



Development Report

**Proposed Reconfiguring of a lot at 12, 18, and
26 Cloverdale Rd, Doolandella,
Impact Assessment,
July 2022**



NEXUS URBAN | PO BOX 11405, Centenary Height, QLD, 4350

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Application Summary (Application for a RAL)

Table 1: Site and Development information

Property Details	Lot & RP	Location	Frontage	Area
	Lot 103, 102 & 101 RP90234	12, 18, 26 Cloverdale Road, Doolandella	Combined Approx. 145m	Lot 103: 17452sqm, Lot 102: 22764sqm, Lot 101: 23143 sqm
Owner	Qld International Investment Pty Ltd			
Current Use	Detached dwellings on each lot			
Description of proposal	To subdivide a portion of the subject site into 41 lots, road layout and open space and bio-detention area for stormwater. The proposal contains a range of lot sizes to provide a choice in housing styles and costs. A new public road is provided to enable the townhouses located on Lot 6 which adjoins the subject site's easterly boundary to gain safe access onto Cloverdale Road. A combined pathway and infrastructure easement is shown adjoining the easterly property boundary to carry excess stormwater as described in the flooding and stormwater report.			
Site Characteristics				
Current uses on site	Rural Residential Dwellings			
Significant Features	<ul style="list-style-type: none"> Existing water way dissecting subject site Existing natural bush land Cloverdale Road to the North of the site Blunder Creek to the South of the site 			
Road Features	<ul style="list-style-type: none"> Order of Road: Neighbourhood Width of Road reserve: 20m Width of pavement: 6.5m Road material: Asphalt – table drains on both sides of the road 			
Easements	Nil			
Existing Structures	3 detached dwellings (one per existing title)			
Infrastructure	North-south sewer pipeline traverses the site, Water mains and Electrical Power are in Cloverdale Road, high-pressure gas mains south of site.			
Topography	Gentle undulating slope with a southerly fall towards Blunder Creek			
Street Trees	Nil			
Site vegetation	Refer to aerial photo at Section 3 of the report for approximate indication of site's vegetation cover, as well as the ecological and tree report by S5 Consultants.			
Surrounding Land uses	The subject site is in a remnant rural residential area. An established suburban density housing estate is located to the south (opposite side of Blunder Ck). Townhouses have been built on the adjoining lot to the east, and rural residential to the north of Cloverdale Road and west of the subject site. To the east across Blunder Road is rural land with conservation significance coinciding with the easterly flow of Blunder Creek. Blunder Creek breaks out into a series of wetlands at this point. As indicated on the aerial photo, Blunder Creek to the south of the site is in a well vegetated corridor. Properties to the north and west have been			

	developed for residential housing or are in the process of being developed.
Aspect of Development	
Development Type	ROL - 3 Lots into 41 Lots
Planning Scheme	Brisbane City Council- City Plan 2014
Zoning/ Precinct	Emerging Community Zone
Development Codes	<p>Doolandella neighbourhood plan code</p> <ul style="list-style-type: none"> ● Low density residential-dwelling houses ● Very-low density residential <p>Emerging community zone code Subdivision code Prescribed secondary code</p>
Overlays Maps	<p>Biodiversity areas: Koala habitat area, General ecological significance, High ecological significance Airport environs Bushfire- Medium hazard Flood- Creek/waterway flood planning areas 1-5, Land above 5m AHD and below 20 AHD- stations: Gas pipe line 100m, Oil pipeline 100m, Gas pipeline 20m Significant landscape – trees, landscape features Waterway corridors- Local waterway corridor potential and actual acid sulfate soils</p>
Assessment Level	Impact Assessment
Referral agencies	N/A
Public notification	Yes (15 days)
Superseded planning scheme application	No
Council officer previously involved	See following details re pre-lodgement meetings
Pre-lodgement Meetings	<p>Three pre-lodgement meetings have been held with a range of BCC officers, detailed as follows:</p> <p>A004433547, Date 05 May 2016 (Phil Joyce, Sang Yun Yang, Les Hillhouse)</p> <p>A004615628, Date 13 April 2017 (Brendan Gillham, Zoe Samson, Jolanta Krawus, Jordan Heit)</p> <p>A004831855, Date 30 August 2018 (Jennifer Sneesby, Jolanta Krawus, Luke Balcombe, Abbie McKeen, Lucinda Craig)</p> <p>These meetings principally involved discussions about the proposed urban housing development on that portion of the subject land identified for this purpose in the Doolandella neighbourhood plan code. The meetings tended to focus on ecological, bushfire and drainage issues associated with the southern portion of the property which features bushland and the Blunder Creek corridor.</p>
Applicants	Bi Yun Chen & Qld International Investment Pty Ltd C/- Nexus Urban Consultants Pty Ltd

2.2 Pre-Lodgement Advice

Three pre-lodgement meetings have been held with a range of BCC officers, detailed as follows:

A004433547, Date 05 May 2016 (Phil Joyce, Sang Yun Yang, Les Hillhouse)

A004615628, Date 13 April 2017 (Brendan Gillham, Zoe Samson, Jolanta Krawus, Jordan Heit)

A004831855, Date 30 August 2018 (Jennifer Sneesby, Jolanta Krawus, Luke Balcombe, Abbie McKeen, Lucinda Craig)

These meetings principally involved discussions about the proposed urban housing development on that portion of the subject land identified for this purpose in the Doolandella neighbourhood plan code. The meetings tended to be focussed on the ecological, bushfire and drainage issues associated with the southern portion of the property featuring bushland and the Blunder Creek corridor. For example, minutes from the 2018 meeting canvassed the ecological and hydraulic issues along similar lines to that of previous meetings. An extract from the Minutes of this meeting is included to demonstrate why it will be advantageous to separate the ecological areas from the 'development site'.

Biodiversity: *As previously discussed, the southern portion of the site is mapped under the biodiversity areas overlay code as 'High Ecological Significance' (HES). There are two sections of 'General Ecological Significance' (GES) closer to the proposed site (to the west and south). The draft mapping is mapped similarly in area but the GES to the west of the proposed site is mapped HES Strategic and the GES to the south is mapped as HES. Encroachment into these sub-categories has not been proposed. Therefore, an Ecological Assessment Report is not applicable. An assessment of Significant Vegetation is not required because the HES and GES areas are protected in the site plan with the development footprint contained in a cleared area. A NALL permit application would be required before the time of operational works. Additionally, the site is mapped as a Priority Koala Assessable Development Area. The area of the proposed development is mapped as Low Value Bushland. The Koala State Planning Regulatory Provision (Koala SPRP) states that the assessment criteria for assessable development is that the site design does not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat (Division 6, Table 6, Column 2). Additionally, any future development must not result in more than a total 500m² of clearing of native vegetation (Division 6, Table 6, Column 1).*

Bushfire: *The site is mapped under the Bushfire overlay code as 'High Hazard Area', 'High Hazard Buffer Area', 'Medium Hazard Area', 'Medium Hazard Buffer Area'. A site-specific Bushfire Assessment will need to be provided in accordance with Section C of the Bushfire overlay code to assess the level of bushfire risk of any hazardous vegetation within 100m of the site. Where the bushfire risk is deemed as 'Low' no further assessment against this Bushfire overlay code will be required. However, where the risk is deemed as 'Medium' or 'High' a detailed Bushfire Management Report and full assessment against the Bushfire overlay code will be required. It will need to be demonstrated that the level of risk from the proposed development is acceptable including egress and access and separation from hazards. Any development is to avoid impacts on biodiversity values, ecological features, and ecological processes. Further, the design and layout are to maximise the protection of vegetation in areas of high biodiversity values. Any rehabilitation works are to be taken into consideration, as to avoid any future bushfire hazard from revegetation or future vegetation corridors.*

As the site is mapped as 'Medium Potential Bushfire Intensity and Potential Impact Buffer' under the State Planning Policy (SPP), any future application will also need to address this assessment benchmark. The SPP states development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas either (a) avoids the natural hazard area: or (b) where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level. As this definition does not provide a tangible measurement assessment against the City Plan 2014 Bushfire overlay code can be utilised. A site-specific Bushfire Assessment is to be submitted in accordance with the Bushfire Planning Scheme Policy, which includes assessment of vegetation within 100m of the site.

Waterway: *As previously discussed, the site is mapped under the Waterway corridors overlay code as 'Local waterway corridor' (northern waterway) and 'Citywide waterway corridor' (southern waterway). It is evident that these areas are proposed within a single allotment to minimise fragmentation and ensure the protection and enhancement of the waterway corridor. Therefore, an assessment against Section B and K of the Code is not required as there is no encroachment into the mapped waterway corridors.*

Flooding: *The site is mapped within the Creek/Waterway flood planning areas 1-5 sub-categories and the Overland flow flood planning area subcategory of the Flood overlay. It is noted that the development of the site will not affect the mapped creek/waterway flood at the south of the site. However, the location of the overland flow will have major implications on the development potential for this site. It is recommended that a site survey be undertaken to establish more precisely the location of this flow path. There is a significant external local catchment that affects this site and consequently this overland flow path will need to be preserved.*

A Flood Study prepared and certified by a RPEQ will be required to determine the ultimate flood levels, easements widths, development fill or building levels complying with the required flood immunities. A Flood Study is also to demonstrate that the development or any flood mitigation work would not adversely impact flooding to upstream, downstream, or adjacent premises. Guidance for the preparation of this report can be found within the Flood Planning Scheme Policy (PSP). [Extract from minutes: A004831855, Date 30 August 2018 (Jennifer Sneesby, Jolanta Krawus, Luke Balcombe, Abbie McKeen, Lucinda Craig)]

3 PROPERTY DETAILS

3.1 Description of site

The subject site is made up of Lots 101, 102, and 103 RP90234, Cloverdale Road, Doolandella. The respective site areas of each lot are as follows. Lot 101- 23,143sqm; Lot 102-22,764 sqm, and Lot 103-17,452sqm. The allotments have 48.280m frontages each to Cloverdale Road and run south to meet Blunder Creek that forms the southerly boundary of all three lots. The overall site is strategically located close to many retail and community facilities in Forest Lake to the west and Inala to the north (Figure 2 and 3).

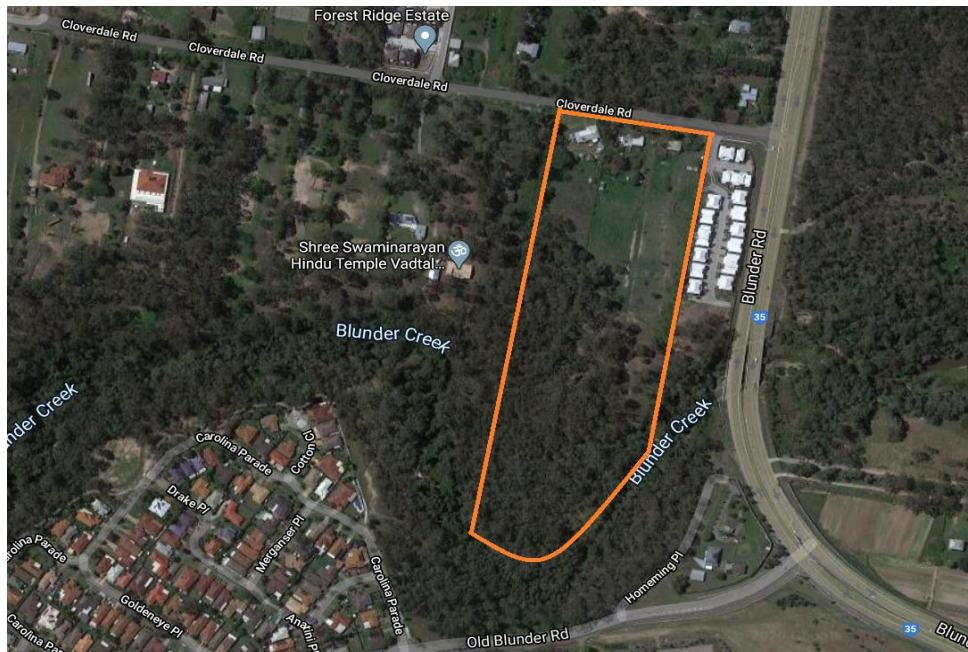


Figure 2 subject site showing extent of vegetation cover and relationship of site to surrounding urban, rural residential and conservation areas; including the Blunder Creek Corridor (Source: Google Maps)

Sewerage, water, and electrical power infrastructure services are located along the southern side of Cloverdale Road. Refer to photographs below in section 3.2.

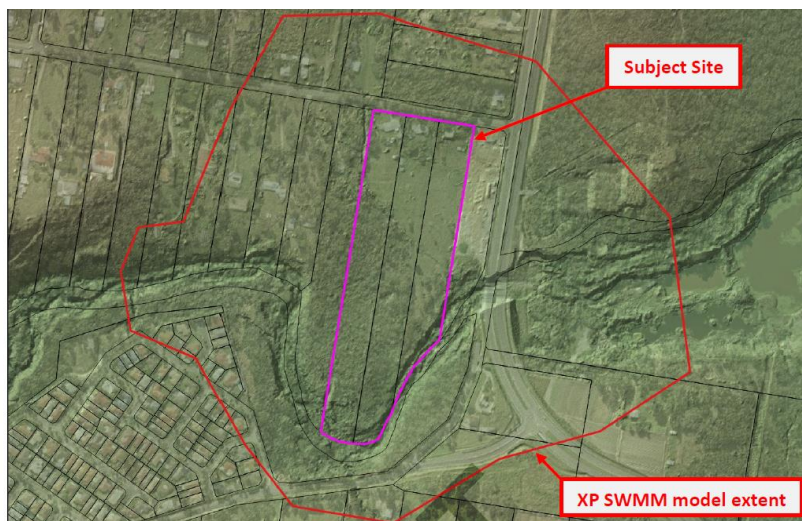


Figure 3 Terrain Analysis Map (Source: Oska Consulting Group)

3.2 Surrounding Land Uses

West of the site is currently rural residential in conversion to urban uses such as a religious building along with some residential housing development, with the Forest Lake suburban areas further west. To the south and southwest is a mixture of vacant land and suburban housing development. Adjoining the eastern boundary of the subject land are two storey townhouses. East of Blunder Road are rural wetlands associated with Blunder Creek. North of the site remains vacant but is adjoining recently developed urban housing consisting of detached dwellings and townhouse development (Figure 4 to Figure 7). The overall area is rapidly urbanising in terms of housing and associated services and facilities. Refer to the aerial photograph above.



Figure 4 Townhouse adjoining eastern boundary of subject land (February 2020)



Figure 5 View east along Cloverdale Road showing wetland east of Blunder Road and rural residential properties to the north of Cloverdale Road (Feb 2020)



Figure 6 View westerly along Cloverdale Road past rural residential development to the north and urban housing further west (Feb 2020)



Figure 7 North-westerly view of urban housing located to the south-west of the subject site (south of Blunder Creek) (Source: Google Maps)

4 DEVELOPMENT PROPOSAL

4.1 Proposed Reconfiguring of three (3) existing lots into 41 lots

Concept Plan

The concept plan prepared by Intrax Consultants shows 41 lots, road layout and open space and bio-detention area for stormwater. A combined pathway and infrastructure easement is shown adjoining the easterly property boundary. This pathway is designed to carry excess stormwater as described in the flooding and stormwater report prepared by Oska Consulting Group.

Density

The Doolandella neighbourhood plan code shows a planned density of 12 dwellings per ha north of the water course and a planned density of 5 dwellings per ha south of the water course. Following discussions with BCC planners, the proposed subdivision has been limited to the area north of the water course, and not proposed any development to the south.

The residential lot density based on the attached concept plan is 15 lots per hectare. However, 5 of the lots have two street frontages and have been indicated as being suitable for duplex development. This will result in a dwelling density of 18 dwellings per hectare.

In the context that the neighbourhood plan shows an area south of the water course for development (Very low residential) but has been abandoned by the proponent to assist in protecting vegetation, some flexibility is sought from Council.

Additionally, the existing townhouse development adjoining the eastern boundary of the subject site has a density of approximately 44 dwellings per hectare. Moreover, the subject site in this application is required to provide vehicular access to this higher-density development at the expense of the proponent, which of course they will comply with.

Despite the limited yield being achieved on the subject site, the proponent has enhanced the opportunities for the retention of bushland habitat that is located on the southern portion of the site. This approach acknowledges the 'clean green' objective referenced in the Strategic Framework of City Plan. Allowance for an active transport route has also been shown on the concept plan which assists in BCC meeting other strategic objectives.

Given the context of the higher density development to the east combined with the community benefits arising from retention of the bushland where in the neighbourhood plan it was identified for a "Very low density" development, and with the allowance for an active transport route through the site, it is requested that the slight increase in density sought by the proponents be accepted.

Streets

The street layout provides an alternative vehicle access to the townhouse development located on Lot 6, which adjoins the subject lands easterly boundary. This accords with policy initiatives contained in the Doolandella neighbourhood plan code.

Advice received from BCC Planners regarding Cloverdale Road indicates that a minimum of 3.75 metres is required for a verge area contiguous with the Cloverdale Road frontage. The survey plans for the site indicate a current separation distance between the edge of bitumen and the title boundary to be approximately 6.0 metres. To allow for future works on the bitumen and to tie in with the alignment of Lot 6 an allowance of 1.2 metres has been made which will facilitate the construction of a concrete footpath.

The 1.2m widening of Cloverdale Road has been shown on the Concept Plan.

Housing Choice

A mixture of housing forms is proposed by the proponents to provide choice in living styles and levels of private open space. Lots 4 to 8 are proposed to accommodate duplex dwellings in a configuration that will present as detached product due to the double road frontages. Lots 25 to 40, and the environmental house site (Lot 41) will provide for detached dwellings. Lots 9 to 24 and Lots 1 to 3 are designed to meet the growing demand for smaller house lots. A 12-metre buffer from the westerly and south-westerly boundaries of the detached dwelling lots has been shown. This setback combined with the stormwater easement are further discussed in the report by Qld Bushfire Planning, as well as Oska Consulting Group.

Existing Bushland

Despite the site consisting of a total area more than 6.0 Ha, the only portions proposed for housing development are located north of the watercourse, as shown on the Concept Plan. This outcome has arisen from the various discussions held with BCC Planning Officers over the last few years. Approximately 3.5 Ha of the site is proposed to be included in a single lot with a proposed dwelling site shown located north of the watercourse. At this stage the proponents intend to retain the southern portion of the site in the one title as an “environmental house site” with the intention that the eventual owner of the large lot will maintain the site as an environmentally sensitive area consistent with the intent statements in the various environmental overlays affecting the site.

Active Transport Route/Local Waterway Corridor

An approximate location for an active transport route through the southern portion of the site is shown. More details will ultimately be required from BCC transport planners regarding this infrastructure as it will need to be consistent with the Local Waterway Corridor requirements. This portion of the site is currently poorly defined and will ultimately be transferred to Council as open space. Further advice from BCC planners on this matter will be required and potentially form the basis of a condition on the approval. Refer to the traffic report by Oska Consulting Group for additional discussion.

Waste water

Consistent with engineering consultant’s recommendations the sewer main currently traversing the site will be abandoned and a new route for a sewer main will follow the street pattern south-easterly to a point where the new line can join the existing pipe as it traverses in an easterly direction through Lot 6 that adjoins the subject site. Refer to the report prepared by Oska Consulting Group.

Stormwater and detention

A stormwater and flood protection easement is shown contiguous with the westerly and northern boundaries of the site. It is proposed to carry out engineering works within this easement to ensure adequate channelisation for stormwater and flood-flows originating from the northern areas of Doolandella.

Stormwater will also be influenced by the road pattern and drainage infrastructure, including the walkway referenced in the foregoing paragraphs. Stormwater will be directed to Blunder Creek waterway, south and east of the site. A bio-detention basin is located to capture and impede stormwater to accord with current engineering standards. Refer to the attached report by Oska Consulting Group.

Existing Vegetation

The current spread of vegetation across the subject site is demonstrated in the ecological assessment report prepared by S5 Environmental consultants. The survey plans and aerial photographs also show the extensive cover south of the water course and extending to the Blunder Creek. The area north of the smaller watercourse consists of minimal trees. Vegetation around the three existing dwelling houses is exotic and has been identified by the Ecologists in their “Vegetation Retention Plan” as being acceptable for removal. This vegetation will need to be removed to accommodate the proposed residential development. The significant vegetation communities and habitat species are located south of the small water course as indicated by the various environmental overlay maps in City Plan.

There is no proposal to retain any of the trees and shrubs currently located around the dwelling houses and other areas north of the small water course.

Street trees and landscaping

A detailed landscape plan prepared by a Landscape Designer for street trees and appropriate vegetation in and around the park land will be submitted with the operational works application after the granting of an RAL approval for the proposed subdivision that is the subject of this report.

4.2 Vegetation history

During 2019 it became apparent that due to confusion of communication between owners, a significant number of trees were killed. This resulted in the owners receiving Enforcement Notices (ENs) from Brisbane City Council (CA128211, dated 18 June 2019).

Following receipt of these ENs, a rehabilitation plan was prepared by the owners of the properties which were subsequently approved by BCC (Ms. Karen Hilton, Senior Natural Environmental officer). A comprehensive replanting program was carried out in accordance with the approved rehabilitation plan. A maintenance program is currently being undertaken by the owners. Notice of completion of planting was forwarded to Ms. Hilton on 14 November 2019.

Maintenance plans have now been prepared and submitted by S5 Consultants on behalf of the owners.

5 PLANNING INSTRUMENTS & PROCESSES

5.1 Planning Act 2016

The Planning Act 2016 is the principal statutory document regulating planning processes in Queensland.

The primary purpose of the Queensland Planning Act 2016 is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability across the State.

5.2 State Planning Policy July 2017 (SPP)

The SPP outlines 17 state interests that must be considered in every planning scheme across Queensland. These state interests are arranged under five broad themes:

- Liveable communities and housing
- Economic growth
- Environment and heritage
- Safety and resilience to hazards
- Infrastructure.

These state interests are to be considered by local governments when plan making or determining development applications.

An assessment of relevant SPP State interest assessment benchmarks has been included below:

Table 2. Matters of State Interest

State Interest	Comment
<p style="color: #c00000;">Liveable Communities and Housing</p> <p style="color: #c00000;">Housing Supply and diversity</p> <p style="color: #c00000;">Liveable communities</p>	<p>Complies:</p> <p>The proposal involves providing a range of housing choice to meet the needs of different households looking to live in the Doolandella suburb.</p> <p>The proposal involves a lower density housing development that will have access to public transport, active transport and local shopping and service activities within a short driving distance thereby supporting the liveable communities objective.</p>
<p style="color: #0000c0;">Economic Growth</p> <p style="color: #0000c0;">Development and construction</p>	<p>Complies:</p> <p>The proposal involves the civil construction of the estate to produce 41 lots as well as providing for the opportunity to construct a variety of dwellings to meet the current high demand for detached and attached housing styles throughout Brisbane.</p>
<p style="color: #008000;">Environment and Heritage</p> <p style="color: #008000;">Biodiversity</p> <p style="color: #008000;">Water quality</p>	<p>Complies:</p> <p>The site contains significant bio-resources in the form of vegetation and potential habitat. This is recognised and considered in the way the proposed development has been planned. Extensive reports have been prepared documenting the site.</p> <p>Retention of the natural bushland will ensure that water running-off the site and into the creek will be of a higher quality.</p>

<p>Safety and Resilience to Hazards</p> <p>Natural hazards, risk, and resilience.</p>	<p>Complies:</p> <p>Reports prepared by suitably qualified and experienced consultants have been undertaken and the proposed development planned accordingly. The recommended precautions and proposed stormwater construction works will ensure that future residents are safe from both bushfire and flooding hazards.</p>
<p>Infrastructure</p> <p>Energy and water supply</p> <p>Infrastructure integration</p> <p>Transport infrastructure</p>	<p>Complies:</p> <p>The proposal is fully supported by existing urban infrastructure.</p> <p>The proposal will maintain the safety of the transport system in the locality.</p> <p>Good access to public transport.</p>

5.3 Shaping SEQ – Southeast Queensland Regional Plan 2017

Shaping SEQ is to guide growth and development in Queensland’s southeast region.

Under the previous and current plan, the subject site is located within an Urban Footprint designation. The intent of this designation is to provide for a wide range of urban uses including but not limited to housing, industry, commercial, community, open space, entertainment, and other urban uses.

The Brisbane City Plan advances the aims of the SEQRP and the proposal for 41 residential lots is consistent with both the City Plan and SEQRP objectives and aims.

5.4 Referral Agencies

Assessment of any relevant referral agencies has been made and it is believed that no referrals are required. The proposal is not located on a Main Road.

It is anticipated that, if there are any relevant referral agencies, Council when issuing an acknowledgement notice for the application will identify those agencies to which it considers the application should be referred.

5.5 Public Notification

The proposed use is shown as Impact Assessment; therefore, public advertising is required.

5.6 Contaminated Land

There is no record of any form of contamination of the subject site. The use on the property for the last 40-50 years has been rural residential/life-style activities.

6 Brisbane City Council- City Plan 2014

6.1 Strategic Framework, City Plan

The Strategic Framework sets out the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs within the Planning Scheme area. The proposal has been assessed against the relevant sections of the Strategic Framework and has been found to be consistent with its five key themes. These themes are shown in the following table.

Table 3: Strategic Framework City Plan

THEME	SUBJECT OF THEME	RELEVANCE TO PROPOSAL
Theme 1	Globally competitive Economy	Marginally relevant
Theme 2	Outstanding lifestyle	Site and locality are well serviced and contribute to subregional infrastructure – especially with bushland links and the active transport route along Blunder Creek.
Theme 3	Clean & Green	Proposed development incorporates retaining all the green assets within the one large lot that adjoins the Blunder Creek to enhance opportunities to protect and maintain this vegetation.
Theme 4	Transport & Infrastructure	The proposal is totally consistent with this theme, as referred to above.
Theme 5	City Shape	Proposal conforms to all relevant BCC's strategic policies and is consequently consistent with the Strategic Framework, providing for housing choice and natural hazard avoidance and protection of natural green assets located on the site.

It is considered that the proposed residential subdivision of the subject site is fully consistent with the Strategic Framework of City Plan.

6.2 Applicable Codes

City Plan identifies applicable codes against which the proposed development is assessed. These codes consist of:

1. Emerging community zone code
2. Subdivision code
3. Doolandella neighbourhood plan code
4. Bushfire overlay code
5. Waterways corridors overlay code
6. Significant landscape trees overlay code
7. Biodiversity areas overlay code
8. Koala habitat conservation code
9. Biodiversity offset code

6.2.1 Emerging community zone code

The purpose of the Emerging community zone code is to protect land identified for urban purposes from incompatible uses and the timely conversion of land to urban purposes. The code has 13 overall outcomes that it looks to achieve which are described in the following table along with comments about how the proposed subdivision is consistent with each one of them.

Table 4: Emerging Community Zone Code

Emerging Community Zone Code	
(2) The purpose of the zone will be achieved through the following overall outcomes:	
Overall outcomes	Response to achievement of outcomes
<p>(a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:</p> <p>(i) Theme 2: Brisbane’s outstanding lifestyle and Element 2.2 – Brisbane’s housing and accommodation choices;</p> <p>(ii) Theme 3: Brisbane’s clean and green leading environmental performance and Element 3.1 – Brisbane’s environmental values;</p> <p>(iii) Theme 5: Brisbane’s City Shape, Element 5.6 – Brisbane’s Green Space System and Element 5.7 – Brisbane’s Future Suburban Living Areas.</p>	<p>The proposed subdivision meets relevant Strategic Framework themes as discussed above in Section 6.1.</p>
<p>(b) Development is carried out in an orderly sequence, within the context of the site and the city.</p>	<p>The proposed subdivision of the subject site will facilitate the achievement of this outcome given the progressive roll-out of urban development from the east, west, south, and north of the site.</p>
<p>(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.</p>	<p>The proposed development achieves this element by providing for a range of lot sizes suitable for detached dwellings, and small-lot dwellings, as well as an environmental house lot.</p>
<p>(d) Development for a relocatable home park or tourist park may be established or expanded in the Emerging community zone</p>	<p>This outcome is not applicable to this site.</p>
<p>(e) Development for a non-residential use supports the future community and is of a consistent scale with existing and future surrounding development.</p>	<p>This outcome is not applicable to this site.</p>
<p>(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 (<u>childcare centre,</u></p>	<p>This outcome is not relevant to this proposal due to the limited size of the development.</p>

<p><u>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</u>), centres serving the immediate neighbourhood (including <u>shopping centre, shop, office, food and drink outlet, health care service, hotel, bar, small-scale service industry of less than 100m² gross floor area, service station and veterinary service</u>) and <u>small-scale non-residential uses</u>.</p>	
<p>(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).</p>	<p>The proposed subdivision will facilitate the Performance outcome and Acceptable outcomes of the Doolandella neighbourhood plan code. Refer to discussion on dwelling density at Part 4 of this report.</p>
<p>(h) Development is well planned and integrated with surrounding land uses and infrastructure.</p>	<p>The proposed subdivision will assist in achieving this outcome. It primarily respects the need to provide a safer and higher standard access to the townhouses located on the adjoining property, as well as respects the need to ensure the longer-term management of the bushland located on the southern portion of the subject site.</p>
<p>(i) Development provides a connected and permeable network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.</p>	<p>The concept plan for the reconfiguration shows a rational connection for a walking and cycling route to the south of the site as well as providing for permeability throughout the site with the use of roads and a walkway/services easement along the eastern boundary of the subject site.</p>
<p>(j) Development does not impinge on an existing or intended use of an adjacent area.</p>	<p>The proposed reconfiguration will not adversely affect any adjacent areas or properties.</p>
<p>(k) Development provides an adequate buffer area between incompatible land uses.</p>	<p>This outcome is not applicable to this site.</p>
<p>(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.</p>	<p>This outcome is not applicable to this site.</p>
<p>(m) Development provides the infrastructure required to support the development.</p>	<p>The reconfiguration will provide infrastructure as appropriate for this type of housing.</p>

Table 5: Subdivision code

10.3 Performance outcomes and acceptable outcomes Table 9.4.10.3.A—Performance outcomes and acceptable outcomes		
Performance outcomes	Acceptable outcomes	comments
Section A- General performance outcomes and acceptable outcomes for reconfiguring a lot		
<p>PO1 Development creates a lot with dimensions which enable lawful uses appropriate to the intended use and consistent with zones, zone precincts, neighbourhood plans and overlays which apply to the site and are intended for the locality under the planning scheme.</p>	<p>AO1.1 Development provides lots which enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use.</p>	<p>The proposed lots can be developed in a manner consistent with PO1 in so far as conforming with the intent of the Doolandella neighbourhood plan code as well as being consistent with the Strategic Framework of the City Plan.</p>
	<p>AO1.2 Development provides lots with dimensions in compliance with <u>Table 9.4.10.3.B</u>.</p>	
	<p>AO1.3 Development involving a building or structure that is not intended for common use and sharing by a formal title arrangement such as a shared wall between attached dwelling houses and a volumetric lot, reconfiguring a lot does not result in development being located across a boundary or within a <u>setback</u> required by the planning scheme. Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan. Note—Where development is intended on a proposed lot to involve work for a shared wall, built to the boundary wall or other structure and work (other than a fence) on or near to the proposed lot boundary and the proposed lots do not meet the requirements of <u>Table 9.4.10.3.B</u>, the structure is to be located in the position identified by the preceding development approval, approved plans, planning scheme and Building Regulation. Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of <u>Table 9.4.10.3.B</u>, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located:</p> <ul style="list-style-type: none"> ● physical inspection is undertaken at the framing stage of construction; ● written evidence in the form of a plan of subdivision is prepared by a suitably qualified person; <p>other evidence received and agreed by the Council.</p>	
	<p>AO1.4 Development ensures that each lot is provided with:</p> <p>(a) direct access to a formed public road which is not directly from a major road; or</p> <p>(b) access to a formed public road via a formal access arrangement registered on a title over</p>	<p>AO1.4 can be achieved as per the concept plan prepared by Intrax Consultants.</p> <p>N/A</p>

	<p>another lot, a reciprocal access easement or common property which meets the standard vehicle type requirements for the zone and zone precinct applicable to the site and the intended use.</p>	
	<p>AO1.5 Development requiring a <u>building envelope plan</u> or a <u>development footprint plan</u> ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot. Note—A <u>building envelope plan</u> or a <u>development footprint plan</u> can be a means of addressing a range of site development matters. Other parts of this code and other codes determine the circumstances for the application of a building envelope plan or a development footprint plan. Note—A <u>building envelope plan</u> or a <u>development footprint plan</u> may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing.</p>	N/A
<p>PO2 Development ensures that the lot size and layout minimise impacts from cutting, filling, retaining walls and earthworks. Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes</p>	<p>AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks have maximum vertical and horizontal dimensions of 1m either as a single element or a step in a terrace or series of terraces. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in <u>Table 9.4.10.3.B</u>.</p>	This PO and associated AOs are addressed in the report prepared by Oska Consulting Group. Minimal retaining walls are proposed in this development.
	<p>AO2.2 Development provides an area of a minimum rectangular dimension identified in <u>Table 9.4.10.3.B</u> which is located in the lot on land with an existing slope of less than 1 in 5 prior to any cutting, filling, retaining walls or earthworks</p>	Conforms
	<p>AO2.3 Development involving a lot with an area less than 450m² is located on a site with: (a) a maximum average slope on the shortest lot axis of 1 in 10; (b) a maximum average slope on the long axis of 1 in 15.</p>	Conforms
	<p>AO2.4 Development ensures that no crest of any cut or toe of any fill is located closer than 0.6m to any lot boundary.</p>	Conforms
	<p>AO2.5</p>	Refer to Oska Consulting Group report

	Development does not involve the creation of canals or artificial waterways.	on proposed works associated with the waterway channel that is adjacent to the westerly boundary of the subject site for storm and flood water works.
PO3 Development provides lot access which is designed: (a) for the appropriate type of vehicle, pedestrian and cyclist use of the site; (b) to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; (c) to maintain the safety and efficiency of the movement network for vehicles, buses, pedestrians and cyclists.	AO3.1 Development provides lot access for a vehicle which is not directly from a major road.	PO3 is achieved via the provision of conforming road reserve widths to provide adequate access to all proposed lots. (Refer to TIA prepared by Oska Consulting Group).
	AO3.2 Development provides access to each lot in compliance with the standards in the <u>Transport, access, parking and servicing planning scheme policy</u> .	
PO4 Development provides land for the delivery of infrastructure and services.	AO4.1 Development provides land for infrastructure and services in compliance with the: (a) <u>Local government infrastructure plan</u> ; (b) standards in the <u>Infrastructure design planning scheme policy</u> ; (c) <u>Refuse planning scheme policy</u> ; (d) <u>Transport, access, parking and servicing planning scheme policy</u> ; (e) other codes and planning scheme policies which apply to the site.	Refer to the TIA prepared by Oska Consulting Group.
	AO4.2 Development provides a stormwater system in compliance with the standards in the <u>Stormwater code</u> which has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	Complies Refer to Oska Consulting Group report.
Additional performance outcomes and acceptable outcomes if rearranging the boundaries of a lot		
PO5 Development provides for safe and healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use	AO5 Development ensures the lot density, location, arrangement, and dimensions addresses potential adverse impacts on the normal occupation of the lot for its intended use and associated activities by: (a) identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; (b) avoiding the hazard; (c) including buffers and structures to mitigate the hazard. Note—Information about potential risks and hazards and how these are addressed is provided in overlays and neighbourhood plans. There may however be other risks	N/A

	and hazards that are apparent as part of the analysis of the site and its surrounds, assessment of the development or changed circumstances not reflected in the planning scheme.	
PO6 Development provides for the rearrangement of a lot boundary which results in the lot having a dimension and size that is consistent with a lawful use intended for the site and locality.	A06.1 Development ensures that no additional lots are created.	N/A
	A06.2 Development which is in an established area ensures that the pattern, character arrangement, size and configuration of lots is consistent with the established area.	N/A
Additional performance outcomes and acceptable outcomes if creating an easement giving access to a lot from a constructed road		
PO7 Development provides an access easement which: (a) is of an adequate width; (b) is constructed to a standard appropriate to the situation; (c) does not result in unreasonable detriment or nuisance to an adjacent premises.	A07.1 Development provides an access easement which is in compliance with the standards in the road corridor design section of the <u>Infrastructure design planning scheme policy</u> and the <u>Transport, access, parking and servicing planning scheme policy</u> .	N/A
	A07.2 Development provides an access easement which is located as far away as practicable from an existing or proposed dwelling.	
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the <u>Environmental management zone</u>, <u>Rural zone</u> or a very-low density residential potential development area identified in a neighbourhood plan		
PO35 Development provides a lot design which protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural land values. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the <u>Biodiversity areas planning scheme policy</u> and accommodated through the approach described in the <u>Structure planning scheme policy</u> .	A035 Development ensures that the building envelope plan and <u>development footprint plan</u> , design and layout conserves ecological features, significant vegetation, koala habitat trees and rural land values in a spatial configuration which: (a) consolidates and connects areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; (b) minimises fragmentation of areas to be conserved for biodiversity purposes by infrastructure; (c) does not further fragment viable rural land. Note—The use of a building envelope plan and a <u>development footprint plan</u> can demonstrate compliance with this requirement.	Proposed development layout designed to avoid removal of important vegetation located on the subject site. Refer to S5 Environmental consultant’s report and tree surveys.
PO36 Development provides vehicular access which is: (a) available to each lot or building envelope area; (b) does not result in the loss of ecological features,	A036 Development provides vehicle access via a road and within a lot which is designed to minimise the clearing of vegetation and potential threat to fauna movement.	Refer to table-cell above.

<p>significant vegetation and koala habitat trees. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the <u>Biodiversity areas planning scheme policy</u>.</p>	<p>Note—The use of a <u>development footprint plan</u> can demonstrate compliance with this requirement.</p>	
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6.2.3 Doolandella neighbourhood plan code

The neighbourhood plan provides detailed guidance for subdivisions and land use applications throughout the Doolandella suburb. Generally, where the neighbourhood plan conflicts with other provisions within the City Plan, the neighbourhood plan prevails. The mapping shows the subject land in the “Very- low density residential area” and “Low density residential area”.

Outcomes for this plan are encapsulated in the Purpose of the code and the attached map. Sub-clauses (e), (f) and (h) are particularly relevant to this application. These clauses are as follows:

(e) Development in a potential development area addresses the location of the land, availability of services, environmental constraints, amenity, and existing patterns of development to ensure an integrated development outcome.

COMMENT: This outcome is achieved by the proposal. The active development area is restricted to the area north of the watercourse that traverses the site from its westerly boundary to where it enters either Blunder Creek or the drainage easement located on Lot 6 to the east of the subject site (and then into Blunder Creek).

(f) Residential development provides for a mix of housing types, styles, and densities, in particular:
(i) Very low density residential areas as shown in Figure a and Figure b — comprise dwelling houses at a yield of 5 dwellings per hectare, to ensure minimal disturbance to areas of environmental and scenic value;

(ii) Low density residential — dwelling houses areas as shown in Figure a and Figure b comprise predominantly dwelling houses at a yield of 12 dwellings per hectare;

(iii) Low density residential — dwelling houses and multiple dwellings areas as shown in Figure a and Figure b comprise a mix of dwelling houses and multiple dwellings at a yield of 16 dwellings per hectare, with multiple dwellings located adjoining the esplanade road to facilitate surveillance of the adjoining public spaces;

(iv) Low density residential — multiple dwellings areas as shown in Figure a and Figure b comprise predominantly multiple dwellings at a yield of 25 dwellings per hectare.

COMMENT: Sub-paragraph (f) (i) is relevant to the subject site; but has not been taken up following discussions with BCC planning staff. For a discussion on the Low density residential and the proposed development yield, please refer to Section 4 of this report.

(g) Not relevant.

(h) Development south of Cloverdale Road in a potential development area minimises fragmentation of habitat areas and ecological corridors.

COMMENT: This application achieves this intent by incorporating the natural bushland into one lot that will have a dwelling located thereon with direct access to the proposed access road, and be wholly located north of the watercourse as discussed with BCC planners.

Table 6: Performance Outcomes and Acceptable Outcomes Doolandella Neighbourhood Plan Code

Performance outcomes	Acceptable outcomes	comments
If for reconfiguring a lot		
PO1 Development ensures that stormwater on roads is managed to aid filtration and detention of stormwater.	AO1 Development ensures that all roads except Blunder Road are designed in accordance with water-sensitive road design principles.	This PO and AO are complied with and reference is made to the reports prepared by Oska Consulting Group.
PO2 Development facilitates safe vehicular, pedestrian and cyclist connectivity and casual surveillance of all roads.	AO2 Development: (a) continues the interconnected road pattern established in Forest Lake in its subdivision design; (b) facilitates pedestrian/cyclist movement and surveillance by designing cul-de-sacs which remain open in accordance with Figure c .	This PO and AO are complied with where relevant. Refer to Oska Consulting Group's reports and TIA.
If for development east of Blunder Road unless in accordance with the Rural Zone Code		
PO3 Development must protect biodiversity and landscape values and provide access along the public corridor.	AO3 Development that includes land within the habitat areas and ecological corridor (public ownership) as identified in Figure a and Figure b ensures that: (a) the corridor is rehabilitated and stabilised in accordance with an approved rehabilitation plan; (b) land is transferred to the Council for public ownership and included in the Conservation zone ; (c) a road with a shared use (pedestrian and cyclist) path in an adjoining 6m wide verge is constructed within the potential development area as shown in Figure a and Figure b .	N/A
If for development adjoining or including the park south of Cloverdale Road		
PO4 Development maintains the park to protect and enhance landscape amenity and allow for a range of local recreational activities.	AO4.1 Development retains a natural bushland setting at the high point on Lots 90 and 91 on RP90234 with minimal loss of natural vegetation.	N/A
	AO4.2 Development provides a shared use (pedestrian and cyclist) path connection to the existing Forest Lake network in accordance with Figure a and Figure b .	



Figure 8 Map showing 12, 18 and 26 Cloverdale Road in the Very-low density residential (5 Dwells/Ha) and Low density residential-dwelling houses precincts

6.2.4 Bushfire overlay code

The Bushfire overlay code mapping identifies categories of bushfire hazard, ranging from medium hazard ratings to High hazard ratings. The conclusions in the “Bushfire Hazard Assessment Report” by Queensland Bushfire Planning, includes the following: ***“Based on detailed analysis of the potential future bushfire hazard associated with adjoining classified vegetation the compliance with the Australian Standards AS 3959 – 2018 Construction of buildings in bushfire prone areas, will provide the necessary safety of residents.”***

Further advice regarding this code can be found in the report prepared by Mr Bernard Trembath of Queensland Bushfire Planning, in his report dated October 2021, A code assessment analysis is also included in the Trembath report.

6.2.5 Waterways corridors overlay code

The Waterways corridor overlay code seeks to ensure development maintains and enhances waterway health values while using the waterway corridor to provide opportunities for recreation, urban cooling, and connectivity to open spaces. It also seeks to achieve aesthetic outcomes, and protection of the flood storage and conveyance functions of a waterway corridor.

S5 Environmental wrote in its report at p35,

“During the site inspection it was noted that the local waterway corridor did not reflect BCC mapping. The waterway flowed through the neighbouring property, parallel with the western boundary, before flowing south-east through the subject site in line with the northern edge of the bushland on site (northern boundary of VC3). BCC mapping indicates the waterway then flows south and connects to Blunder Creek; however, the waterway appears to dissipate and was no longer discernible south of proposed Lot 28.

The proposed development encroaches into the 30-metre buffer of the waterway west of the subject site; however, this area predominantly lacks trees or shrubs with the exception of a few exotic tree species. The proposed development does not intrude into vegetated areas immediately surrounding the local waterway, refer to the vegetation retention plan (S521210_VRP_001(A), with the exception of a cadaghi, which is a BCC listed weed species.”

This proposal maintains a significant buffer to the Blunder Creek which forms the southerly boundary of the subject site. The natural bushland to the south of the site forms a firm buffer between the proposed urban development and the immediate creek environs.

S5 Environmental consultants in its report “Detailed Ecological Assessment “dated April 2022 refers to Waterways corridors overlay code.

6.2.6 Significant landscape trees overlay code

The Significant landscape tree overlay identifies areas with trees that make a significant contribution to landscape character values. For example, shade and cooling, habitat, subtropical nature, sense of place, social and cultural wellbeing, economic valuation, stormwater management, oxygen production and carbon sequestration and pollution reduction, provided by a significant landscape tree.

S5 Environmental consultants in its report “Detailed Ecological Assessment “dated April 2022 refers to the vegetation on site and further in its tree survey material that formed a separate assessment and analysis by the ecologists.

6.2.7 Biodiversity areas overlay code

The biodiversity areas overlay code seeks to ensure that development occurring in Brisbane City can achieve the following outcomes:

- Conservation, consolidation, and restoration of land with biodiverse values.
- Protection and enhancement of wetlands.
- Protection, enhancement, and restoration of koala habitat.
- Avoidance of impacts to biodiversity values by placement of development within building envelopes.
- Provision of biodiversity offsets to counter-balance unavoidable negative impacts resulting from development.

Further advice regarding this code can be found in the report prepared by S5 Environmental consultants.

6.2.8 Koala habitat conservation code

Koala habitat conservation code seeks to protect vegetation and habitat areas suitable for the presence of koala. Further advice regarding this code can be found in the report prepared by S5 Environmental consultants for the subject site.

6.2.9 Biodiversity offset code

The offset code enables Council to require replacement of valued ecological features unavoidably lost because of development.

Further advice regarding this code can be found in the report prepared by S5 Environmental consultants.



6.3 S5 Consultant Recommendations (p47 – 52)

The “...Recommendations and mitigation measures” included in the Ecological Report have been noted by the applicant and agreed to. The measures are logical and sensible in terms of protecting identified habitat and other sensitive areas on the site.

Moreover, the conclusions in the report and associated table of “Legislative Requirements for the Proposed Development” have also been noted by the applicant and agreed to. These steps will mitigate most normal impacts associated with the construction works required for urban development of the type proposed.

7 CONCLUSIONS

This report has been prepared by Nexus Urban Consulting Pty Ltd on behalf of Qld International Investment Pty Ltd (the applicant and landowner), seeking approval for an RAL for 41 lots, subject to appropriate and reasonable conditions.

The principal aim of the subdivision is to enable development of the site whilst enabling the ecologically significant areas of the site to be protected from fragmentation and damage.

The 41 lots will provide a choice in housing forms and styles ranging through detached, attached, small housing typologies, and an environmental house site containing the natural vegetation thereby conforming to the Strategic Framework of the City Plan. Moreover, the natural hazards of fire and flood have been carefully assessed and solutions sensitive to the environmental constraints of the site have been fully considered by technically competent specialist consultants.



Appendices

- 1. RAL Concept Plan for 41 Residential Lots**
- 2. Detailed Ecological Assessment Report by S5 Environmental dated 4 April 2022**
- 3. Vegetation Retention Plan by S5 Environmental dated 20 April 2022**
- 4. Bushfire Hazard Assessment by Queensland Bushfire Planning dated October 2021**
- 5. Traffic Impact Assessment Report by Oska Consulting Group dated 27 May 2022**
- 6. Engineering Infrastructure Report by Oska Consulting Group dated 4 May 2022**
- 7. Conceptual Stormwater Management Plan by Oska Consulting Group dated 4 May 2022**