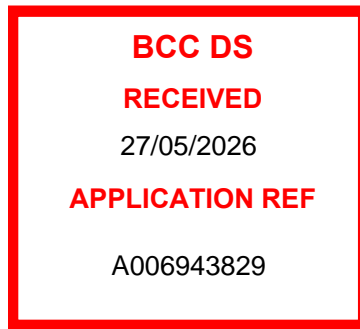


Our ref: 12908
Council ref: A006943829

27 May 2026

Attention: Justin Lynham
Brisbane City Council
GPO Box 1434
Brisbane QLD 4000



Via email: justin.lynham@brisbane.qld.gov.au

Dear Justin,

RE: RESPONSE TO SUBMISSIONS FOR THE DEVELOPMENT APPLICATION FOR A RECONFIGURATION OF A LOT (2 INTO 43 LOTS) OVER 20 & 30 GREENTREE CRESCENT, FOREST LAKE QUEENSLAND 4078 FORMALLY KNOWN AS LOT 19 & 20 ON RP811455

We act on behalf of TGF 3 Pty Ltd, (*the Applicant*) in relation to a Development Application lodged with Brisbane City Council under the *Planning Act 2016 (the Planning Act)* over the above land seeking:

- Development Permit for Reconfiguration of a Lot (2 into 43 Lots)

This correspondence summarises the outcomes of public notification and provides a response to the matters raised in the submissions to assist Council in their assessment.

Public Notification

In accordance with section 53 of the Planning Act 2016, the development underwent public notification for 15 business days between 13 April 2026 to 1 May 2026.

It is noted that, three (3) adjoining land owners were notified of the application with 'Notices to Owners' issued by Registered Post on Wednesday, 9 April 2026. A published notice was issued to the appropriate entity on 10 April 2026, and signs were placed on the land in accordance with Development Assessment Rules on 10 April 2026, ready for Public Notification to start on 13 April 2026.



Submissions

During the public notification period, a total of 19 'properly made' submissions were received, including fourteen (14) in support and five (5) in opposition. The key issues raised in the submissions were:

- Environmental Impacts
- Traffic Impacts
- Street Parking
- Character Impacts

Please find below a response to each of these key matters below:

Issue	Submitter Concern	Response	Supporting Reports
Vegetation & Wildlife	Tree removal, koala habitat, ecological loss	<p>The Ecological Assessment Report confirms the site is highly modified with limited vegetation and low habitat value.</p> <p>No threatened flora or fauna species were identified and no evidence of koala presence was recorded. Only a small portion of the site is mapped as remnant vegetation (~0.09ha), which is disturbed and not representative of intact habitat.</p> <p>Only a small amount of the site is included in environmental overlays and the large majority of this, plus a significant additional unmapped area, is retained as an environmental protection area and proposed to be rehabilitated (lot 43) as part of project works.</p> <p>Tree plots undertaken by experienced ecologists found no significant vegetation outside of the retained mapped areas.</p>	Appendix F – Ecological Assessment; and Town Planning Report prepared by Saunders Havill
Traffic & Safety	Congestion, unsafe intersections, increased traffic	The Traffic Impact Assessment included demonstrates the development will generate 36 peak hour trips in the AM and 37 peak hour trips in the PM and 324 daily trips, equating to roughly one vehicle every two minutes. This represents a negligible increase on the surrounding network identified by L+R Engineers. As a result, there are no external upgrades required to achieve the desired standards of service at surrounding intersections.	Appendix H – Traffic Impact Assessment prepared by L+R

		<p>Acknowledging the submitter's concerns about the frequency of accidents, An investigation of road crash history in the immediate vicinity of the subject site has been undertaken using publicly available crash data from the Queensland Government's mapping service Queensland Globe (including the Open Data Portal), this information is available in section 2.6 of Traffic Impact Assessment prepared by L+R Engineers. The analysis concluded that there have been 4 incidents between 2020-2023, with no further incidents after 2023. There have been no incidents recorded available through Queensland Government Open Data Portal that suggests that there are traffic accidents occurring on almost a weekly basis.</p> <p>Regarding the proposed new road and intersection with Greentree Crescent, it is noted that the applicant commissioned a speed survey to verify that the proposed intersection achieves compliant sightlines and safe stopping distances.</p>	
Parking & Amenity	On-street parking, amenity impacts	Each future lot can provide two car parking spaces on site, as shown in the Plan of Development prepared by Saunders Havill, the indicative driveway locations allow for the ability for on-street parking if required.	Appendix D – Concept Plan prepared by Saunders Havill
Character	Loss of rural character, overdevelopment	Woodvale Village has historically been an anomaly of rural residential / acreage lots among small and townhouse lots in the surrounding low density and emerging community areas, largely due to infrastructure servicing constraints in the short term. With these constraints now resolved, the Forest Lake Neighbourhood Plan identifies an intent for suburban residential development. In accordance with this intent, and pressures on housing availability and affordability,	Town Planning Report prepared by Saunders Havill

		<p>the state government recently approved small and terrace lots at the southern end of Woodvale Village. This application seeks to build on this approval and provide more affordable dwelling supply consistent with the surrounding emerging community zone and low density residential zones.</p>	
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Saunders Havill

PATHWAYS TO SUCCESS

Saunders Havill Group Pty Ltd
ABN 24 144 972 949

Should any clarification be required, please contact me on 0407 145 391 or email at michaelrush@saundershavill.com

Yours faithfully
Saunders Havill Group



Michael Rush
Senior Town Planner

