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15/04/2025

**APPLICATION REF**

A006756205



DTS Group Qld Pty Ltd – Urban Planning

## 409, 411, 415 and 427 Beckett Road, Bridgeman Downs

Development Permit for Reconfiguring a Lot:

- Stage 1: 4 Lots into 28 Residential Lots, 2 Balance Lots, Park Lot, Drainage Easement and Access Easement; and
- Stage 2: – 2 Lots into 13 Residential Lots and Drainage Lot.

On behalf of  
**427 Beckett Road Pty Ltd**

April 2025

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## Impact Assessable Development Application

409, 411, 415 and 427 Beckett Road, Bridgeman Downs QLD 4035

Being described as Lot 21 on SP227440, Lot 20 SP227439, Lot 2 on SP227438, and Lot 1 on SP227437

On behalf of  
427 Beckett Road Pty Ltd

April 2025

Document History				
Revision No.	Description	Company	Author/Reviewer	Date
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B	Technical Report and Updates	DTS Group QLD	Liam Donald	11.04.2025
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## Executive Summary

### Site Details

<b>Address:</b>	409, 411, 415 and 427 Beckett Road, Bridgeman Downs QLD 4035
<b>Lot Description:</b>	Lot 21 SP227440, Lot 20 SP227439, Lot 2 SP227438, Lot 1 SP227437
<b>Zone:</b>	Emerging Community (EC) Zone
<b>Neighbourhood Plan:</b>	McDowall-Bridgeman Downs Neighbourhood Plan
<b>Neighbourhood Plan Precinct:</b>	Not Applicable
<b>Total Site Area:</b>	48,231m <sup>2</sup> (4.8231ha)
<b>Registered Landowner:</b>	409 Beckett Road: <b>409 Beckett Rd Pty Ltd</b> 411 Beckett Road: <b>Joaquim and Elizabeth Fernandes</b> 415 and 427 Beckett Road: <b>427 Beckett Rd Pty Ltd</b>

### Application Details

<b>Planning Scheme:</b>	City Plan 2014 V27
<b>Application:</b>	Development Permit for Reconfiguring a Lot: Stage 1: 4 Lots into 28 Residential Lots, 2 Balance Lots, Park Lot, Drainage Easement and Access Easement Stage 2: – 2 Lots into 13 Residential Lots and Drainage Lot
<b>Preliminary Approval:</b>	Not Applicable
<b>Superseded Plan Scheme:</b>	Approval to submit under the superseded Brisbane City Council Plan 2014 V27.00/2023 (Council Ref: A006600263)
<b>Application Type:</b>	Impact Assessable
<b>Defined Uses:</b>	Reconfiguring a Lot
<b>Applicant:</b>	427 Beckett Road Pty Ltd c/- DTS Group QLD Pty Ltd, PO Box 3128, West End QLD 4101
<b>DTS Reference:</b>	BNE180717

### Synopsis

This development application requests approval for –

- Development Permit for Reconfiguring a Lot
  - Stage 1: 4 Lots into 28 Residential Lots, 2 Balance Lots, Park Lot, Drainage Easement and Access Easement; and
  - Stage 2: – 2 Lots into 13 Residential Lots and Drainage Lot.

The proposal seeks the creation of new residential lots that are consistent with the established and intended residential scale in the area. The subject site currently obtains direct access from Beckett Road and will continue to obtain.

The proposed subdivision will have no discernible impact or change on the current streetscape or character of the area. The proposed lots are of a suitable size, dimension areas and topography to accommodate future detached Dwelling Houses in accordance with the Emerging Community Zone.



The proposed development is subject to an Impact Assessable application. This development application is accompanied by a Subdivision Proposal Plan and code assessment which demonstrate the proposal's compliance with the applicable assessment benchmarks under the *Brisbane City Plan 2014 (v27)*.

## 1 Introduction

This planning assessment report accompanies a development application for a Reconfiguring a Lot (Stage 1: 4 Lots into 28 Residential Lots, 2 Balance Lots, Park Lot, Drainage Easement and Access Easement and Stage 2: – 2 Lots into 13 Residential Lots and Drainage Lot) at 409-427 Beckett Road being described as Lot 21 SP227440, Lot 20 SP227439, Lot 2 SP227438, Lot 1 SP227437, hereafter referred to as “the subject site”. **Figure 1** – Aerial Photograph and **Figure 2** – Site Locational Context of this report identify the subject site.

The site is mapped within the Emerging Community Zone under the City Plan 2014. The development has been assessed against the assessment benchmarks of the City Plan 2014 as well as relevant state and regional provisions. The below reporting has been prepared to logically address the town planning considerations relevant to the application for Reconfiguring a Lot, and, based on assessment, illustrate sufficient planning grounds to warrant approval.

Having regard to Schedule 2 “Dictionary” of the Planning Act 2016, the proposal is considered to constitute:

- Reconfiguring of a Lot.

Accompanying this report in support of the development is:

1. Approved Superseded Planning Scheme (A006600263) attached under **Appendix A**
2. Code Compliance Assessment by DTS Group attached under **Appendix B**;
3. Proposed Subdivision Plans by DTS Group attached under **Appendix C**;
4. Structure Plan by DTS Group attached under **Appendix D**;
5. Biodiversity Code Response by 28 South Environmental attached under **Appendix E**;
6. SDAP Code 25 Response by 28 South Environmental attached under **Appendix F**; and
7. Concept VMP and RMP by 28 South Environmental attached under **Appendix G**.

### 1.1 Applicable Planning Scheme

The *Brisbane City Plan 2014 v27* (taking effect on 2 June 2023) is the applicable planning scheme for this proposed development (hereon referred to as the ‘City Plan 2014’).

### 1.2 Category of Assessment

The proposed development is for Reconfiguring a Lot and **Table 1** provides an assessment against Part 5 of the *Brisbane City Plan 2014* and has determined that the applicable level of assessment for this application is **Impact Assessment**.

**Table 1 Category of Assessment & Applicable Assessment Criteria**

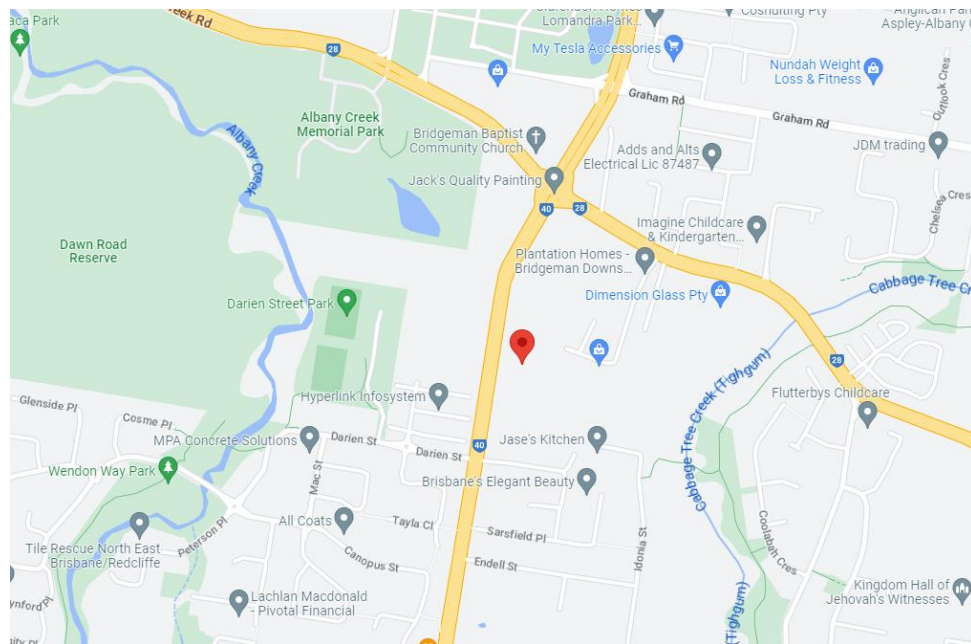
City Plan 2014		Category of Assessment	Assessment Criteria
<b>Zoning</b>			
Emerging Community Zone		<b>Impact Assessable</b>	The Planning Scheme
<b>Neighbourhood Plan</b>			
McDowall-Bridgeman Neighbourhood Plan	Downs	No Change	McDowall-Bridgeman Downs neighbourhood plan code
<b>Overlay</b>			
Airport environs overlay		No Change	Not Applicable
Bicycle network overlay		No Change	Bicycle network overlay code
Biodiversity areas overlay		No Change	Biodiversity areas overlay code

City Plan 2014	Category of Assessment	Assessment Criteria
Community Purposes network overlay	No Change	Community purposes network overlay code
Critical infrastructure and movement network overlay	No Change	Not Applicable
Road hierarchy overlay	No Change	Road hierarchy overlay code
Significant landscape tree overlay	No Change	Significant landscape tree overlay
Streetscape hierarchy overlay	No Change	Streetscape hierarchy overlay code
Transport air quality corridor overlay	No Change	Not Applicable
Transport noise corridor overlay	No Change	Not Applicable

## 2 Site Characteristics

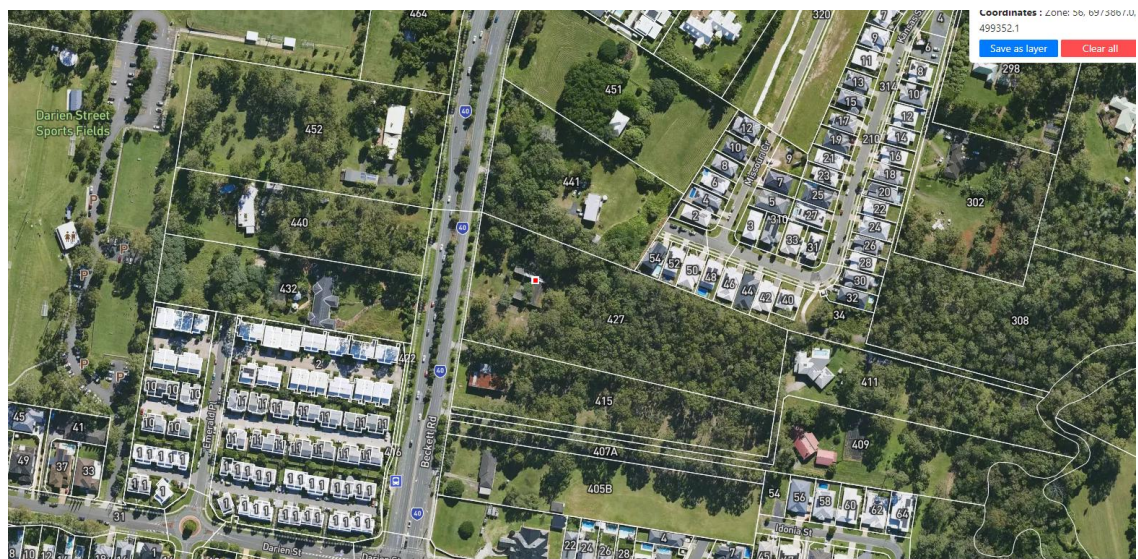
The subject site is located at 409,411, 415 and 427 Beckett Road, Bridgeman Downs and is described as Lot 21 on SP227440, Lot 20 SP227439, Lot 2 on SP227438, and Lot 1 on SP227437. The subject site comprises a site area of 4.823ha with a frontage of approximately 143m to Beckett Road. The site is currently improved by existing dwelling houses and associated outbuildings which are to be demolished in order to facilitate the proposed development. The site is adjoined by Emerging community zoned lots with Rural zoned lots adjacent the site and Beckett Road. To the east of the site is Cabbage Tree Creek and Albany Creek to the west.

In the broader context, the site is located in the suburb of Bridgeman Downs and is situated to the west of Aspley, within moderate proximity to Westfield Chermside and McDowall State School.



**Figure 1 Site Location Context**

Source: Google Maps






**Figure 2 Aerial Photograph**

Source: MetroMap

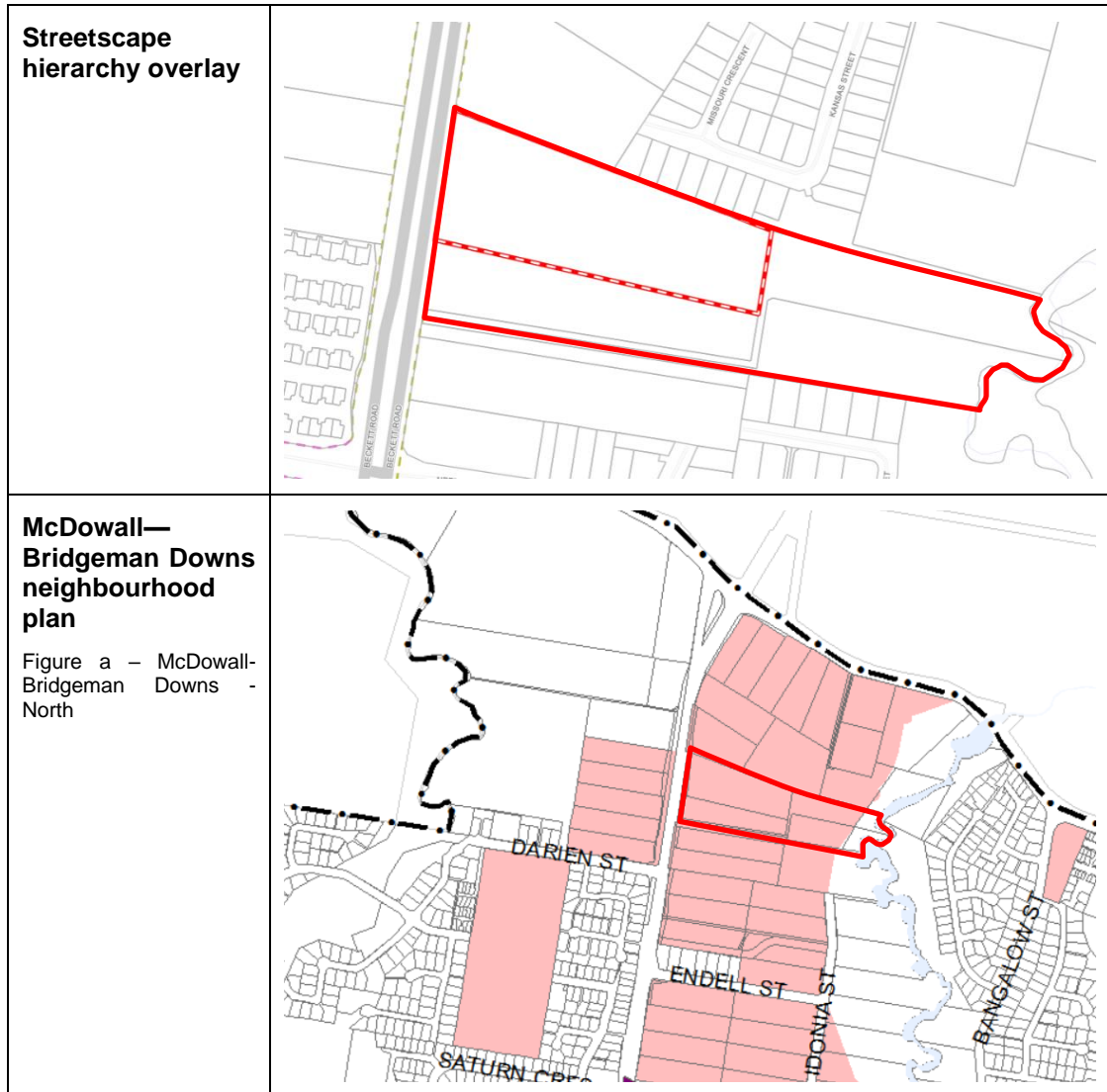
## 2.1 Planning Scheme Classifications

Brisbane City Council City Plan 2014 interactive mapping outlines the below property flags which apply to the subject site:

**Table 2 Property Flags**

Flag Description	Mapped Location
<p><b>Emerging Community Z one</b></p>	
<p><b>Bicycle Network Overlay</b></p>	
<p><b>Biodiversity Areas Overlay</b></p>	

<p><b>Community purposes network Overlay</b></p>	
<p><b>Road hierarchy overlay</b></p>	
<p><b>Significant landscape tree overlay</b></p>	



Source: BCC Interactive Mapping

## 2.2 Topography

The subject site falls to the road frontage and the rear boundary. According to the contours on Council's eBimap (refer to **Figure 3**) and the contours provided on the subdivision proposal plan (refer to **Appendix A**), the subject allotment contains levels that vary between 45m AHD towards to north western street frontage, falling to approximately 33m AHD at the south eastern rear boundary.

## 2.3 Frontage and Access

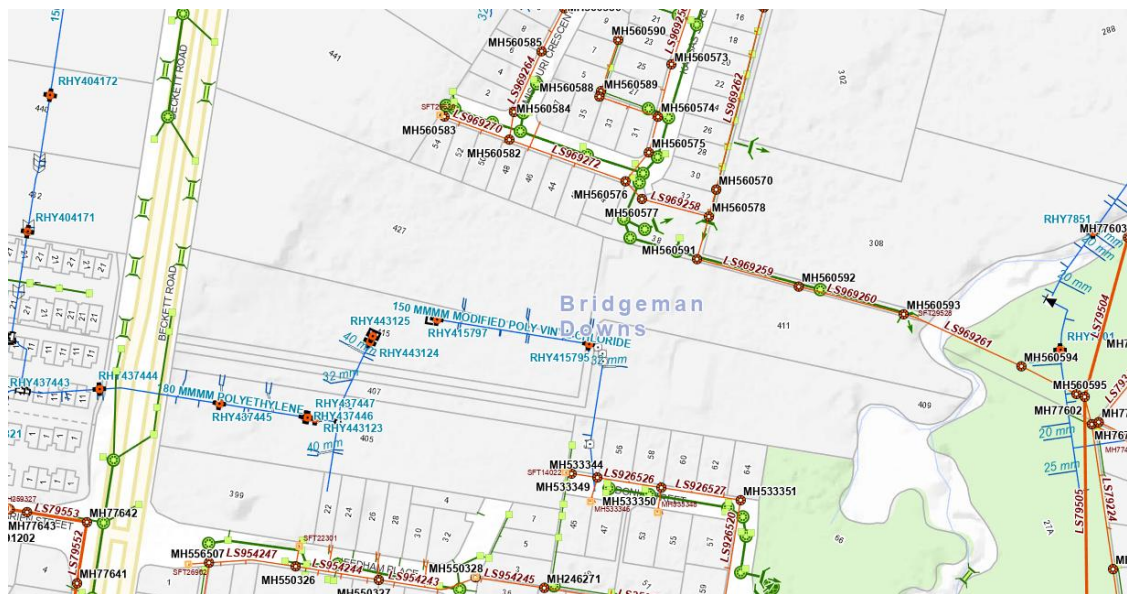
The subject site has a frontage of approximately 143m to Beckett Road along the site's western boundary. The lot is currently accessed by two separate crossovers to the Beckett Road frontage that services the existing dwellings on site. The current access is to be removed to facilitate for the new arrangement which is provided within the adjoining parcel.

## 2.4 Urban Services

The subject allotment is capable of connection to water services located within Beckett Road.

Whilst the dwellings on the subject site are connected, with dwellings are the rear having on-site wastewater, it is anticipated that the existing sewer network has the capacity to support the proposed development, with a connection available from the south.

In respect to stormwater, the subject site currently sheet flows through to a downstream creek system. The proposal will essentially seek to mimic the pre-developed discharge characteristics where possible.



**Figure 3 Subject Site – As Constructed Services**

Source: Brisbane City Council eBimap – Services

## 2.5 Easements

The title search for 409 Beckett Road identifies the following easements:

- Easement in gross over Easement D benefitting Brisbane City Council, at the rear of the site
- Easement B burdening the site to Lot 20 on SP227439 for access purpose
- Easement A benefitting the site over Lot 20 on SP227439 for access purposes

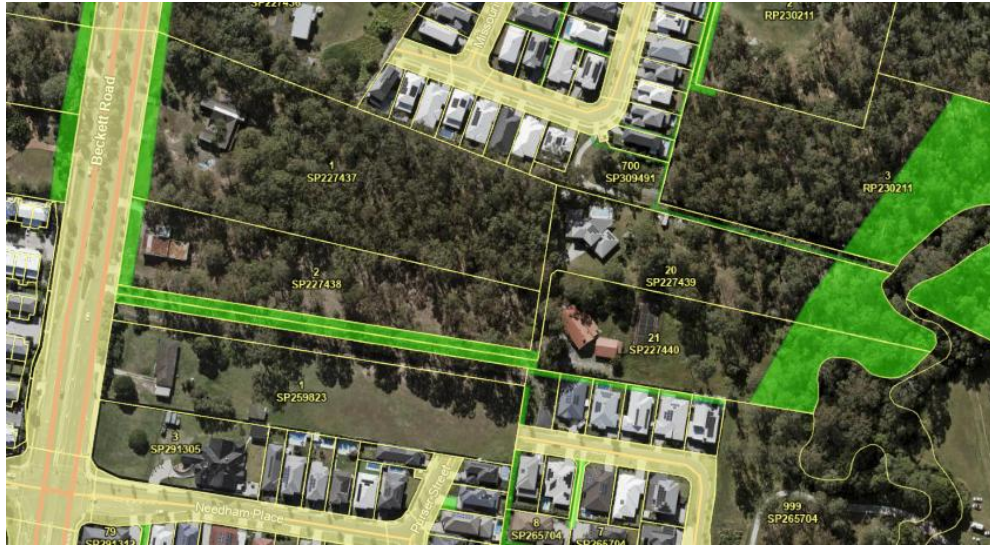
The title search for 411 Beckett Road identifies the following easements:

- Easement in gross over Easement C benefitting Brisbane City Council, at the rear of the site;
- Easement A burdening the site to Lot 21 on SP227440 for access purpose
- Easement B benefitting the site over Lot 21 on SP227440 for access purposes

The title search for 415 Beckett Road identifies the following easement

- Easement in gross over Easement on SP227438 benefitting Brisbane City Council

The title search for 427 Beckett does not identify any easements.



**Figure 4 Existing Easements**

### 3 The Proposed Development

#### 3.1 Reconfiguration of Lot

The development seeks to provide a reconfiguration of the subject site to facilitate a total of 41 residential allotments (refer to Proposal Plan provided in **Appendix C**) over two stages, which permits the establishment of an environmental corridor within the northern portion of the site (discussed in **Section 3.3** below). The proposed subdivision configuration has been prepared having regard to the existing site characteristics and environmental features, as well as the surrounding residential layouts in the vicinity.



**Figure 5 Proposed Subdivision Layout (Stage 1, Top and Stage 1 and 2, bottom)**  
Source: DTS Group

#### 3.1.1 Staging

It is proposed to undertake the development in two stages, as follows:

- Stage 1: 4 Lots into 28 Residential Lots, 2 Balance Lots, Park Lot, Drainage Easement and Access Easement
- Stage 2: – 2 Lots into 13 Residential Lots and Drainage Lot

At stage 1 it is proposed to deliver an access easement to facilitate access to Lot 1001 balance lot, plus for a turnaround manoeuvre for a refuse vehicle. In addition, the proposed park lot will

be dedicated to Council, in addition to delivery of stormwater easements for the proposed discharge of the residential lots, including any stormwater treatment and/or detention that may be required.

### 3.1.2 Lot Size

**Table 3** illustrates the breakdown of the allotment sizes and frontage:

**Table 3 Proposal Breakdown (Ultimate)**

Lot	Area	Frontage
1	523m <sup>2</sup>	16.3m to proposed New Road 15.9m to Beckett Road
2	417m <sup>2</sup>	11.5m to proposed New Road 11.5m to Beckett Road
3	441m <sup>2</sup>	11.5m to proposed New Road 11.5m to Beckett Road
4	628m <sup>2</sup>	17.1m to proposed New Road 16.4m to Beckett Road
5	516m <sup>2</sup>	16.2m to proposed New Road 26.1m to Beckett Road
6	713m <sup>2</sup> (628m <sup>2</sup> without access easement)	3.5m to proposed New Road (access handle) 27.9m to Beckett Road
7	559m <sup>2</sup>	10.6m to proposed New Road
8	550m <sup>2</sup>	10.3m to proposed New Road
9	525m <sup>2</sup>	10.5m to proposed New Road
10	519m <sup>2</sup>	10.5m to proposed New Road
11	504m <sup>2</sup>	10.5m to proposed New Road
12	10096m <sup>2</sup>	163m to proposed New Road
13	2175m <sup>2</sup>	47m to proposed New Road
14	1745m <sup>2</sup>	40.5m to proposed New Road
15	2652m <sup>2</sup>	57.5m to proposed New Road
16	453m <sup>2</sup>	13.7m to proposed New Road
17	476m <sup>2</sup>	12.5m to proposed New Road
18	485m <sup>2</sup>	12.5m to proposed New Road
19	434m <sup>2</sup>	11.0m to proposed New Road
20	441m <sup>2</sup>	11.0m to proposed New Road
21	448m <sup>2</sup>	11.0m to proposed New Road
22	455m <sup>2</sup>	11.0m to proposed New Road
23	462m <sup>2</sup>	11.0m to proposed New Road
24	496m <sup>2</sup>	11.7m to proposed New Road
25	542m <sup>2</sup>	12.5m to proposed New Road
26	662m <sup>2</sup>	15.0m to proposed New Road
27	561m <sup>2</sup>	12.5m to proposed New Road
28	524m <sup>2</sup>	11.5m to proposed New Road
29	509m <sup>2</sup>	11.0m to proposed New Road
30	515m <sup>2</sup>	11.0m to proposed New Road
31	522m <sup>2</sup>	11.0m to proposed New Road
32	602m <sup>2</sup>	12.5m to proposed New Road
33	611m <sup>2</sup>	12.5m to proposed New Road
34	545m <sup>2</sup>	11.0m to proposed New Road
35	552m <sup>2</sup>	11.0m to proposed New Road
36	559m <sup>2</sup>	11.0m to proposed New Road

Lot	Area	Frontage
37	641m <sup>2</sup>	12.5m to proposed New Road
38	586m <sup>2</sup>	40.7m to proposed New Road 15.5m to proposed New Road
49	524m <sup>2</sup>	12.5m to proposed New Road
40	556m <sup>2</sup>	12.5m to proposed New Road
41	629m <sup>2</sup>	13.3m to proposed New Road
901	417m <sup>2</sup>	-
902	4284m <sup>2</sup>	-

The proposed configuration has adopted a mixture of lot sizes and shapes, providing a mix of lot sizes which can facilitate a range of future housing types, styles and densities. The layout has been designed to reflect residential densities existing throughout the McDowall-Bridgeman Downs Neighbourhood Plan area and has been further refined following detailed specialist studies including Ecological Assessment and previous significant ecology investigations.

### 3.1.3 Proposed Layout and Design

The proposed development seeks to provide for a reconfiguring a lot design which facilitates a lot frontage between 10.5m and 163m.

The proposed development is for a reconfiguration of a lot within the Emerging Community Zone and will result in lots and an arrangement of lots that facilitate the intended outcomes of the McDowall-Bridgeman Downs Neighbourhood Plan. Under the neighbourhood plan, the subject site is identified as a Potential Development Area along with a number of surrounding parcels to the north, east, south and opposite Beckett Road to the west of the site.

The proposed development seeks to facilitate an appropriate reconfiguration which has been designed to address the location, service availability, constraints, amenity and existing pattern of development to ensure an integrated development outcome. Whilst the layout provides for a reduced lot area and dimension design, the site presents an attractive design which is reflective of the surrounding approvals and applications in the local area. The surrounding locality provided for an emerging community design with appropriate access to services and infrastructure provided logically through the surrounding development and from Beckett Road.

The intended design provides for appropriately sized lots which is anticipated to provide for future residential development. The minimum lot sizes and designs are consistent with surrounding approvals and applications and the site's emerging community zoning and is not considered out of character or of a reduced size not capable of supporting the intended future residential development. Additionally, the development seeks to provide appropriate environmental convents over proposed Lot 12, 15 and 16 and appropriate BLE areas which will seek to provide an appropriate area to facilitate an appropriate environmental corridor and allow for a significant portion of the site's current vegetation to be maintained.

Accordingly, the proposed development considers the existing patterns of development, particularly with regard to development north, south and west of the site, and the proposes development pattern which is consistent with the outcomes anticipated and expected in this area. The proposed reconfiguration will result in the creation of lots which feature appropriately lot shapes, complementing the local context and addressing constraints.

## 3.2 Biodiversity and Vegetation

The proposed development has been designed and configured in consideration of the ecological features on and adjacent to the site as well as the surrounding residential subdivision pattern. An Ecological Assessment Report is currently being prepared and will be provided under a separate cover in support of this application.

The proposal seeks to retain vegetation within the proposed lots located along the northern and north eastern boundary, and facilitates an appropriate biodiversity corridor to traverse through the northern portion of the site connecting to the adjoining patch of vegetation, as identified in the Greenspace Strategic Framework Map. Through the proposed development, the applicant

seeks to provide an appropriate biodiversity corridor, provided through appropriate covenant areas within proposed Lots 12, 15 and 16 to form the ultimate corridor. The development will result in removal of native vegetation including large mature specimens; however, these are limited to predominantly along part of 415 Beckett Road. Notwithstanding, the proposed layout facilitates the delivery of a corridor.

The site as mapped within the Core Koala Habitat Area (CKHA) under the Planning Regulation 2017. It is understood that a large portion of the mapped Core Koala Habitat is heavily disturbed with weeds, and largely consisting of regrowth vegetation as a result of historical clearing for residential uses. The proposed development has been designed with consideration to the existing vegetated area and results in minimal clearing to support a transition between the subject site and the adjoining parcel to east. The proposal will retain the existing vegetation along the northern and eastern boundaries where possible to ensure the site continues to provide a vegetated corridor in accordance with the environmental mapping. A state code assessment has been undertaken (refer **Appendix E**).

### 3.2.1 Proposed Environmental Corridor

The subject site is partially mapped within the Greenspace Strategic Framework Map which runs from the western side of Beckett Road over a portion of the site and to the north and sprawling to the north east. The proposed development seeks to facilitate more the 1ha of the total site area as an Environmental Protection Zone to be preserved under Environmental Covenant. Through the development, applicant seeks to maintain a significant portion of the identified vegetation on site and provides for a logical corridor to run from the east to the west at Beckett Road and further north west to Cabbage Tree Creek.

In conjunction with typical requirements associated with the establishment of Environmental Protection Zones under Environmental Covenant, the project involves rehabilitation and revegetation works along the north eastern part of the site, **which will result in increased fauna movement capabilities and enhanced habitat connectivity** to adjoining properties to the north, north-west and east.

The ecological investigations have also included consideration of recent applications and approvals on the western side of Beckett Road, which indicate the proposed delivery of an environmental corridor, to the west of Council's Dairen Street Park.

As previously stated within this report, the proposal essentially seeks to strike a practical balance between development in accordance with the land's opportunities, whilst also ensuring the retention of vegetation on strategic parts of the site, which essentially results in a harmonious interface between the more intense existing low density development to the north and south, and the existing biodiversity corridor to the running from east to north west.

### 3.3 Engineering Services

The proposed development is able to connect to reticulated services.

#### 3.3.1.1 Sewer

The development proposes to connect to the surrounding existing sewerage infrastructure.

#### 3.3.1.2 Water

The proposed development may connect to existing infrastructure within Beckett Road, or alternatively through the extension of services from the north of the site.

#### 3.3.1.3 Stormwater

It is intended to connect to proposed stormwater infrastructure provisioned within the adjoining parcel to the north east and will appropriate drainage to the surrounding local network. The ultimate outcome will ensure the site drains to the south east and discharges in the greater stormwater area.

### 3.4 Vehicle Access and Refuse

The intended design seeks to facilitate the appropriate intersection from Beckett Road along the western front boundary, being a left in, left out intersection. The proposed new road provides for direct access to the site and runs from the site's Beckett Street frontage to the eastern rear boundary. The development provides for an additional new road from the internal road network to provide connectivity to the south. The proposed design provides for appropriate opportunities for extensions to the east and south in support of the surrounding future residential development. The proposed new road network provides for a minimum 14.0m road reserve which will be able to facilitate a sufficient streetscape in accordance with TAPs requirements for a Local Road typology.

The proposed access, frontage and lot design has been provided with regard to the relevant standards in the Transport, access, parking and servicing planning scheme policy. The proposal provides for a temporary road head along the eastern rear and southern side boundaries which has opportunities for further extensions to the east and south in future reconfigurations.

The proposed development is anticipated to be serviced by on-street refuse collection for all proposed lots. The proposed layout has been designed to ensure effective on street refuse collection, in accordance with the design standards in the Transport, access, parking and servicing planning scheme policy.

At Stage 1, a temporary turn around easement will be provided for a refuse vehicle within the balance lots.

### 3.5 Structure Planning

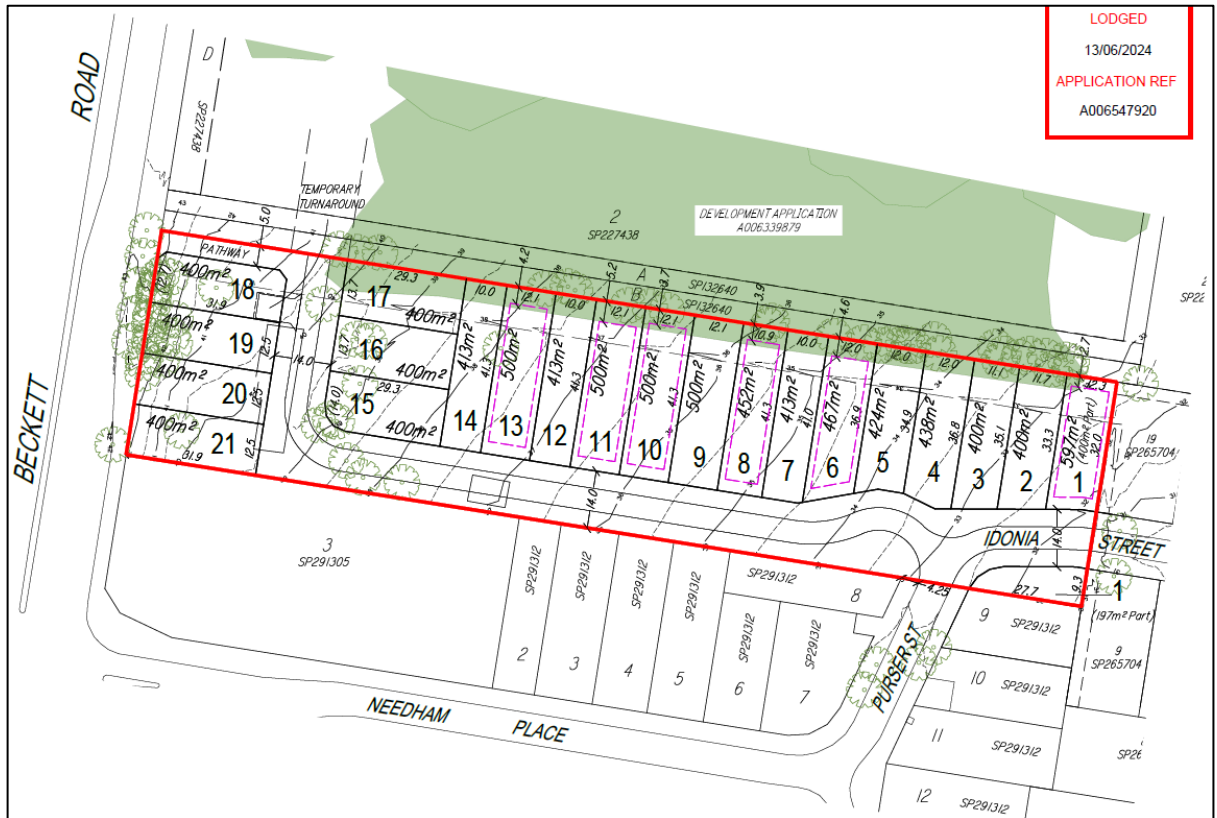
The proposed development is accompanied by a Structure Plan which considers the development of the surrounding area as envisaged by the City Plan 2014. As identified in **Appendix C**, the subject site is surrounded by a range of existing approvals and applications.

The proposed design has been provided in response to the surrounding developments and facilitates opportunities for extensions to the south and east of the subject site. The development provides for a new road intersection with Beckett Road which provides for appropriate internal access to the site and surrounding precinct to the east and south. The development has not provided for a potential road extension to the north, in response to previous decisions over the existing appeal application over the site. As identified, Council did not support for the indicative extension and as such has not been implemented into the proposed development and structure plan design. The development provides for appropriate road connectivity to and within the subject site and supports for the external development of the area.

Given the subject site's environmental mapping, the structure plan provides for the ability to achieve an environmental corridor which protects the associated mapped vegetation whilst appropriately catering for the residential growth and pattern of the area. The structure plan highlights the indicative fauna overpass connection between the subject site and adjacent parcel to the west. It is noted that the current strategic framework mapping SFM-004 does not show a 'Corridor value' feature, with this identified along Cabbage Tree Creek. Notwithstanding, the proposal seeks to provide a corridor along its northern boundary.

The proposed lot layout, and structure plan is also consistent with the recently submitted application over 405 Beckett Road (A006547920), refer to Figures 6 & 7 below.





**Figure 7 Proposal Plan – 405 Beckett Road**

### 3.5.1 Strategic Framework

The design has been provided in response to surrounding approvals and applications and to facilitate an appropriate environmental corridor. It is acknowledged that the site is mapped in the SFM-004 Brisbane Greenspace System Strategic Framework Map being for Conservation and Environmental Management and Biodiversity. Whilst the development seeks to facilitate a reconfiguring a lot development, the proposed design is not considered to conflict the planning scheme intent as a whole. The following provides a detailed assessment of Strategic Framework Theme 3: Element 3.1 – Brisbane’s Environmental Values and demonstrates how the proposed development achieves compliance.

**L1 The Greenspace System, the majority of which occurs outside the urban footprint in the SEQ Regional Plan, also extends throughout the urban footprint through a series of district and metropolitan parks, waterway networks, sport and recreation areas and lands supporting biodiversity areas or scenic amenity values. Zones that occur within the Greenspace System are:**

- Conservation;
- Environmental management;
- Rural;
- Rural residential;
- Open space;
- Sport and recreation.

**Response:** The proposed development provides for a residential subdivision design which is reflective of the surrounding development. The indicative design has been provided in response to the neighbourhood plan’s potential development designation, which includes the subject site for future development. The design facilitates opportunities for appropriate environmental corridor to be provided with a direct interface with Beckett Road, and along the northern and north eastern portion of the site, connecting to the adjoining open space and further to Cabbage Tree Creek. The proposed development facilitates a sufficient environmental area within the site, whilst providing for an appropriate development of the southern and western portion of the site. The intended design has responded to the neighbourhood plan potential development

mapped area and facilitates a logical extension of a future corridor. Whilst a portion of the site does require the clearing of known vegetation, a significant area is maintained, with potential for further rehabilitation and growth to support the greater environmental corridor.

The proposed development as identified on the structure plan includes the ability for a fauna overall, across Beckett Road.

*L2.1 Development does not fragment environmental management, rural residential or rural lands.*

*L2.2 Development in the Emerging community zone and Industry investigation zone protects the Greenspace System's values of those areas.*

**Response:** The site is located in the SFM-004 Brisbane Greenspace System Strategic Framework Map however has not been included in the High Ecological Significance sub-category of the Biodiversity Areas Overlay. Rather the site is included in the GES sub-category and the development appropriately adopts environmental covenants over proposed Lot 12, 15 and 16 to maintain a significant portion of the site's current vegetation. Whilst the site is mapped in the greenspace strategic mapping, the site has been designed in response to the development opportunities and surrounding built form. As identified, the site is mapped as a potential development site under the neighbourhood plan code. The proposed layout has been provided to facilitate appropriate residential development, whilst maintaining an appropriate environmental area to facilitate the anticipated future environmental corridor. Consequential the development facilitates an appropriate environmental corridor within the northern and north eastern portion of the site which will appropriately reflect the surrounding development and allow for appropriate environmental movement.

*L3 Development protects identified areas with high levels of ecosystem services which are to be integrated into the Greenspace System and infrastructure network of the city.*

**Response:** The site is located in the SFM-004 Brisbane Greenspace System Strategic Framework Map however has not been included in the High Ecological Significance sub-category of the Biodiversity Areas Overlay. The subject site is mapped in the GES sub-category and the proposed development seeks to facilitate an appropriate environmental corridor within the northern portion of the site. The design facilitates a suitable corridor within a portion of the site to maintain fauna movement through the area to the greater catchment to the east. Given the site's identified mapping under the neighbourhood code, the proposed design provides for a logical development which supports the residential growth for the area whilst maintaining an appropriate environmental corridor.

*L4.1 Development protects areas of high ecological significance, including koala habitats, in a network of biodiversity areas that also link into biodiversity areas, networks and systems in adjoining local government areas.*

**Response:** The proposed development seeks to provide for an environmental corridor within the northern and north eastern portion of the site which connects patches of vegetation along and in proximity to Cabbage Tree Creek to the western wide of Beckett Road, generally in accordance with the SFM-004 Brisbane Greenspace System Strategic Framework Map 004. The development seeks to maintain significant areas of vegetation. Additional rehabilitation and vegetation can be facilitated in the proposed environmental corridor to support growth and connectivity. The proposed development provides for an appropriate environmental link with the existing corridor areas.

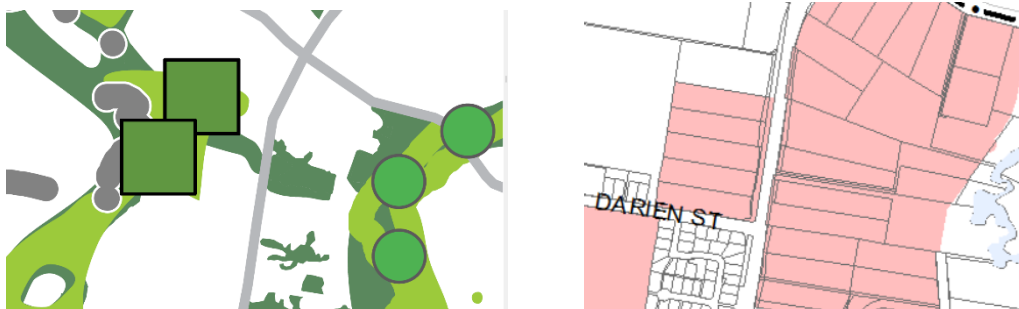
*L5.2 Development which results in the loss of native vegetation provides compensatory habitat that restores degraded areas within the identified network of habitat and ecological corridors.*

**Response:** The site is included in the GES sub-category and the development appropriately adopts environmental covenants where possible and can provide compensatory offsets. The development is identified in the neighbourhood plan's potential development area.

Consequential the development facilitates an appropriate environmental corridor within the northern portion of the site, whilst providing for appropriate residential development. The intended design appropriately reflects the surrounding development and the ability to undertake rehabilitation on the site.

### 3.5.2 Neighbourhood Plan Code – Potential Development Opportunities

The proposed design is intended to amend the environmental corridor to the north of the site in response to identified mapping within the McDowall-Bridgeman Downs Neighbourhood Plan Code. The figures below identified the site mapped in the Strategic Framework Mapping and within the Neighbourhood Plan code's Potential Development Areas map.



**Figure 8 Strategic Map (left) and Neighbourhood Plan Map (right)**

The neighbourhood plan code identifies the subject site as a parcel within a row of “Potential Development Areas”. The surrounding area has undergone approvals and applications which facilitate for a logical emerging residential community. As the neighbourhood plan details, the subject site is suitable for future development and responds to the intent of the strategic framework mapping which identifies patches of vegetation. The proposed development provides for an appropriate environmental corridor within the northern portion of the site. The proposed corridor allows for appropriate environmental movement whilst also accommodating for the intended residential development over the site in accordance with the neighbourhood plan’s “Potential Development Area”.

The structure plan ensures that appropriate land is provided to the north and north east in support of appropriate environmental corridor.



**Figure 9 Structure Plan - Proposed Corridor**

## 4 Town Planning Framework

### 4.1 Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016* and under related legislation including the *Planning Regulation 2017* and the *Development Assessment Rules*.

### 4.2 Categories of Development and Benchmarks

The development proposed by this application includes Reconfiguring a Lot that is made Impact Assessable under the *City Plan 2014*, in accordance with section 45 (2) of the *Planning Act 2016*. In this regard, the benchmarks for a categorising instrument as set out in section 45(5)(a) of the Act have been considered by this report.

*“(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.”*

The relevant assessment benchmarks are described in section 30 of the *Planning Regulation 2017*, and state:

*“(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.”*

The category of development and the relevant assessment benchmarks are identified in **section 1.1** of this report. Furthermore, the application is made Impact Assessable, and the relevant benchmarks are addressed in **Appendix A** of this report.

### 4.3 Public Notification

Section 53 of the *Planning Act 2016* identifies the circumstances when the notification stage of the development assessment process applies as follows:

“(a) any part of the application requires impact assessment; or

(b) the application includes a variation request.”

As identified in section 1.1 of this report, the application is Impact Assessable, and therefore public notification is required to be carried out in accordance with the *Planning Act 2016*.

### 4.4 Referral Agencies

The Referral Agencies triggered by this proposal and their jurisdictions have been established with reference to section 55(2) of the *Planning Act 2016* and Schedules 9 and 10 of the *Planning Regulation 2017*.

The site is mapped as having areas of Core Koala Habitat Area (CKHA). Refer to figure below.



**Figure 10 Koala Habitat in SEQ Region (SARA Mapping)**

Source: State Planning Policy Interactive Mapping System

The proposed development has been designed to retain and enhance vegetation connectivity on-site to the surrounding area. As such the northern and northern part of the site will allow for safe koala movement across the site and improve the overall functionality of the broader area. The development will ensure that the functionality and integrity of the Environmental Management area will be maintained and enhanced.

An assessment against State Code 25: Development in South East Queensland Koala Habitat Areas is required. The proposed development provides for appropriate fauna movement and does not limit the appropriate environmental corridor which is to be provided within the northern and north eastern portions of the site.

#### 4.4.1 State Development Assessment Provisions

An assessment against SDAP Code 25 has been provided, refer Appendix E.

#### 4.5 State Development Assessment Provisions

The proposed development does not trigger referral to the Department of Infrastructure, Local Government and Planning and consequently does not require assessment against the State Development Assessment Provisions.

#### 4.6 South East Queensland Regional Plan

The SEQ Regional Plan defines a spatial framework for the region and allocates land into one of five regional land use categories. Under the SEQ Regional Plan the site is contained within the 'Urban Footprint'. As the proposal is for a reconfiguration within an established residential area, it is clearly appropriate for the development of "urban activities".

#### 4.7 State Planning Policy

The State Planning Policy has been reviewed relative to the subject site, in particular the development assessment requirements within Part E. The applicant considers that the SPP is not applicable due to the location of the site and the nature of the works being proposed. Furthermore, the subject site is situated within the Brisbane City Council administrative area, and the application is made assessable under the Brisbane CityPlan. Part 2, section 2.1 of the planning scheme identifies that the SPP 2014 was integrated into the planning scheme and no further conflict has been identified.

#### 4.8 Local Government Infrastructure Plan

The proposal is subject to a Local Government Infrastructure Plan.

#### 4.9 Temporary State Planning Policy

The proposal is not subject to a Temporary State Planning Policy.

## 5 Categorising Instrument – Brisbane City Plan 2014

### 5.1 Strategic Plan

#### 5.1.1 Strategic Framework Themes

**Table 4 Brisbane City Plan 2014 Strategic Themes**

Strategic DEO	Proposal Compliance
<p><b>Brisbane's globally competitive economy</b></p> <p>Brisbane's economy has experienced some of the strongest growth of mature world cities. This has been in part due to its role within Queensland but also within the Asia–Pacific region. Brisbane offers a diverse range of accessible employment opportunities in the City Centre and other well-located growth areas that provide access to jobs and support the economic growth of Brisbane, the South East Queensland region and Queensland.</p>	<p><b>Complies</b></p> <p>This application is for reconfiguring a lot and will facilitate opportunity for future residential development. The site is well-located in the area of Bridgeman Downs and the addition of residential uses within the development will support the economic growth of Brisbane and the SEQ region.</p>
<p><b>Brisbane's outstanding lifestyle</b></p> <p>By 2031, all of the characteristics that made Brisbane an outstanding lifestyle city in 2006 are still strongly evident. While Brisbane is firmly on the stage as a world city, suburbs of Brisbane still have an identifiable sense of place, and the city is accessible and inclusive to all, and is a tolerant and culturally vibrant place. The outstanding lifestyle associated with living in Brisbane continues to be a key attractor for economic, intellectual and social capital.</p>	<p><b>Complies</b></p> <p>The proposed reconfiguration will allow for appropriate lot sizes which can support future residential development. The proposed design provides for an appropriate area for residential uses to facilitate a subtropical design.</p>
<p><b>Brisbane's clean and green leading environmental performance</b></p> <p>Brisbane remains a clean and green, subtropical city with a Greenspace System that reinforces the ecological, lifestyle and scenic amenity values of the city. Brisbane is still characterised by forested hilltops and hillsides, the Brisbane River, waterways and Moreton Bay. The Greenspace System has also ensured that 40 per cent of mainland Brisbane has been set aside as natural habitat. Evolving best-practice standards for the operation of businesses and industry have meant that Brisbane maintains a reputation for protection of the environment and protection of the Brisbane lifestyle.</p> <p>High environmental performance and compatibility of land uses across Brisbane has been achieved through design, appropriate land use location and land uses continually adapting to best-practice operations.</p> <p>By recognising, planning and adapting to the impacts of natural forces, such as flooding, landslide, bushfire and coastal hazards, Brisbane has also remained highly resilient.</p>	<p><b>Complies</b></p> <p>This application is for a development in an established urban area. The site is located in the SFM-004 Brisbane Greenspace System Strategic Framework Map however has not been included in the High Ecological Significance sub-category of the Biodiversity Areas Overlay. The proposed development is identified for potential development under the neighbourhood plan arrangement and provides for an appropriate for environmental corridor within the northern portion of the site to provide for appropriate future connectivity. The intended design does not deter from the existing development been provided in the surrounding area and provides for a local extension.</p>
<p><b>Brisbane's highly effective transport and infrastructure</b></p> <p>Brisbane hosts a series of soft infrastructure networks such as social and volunteering networks and hard infrastructure networks such as public</p>	<p><b>Complies</b></p> <p>This application is for a development and in an established urban area, which has access to established public transport facilities.</p>

and active transport networks and community facilities.

**Brisbane's City Shape**

This strategic framework has a planning horizon of 2031. By this time Brisbane has taken advantage of a unique window of opportunity to double its economic value, leveraging off world-class infrastructure and facilities while maintaining and enhancing the enviable Brisbane lifestyle.

**Complies**

This development is located in an established and intensifying urban area.

**5.2 Zone Code and Strategic Framework Themes – Emerging Community Zone**

As per section 6.2.6.2 of the planning scheme, the purpose of the Emerging Community zone code is achieved through the overall outcomes. The following section provides an assessment of the proposal against the overall outcomes of the Emerging Community zone code, demonstrating the proposal's compliance with both the overall outcomes and purpose of the code.

(1) *The purpose of the emerging community zone is to:*

- (a) *identify land that is intended for an urban purpose in the future; and*
- (b) *protect land that is identified for an urban purpose in the future from incompatible uses; and*
- (c) *provide for the timely conversion of non-urban land to land for urban purposes.*

The following section provides an assessment of the proposal against the overall outcomes of the Emerging Community zone code, demonstrating the proposal's compliance with both the overall outcomes and purpose of the code.

(2) *The purpose of the zone will be achieved through the following overall outcomes:*

- (a) *Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:*
  - (i) *Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices;*

**Table 5 Brisbane City Plan 2014 – Theme 2 - Element 2.2**

Specific outcomes	Land use strategies
<p><b>SO1</b></p> <p>Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.</p>	<p><b>L1</b></p> <p>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.</p>
<p><b>Not Applicable</b></p> <p>The subject site is not in a Growth Node or a Selected Transport Corridor.</p>	
<p><b>SO2</b></p> <p>Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.</p>	<p><b>L2</b></p> <p>Residential development contributes to housing diversity, particularly supporting ageing in place and assisted living and housing suited to households on different incomes, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan.</p>

	Small-scale complementary uses (care co-located uses defined activity group) that are suited to integration and co-location with retirement facilities and residential care facilities are facilitated to support the provision of specialised services and retail for residents and visitors.
<b>Complies</b>	
The surrounding area is predominantly a mixture of Low Density Residential, and Emerging Community zoned land. The proposal involves use as standard lots to facilitate appropriate future residential development.	
<b>SO3</b> Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students	<b>L3.1</b> 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.
	<b>L3.2</b> There are opportunities for accommodation of employees in residential precincts in proximity to centres.
	<b>L3.3</b> New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.
<b>Not Applicable</b>	
The subject site is not in close proximity to a centre or a major business and tourism destination.	
<b>SO4</b> Brisbane's existing Rural Neighbourhoods are maintained without expansion.	<b>L4</b> Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.
<b>Not Applicable</b>	
The subject site is not situated in a Rural Neighbourhood.	
<b>SO5</b> Brisbane's last remaining greenfield development areas are well planned and well delivered.	<b>L5</b> 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.
<b>Not Applicable</b>	
The site is not an identified future suburban living area.	
<b>SO6</b> Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	<b>L6.1</b> 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.
	<p><b>L6.2</b></p> <p>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 higher education campuses by way of public or active transport.</p>
	<p><b>L6.3</b></p> <p>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.</p>
<b>Not Applicable</b>	
The subject site is not in close proximity to a major institution or Special Centre.	

(ii) Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 – Brisbane's environmental values;

**Table 6 Brisbane City Plan 2014 – Theme 3 – Element 3.1**

Specific outcomes	Land use strategies
<b>Overall environmental values</b>	
<p><b>SO1</b></p> <p>Brisbane's Greenspace System's biodiversity, recreational and cultural values and functions are protected, restored and enhanced.</p>	<p><b>L1</b></p> <p>The Greenspace System, the majority of which occurs outside the urban footprint in the SEQ Regional Plan, also extends throughout the urban footprint through a series of district and metropolitan parks, waterway networks, sport and recreation areas and lands supporting biodiversity areas or scenic amenity values. Zones that occur within the Greenspace System are:</p> <ul style="list-style-type: none"> <li>Conservation;</li> <li>Environmental management;</li> <li>Rural;</li> <li>Rural residential;</li> <li>Open space;</li> <li>Sport and recreation.</li> </ul>
<b>Complies</b>	
The proposed development provides for an appropriate residential subdivision design which is reflective of the surrounding emerging community. The indicative design has been provided in response to the neighbourhood plan's potential development site which includes the subject site for	

future development. The design facilitates opportunities for appropriate environmental corridor to be provided along the northern portion of the site.	
<b>S02</b> Brisbane's Greenspace System provides an effective network of greenspace links and contributes to a regional network.	<b>L2.1</b> Development does not fragment environmental management, rural residential or rural lands.
	<b>L2.2</b> Development in the Emerging community zone and Industry investigation zone protects the Greenspace System's values of those areas.
	<b>L2.3</b> Development protects the inter-urban breaks between Brisbane and the Moreton Bay region, Somerset region, Redland City and Logan City which form part of the regional Greenspace System and provide links to greenspace in other local government areas.
<b>Complies and Not Applicable</b>	
<p>The site is located in the SFM-004 Brisbane Greenspace System Strategic Framework Map however has not been included in the High Ecological Significance sub-category of the Biodiversity Areas Overlay. Rather the site is included in the GES sub-category and the development appropriately adopts environmental covenants where possible and supplies a monetary offset in lieu of the clearing proposed. The development is identified in the neighbourhood plan's potential development areas and has a history of development over the site. Consequential the development facilitates an appropriate environmental corridor within the northern portion of the site which extends to the east which will appropriately reflect the surrounding development and environmental corridor area.</p> <p>The development is not within proximity to the inter-urban breaks and does not adjoin environmental management, rural residential or rural lands.</p>	
<b>S03</b> Brisbane's ecosystems provide ecosystem services which are maintained and enhanced.	<b>L3</b> Development protects identified areas with high levels of ecosystem services which are to be integrated into the Greenspace System and infrastructure network of the city.
<b>Complies</b>	
<p>The site is located in the SFM-004 Brisbane Greenspace System Strategic Framework Map however has not been included in the High Ecological Significance sub-category of the Biodiversity Areas Overlay. Rather the site is included in the GES sub-category and the development appropriately adopts environmental covenants where possible and supplies a monetary offset in lieu of the clearing proposed. The development is identified in the neighbourhood plan's potential development areas and has a history of development over the site. Consequential the development facilitates an appropriate environmental corridor within the northern portion of the site which extends to the east which will appropriately reflect the surrounding development and environmental corridor area.</p>	
<b>Biodiversity values</b>	
<b>S04</b> Brisbane has an ecologically resilient and robust network of well-connected habitats containing a comprehensive, adequate and representative sample of ecosystems and species.	<b>L4.1</b> Development protects areas of high ecological significance, including koala habitats, in a network of biodiversity areas that also link into biodiversity areas, networks and systems in adjoining local government areas.

	<p><b>L4.2</b> Development for an urban purpose is located outside areas of high ecological significance.</p>
	<p><b>L4.3</b> Roads and other infrastructure corridors avoid areas of significant biodiversity value and if overriding needs result in infrastructure being developed in areas of significant biodiversity value, the development offsets the lost values in locations enabling a net positive biodiversity outcome by providing compensatory habitat that restores degraded areas within the identified network of habitat and ecological corridors.</p>
<p style="text-align: center;"><b>Complies</b></p> <p>The site is located in the SFM-004 Brisbane Greenspace System Strategic Framework Map however has not been included in the High Ecological Significance sub-category of the Biodiversity Areas Overlay. Rather the site is included in the GES sub-category and the development appropriately adopts environmental covenants where possible and could supply a monetary offset in lieu of the clearing proposed. The development is identified in the neighbourhood plan's potential development areas and has a history of development over the site. Consequential the development facilitates an appropriate environmental corridor within the northern portion of the site which extends to the east which will appropriately reflect the surrounding development and environmental corridor area.</p>	
<p><b>SO5</b> Brisbane achieves positive biodiversity development outcomes, where interface areas are provided by the development and offsets enable restoration of areas that form part of the Greenspace System and the city's biodiversity values.</p>	<p><b>L5.1</b> Development provides an interface area to buffer against edge effects.</p>
	<p><b>L5.2</b> Development which results in the loss of native vegetation provides compensatory habitat that restores degraded areas within the identified network of habitat and ecological corridors.</p>
	<p><b>L5.3</b> Biodiversity areas are identified and incrementally restored, including through the use of biodiversity offsets.</p>
<p style="text-align: center;"><b>Complies</b></p> <p>The site is located in the SFM-004 Brisbane Greenspace System Strategic Framework Map however has not been included in the High Ecological Significance sub-category of the Biodiversity Areas Overlay. Rather the site is included in the GES sub-category and the development appropriately adopts environmental covenants where possible and could supply a monetary offset in lieu of the clearing proposed. The development is identified in the neighbourhood plan's potential development areas and has a history of development over the site. Consequential the development facilitates an appropriate environmental corridor within the northern portion of the site which extends to the east which will appropriately reflect the surrounding development and environmental corridor area.</p>	
<p><b>SO6</b> Brisbane has safe movement routes and corridors for wildlife that are suited to species and benefit multiple species.</p>	<p><b>L6</b> Development for urban infrastructure provides for wildlife movement solutions at strategic locations as identified in the Streetscape hierarchy overlay.</p>

<b>Not Applicable</b>	
The site is not located in a strategic location as identified in the Streetscape hierarchy overlay.	
<b>River, waterways, wetlands and bay values</b>	
<b>S07</b> Brisbane's waterways, wetlands and foreshores are protected, in particular their natural drainage, stormwater conveyance, visual amenity, landscape character, recreational, cultural and biodiversity values.	<b>L7.1</b> Development along the Brisbane River corridor is managed on section by section, responding to the diverse local characteristics and values along its length.
	<b>L7.2</b> Development continues to contribute towards an extended public open space network along the river.
	<b>L7.3</b> Development in identified waterway corridors, wetlands and the Brisbane foreshore is sited, designed and managed to retain and enhance the performance of these locations for drainage, amenity, recreational, cultural and biodiversity values.
<b>Complies</b>	
The proposed development is not located within proximity to the Brisbane River corridor and retains the waterway corridor at the rear of the site.	
<b>Natural economic resources and rural lands</b>	
<b>S08</b> Brisbane's natural resource assets are protected from encroachment by incompatible development, including sensitive uses.	<b>L8</b> Brisbane's natural economic resource areas for extractive resources and agricultural lands are identified and protected from fragmentation and inappropriate use.
<b>Not Applicable</b>	
The subject site does not contain natural economic resource areas for extractive resources and agricultural lands.	
<b>S09</b> Brisbane's agricultural production, scenic amenity and environmental values of rural lands are protected.	<b>L9</b> Development of Brisbane's rural areas balances the demands for use of rural lands for a broad range of rural industries and food production with the biodiversity, scenic amenity, outdoor recreation, landscape character and rural lifestyle values of those rural areas.
<b>Not Applicable</b>	
The subject site is not in a rural area.	
<b>S010</b> Brisbane's aquatic habitats and fisheries are protected.	<b>L10</b> Development incorporates site measures that protect water habitats, aquatic quality, fish passages and downstream fisheries from water pollution and sedimentation.
<b>Complies</b>	
The proposed development will implement appropriate sediment controls.	

<p><b>SO11</b> Water quality is protected from adverse impacts of development.</p>	<p><b>L11</b> Waterway corridors wetlands, drinking water catchments and areas of potential and actual acid sulfate soil are managed to contribute to protecting water quality by:</p> <ul style="list-style-type: none"> <li>a) overlays;</li> <li>b) siting and design;</li> <li>c) specification management.</li> </ul>
<p style="text-align: center;"><b>Complies</b></p> <p>The proposed development does not impact on waterway corridors, drinking water catchments and areas of potential and actual acid sulfate soil.</p>	

*(iii) Theme 5: Brisbane's CityShape, Element 5.6 – Brisbane's Greenspace System.*

**Table 7 Brisbane City Plan 2014 – Theme 5 – Element 5.6**

Specific outcomes	Land use strategies
<p><b>Greenspace System</b></p>	
<p><b>SO1</b> The Greenspace System's values and functions are identified, retained and enhanced.</p>	<p><b>L1.1</b> Development protects land allocated for nature conservation, public open space and sporting and recreation uses.</p> <p><b>L1.2</b> Development intensity, land use allocation, siting and design protect the multiple values and functions of the Greenspace System.</p> <p><b>L1.3</b> Development does not fragment high-value biodiversity areas, areas for large-scale rehabilitation, fauna movement and rural activities.</p>
<p style="text-align: center;"><b>Not Applicable &amp; Complies</b></p> <p>The development does not include land allocated for nature conservation, public open space and sporting and recreation uses.</p> <p>The site is located within the Emerging Community zone, intended to accommodate residential communities servicing the existing and future surrounding communities. The proposed development includes an appropriate layout which is reflective of the surrounding built form and design. The proposed is therefore considered to be at an intensity, land use allocation, siting and design appropriate in the site's locational context.</p> <p>The development is identified in the neighbourhood plan's potential development areas and has a history of development over the site. Consequential the development facilitates an appropriate environmental corridor within the northern portion of the site which extends to the east which will appropriately reflect the surrounding development and environmental corridor area. Therefore, will not fragment any of the high-value biodiversity areas, areas for large-scale rehabilitation, fauna movement and rural activities identified by the Planning Scheme.</p>	
<p><b>SO2</b> The Greenspace System is expanded to protect areas with green space values.</p>	<p><b>L2</b> Development in the Greenspace System appropriately reflects the values of the site and</p>

	ensures those areas of the site are protected or enhanced.
<b>Complies</b>	
<p>The site is located in the SFM-004 Brisbane Greenspace System Strategic Framework Map however has not been included in the High Ecological Significance sub-category of the Biodiversity Areas Overlay. The development is identified in the neighbourhood plan's potential development areas and has a history of development over the site. Consequential the development facilitates an appropriate environmental corridor within the northern portion of the site which extends to the east which will appropriately reflect the surrounding development and environmental corridor area.</p>	
<p><b>SO3</b></p> <p>The Greenspace System provides an effective network of green space links and contributes to a regional network.</p>	<p><b>L3.1</b></p> <p>Development supports the linkage of Greenspace System areas with open space and recreational and biodiversity values.</p>
	<p><b>L3.2</b></p> <p>Development enhances the Greenspace System to enable green space areas to connect with communities, and integrate with regional green space in surrounding local government areas.</p>
	<p><b>L3.3</b></p> <p>Development protects the inter-urban breaks between Brisbane City and Moreton Bay Region, Somerset Region, Redland City and Logan City, as part of the Brisbane Greenspace System.</p>
	<p><b>L3.4</b></p> <p>Development is designed and managed to ensure Greenspace System areas provide physical breaks and buffers within the urban footprint.</p>
	<p><b>L3.5</b></p> <p>Corridors within the Greenspace System reinforce the sense of identity of local communities and assist in floodway and drainage functions and safe wildlife movement.</p>
<b>Complies</b>	
<p><b>L3.1</b> The site is located in the SFM-004 Brisbane Greenspace System Strategic Framework Map however has not been included in the High Ecological Significance sub-category of the Biodiversity Areas Overlay. The development is identified in the neighbourhood plan's potential development areas. The development facilitates an appropriate environmental corridor within the northern portion of the site which extends to the east which will appropriately reflect the surrounding development and environmental corridor area.</p> <p>The development appropriately adopts BLE areas which allows for an environmental corridor and where possible supplies a monetary offset in lieu of the clearing proposed.</p>	
<b>Not Applicable</b>	
<p><b>L3.2-L3.5</b> The site is not located within vicinity to adjoining LGA and is not located within a corridor identified within the Brisbane Greenspace System Strategic Framework Map SFM-004.</p>	
<p><b>SO4</b></p> <p>The Greenspace System protects koala habitats.</p>	<p><b>L4</b></p> <p>Development protects koala habitat in biodiversity areas as mapped in the Biodiversity areas overlay.</p>

<b>Not Applicable</b>	
The site is not located in the koala habitat sub-category of the biodiversity areas overlay.	
<b>SO5</b> The Greenspace System maintains and enhances the capacity of ecosystems to provide ecosystem services.	<b>L5</b> Development identifies and protects areas with high levels of ecosystem services from development impacts.
<b>Complies</b>	
<p>The site is located in the SFM-004 Brisbane Greenspace System Strategic Framework Map however has not been included in the High Ecological Significance sub-category of the Biodiversity Areas Overlay. The development is identified in the neighbourhood plan's potential development areas and has a history of development over the site. Consequential the development facilitates an appropriate environmental corridor within the northern portion of the site which extends to the east which will appropriately reflect the surrounding development and environmental corridor area.</p> <p>The site is located within the General Ecological Significance overlay. The development appropriately adopts BLE areas which maintains an appropriate environmental corridor and where possible supplies a monetary offset in lieu of the clearing proposed.</p>	
<b>SO6</b> Brisbane's existing extractive industry operations are managed to protect the Greenspace System.	<b>L6</b> Existing extractive industry operations are managed to best-practice environmental standards to protect the values and functions of the Greenspace System.
<b>Not Applicable</b>	
The development does not include extractive industry uses.	
<b>Rural Neighbourhoods within the Greenspace System</b>	
<b>SO7</b> Rural Neighbourhoods are a very low-density setting of houses in a rural-like or natural landscape.	<b>L7</b> Development does not further fragment viable rural land.
<b>Not Applicable</b>	
The subject site is not identified in the Rural Neighbourhoods area.	
<b>SO8</b> Rural Neighbourhoods allow viable rural industries to operate within the context of rural activities, the Greenspace System rural living areas.	<b>L8.1</b> Development is not adversely impacted by the edge impacts of rural production areas.
	<b>L8.2</b> Development protects rural residential amenity.
<b>Not Applicable</b>	
The subject site is not identified in the Rural Neighbourhoods area.	
<b>SO9</b> Rural Neighbourhoods protect biodiversity and landscape values and water quality.	<b>L9</b> Development is residential in terms of building access, extent and siting and building design and landscaping is appropriately managed to protect biodiversity, landscape values and water quality.
<b>Not Applicable</b>	
The subject site is not identified in the Rural Neighbourhoods area.	

*(b) Development is carried out in an orderly sequence, within the context of the site and the city.*

**Response:** The proposed development provides for an appropriate residential development of the subject site. The design presents a logical extension of the greater area and will facilitate ability to support further extensions to the east and south of the site.

*(c) Development creates a sustainable and functional residential community that provides for a mix of housing types appropriate to the site's location within the city and access to services and transport including dwelling houses, dual occupancy, rooming accommodation, multiple dwelling, a residential care facility and a retirement facility.*

**Response:** The proposed development is for a reconfiguring a lot in accordance with the neighbourhood code. The proposed development provides for an extension of the existing approvals and applications located adjacent along Beckett Road and supports for a range of lot types to facilitate appropriate future residential housing.

*(d) Development for a relocatable home park or tourist park may be established or expanded in the Emerging community zone.*

**Response:** The proposed development is not for a relocatable home park or tourist park.

*(e) Development for a non-residential use supports the future community and is of a consistent scale with existing and future surrounding development.*

**Response:** The proposed development provides for an appropriate reconfiguring a lot use, which facilitates appropriate lot areas for future residential built form and does not provide for any non-residential uses.

*(f) Development creates a vital and contained community where located in accordance with a subdivision arising from a coordinated and integrated structure planning process, including community services and recreational facilities (child care centre, club, community care centre, community use, educational establishment, emergency services, indoor sport and recreation, outdoor sport and recreation, park, place of worship, substation and utility installation), centres serving the immediate neighbourhood (including shopping centre, shop, office, food and drink outlet, health care service, hotel, bar, small-scale service industry of less than 100m<sup>2</sup> gross floor area, service station and veterinary service) and small-scale non-residential uses.*

**Response:** The proposed development is for reconfiguring a lot and does not provide for any community services and uses.

*(g) Development is compatible with a development constraint and does not adversely affect the character or environmental value of the land (indicated in a neighbourhood plan code or shown on an overlay map).*

**Response:** The subject site is affected by the Biodiversity Areas Overlay and Significant Landscape Tree overlay. Whilst non-compliances exist when assessed against the relevant codes, the development provides reasonable justification for why removal of the vegetation on the site is considered to be unavoidable.

*(h) Development is well planned and integrated with surrounding land uses and infrastructure.*

**Response:** The proposed development is for reconfiguring a lot and presents a logical extension of the surrounding built form. The development provides for an appropriate internal layout which has capacity to connect with the surrounding infrastructure to logically support the intended future residential uses.

*(i) Development provides a connected and permeable network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.*

**Response:** The proposed development is for reconfiguring a lot and facilitates for an appropriate internal layout which responds to the surrounding built form. The proposed new road network is considered walkable and accessible and provides for future connectivity to support growth to the south and east.

*(j) Development does not impinge on an existing or intended use of an adjacent area.*

**Response:** The proposed development does not impact on an existing use of an adjacent area. The subject site is surrounded by land in the Emerging community zone and the Low density residential zone. The development is designed in accordance with the relevant codes, which protect existing and future use of land on adjoining properties.

*(k) Development provides an adequate buffer area between incompatible land uses.*

**Response:** The development is designed in accordance with the relevant codes, which protect existing and future use of land on adjoining properties. This includes suitable buffering to limit acoustic and amenity impacts.

*(l) Development for an interim use such as a dwelling house on an existing lot, animal husbandry, animal keeping, aquaculture, cropping or roadside stall does not prejudice future urban development.*

**Response:** The development is not for an interim use.

*(m) Development provides the infrastructure required to support the development.*

**Response:** The development is able to be connected to infrastructure to service the development.

### 5.3 McDowall—Bridgeman Downs Neighbourhood Plan

The subject site is located within the McDowall—Bridgeman Downs neighbourhood plan however is not within any specific precinct. We note, assessment of the neighbourhood plan is by way of evaluation against the overall outcomes, given Table 7.2.13.1.3 does not include specific performance outcomes or acceptable outcomes. The following provides an assessment against the overall outcomes of the neighbourhood plan and demonstrates how the proposed development does not contract for the intent.

*(3) The overall outcomes for the neighbourhood plan area are:*

*(a) Development creates functional and integrated communities.*

**Response:** The proposed development provides for an appropriate layout which facilitates opportunities for extensions to the east and south of the site and supports a functional and integrated residential community.

*(b) Land subject to development constraints, character or environmental values specified in Figure a or Figure b or shown on an overlay map is protected from inappropriate development in order to maintain its character, natural and ecological significance.*

**Response:** The proposed development provides for an appropriate design which seeks to maintain a significant portion of the site's known environmental area. The intended design seeks to provide for an attractive residential design similar to the surrounding developments and approvals, whilst providing for an appropriate environmental area.

*(c) Open space, parks and recreational facilities meet the needs of the community and are located in accessible locations that are well connected within the neighbourhood plan area.*

**Response:** The proposed development is for a reconfiguring a lot and does not provide for any additional open space, parks or recreational facility.

*(d) Residential development provides for a mix of housing types, styles and densities.*

**Response:** The development provides for an appropriate residential subdivision which will allow for a range of dwelling types and styles.

*(e) Multiple dwellings are not accommodated in the Low density residential zone, including where in a potential development area.*

**Response:** The development does not provide for multiple dwellings.

(f) Land in the Emerging community zone in a potential development area in the northern portion of the neighbourhood plan area:

i) includes a mix of larger lot sizes, retains existing vegetation and minimises development in vegetated or other scenically important areas;

ii) has a built form no greater than 2 storeys in height;

iii) locates higher density development in the cleared parts of this area and comprises clusters of development surrounded by a high proportion of landscaping and open space.

**Response:** The proposed development provides for a mixture of lot areas across the site and maintains the site's vegetation where possible to present an attractive layout. The development does not provide for any built form, however allows for future residential development in accordance with the surrounding built form.

(g) Neighbourhood centres identified in the neighbourhood plan serve the retail, commercial, community and service needs of the local community. Centre activities do not expand outside the sites specified in Figure a and other land already included in a zone in the centre zones category.

**Response:** The proposed development does not provide for a neighbourhood centre.



**Figure 11 Neighbourhood Plan (including identified Potential Development Area)**

Source: Brisbane City Council interactive Mapping

## 6 Development Codes

The proposal triggers assessment against the following development codes contained within the *Brisbane City Plan 2014* document:

### 6.1 Primary Codes

- **Subdivision Code** - addressed by DTS Group

### 6.2 Prescribed Secondary Codes

- **Filling and excavation code** – addressed by DTS Group;
- **Landscape work code** – addressed by DTS Group;
- **Outdoor lighting code** – addressed by DTS Group;
- **Park planning and design code** – addressed by DTS Group;
- **Infrastructure design code** – addressed by DTS Group;
- **Stormwater code** – addressed by DTS Group;
- **Transport, access, parking and servicing code** – addressed by DTS Group;
- **Wastewater code** – addressed by DTS Group.

### 6.3 Overlay Codes

The following overlay codes trigger assessment as identified in **Table 1** of this report:

- **Bicycle network overlay code** – addressed by DTS Group;
- **Biodiversity areas overlay code** – addressed by 28 South Environmental;
- **Community purposes network overlay** – addressed by DTS Group;
- **Road hierarchy overlay code** - addressed by DTS Group;
- **Significant landscape tree overlay code** - addressed by DTS Group; and
- **Streetscape hierarchy overlay code** - addressed by DTS Group.

### 6.4 SDAP Codes

- **State Code 25: Development in South East Queensland Koala Habitat Areas** – addressed by 28 South Environmental.

## 7 Conclusion

This assessment report has identified and analysed the relevant planning issues of this proposed development, which requires a Development Permit for a Reconfiguring a Lot for

- Stage 1: 4 Lots into 28 Residential Lots, 2 Balance Lots, Park Lot, Drainage Easement and Access Easement
- Stage 2: – 2 Lots into 13 Residential Lots and Drainage Lot

The conclusions which can be drawn from this assessment report, are as follows:

- The application seeks approval to reconfigure the land for the purposes of gentle density within a well located infill area.
- The development application has been made in accordance with the requirements for development under the *Planning Act 2016* and DA Rules;
- The proposal complies with the City Plan requirements for Impact Assessable applications.
- The proposal demonstrates that the development will contribute to the relevant strategic framework themes and elements of the City Plan as well as the purpose of the Emerging Community zone.
- The proposal complies with the performance criterion and / or acceptable solutions of the Subdivision Code, relevant Overlay Codes and all applicable Secondary Codes or, where necessary, presents a suitable Performance Solution.

This Assessment Report supports the development application and is recommended to Council as the Assessment Manager for approval subject to reasonable and relevant conditions.

**Appendix A**  
**Code Responses**

**Appendix B**  
**Proposal Plans**

**Appendix C**  
**Structure Plan**

**Appendix D**  
**Biodiversity Code Assessment**

**Appendix E**  
**SDAP 25 Code Assessment**

**Appendix F**  
**Concept VMP and RMP**



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