

BCC DS
RECEIVED
04/09/2026
APPLICATION REF
A006963393

TOWN PLANNING REPORT APPENDIX

CITY PLAN 2014 CODES

**PROPOSED 1 INTO 2 LOT SUBDIVISION
STRATEGIC FRAMEWORK ASSESSMENT**

**85 PRIESTLEY ROAD, BRIDGEMAN DOWNS
LOT 3 ON RP849763**

Strategic Framework — Element 2.2 Brisbane's housing and accommodation choices

Table 3.4.3.1—Specific outcomes and land use strategies

Specific outcomes	Land use strategies	Proposal / Comment
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	L1 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.	Complies - The proposal is for a modest 1 into 2 lot subdivision within the existing urban area. The subdivision will provide additional housing opportunity in a an established urban locality without requiring increased residential density of the type contemplated for Growth Nodes on Selected Transport Corridors.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.	L2 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. Small-scale complementary uses that are suited to integration and co-location with retirement facilities and residential care facilities are facilitated to support specialised services and retail for residents and visitors.	Complies - The subdivision will create an additional residential lot capable of accommodating a detached dwelling consistent with the surrounding residential character. This will contribute to incremental housing choice while maintaining a form compatible with the locality.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	L3.1 A range of accessible accommodation opportunities catering to visiting professionals, temporary business visitors, tourists and students are conveniently located at or near major business and tourism destinations. L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres. L3.3 New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.	Not applicable - The proposal is for reconfiguring a residential lot and does not involve short-term accommodation, hotel accommodation, student accommodation or tourist accommodation.
SO4	L4	

Specific outcomes	Land use strategies	Proposal / Comment
Brisbane's existing Rural Neighbourhoods are maintained without expansion.	Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.	While the subject site is contained within the Rural Zone, the proposal is for a 1 into 2 lot subdivision that is consistent with the established character of the surrounding area, and will not expand the rural neighbourhood. The site is provided with connection to urban infrastructure, with the exception of reticulated sewer, and is also contained within the Urban Footprint of the SEQ Regional Plan. The proposal is therefore consistent with the very low density residential character established in this area, and the site is not located within an area that is used for typical rural purposes.
S05 Brisbane's last remaining greenfield development areas are well planned and well delivered.	L5 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.	Not applicable - The proposal relates to an existing residential property and does not involve a greenfield development area or a Future Suburban Living Area.
S06 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	L6.1 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, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.	Not applicable - The proposal does not involve rooming accommodation, student accommodation, institutional accommodation or accommodation associated with a Special Centre or major institution.
	L6.2 Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where surrounding amenity is maintained and there is good access to higher education campuses by public or active transport.	
	L6.3	

Specific outcomes	Land use strategies	Proposal / Comment
	Other special purpose institutions, for example defence bases, establish accommodation consistent with the applicable zone or neighbourhood plan, either on site or nearby where well served by transport and other urban facilities, as required to meet the housing choice needs for staff and visitors.	

Strategic Framework — Element 3.1 Brisbane's environmental values

Table 3.5.2.1—Specific outcomes and land use strategies

Specific outcomes	Land use strategies	Proposal / Comment
SO1 Brisbane's Greenspace System's biodiversity, recreational and cultural values and functions are protected, restored and enhanced.	L1 The Greenspace System extends throughout the urban footprint through parks, waterway networks, sport and recreation areas and lands supporting biodiversity areas or scenic amenity values, including Conservation, Environmental management, Rural, Rural residential, Open space and Sport and recreation zones.	Complies - The proposal is for a 1 into 2 lot subdivision within an existing residential area and will not alter the function of the Greenspace System or involve land within conservation, open space, rural or environmental management zones. The proposed development footprint for each lot is located outside of the Biodiversity Areas Overlay, as well as areas covered by State vegetation mapping.
SO2 Brisbane's Greenspace System provides an effective network of greenspace links and contributes to a regional network.	L2.1 Development does not fragment environmental management, rural residential or rural lands.	While the subject site is contained within the Rural Zone, the proposal is for a 1 into 2 lot subdivision that is consistent with the established character of the surrounding area, and will not fragment greenspace links or inter-urban breaks.
	L2.2 Development in the Emerging community zone and Industry investigation zone protects the Greenspace System's values of those areas.	The proposed development footprint for each lot is located outside of the Biodiversity Areas Overlay, as well as areas covered by State vegetation mapping.
	L2.3 Development protects inter-urban breaks forming part of the regional Greenspace System and links to greenspace in adjoining local government areas.	Not applicable. The site is not located within a mapped inter-urban break area. It is contained within the Urban Footprint under the SEQ Regional Plan.
SO3 Brisbane's ecosystems provide ecosystem services which are maintained and enhanced.	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.	Complies - The subdivision will not remove or compromise any identified area providing high levels of ecosystem services. The proposed development footprint for each lot is located outside of the Biodiversity Areas Overlay, as well as areas covered by State vegetation mapping.

Specific outcomes	Land use strategies	Proposal / Comment
		Any future dwelling construction will therefore not have an impact on the Greenspace System or mapped ecological features.
SO4 Brisbane has an ecologically resilient and robust network of well-connected habitats containing a comprehensive, adequate and representative sample of ecosystems and species.	L4.1-L4.3 Development protects areas of high ecological significance or high strategic biodiversity value, including koala habitats; urban purposes are located outside these areas; and infrastructure corridors avoid significant biodiversity values or offset lost values where unavoidable.	Complies - The proposed subdivision has been designed to ensure that the development footprint for each lot is outside of mapped high ecological significance or high strategic biodiversity value areas. The development footprints are also located outside of mapped koala habitat areas.
SO5 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.	L5.1-L5.3 Development provides interface areas to buffer edge effects; compensatory habitat is provided where native vegetation is lost; and biodiversity areas are incrementally restored, including through environmental offsets.	Complies - The subdivision does not rely on clearing significant native vegetation. Any vegetation management associated with future dwelling construction can be conditioned to retain important vegetation where practicable and avoid adverse biodiversity impacts.
SO6 Brisbane has safe movement routes and corridors for wildlife that are suited to species and benefit multiple species.	L6 Development for urban infrastructure provides for wildlife movement solutions at strategic locations as identified in the Streetscape hierarchy overlay.	Not applicable - The proposal does not involve new urban infrastructure at a strategic wildlife movement location.
SO7 Brisbane's waterways, wetlands and foreshores are protected, in particular their natural drainage, stormwater conveyance, visual amenity, landscape character, recreational, cultural and biodiversity values.	L7.1-L7.3 Development along the Brisbane River corridor is managed according to local characteristics; contributes to an extended public open space river network; and in waterway corridors, wetlands and foreshore areas is sited, designed and managed to retain and enhance drainage, amenity, recreational, cultural and biodiversity values.	Complies - A watercourse is located within the easement at the northern end of the site. The subdivision layout has been designed to ensure that site works avoid any impact on the waterway areas, and therefore existing waterway function, drainage conveyance and environmental values will be retained.
SO8 Brisbane's natural resource assets, including extractive resources such as quarries, are identified and protected from encroachment by incompatible development, including sensitive uses.	L8 Brisbane's natural economic resource areas for extractive resources and agricultural lands are identified and protected from fragmentation and inappropriate use.	Not applicable - The proposal is not located within or adjoining an identified extractive resource or agricultural production area and will not fragment natural economic resources.
SO9 Brisbane's agricultural production, scenic amenity and environmental values of rural lands are protected.	L9 Development of Brisbane's rural areas balances the demands for rural industries and food production with biodiversity,	The land is located within the Urban Footprint under the SEQ Regional Plan and is not located within an area that includes

Specific outcomes	Land use strategies	Proposal / Comment
	scenic amenity, outdoor recreation, landscape character and rural lifestyle values.	productive rural uses. The proposed subdivision will therefore not affect agricultural production, rural scenic amenity or rural environmental values.
SO10 Brisbane's aquatic habitats and fisheries are protected.	L10 Development incorporates site measures that protect water habitats, aquatic quality, fish passages and downstream fisheries from water pollution and sedimentation.	Complies - Construction phase erosion and sediment controls and lawful stormwater discharge arrangements will protect downstream water quality and aquatic values.
SO11 Water quality is protected from adverse impacts of development.	L11 Waterway corridors, wetlands, drinking water catchments, receiving waters, water supply buffer areas, water resource catchments, high ecological value water areas and areas of potential and actual acid sulfate soil are managed through overlays, siting and design, and specification management.	Complies - The proposal can be conditioned to implement stormwater, erosion and sediment control measures so that water quality objectives are maintained and no adverse impacts occur to receiving waters.