following aspects of development:

- Development Permit for a Reconfiguration of a Lot – 1 Lot into 28 Lots (26 community title and two standard format) and Private Road

The application is made over land located at 100 Falkland Street West, Heathwood Queensland 4110, formally described as Lot 441 on SP205013 (the 'subject site'). The proposal seeks to subdivide the balance parcel created by the associated management subdivision application currently being assessed by Council.

This Town Planning Report assesses the proposal against the relevant provisions of City Plan 2014 (v37) (the Planning Scheme), the Planning Act 2016 (the Planning Act) and other relevant legislation.

2. Site Overview

2.1. Site Location

The subject site is located at 100 Falkland Street West, Heathwood Queensland 4110 and is more formally described as Lot 441 on SP205013. The site has an area of 15,630m² and an 80m frontage to Falkland Street West. The site is surrounded by low density residential development.

The site is near to the suburb Forest Lake, which includes major centre uses, educational establishments and surrounding residential development. For context Forest Lake Shopping Centre is 2.3km from the subject site. A context plan is provided in Figure 1 below.

The following aerial photo extract shows the location of the subject site:

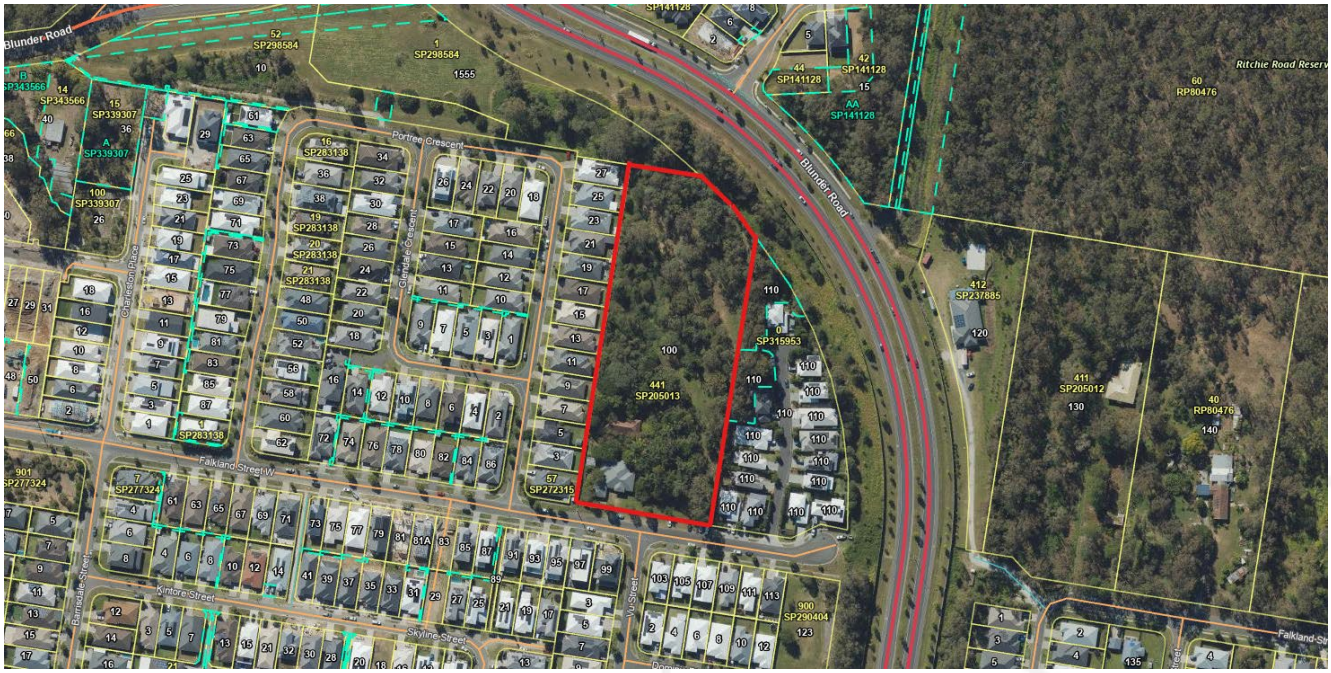


Figure 1: Site location plan (Source: QLG Globe)

2.2. Site Context

By way of summary, the site is:

- Within 2.3km of Forest Lake Shopping Centre
- Within 900m of local bus stops on Wadeville Street
- Within 2km of primary and secondary schools and early learning centre

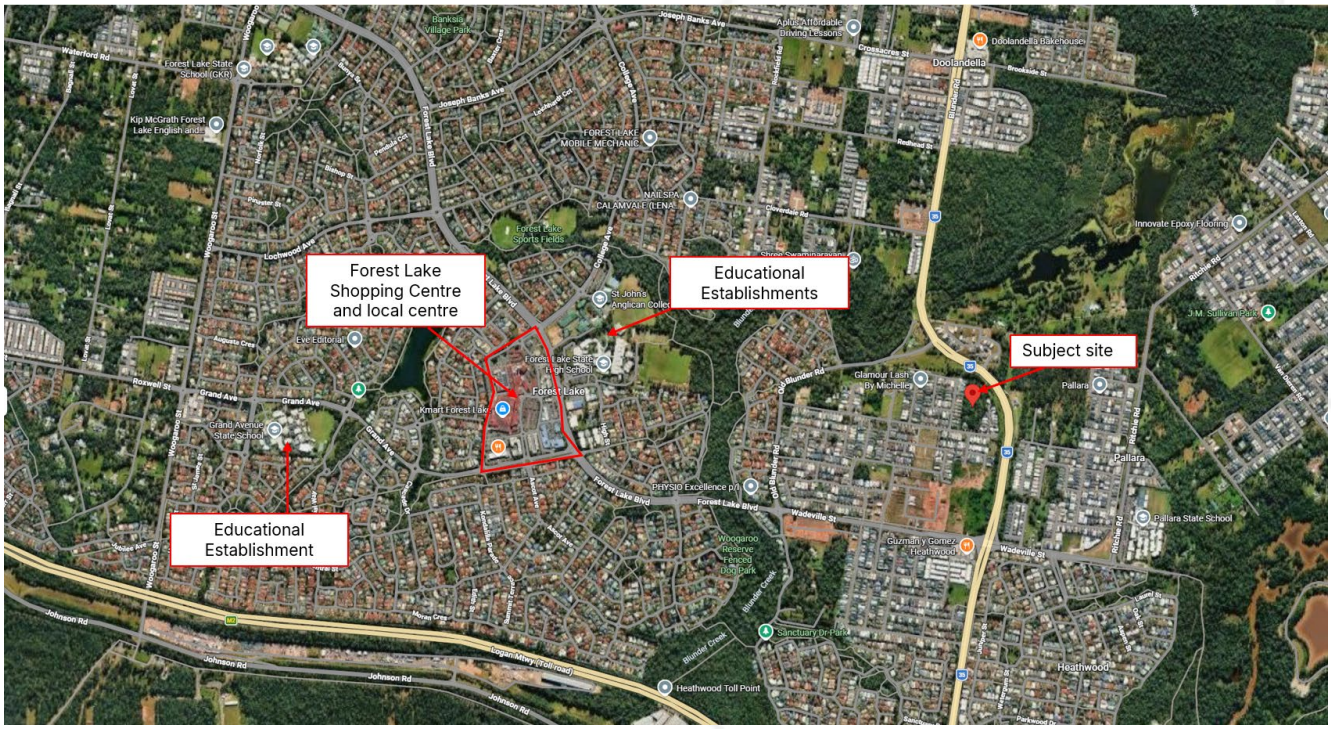


Figure 2: Context Plan (Source: Saunders Havill)

2.3. Ownership and Encumbrances

The subject site is held in Fee Simple by Max Humberte Huying.

The site does not contain any easements or encumbrances. A copy of the current title search and registered plan is provided in **Appendix A.**

2.4. General site observations

A site inspection has been carried out and the following observations, as relevant to the proposal, are made:

Characteristic	Observation
Existing land uses and improvements	Dwelling house and vegetation. The frontage of the site does not contain a formal driveway or kerb and channel.
Adjoining land uses and character	Residential development comprising of 400m^2 lots. The site to the east is a residential subdivision created under a Community Titles Scheme.
Surrounding land uses and character	Surrounding land uses are predominantly residential and associated community infrastructure (parks and footpaths) to support the local area. The site is within proximity to Forest Lake as described in Figure 2 above.
Topography, drainage and retaining walls	The site falls to the north from 40m AHD to 33mAHD, with an approx. slope of 4% across the site.
Vegetation – site and verge	The site contains patches of vegetation, featuring scattered exotic and native trees and grass.
Access	Access from Falkland Street West.

2.5. Utilities

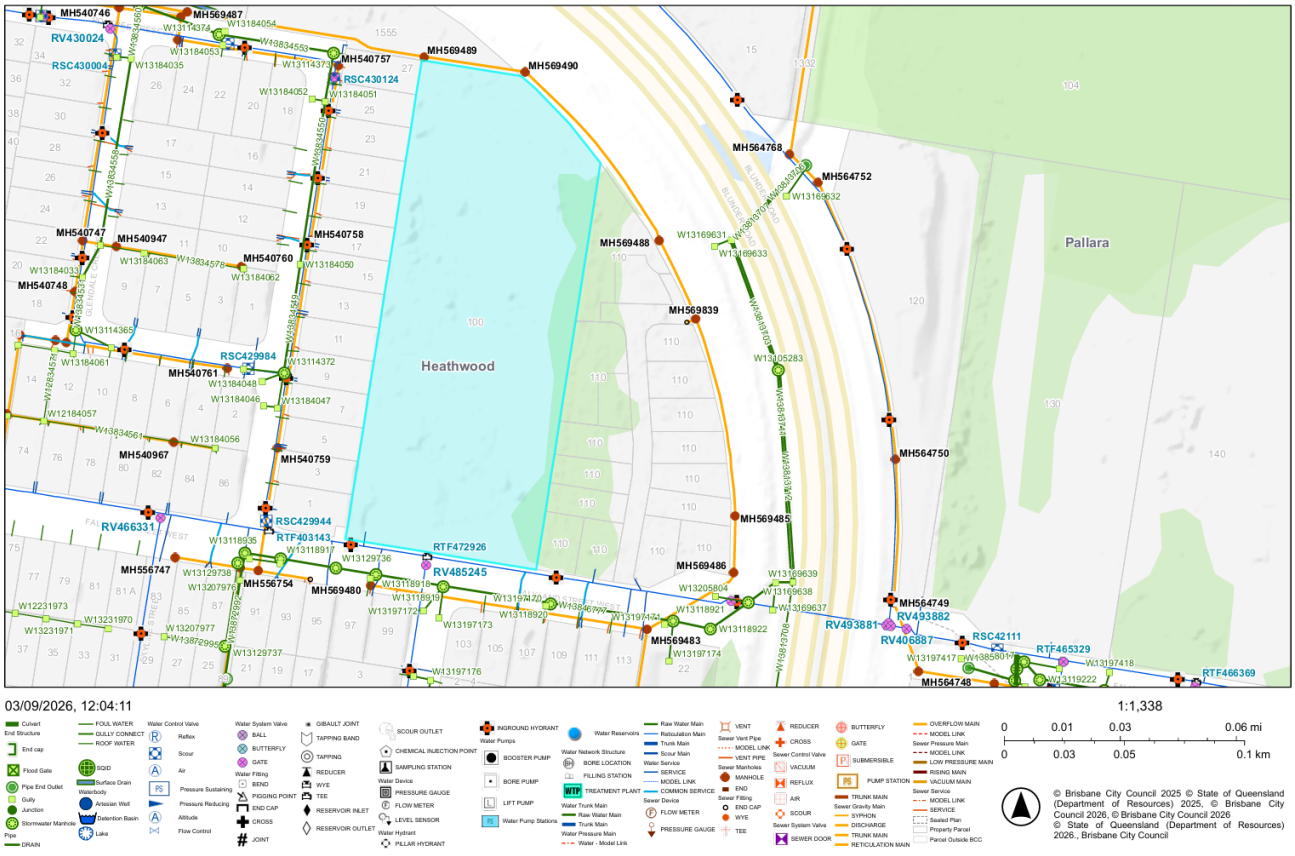


Figure 3: Utility Mapping (Source: Brisbane City Council)

The existing infrastructure arrangements are summarised below and should be read together with the figure above:

Network	Comments
Stormwater	Stormwater infrastructure is available in Blunder Road.
Water	Existing water reticulation infrastructure on Falkland Street.
Sewer	Sewer infrastructure is available in Blunder Road.
Electrical	Power along Falkland Street via overhead powerlines.
Telecommunications	Available within all surrounding roads.

2.6. Site photos

The following photographs are of the site and surrounds:



Figure 4: Falkland Street frontage (Source: Google Maps)



Figure 5: Falkland Street frontage – western boundary (Source: Google Maps)

3. Site History

3.1. Development application & approval history

3.1.1 Subject site

A search of Council's online records found no relevant development approval history on the subject site.

The development site is subject to a separate management subdivision application, which seeks to retain the existing dwelling house on a separate lot. The residential subdivision proposed by this application relates to the balance land created by that process.

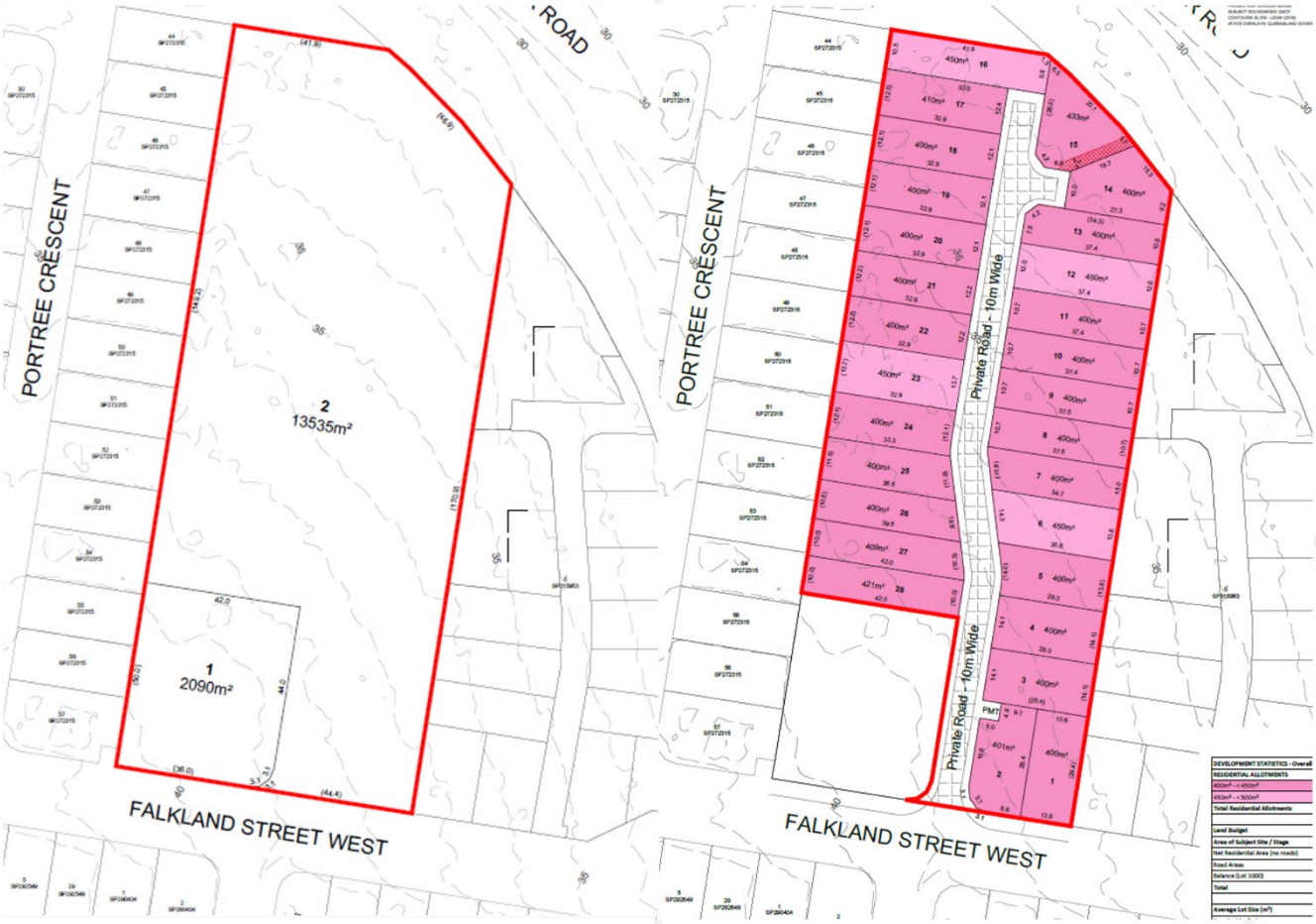


Figure 6: Proposed Management Lot Subdivision (left) and 28 Lot Subdivision (right)

3.1.2 Nearby sites

The following recent development approval history is relevant to the surrounds:

Council Reference	Address	Description	Approval Date
A006851191	144 WADEVILLE ST HEATHWOOD	Reconfiguration of a Lot (3 into 28 Lots) + new road + drainage reserve +	3/2/2026

		balance lot and Stage 2: Reconfiguration of a Lot (1 into 2 Lots)	
A005727603	80 WADEVILLE ST HEATHWOOD	Reconfiguration of a Lot- 1 into 2 lots (and balance land)	20/8/2021
A004691014	1595 BLUNDER RD HEATHWOOD	Development Permit for a Material Change of use and Reconfiguration of a Lot 1 lot into 16	25/10/2018
A004428458	51 FALKLAND ST W HEATHWOOD	Reconfiguration of a Lot (4 into 49 Lots) + new road + park + balance lot	9/9/2016
A003821162	90 FALKLAND ST W HEATHWOOD	Development Permit for a Reconfiguration of a Lot 2 Lots into 57	16/10/2014

4. Development Proposal

4.1. Proposal Intent

The proposal seeks approval to subdivide the balance Lot 2 created by the associated management subdivision, into 28 lots (26 community title and two standard format) and a private road. Further details about the proposed management subdivision are provided in Section 3.1. An extract of the Proposed Subdivision Plan (**Appendix B**) is provided in the Figure 7 below.

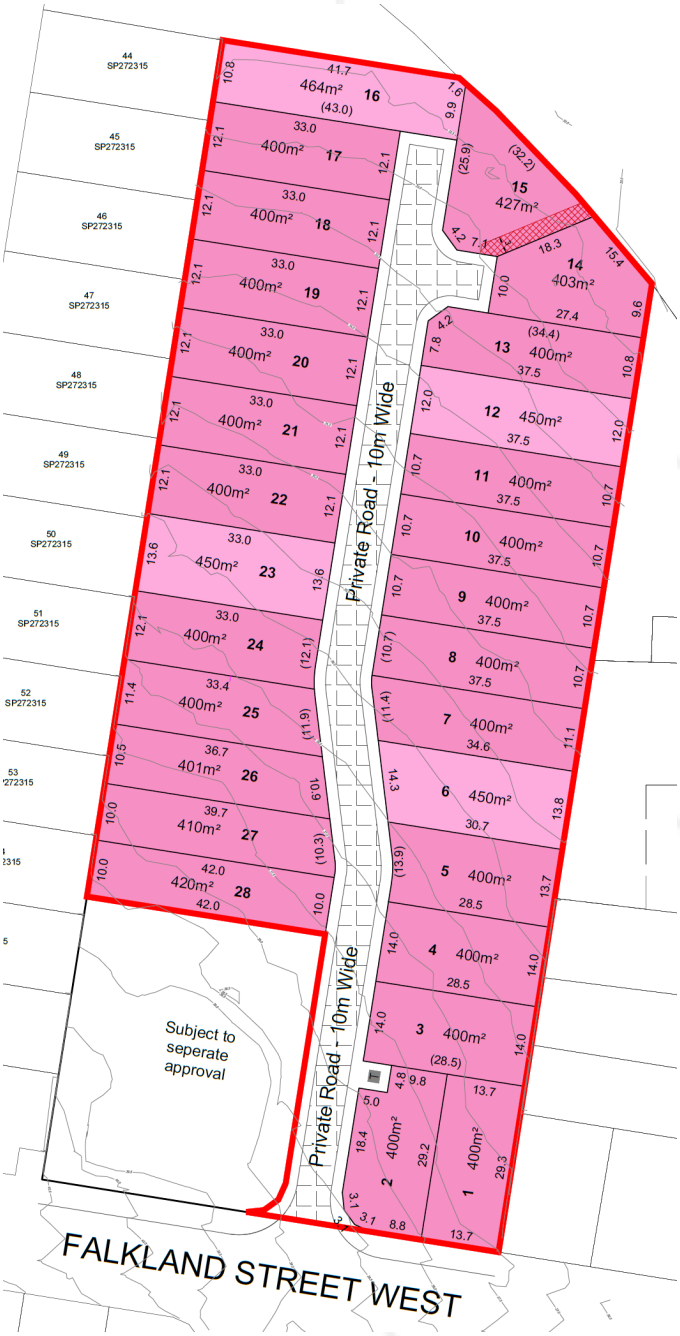


Figure 7: Proposal Plan (Source: Saunders Havill)

4.2. Proposal Summary

The proposal includes:

- 28 allotments (26 community title and two standard format) ranging in size between 400m^2 and 450m^2 (where 400m^2 is supported);
- Minimum lot frontage of 10m, where 10m is supported;
- An overall net residential density of 17.9 dwellings per hectare;
- Average lot size of 410m^2;
- New private road at 10m wide to service CTS lots
- All works deferred from the management subdivision application including;
    - Formalised kerb and channel along the site frontage
    - Connect 1.3m footpaths either side of development site

4.2.1 Plan of Development

A Plan of Development (POD) has been prepared to illustrate building envelopes, built-to-boundary locations and indicative driveway access points. The POD is provided in **Appendix B**.

The POD includes a setback schedule for lots both below and above 450m². The proposed setbacks vary from the Dwelling House Code, with lots exceeding 450m² instead referencing Queensland Development Code (QDC) MP 1.2. As Brisbane City Council has not adopted the Queensland Housing Code at the time of lodgement, the former QDC Part 1.2 continues to apply.

4.2.2 Earthworks

The proposed development will require earthworks to establish suitable finished lot levels and accommodate retaining walls. Retaining structures are proposed along the vendor lot interface and the northern site boundary, with wall heights generally not expected to exceed 1 metre. An engineering report is provided in **Appendix D**.

4.2.3 Civil Servicing

All essential services currently exist within proximity of the site. Sewer will be connected to an existing 160mm main at the northeastern corner of the site. Water will be taken from the existing 150mm main in Falkland Street West. A fire hydrant will be extended into the development from this same main.

4.2.4 Stormwater management

Stormwater will be captured and treated within the development before it is discharged lawfully to existing stormwater drainage in Blunder Road. Water quality treatment is proposed through underground treatment tanks located beneath the driveway with a proprietary cartridge-based filter system for water quality. No detention basin is proposed as part of the stormwater management strategy given downstream infrastructure has considered a fully developed site. Concept plans and reporting are included as **Appendix E**.

4.2.5 Ecological Assessment

Ecological investigations undertaken by Saunders Havill confirm that the site is highly modified and predominantly comprises maintained lawn, planted ornamental vegetation and disturbed understorey associated with historic rural residential activities.

Field surveys identified no threatened ecological communities, no threatened flora species and no threatened fauna species on-site. Whilst koala habitat trees occur within parts of the site, targeted koala surveys recorded no direct or indirect evidence of koala occupation. The proposal includes the removal of 89 NJKHTs and retention of 598m^2 of HESS area.

The figure below is an extract of the Tree Retention and Protection plan.



Figure 8: Tree Retention Plan (Source: SH)

The ecological assessment found that habitat connectivity is significantly constrained by the surrounding urban environment. Fauna movement opportunities are limited by residential development, fencing and established road infrastructure on all sides of the site. Remnant and regrowth vegetation occurs to the north, but Blunder Road, associated fencing and cleared corridors interrupt connectivity to those areas. As a result, the site does not form part of a well-connected ecological corridor and has limited fauna movement function within the broader landscape.

On this basis, the ecological assessment concludes that the site's biodiversity values are limited and consistent with an urban infill development context.

Refer to the Environmental Report in **Appendix H** for further information.

4.2.6 Traffic

The private road will create an offset four-way intersection with Vu Street. This arrangement is considered appropriate because traffic volumes on all approaches are low. Falkland Street West terminates in a cul-de-sac east of the intersection and services 21 dwellings, generating approximately 159 vehicles per day and 18 peak-hour vehicle movements. The proposed development is expected to generate approximately 211 vehicles per day and 24 weekday peak-hour trips. Both roads operate well below Brisbane City Council's Infrastructure Design Planning Scheme Policy threshold of 3,000 vehicles per day for minor road four-way intersections.

The internal road network has generally been designed in accordance with Council's Subdivision Code and can accommodate the spatial requirements of a Brisbane City Council domestic refuse collection vehicle. An offset T-head turnaround is proposed at the end of the private road to allow a three-point turn. The T-head differs from Council's Standard Drawing BSD-3001 due to site constraints, and a swept path assessment has been provided to demonstrate that the manoeuvring area is suitable.

Refer to the Traffic Report in **Appendix F** for further information.

4.2.7 Frontage Works

Road frontage works will include a footpath along the site frontage and kerb and channel works to connect with adjoining frontage works.

No footpaths are proposed within the internal CTS road network as the road is private and residents will use the road for access to Falkland Street if required.



5. Statutory Framework

5.1. Planning Act 2016

The proposed development is assessable and subject to Impact assessment and pursuant to s45(5) of the Planning Act:

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 regulations 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.

5.2. State Planning Policy

The following State interests, as identified in the State Planning Policy (SPP), are relevant to the subject site and proposed development:

Theme	Interest
Liveable communities and housing	
	Housing supply and diversity
	Liveable communities
Environment and heritage	
	Biodiversity
Safety and resilience to hazards	
	Natural hazards, risks and resilience
Infrastructure	
	Transport infrastructure

In accordance with Part 2 of the Planning Scheme, all relevant parts of the State Planning policy are appropriately integrated into the Planning Scheme.

5.3. Regional Plan

The subject site is identified within the Urban Footprint under the *ShapingSEQ 2023 South East Queensland Regional Plan*. Furthermore, the site is not identified within a Priority Development Area or other SEQ Development Area under the regional planning framework.



Figure 9: Map extract showing Regional Plan designation (Source: DAMS mapping)

The Planning Scheme does appropriately advance the Regional Plan.

5.4. Regulated Requirements Prescribed in the Planning Regulation 2017

The regulated requirements prescribed in the Planning Regulation are appropriately reflected in full in the Planning Scheme.

5.4.1 Walkable Neighbourhoods Assessment

The proposed development does not seek approval for the construction or extension of a public road. Assessment against Schedule 12A of the Planning Regulation 2017 is therefore not considered necessary.

5.5. Designated Premises

The Subject Site is not a designated premises.

5.6. Referrals

The proposed development does not trigger referral under Schedule 10 of the *Planning Regulation 2017.*

5.6.1 Koala Habitat

Under Schedule 10, Part 10, Division 3, Subdivision 1, Section 16B(2)(c)(i) of the Planning Regulation 2017, the development does not trigger referral for koala habitat assessment, as it is located within a koala broad-hectare area and is accepted or assessable development under a local categorising instrument.

6. Local planning framework

6.1. Planning Scheme

The proposed development has been lodged under, and assessed against, the relevant provisions of Brisbane City Plan 2014 (v37) (Planning Scheme), as detailed in the following sections.

6.2. Category of Development and Assessment

The proposal is assessable development and triggers Impact assessment.

6.3. Applicable Assessment Benchmarks

As the application is subject to Impact assessment, it is assessable against the entire Planning Scheme, to the extent relevant. The following assessment benchmarks are relevant to the development application and have been addressed as part of this application in the location shown in the table below:

Assessment Benchmark	Responsible Consultant	Response Location
Subdivision Code	Saunders Havill	**Appendix C**
Lower Oxley South Neighbourhood Plan Code	Saunders Havill	**Appendix C**
Biodiversity areas overlay code	Saunders Havill	**Appendix G**
Road hierarchy overlay code	Saunders Havill	**Appendix C**
Streetscape hierarchy overlay code	Saunders Havill	**Appendix C**
Filling and excavation code	HCE Engineers	**Appendix D**
Infrastructure design code	HCE Engineers	**Appendix D**
Landscape work code	Saunders Havill	**Appendix C**
Outdoor lighting code	Saunders Havill	**Appendix C**
Stormwater code	HCE Engineers	**Appendix E**
Transport, access, parking and servicing code	L+R Consulting	**Appendix F**

6.4. Strategic Framework

The site is identified within the Suburban Living Area of the Land Use Strategic Framework Map. The Suburban Living area is where low density residential development is generally anticipated.

The proposal is consistent with the strategic framework on the basis:

- it represents infill development and is consistent with the pattern of established development adjoining to the north, east and west;

- it will provide for greater housing affordability and diversity at a time when both are in critical shortage;
- all essential infrastructure is readily available, meaning the project can be brought to market quickly and efficiently to ease supply pressure;
- it will not compromise the land use strategies or specific outcomes of the strategic framework's themes.

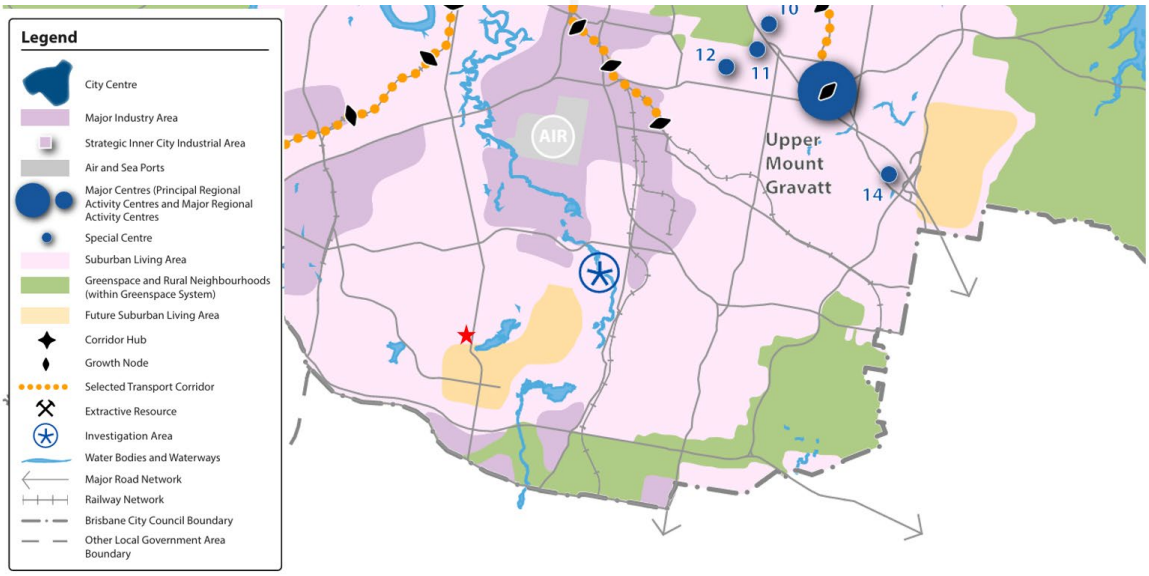


Figure 7: Land Use Strategic Framework Map (Source: BCC)

6.5. Zone

The subject site is within the Low-Density Residential Zone of the Planning Scheme as shown below.



Figure 8: Planning Scheme zoning (Source: BCC)

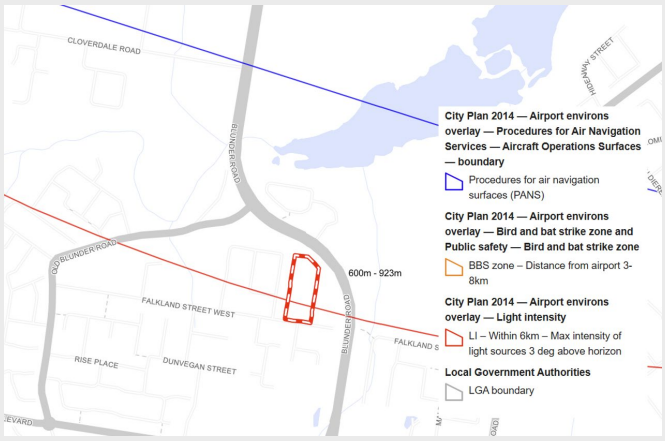
6.6. Neighbourhood Plan

The subject site is within the Lower Oxley Creek south neighbourhood plan. Development in this neighbourhood plan is characterised by low, low medium density housing and open space. The proposed development is consistent with the intent of the neighbourhood plan for reasons including that it:

- facilitates low density residential development within land identified for urban purposes;
- contributes to the provision of additional housing supply within an established residential area;
- provides a range of lot sizes and housing opportunities consistent with the intended character of the Low Density Residential Zone;
- integrates with the surrounding urban development insofar as residential lots are of a size and configuration generally consistent with residential subdivision patterns in the locality; and
- accommodates urban development on land capable of being serviced by reticulated water, sewerage and other urban infrastructure.

6.7. Overlays

The subject site is affected by the following Planning Scheme overlays:

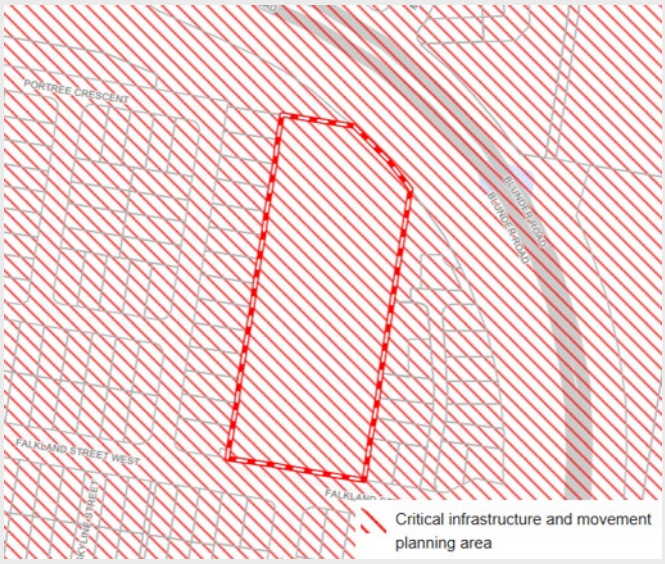
Overlay	Comment
Airport Environs 	The site is included in Council's Airport environs overlay mapping. In accordance with part 5 of the planning scheme, this overlay is not applicable to reconfiguring a lot development.

Biodiversity Areas



A response to the overlay code is provided in **Appendix G** – Ecological Report.

Critical infrastructure and movement network



The site is included in Council's Critical infrastructure and movement network overlay mapping. In accordance with part 5 of the planning scheme, this overlay is not applicable to reconfiguring a lot development.

Road hierarchy



The proposed subdivision will maintain access from Falkland Street West in accordance with the relevant Australian standards. Compliance with the overlay can be found in **Appendix C.**

Streetscape hierarchy



Falkland Street West complies with the required verge widths and supports the intended function of the streetscape.

Transport noise corridor



In accordance with part 5 of the planning scheme, this overlay is not applicable to reconfiguring a lot development.

7. Infrastructure Planning

7.1. Local Government Infrastructure Plan

A review of the Local Government Infrastructure Plan (LGIP) in relation to the subject site and proposed development has been undertaken. It is noted that the subject site is within the boundaries of the Priority Infrastructure Area (PIA).

7.1.1 Trunk Infrastructure

The proposed development will not require the construction of any identified or necessary trunk infrastructure.

7.2. Infrastructure Charges and Credits

The *Brisbane Infrastructure Charges Resolution (No. 15) 2026* (the Resolution) was adopted by Council and came into effect on 1 July 2026. The Resolution is in accordance with the Planning Act and sets out certain requirements for infrastructure charges, including maximum charges that can be applied for different types of development.

An assessment of the Resolution has been undertaken for the development. Under the Resolution, infrastructure charges are capped at the following rates for the proposed development:

- Residential Lot (equivalent Dwelling house (3 or more bedroom)) at $18,793.33

A summary of the charges detailed below:

Demand	$ per Demand Unit	Qty	Sub Total
28 Lots	$18,793.33	28	$526,213.24
Credit (1 Lot)	$18,793.33	1	$18,793.33
		Grand Total	**$507,419.91**

8. Key Considerations

8.1. Summary of Compliance / Merits of Proposal

An assessment of the proposal has been carried out against the relevant assessment benchmarks. The following provides a summary of the key matters relevant to the proposal:

- The proposed subdivision will provide for low density residential development consistent with the surrounding characteristics and residential footprint;
- The proposal will provide additional dwelling supply at a time when it is in critical shortage;
- The proposal improves the affordability and diversity of housing through a variety of lot sizes;
- The proposed extent of development is consistent with that of the established urban neighbourhood;
- All essential urban infrastructure is available to the site, allowing for dwellings to be quickly and efficiently brought to market to ease housing supply pressures;
- Impacts to vegetation are minimised and a balanced development outcome is achieved;
- The stormwater management plan submitted with the development demonstrates that:
    - A lawful point of discharge is achieved;
    - Detention is not required;
        - Stormwater quality treatment is provided through a proprietary cartridge-based filter system that complies with the SPP and Planning Scheme objectives;
- Retaining walls are of an appropriate height having regard to the slope of the land

Further to the above, the following key considerations have been identified for the development that have been discussed in the following sections:

8.2. Vegetation clearing

The site is affected by the Biodiversity Areas Overlay and contains mapped High Ecological Significance (HES), High Ecological Significance Strategic (HESS) and Koala Habitat Area values. Detailed ecological investigations found the site to be highly modified by historical rural residential activities, with vegetation predominantly comprising maintained lawn, ornamental plantings, disturbed understorey and scattered mature canopy trees. No threatened ecological communities, threatened flora, threatened fauna or evidence of koala occupation were identified.

The proposal has been informed by a comprehensive ecological assessment that considered ecological values, fauna habitat, koala habitat and vegetation connectivity. While vegetation clearing is required, the assessment concludes that the site's ecological function is limited due to its fragmented condition, surrounding urban development, major road infrastructure and constrained habitat connectivity. The assessment demonstrates that the development will not adversely impact threatened ecological values and identifies appropriate mitigation,



management and offset measures to address residual impacts. Accordingly, the proposal is considered to achieve the intent of the Biodiversity Areas Overlay Code, and the proposed vegetation clearing is acceptable.

9. Conclusion

This report has been prepared for River Quarter No. 6 Development Co. Pty Ltd in support of a residential subdivision at 100 Falkland Street West, Heathwood. The proposal seeks approval to subdivide the lot created under the associated management subdivision into 28 lots (26 community title and two standard format) and a private road accessed from Falkland Street West.

This Town Planning Report and the accompanying specialist reports and plans assess the proposed development against City Plan 2014 and other relevant legislation. The assessment concludes that the proposal is generally compliant with the relevant assessment benchmarks.

It is therefore recommended that the proposed development be approved, subject to relevant and reasonable conditions.