

Our Ref: 12152
Your Ref: A006698906

28 August 2026

Attention: Rhea Connolly
Brisbane City Council
266 George Street
BRISBANE QLD 4000

Via email: CPEDS-DS-PlanningSupport@brisbane.qld.gov.au

Dear Rhea,

RE: RESPONSE TO SUBMISSIONS – 341 BECKETT ROAD, BRIDGEMAN DOWNS
REF: A006698906

We act of behalf on Steve Brown Constructions Pty Ltd And Mei Wah Wong, the Applicant in relation to a Development Application lodged with Brisbane City Council under the *Planning Act 2016* over the above land seeking:

- Development permit for Reconfiguring a Lot for 2 into 21 Lots and New Road.

Public notification was undertaken for a period of 30 business days between 24th July 2026 and 14th August 2026. In response to public notification 3 properly made submissions were received.

Relevant matters raised by submitters to the proposal are discussed below.

Sequencing of Development

Discussion

A submission raised that the development is out of sequence as it relies on access and connection to services through the approved development to the immediate north over 357 & 365 Beckett Road (A006180740). This is acknowledged and the applicant has accepted that development cannot occur until such time as the development to the north has been completed. An appropriate condition of approval is expected stating as such.

A development application has also been submitted to the immediate east over 117 Idonia Street (A006720498) with a road connection. The subject application does not rely on this



development to the east and can progress accordingly. A refuse vehicle turnaround can be provided to cater for this service.

City Plan Intent

Discussion

A submission raised that the proposal is inconsistent with the intent of the City Plan. It is noted that the application was made under superseded version 27 of the City Plan. At which time the McDowall – Bridgeman Downs Neighbourhood Plan was in force. The application having been accepted under a superseded planning scheme is bound to those assessment benchmarks, with no consideration needed to be given to the current planning scheme.

The overall outcomes of the McDowell – Bridgeman Downs NP includes residential development which provides for a mix of housing types, styles and densities, as well as providing for development which creates functional and integrated communities. Development specifically located in the Emerging community zone and in a potential development area is to include a mix of larger lot sizes, retaining vegetation.

The proposal achieves this intent by retaining a significant amount of vegetation with the purpose of creating green corridors to link to Cabbage Tree Creek in the east. Lots sizes vary in size from 476m² to 2,399m² and averaging 816m². The larger lots not only are in keeping with the intent of the NP, but also comparable to the existing character of the neighbourhood to the immediate south.

Traffic Matters

Discussion

A submission has raised that Endell Street, Idonia Street and Beckett Road are inadequate to accommodate the increased volume of traffic associated with this development.

Endell Street and Idonia Street are Neighbourhood Roads and have reserve widths of 20m, exceeding the minimum requirement of 14m. As development occurs frontage works will form appropriate curb and channel including footpaths. This will accommodate services and on-street car parking.

The existing intersection to Beckett Road has been previously upgraded to accommodate the ultimate development scenario of Endell and Idonia Streets.

Ecological Function

Discussion

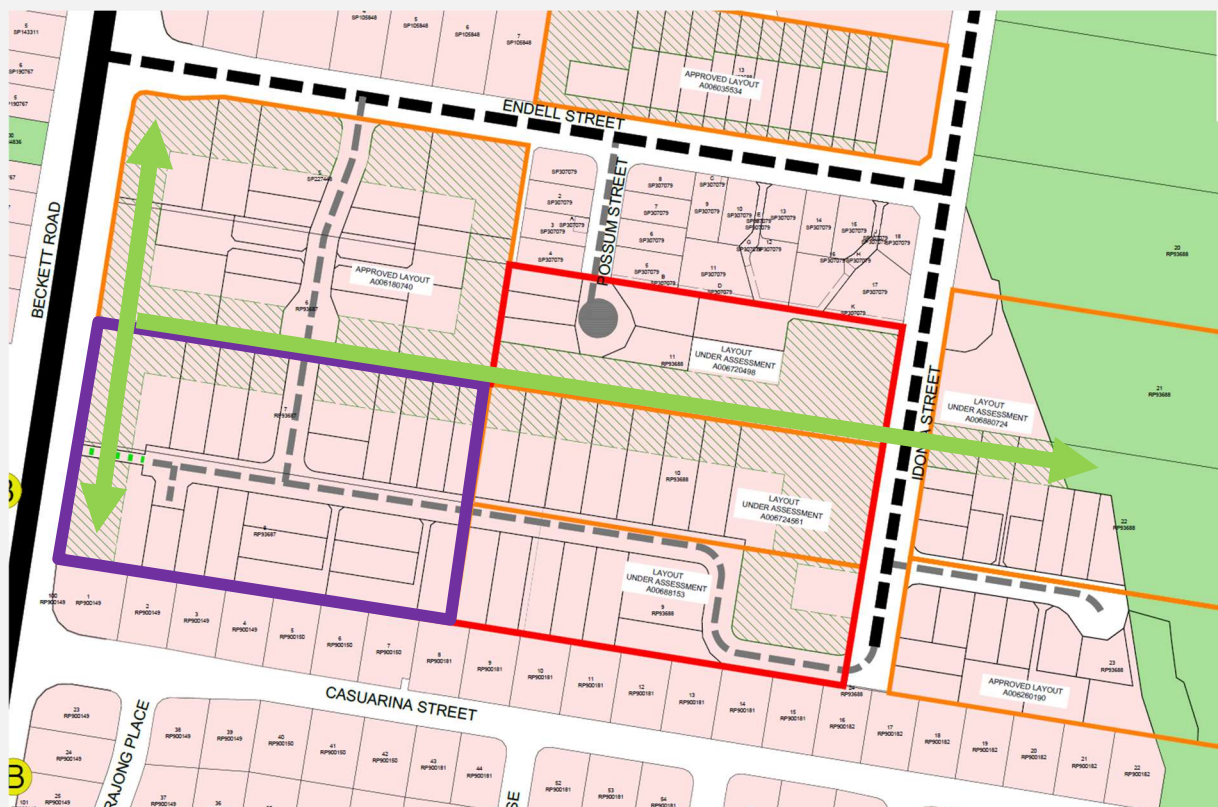
2 properly made submissions each raise matters regarding the ecological function of the proposal. The current subject site operates as private property with no certainty of land management. The proposal incorporates Environmental Protection Zones (EPZ) along the



eastern and northern boundaries, which extend the approved EPZ from the northern development and continues to be incorporated by the applications to the east.

It is also proposed to retain native trees within these zones and rehabilitate (weed management and planting) to create functional ecological corridors. The EPZ will further be protected with appropriate fencing to allow fauna movement while preventing domestic animals from entering.

Monetary offsets will also be paid to provide a net-benefit outcome to the community.



As part of the assessment process the proposal was altered to provide a continuous green corridor along the northern boundary, resulting in the reduction of 1 lot.

The EPZs bring certainty to ongoing protection of ecological functions within the subject site and surrounds.

Privacy and Overlooking to Casuarina Street Properties

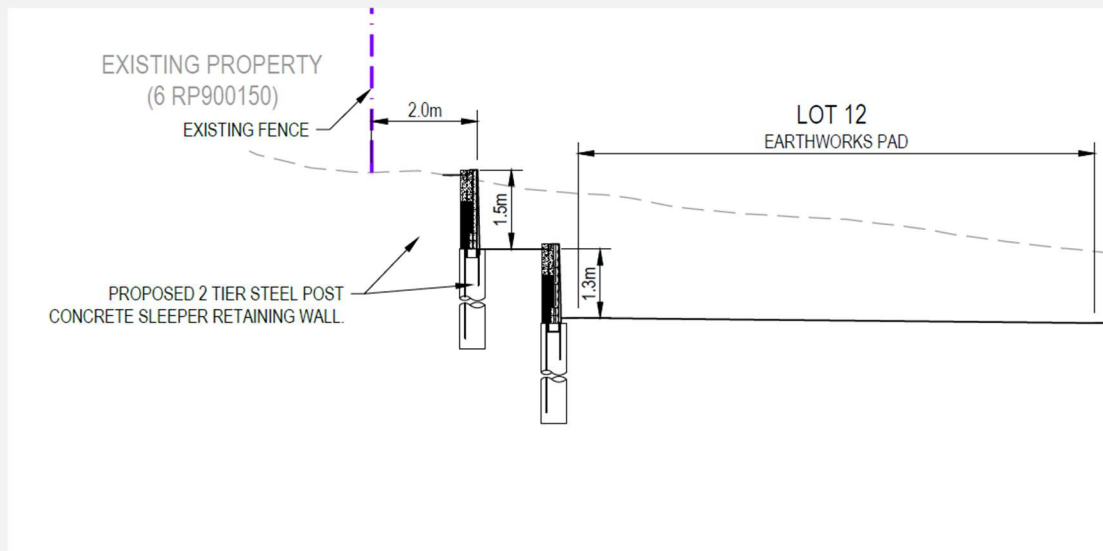
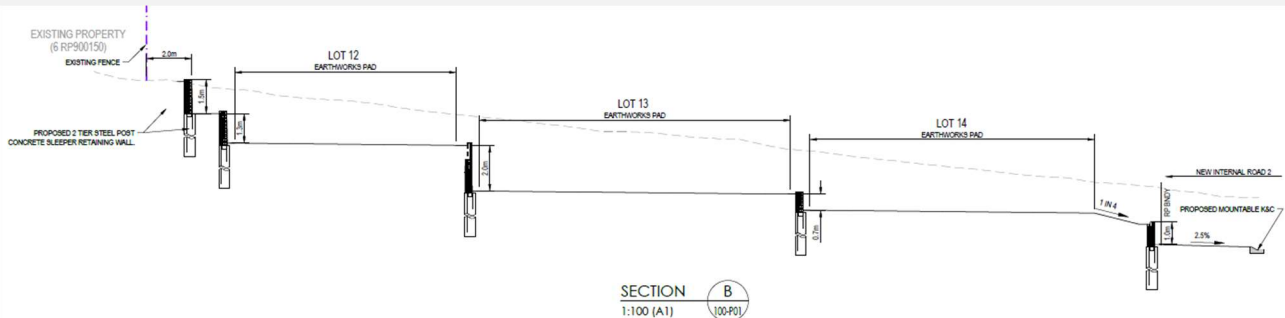
Discussion

A submission raised the concern of future dwellings overlooking existing properties on Casuarina Street and possible subsidence due to construction activity.



Regarding possible land subsidence, construction best practice will occur. This includes appropriate compliance checks and insurances.

Regarding the potential for overlooking. The land slopes down from south to north. Given the level of the proposed road is set by the development to the north, there is a need to lower the land along the southern boundary to create useable allotments. As demonstrated in the cross-sections below, this creates a level difference where the proposed lots are lower than the existing properties on Casuarina Street. In the case below there is a 2m buffer to the property boundary and a 2 tier retaining wall. This gives a boundary setback of 4m and a height difference of 2.8m.



We look forward to Council's decision and should any clarification be required, please contact me on (07) 3251 9482 or email at andrewmclean@saundershavill.com.

Yours sincerely
Saunders Havill Group

Andrew McLean
Principal - Town Planning

