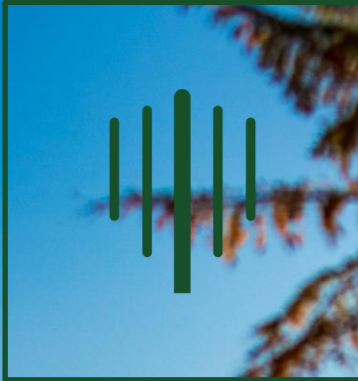


7 August 2026

Ref: WTJQ25-132
Contact: Darcy Thynne



WILLOWTREE PLANNING

PLANNING ASSESSMENT REPORT:

RECONFIGURING A LOT (1 LOT INTO 11 LOTS AND COMMON PROPERTY)

29 Greentree Crescent, Forest Lake QLD 4078
(Lot 25 on RP811456)

Prepared by Willowtree Planning Pty Ltd
on behalf of Binh Quoc Tran and Huong Thi Thuy Luong

**BCC DS
LODGED**

10/08/2026

APPLICATION REF

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WILLOWTREE
PLANNING

In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders – past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located.

DOCUMENT CONTROL TABLE			
Document Reference:	WTJQ25-132 – Planning Assessment Report		
Contact	Darcy Thynne		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 – 7/08/2026	Sophia Constantine Student Planner	Darcy Thynne Associate (QLD)	Ben Russell Director (QLD)
			

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PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)

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Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
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APPENDICES

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Appendix 1 DA Form 1	Willowtree Planning
Appendix 2 Title Search	Titles Queensland
Appendix 3 Code Responses	Willowtree Planning
Appendix 4 Subdivision Layout Plan	Willowtree Planning
Appendix 5 Engineering Services Report	RDC Engineering
Appendix 6 Civil Engineering Plans	RDC Engineering
Appendix 7 Stormwater Management Plan	RDC Engineering
Appendix 8 MUSIC Model	RDC Engineering
Appendix 9 Ecological Assessment Report	Green Tape Solutions
Appendix 10 Bushfire Hazard Assessment	Green Tape Solutions
Appendix 11 Traffic Engineering Report	Modus Transport and Traffic Engineering

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PART A PRELIMINARY

1.1 INTRODUCTION

This Planning Assessment Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Binh Quoc Tran and Huong Thi Thuy Luong (the Applicant) and is submitted to Brisbane City Council (Council) to support a Development Application (DA) made over the land at 29 Greentree Crescent, Forest Lake, QLD 4078, legally described as Lot 25 on RP811456 (the Site).

The proposed development is seeking approval for Reconfiguring a Lot (ROL) to subdivide 1 lot into 11 lots, comprising, low-density residential lots (Lots 1–10) and common property driveway, with one larger lifestyle lot comprising predominantly retained vegetation under covenant and a small 9m x 15m Building Location Envelope (BLE) (Lot 11).

Specifically, the Applicant is seeking development approval for the following aspects of development:

- Development Permit for Reconfiguring a Lot (1 into 11 Lots and Common Property).

The Site is located in the Brisbane City Council Local Government Area (LGA) and is mapped as being in the Rural residential zone of the *Brisbane City Council City Plan 2014 – Version 36* (Planning Scheme). It is also located within the Forest Lake neighbourhood plan area (Parkland lots precinct - NPP-004) and is subject to a range of overlays, which have been considered as part of the proposed design.

Pursuant to the tables of assessment within Part 5 of the Planning Scheme, the proposed development is categorised as **impact assessable** and will be assessed accordingly.

This Planning Assessment Report provides greater detail on the nature of the proposed development and provides an assessment of the proposal against the strategic framework, planning intent and code requirements of the relevant statutory documents.

A Subdivision Layout Plan has been prepared to further detail the proposal and is included in **Appendix 4**. A series of technical reports have also been prepared in support of the proposed development and form part of the application material.

The proposal has been demonstrated to generally comply with the relevant acceptable outcomes, performance outcomes and overall outcomes of the assessment benchmarks.

The structure of the Planning Assessment Report is as follows:

- **Part A** Preliminary
- **Part B** Site Analysis
- **Part C** Proposed Development
- **Part D** Legislative and Policy Framework
- **Part E** Planning Assessment
- **Part F** Key Matters
- **Part G** Conclusion

In summary, the assessment has found the proposed development is appropriate for the Site both from a statutory planning and contextual perspective. It is therefore requested that the application be viewed favourably by Council and approved subject to reasonable and relevant conditions.



PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)

1.2 DEVELOPMENT SUMMARY**TABLE 1. DEVELOPMENT STATISTICS**

Site Details	
Address	29 Greentree Crescent, Forest Lake QLD 4078
Land Description	Lot 25 on RP811456
Site Area	10,720m ²
Landowner	Binh Quoc Tran and Huong Thi Thuy Luong
Tenure	Freehold
Easements	None
Local Government	Brisbane City Council
Local Government Matters	
Planning Scheme	<i>Brisbane City Council City Plan 2014 – Version 36</i>
Zoning / Precinct	Rural residential zone
Neighbourhood Plan / Precinct	▪ Forest Lake neighbourhood plan ○ Parkland lots precinct - NPP-004
Overlays	▪ Airport environs overlay ▪ Bicycle network overlay ▪ Biodiversity areas overlay ▪ Bushfire overlay ▪ Community purposes network overlay ▪ Critical infrastructure and movement network overlay ▪ Road hierarchy overlay ▪ Streetscape hierarchy overlay
State Government Matters	
DAMS Mapping Layers	▪ SEQ Regional Plan land use categories – Urban footprint ▪ Water resource planning area boundaries ▪ Core koala habitat area
Application Details	
Approval Sought	Development Permit for Reconfiguring a Lot
Proposal	Subdivision (1 into 11 Lots and Common Property)
Assessment Manager	Brisbane City Council
Category of Assessment	Impact assessment
Public Notification	Yes – 15 business days
Referrals	Yes - Schedule 10, Part 10, Division 3, Subdivision 1, Section 16B for development interfering with koala habitat in koala habitat areas outside koala priority areas (Planning Regulation)
Applicant Details	
Applicant Name	Binh Quoc Tran and Huong Thi Thuy Luong
Applicant Representative	Darcy Thynne – Associate (QLD) Willowtree Planning Pty Ltd P: 0448 972 959 E: dthynne@willowtp.com.au
Reference	WTJQ25-132



PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)

1.3 PRE-LODGE MENT CONSULTATION

A prelodgement meeting was held with Brisbane City Council on 20 February 2026 in relation to the proposed development (Council's reference: **A006943975**). The matters discussed at the prelodgement meeting have been considered as part of this development application.

1.4 DEVELOPMENT HISTORY

Brisbane City Council's 'Development i' provides an online database of development applications lodged since 1 January 2004. According to Council's online records, there is a development approval on the Site for a Dwelling House (**A005984470**) approved on 19 December 2022.

The approval has not been enacted, however it is noted the development footprint is generally consistent with the proposed development, within the eastern and south-eastern portions of the Site, adjoining the existing road and previously disturbed land. A small additional development footprint is located within the south-western portion of proposed Lot 11 to accommodate the proposed Building Location Envelope (BLE).

Figure 1 below shows the approved plans for **A005984470**.

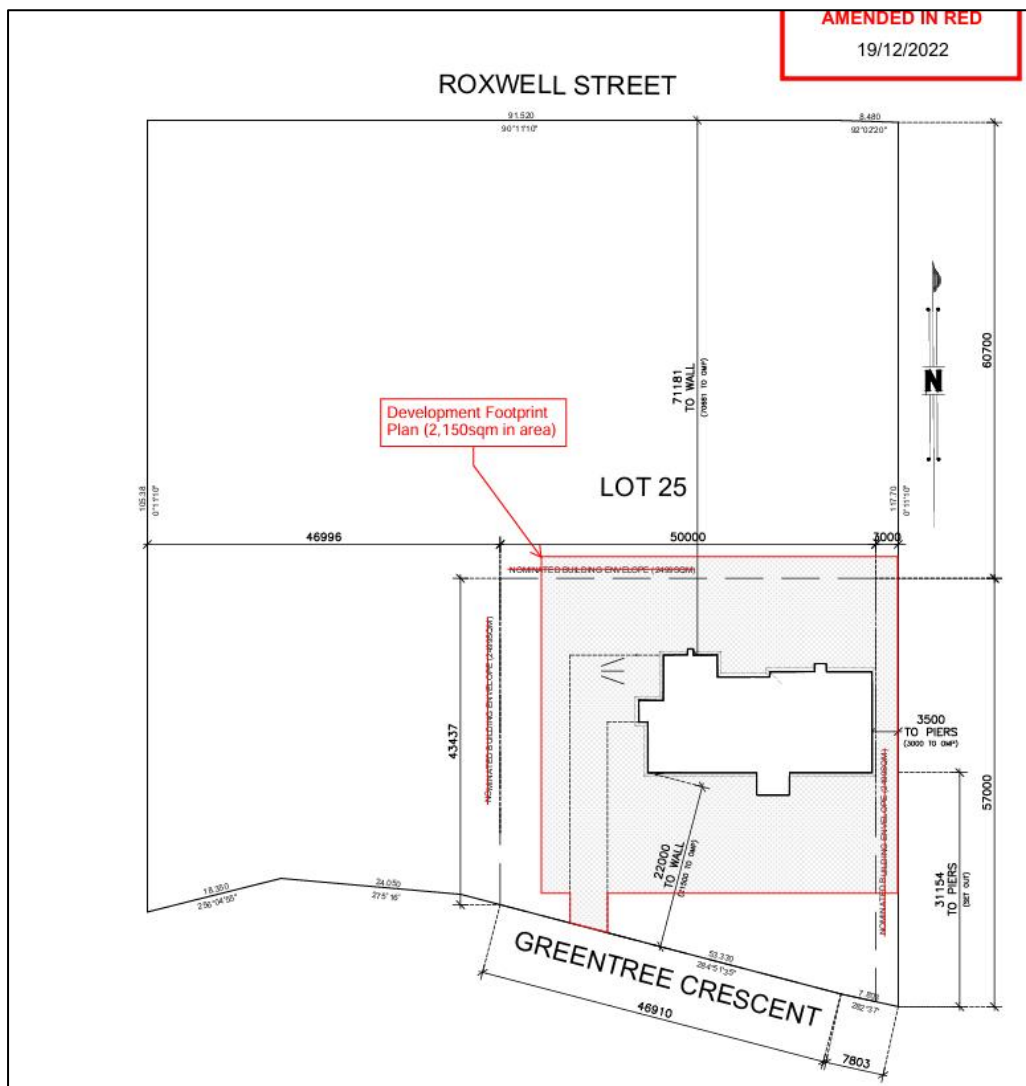


Figure 1: Previous Approved Plans (A005984470)



PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)

PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

2.1.1 Site Identification

The Site is identified as 29 Greentree Crescent, Forest Lake, QLD 4078, legally described as Lot 25 on RP811456. The Site comprises a generally rectangular lot with a total area of 1.072 ha, with approx. 100m frontage to Roxwell Street along the northern boundary, and approx. 102.93m to Greentree Crescent along the southern boundary.

See **Figure 2** below.

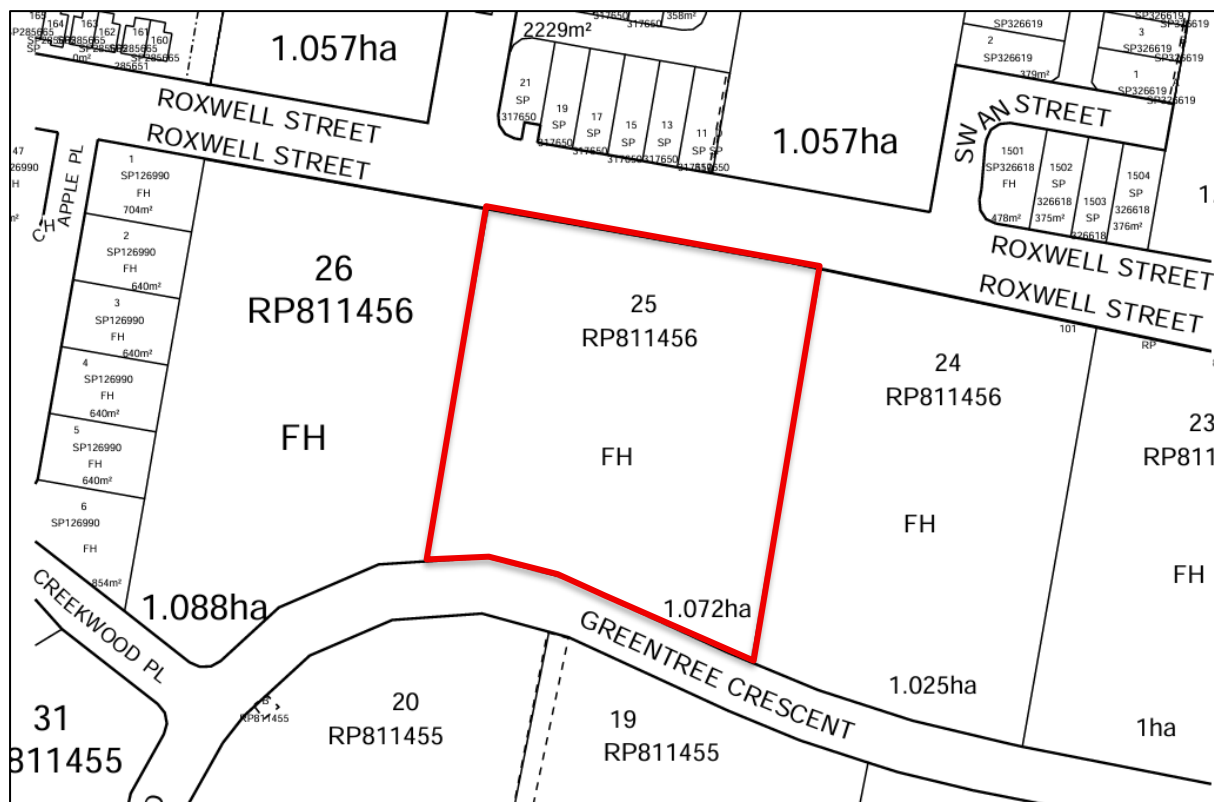


Figure 2: Cadastral Map (SmartMap, 2026)

2.1.2 Existing Use / Improvements

The Site is currently vacant, with no existing dwellings or other structures present. Vehicular access to the Site is currently provided via an existing crossover from Greentree Crescent along the southern boundary. As detailed in the attached Ecological Assessment Report, the Site comprises a combination of remnant eucalypt woodland and recently cleared land.



PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)



Figure 3: Aerial Map (Nearmap, 2026)



Figure 4: Streetview Image of Site Looking from Roxwell Street (Google Maps, 2026)



PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)



Figure 5: Streetview Image of Site Looking from Greentree Crescent (Google Maps, 2026)

2.1.3 Topography

According to Council's 2023 contours (extracted in **Figure 6** below), the Site falls from approximately 63.4mAHD at the north-eastern rear boundary to approximately 59.5mAHD at the frontage, an even grade in the order of 1:19 to 1:27 toward the road across the whole Site.



Figure 6: Contours Map (Brisbane City Council, 2026)

2.1.4 Servicing

As identified on **Figure 7** below, the Site is proximate to existing infrastructure connections as follows:

- Sewer – existing 160mm gravity main (orange) and 150mm rising main along Roxwell Street (red)
- Stormwater – existing stormwater pipe and gully along Greentree Crescent (green)



PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)

- Water – existing 150mm reticulation main along Greentree Crescent (dark blue).



Figure 7: Existing Services and Infrastructure Map (Brisbane City Council, 2026)

2.2 SITE CONTEXT

The Site and adjoining properties, and other properties to the south of Roxwell Street and west of Woogaroo Street, are generally located within the Rural residential zone. Land to the north on the opposite side of Roxwell Street is located in the Emerging community zone.

The Site is in proximity to the following local services and amenities:

- A convenience centre (Foodworks, Bakery, Restaurants, Business Services) located approximately 200m to the east, on the corner of Roxwell Street and Woogaroo Street;
- Forest Lake Shopping Centre located approximately 2.5km to the east, on Grant Avenue;
- Goodstart Early Learning / Childcare, approximately 400m to the south-east;
- Grand Avenue State School, approximately 500m to the south-east;
- Roxwell St Bus Stop (Browns Plains / Goodna / Springfield / Heathwood), approximately 50m to the north;
- Grand Ave West Bus Stop (Woolloongabba / South Bank / Brisbane CBD), approximately 200m to the north-east; and
- Local Parks.

It is relevant to note both the State Government and Brisbane City Council have recently approved various small lot and terrace subdivisions in the area to ease supply and affordability pressures, in response to the broader housing shortage. The development approvals of closest proximity and relevance to the proposed development are outlined below and include:

- 20 lot residential subdivision (**A006751648**) at 32a Roxwell Street, Forest Lake;
- 43 lot residential subdivision (**A006943829**) at 20 and 30 Greentree Crescent, Forest Lake; and

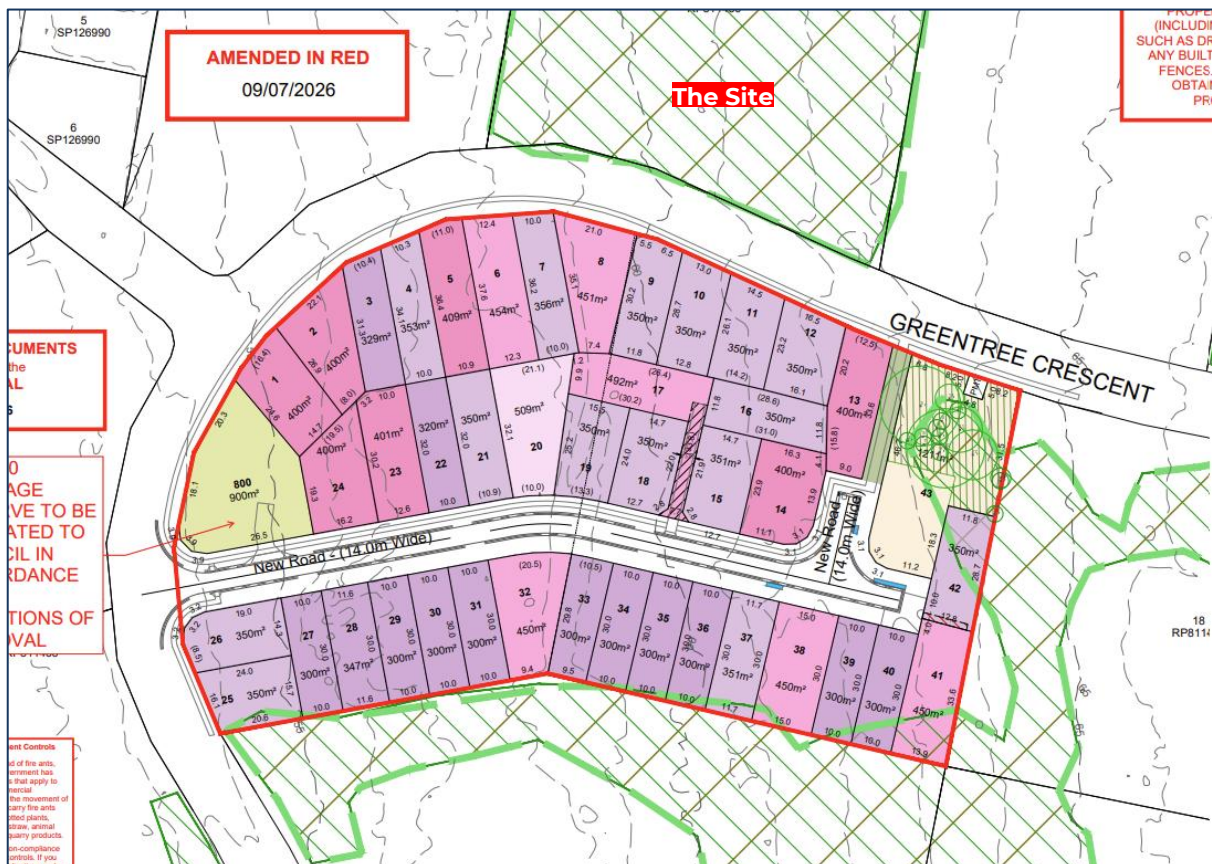
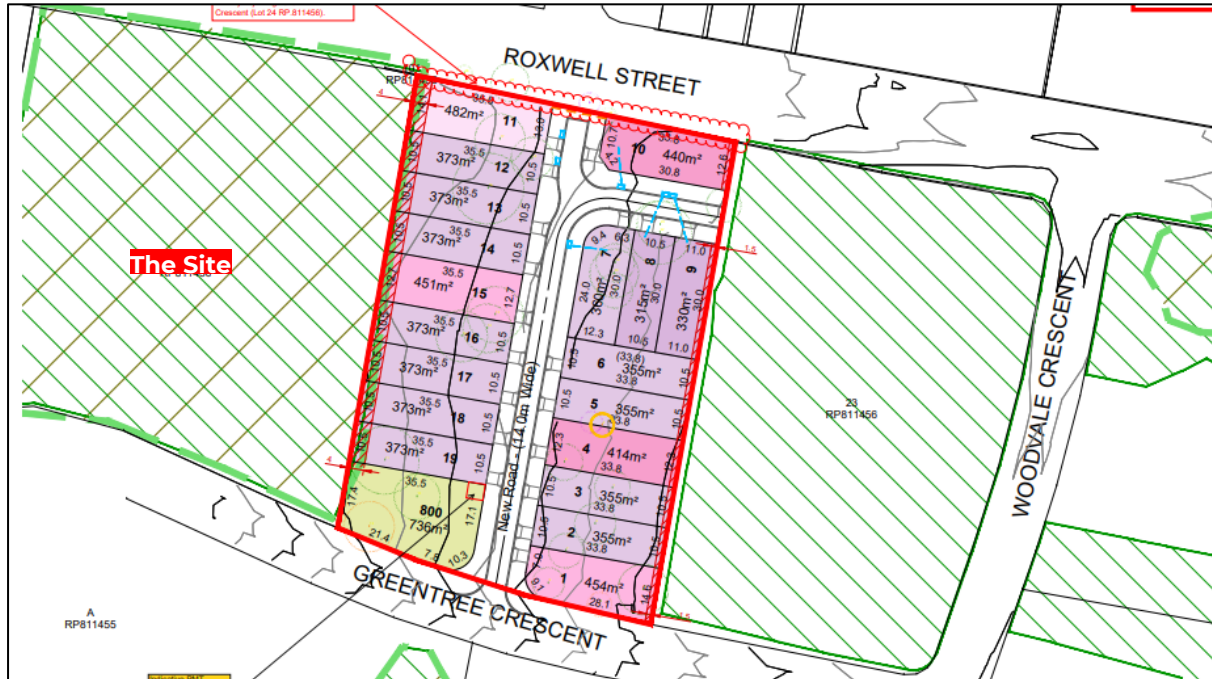


PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)

- 151 lot residential subdivision (State Facilitated Development Application Ref: **SFD01019**) at 40 41, 50 55 and 60 Woodvale Crescent and 205A Woogaroo Street, Forest Lake.

Some extracts of the approved plans for these applications are included below.



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Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)



PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)

PART C PROPOSED DEVELOPMENT

3.1 OVERVIEW

The proposed development is seeking approval for Reconfiguring a Lot (ROL) to subdivide 1 lot into 11 lots, comprising, low-density residential lots (Lots 1-10), with one larger lifestyle lot comprising predominantly retained vegetation under covenant and a small 9m x 15m Building Location Envelope (BLE) (Lot 11).

There are no existing structures proposed to be demolished and/or removed.

The proposed development will involve the following works:

- Minor site grading and retention to manage stormwater, with compliant lawful point of discharge to the Greentree Terrace road reserve;
- Access to proposed Lots 2 - 10 provided from Greentree Crescent via a 9.5m-wide internal accessway, under common property;
- Access to proposed Lot 1 and 11 is provided direct from Greentree Crescent;
- Upgrade the Greentree Crescent frontage through installation of kerb and channel along the entire frontage, plus construction of a footpath within the road verge;
- Installation of new water connection and metering infrastructure; and
- Installation of new electrical and telecommunications services.

This proposed development aims to deliver a well-planned residential subdivision within an identified growth area of the SEQ Regional Plan and the Planning Scheme.

See **Figure 12** which includes an extract of the proposed plan of development.



PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)

3.2 DEVELOPMENT PARTICULARS

3.2.1 Lot Size and Dimensions

The proposed development results in the following lot size and dimensions:

TABLE 2: PROPOSED LOT CONFIGURATIONS		
Lot	Area (m ²)	Frontage (m)
Lot 1	470m ²	16.27m frontage to Greentree Crescent
Lot 2	451m ²	18.05m frontage to Greentree Crescent 25.53m frontage to common property
Lot 3	366m ²	29.9m frontage to common property
Lot 4	493m ²	9.5m frontage to common property
Lot 5	332m ²	11.42m frontage to common property
Lot 6	334m ²	11.52m frontage to common property
Lot 7	337m ²	12.24m frontage to common property
Lot 8	331m ²	12.73m frontage to common property
Lot 9	355m ²	29.71m frontage to common property
Lot 10	430m ²	27.55m frontage to Greentree Crescent 18.99m frontage to common property
Lot 11	6,026m ²	30.87m frontage to Greentree Crescent

As shown above, lots range in size from 331m² to 6,026m² and overall, achieves an average lot size of 389.9m² (excluding Lot 11 which is >900m²) and a density of 21.35 dwellings per hectare.

These lots are provided with direct access to either Greentree Crescent or the common property driveway and achieve the minimum frontage width of >10m, with the exception of Lot 4 due to its irregular orientation.

A diverse range of frontages and lot sizes are proposed, with no more than 6 small lots in a row to ensure streetscape diversity which can facilitate a range of future housing types, styles and densities.

3.2.2 Common Property

The proposed development includes common property for the purposes of a 9.5m wide internal access way and 6.5m driveway and 1.5m verge designed to adequately service all lots. This common property design complies with the standards outlined in Table 9.4.10.3.C of the Subdivision code, Transport, access, parking and servicing planning scheme policy as supported by a RPEQ through a Traffic Engineering Report (**Appendix 11**).

Reciprocal access arrangements will be established through an access easement benefiting Council, service vehicles and emergency services.

Services will be located in common property and maintained by the body corporate.

Garbage bins are proposed for all lots and these will be collected from the kerb directly in front of each lot – with the exception of Lots 4, 5 and 8 which will utilise the frontage of Lot 7 and 6 for a presentation area, noting that there is sufficient width provided.

3.2.3 Environmental Covenant

Proposed Lot 11 will contain environmental protection zones in which approximately 55% of the Site's mapped vegetation will be retained under covenant or the like and rehabilitated in accordance with



PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)

a concept rehabilitation to be submitted once there is certainty with the layout. For further details, refer to the Ecological Assessment Report (**Appendix 9**).

3.3 SUPPORTING TECHNICAL REPORTS

A series of technical reports have been prepared in support of the proposed development and form part of the application material.

TABLE 3: TECHNICAL REPORTS	
Document	Summary
Engineering Services Report prepared by RDC Engineering (Appendix 5)	RDC Engineering as part of the Engineering Services Report have prepared a concept bulk earthworks and infrastructure service to facilitate the proposed development.
Civil Engineering Plans prepared by RDC Engineering (Appendix 6)	RDC Engineering have prepared concept Civil Engineering Plans for the proposed development. Detailed plans are to be provided at operational works.
Stormwater Management Plan prepared by RDC Engineering (Appendix 7)	RDC Engineering as part of the Stormwater Management Plan have prepared stormwater management strategy to facilitate the proposed development.
MUSIC Model prepared by RDC Engineering (Appendix 8)	RDC Engineering have prepared a MUSIC Model accordance with the Water by Design MUSIC Modelling Guidelines as applied to the Brisbane City Council local government area.
Ecological Assessment Report prepared by Green Tape Solutions (Appendix 9)	Green Tape Solutions have prepared a detailed assessment of the ecological considerations for the Site and proposed development.
Bushfire Hazard Assessment prepared by Green Tape Solutions (Appendix 10)	Green Tape Solutions have prepared a detailed assessment of the bushfire hazard considerations for the Site and proposed development.
Traffic Engineering Report prepared by Modus Transport and Traffic Engineering (Appendix 11)	Modus Transport and Traffic Engineering have prepared a details traffic assessment to demonstrate compliance with Brisbane City Council planning scheme requirements.



PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 LEGISLATIVE REQUIREMENTS

4.1.1 Assessable Development

Pursuant to Section 44(5) of the *Planning Act 2016* (Planning Act), a categorising instrument (being a regulation or local categorising instrument) may categorise development.

In the case of the proposed development, the local categorising instrument is the *Brisbane City Council City Plan 2014 v36*, in which the proposed development is categorised as assessable development, requiring development approval for a reconfiguring a lot.

4.1.2 Assessment Manager

This development application is made to the Brisbane City Council as the assessment manager, in accordance with Schedule 8 of the *Planning Regulation 2017* (Planning Regulation).

4.1.3 Category of Assessment

The category of assessment has been determined through sequential consideration of zoning, local or neighbourhood plans (where applicable), and overlays (where applicable), of the Planning Scheme and summarised in **TABLE 4** below.

TABLE 4. CATEGORIES OF ASSESSMENT	
Planning Scheme Component	Category of Assessment
Zone	
Rural residential zone	Impact assessment as the proposal involves an ROL creating lots less than 1ha
Neighbourhood Plan	
Forest Lake neighbourhood plan	No change
Overlays	
Airport environs overlay	N/A – no trigger for ROL.
Bicycle network overlay	Code assessment
Biodiversity areas overlay	Code assessment
Bushfire overlay	Code assessment
Community purposes network overlay	Code assessment
Critical infrastructure and movement network overlay	N/A – no trigger for ROL.
Road hierarchy overlay	Code assessment
Streetscape hierarchy overlay	Code assessment
Level of Assessment	
Resulting level of assessment	Impact assessment



PLANNING ASSESSMENT REPORT

Reconfiguring a Lot (1 Lot into 11 Lots and Common Property)
29 Greentree Crescent, Forest Lake, QLD 4078 (Lot 25 on RP811456)

4.2 REFERRALS

Schedules 9 and 10 of the *Planning Regulation 2017* set out aspects of development which are assessable or require referral. The Development Assessment Mapping System (DAMS) also assists by mapping development assessment triggers and referrals.

The Site and proposed development have been reviewed against the identified sections and the DAMS (extracted in **Figure 13** below) and it has been determined the development application will require referral under the following section of the Planning Regulation:

Schedule 10, Part 10, Division 3, Subdivision 1, Section 16B:

- (1) *Development is assessable development to the extent the development involves interfering with koala habitat in an area that—*
- a) *is a koala habitat area; but*
 - b) *is not a koala priority area.*

The Site is mapped within a Koala Habitat Area (KHA) as Core Koala Habitat, and the proposed development is assessable against State Code 25. For further details, refer to the Ecological Assessment Report included as **Appendix 9**.



Figure 13: Development Assessment Mapping System (QLD Government, 2026)

4.3 PUBLIC NOTIFICATION

This development application, being subject to impact assessment, requires public notification to be undertaken for a period of fifteen (15) business days, in accordance with Section 53 of the Planning Act.



PART E PLANNING ASSESSMENT

This section of the Planning Assessment Report assesses the application against the relevant assessment benchmarks.

As this DA is subject to impact assessment, the assessment benchmarks and the matters that the assessment manager must have regard to are those identified in Section 45(5) of the *Planning Act 2016* and Sections 30 and 31 of the *Planning Regulation 2017*.

5.1 STATE AND REGIONAL ASSESSMENT BENCHMARKS

5.1.1 Regional Plan

Section 30(2)(a)(i) of the *Planning Regulation 2017* requires that impact assessment must be carried out against the assessment benchmarks stated in the Regional Plan, to the extent the assessment benchmark is relevant to the development.

The Site is within the area of the *Shaping SEQ, South-East Queensland Regional Plan 2023* (SEQ Regional Plan) and is included in the Urban Footprint. The proposal constitutes an urban activity which supports the intent of the urban footprint designation by providing further residential land supply to accommodate future population growth and economic development.

In summary, the proposal facilitates the achievement of and is therefore consistent with not only the intent of the Urban Footprint classification but associated goals, elements, strategies, and planning principles under the SEQ Regional Plan Regulatory Provisions.

5.1.2 State Planning Policy

Section 30(2)(a)(ii) of the Planning Regulation requires the assessment manager to assess applications against the assessment benchmarks contained within Part E of the *State Planning Policy* (SPP), to the extent Part E is not identified in the planning scheme as having been appropriately integrated.

Pursuant to Part 2 of the Planning Scheme, the only aspects of the SPP not integrated include:

- State interest – Natural hazards, risk and resilience – The bushfire prone area in the planning scheme does not reflect the State mapping layer.
- State interest – Strategic airports and aviation facilities – The building restricted area is not identified in the planning scheme.

The development application is considered to comply with the following assessment benchmarks in the SPP where applicable.

TABLE 5. STATE INTERESTS ASSESSMENT

State Interest	Response
----------------	----------



Natural hazards, risk and resilience (particularly being within a Bushfire prone area)	The Site contains a small area mapped as Potential Impact Buffer (see  Figure 14Figure 14). The proposed development is not expected to be exposed to an unacceptable level of bushfire hazard. For further details, refer to the Bushfire Hazard Assessment included as Appendix 10.
Strategic airports and aviation facilities	N/A - The Site is not identified within the building restricted area on SPP mapping.

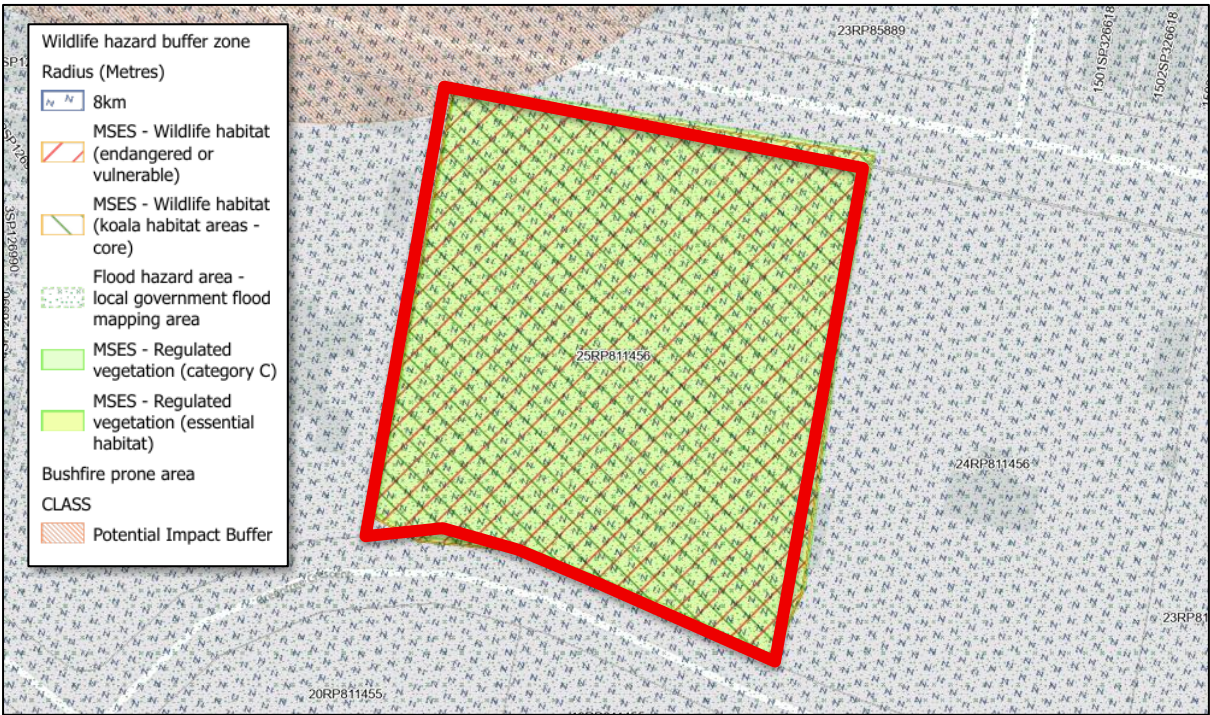


Figure 14: State Planning Policy Mapping (QLD Government, 2026)

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5.1.3 Temporary State Planning Policy

Section 30(2)(a)(iii) of the *Planning Regulation 2017* requires that impact assessment must be carried out having regard to any temporary SPP applying to the premises. In this instance, no temporary SPP applies to the Site or proposal.

5.1.4 State Development Assessment Provisions

Section 30(1) of the *Planning Regulation 2017* requires that impact assessment must be carried out against the assessment benchmarks for the development stated in Schedules 9 and 10, where applicable.

In this instance, the proposed development is required to be assessed against the following State Development Assessment Provisions (SDAP):

- State code 25 – Development in South East Queensland koala habitat areas

A response to this code is provided within the Ecological Assessment Report (**Appendix 9**).

5.2 LOCAL ASSESSMENT BENCHMARKS

5.2.1 Local Planning Instrument

The *Brisbane City Council City Plan 2014 – Version 36* is the applicable Planning Scheme for the Brisbane City Council and provides the relevant framework for development assessment and approval. The provisions of the Planning Scheme that are relevant to the proposed development are identified and addressed in the following sections of this report.



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5.2.2 Assessment Benchmarks

This application is to be assessed against the provisions of the Planning Scheme as outlined in Error! Reference source not found. below. This section of the report addresses the components of the Planning Scheme that apply to the proposal.

TABLE 6. SUMMARY OF LOCAL ASSESSMENT BENCHMARKS	
Planning Scheme Component	Comment
Strategic Framework	
- Theme 2: Brisbane's outstanding lifestyle - Theme 3: Brisbane's clean and green leading environmental performance - Theme 5: Brisbane's CityShape	Addressed in Section 5.2.3 of this Planning Assessment Report.
Zone Code	
Rural residential zone code	The proposed development does not comply with purpose and overall outcomes of the Rural residential zone, however the development is considered supportable in relation to relevant matters detailed in Part F of this report.
Neighbourhood Plan Code	
Forest Lake neighbourhood plan code	An assessment of the relevant performance outcomes and acceptable outcomes is included in Appendix 3 .
Overlay Code(s)	
- Bicycle network overlay code - Biodiversity areas overlay code - Bushfire overlay code - Community purposes network overlay code - Road hierarchy overlay code - Streetscape hierarchy overlay code	An assessment of the relevant performance outcomes and acceptable outcomes is included as outlined below: - Biodiversity areas overlay (Appendix 9) - Bicycle network overlay, Bushfire overlay, Community purposes network overlay, Road hierarchy overlay and Streetscape hierarchy overlay (Appendix 3)
Development Code(s)	
- Subdivision code - Filling and excavation code - Infrastructure design code - Stormwater code - Landscape work code - Transport, access, parking and servicing code	An assessment of the relevant performance outcomes and acceptable outcomes is included as outlined below: - Filling and excavation code, Infrastructure and design code and Stormwater code (Appendix 5 and Appendix 7) - Subdivision code and Landscape work code (Appendix 3) - Transport access and parking and servicing code (Appendix 11) The following secondary codes are not applicable to the proposal: - Wastewater code - Outdoor lighting code - Park planning and design code



5.2.3 Strategic Framework

The Strategic Framework of the Planning Scheme forms the basis for ensuring development occurs in a compatible way for the life of the planning scheme. **TABLE 7** below considers the Strategic Framework and how the proposed development complies with the strategic intentions of the Planning Scheme.

TABLE 7. RESPONSE TO STRATEGIC FRAMEWORK	
Theme and Element	Comment
Theme 2: Brisbane's outstanding lifestyle, Element 2.2 – Brisbane's housing and accommodation choices	Element 2.2 – Brisbane's housing and accommodation choices highlights the importance of increasing residential density in appropriate locations to support sustainable growth. A central objective is to deliver a diverse range of housing types and forms, ensuring choice for households of varying sizes, income levels, and individuals with specific accommodation needs. This proposed development improves the diversity and affordability of housing options in the area and directly aligns with the intent of the Land Use Strategies (L1, L2, L4 and L5) to increase residential density in appropriate locations given the site is: ▪ well located with respect to community facilities, goods and services, major transport infrastructure and public transport; ▪ already fully serviced; ▪ surrounded by emerging community and low density residential on its north, east and west; and ▪ will offer best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability. Having regard to surrounding rural residential properties, the vegetation remain under a covenant covering a large portion of the Site on its western and northern boundaries will separate existing homes and the subdivision.
Theme 3: Brisbane's clean and green leading environmental performance, Element 3.1 – Brisbane's environmental values	Element 3.1 – Brisbane's environmental values priorities the retention of green space and the avoidance of fragmentation within rural, rural residential, and open space areas. In this regard it the development design has been refined to minimise vegetation clearing and associated ecological impacts, to maximise the preservation of the natural environmental values on Site. Around 55% of the entire Site area will be retained and protected within the proposed environmental covenant area on Proposed Lot 11. For further details, refer to the Ecological Assessment Report (Appendix 9).
Theme 5: Brisbane's CityShape, Element 5.6 – Brisbane's Greenspace System	Element 5.6 of Brisbane City Plan 2014 – Strategic Framework aims to protect land which is earmarked for future greenspace, for example nature conservation, public open space and future sporting grounds. Vegetation clearing will result in the loss and disturbance of native vegetation and associated fauna habitat.



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TABLE 7. RESPONSE TO STRATEGIC FRAMEWORK

Theme and Element	Comment
	However, in response to the Specific Outcomes, the retained area (approx. 55% of the Site) includes the most ecologically valuable and intact parts of the site, including all the large, hollow-bearing, old growth trees. The spatial arrangement and size of the retained area also allow for ongoing fauna residence and movement through the site. In addition, earthworks exclusions zones are proposed for proposed Lots 4, 5, 7 and 8 to avoid impacts to the natural root zones of adjoining retained trees. Rehabilitation and nest box installation within the covenant area can be carried out as part of the development approval to enhance the existing ecological values of the Site. These outcomes are consistent with the relevant local government and state assessment provisions.

5.2.4 Zone

As shown in **Figure 15** below, the Site is located within the Rural residential zone of the Planning Scheme. The zoning is understood to be a legacy of historical master planning which has now been overtaken by a need for more urban forms of development, consistent with the Low density residential zone as an example. However, until the zoning is updated, the Rural residential zone code remains an assessment benchmark to development.

The proposed development does not comply with purpose and overall outcomes of the Rural residential zone, however the development is considered supportable in relation to relevant matters detailed in **Part F** of this report.

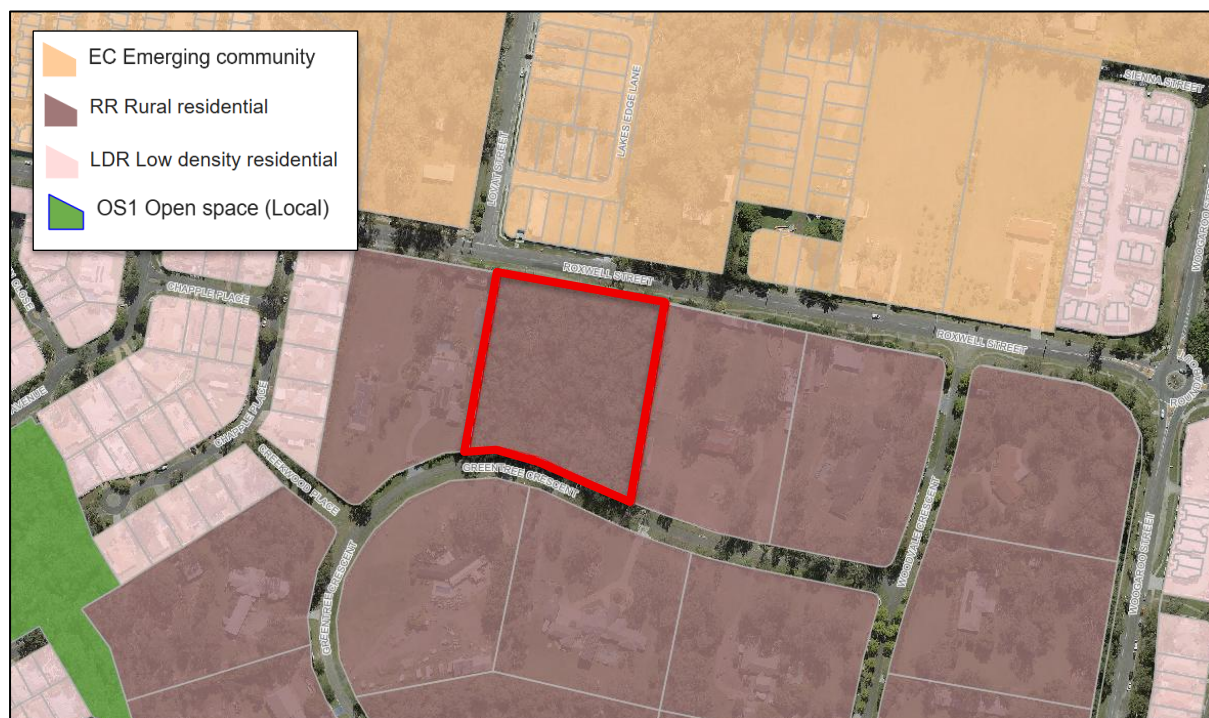


Figure 15: Zoning Map (Brisbane City Council, 2026)



5.2.5 Neighbourhood Plan

The Site is located within the Forest Lake neighbourhood plan area and within the Parkland lots precinct sub precinct (NPP-004). The overall outcomes for this precinct are generally that development is to be consistent with the character of a rural area, and that it is not intended that this area be developed for suburban residential developments in the short term.

Despite the recent approvals in the area as discussed in **Section 2.2** of this report, the neighbourhood plan has not been updated and it considered the 'short term' referenced in overall outcome (7)(b) has passed since this neighbourhood plan was adopted, being that this layout is reflective of the superseded City Plan 2000 local plan for Forest Lake and therefore implemented as part of the introduction of City Plan 2014, some 12 years ago. It is considered a general preclusion against an increase in residential development in this locality outdated and not reflective of recent market trends and the growing need for additional housing supply.

In recognition of both the State and Local government recently approved developments for smaller lots a short distance from the Site, as discussed in **Section 2.2** of this report, the proposed development has been found to generally comply with the overall outcomes of this neighbourhood plan with the exception of those which relate to the rural residential character of the area. In this instance, the other relevant matters that overcome the conflict with this outdated neighbourhood plan are discussed in the **Part F** of this report.

The proposed development has been assessed against the neighbourhood plan overall outcomes below.

TABLE 8. RESPONSE TO NEIGHBOURHOOD PLAN OVERALL OUTCOMES	
Overall Outcome	Comment
3. The overall outcomes for the neighbourhood plan area are: a. The urban structure uses land efficiently and provides high levels of pedestrian, bicycle and vehicle accessibility to shopping and commercial facilities, open space, recreational opportunities and community facilities. b. A comprehensive range of housing types and lots is available to meet the needs of a wide cross-section of the population. c. Multiple dwellings are not accommodated in the Low density residential zone. d. The Forest Lake environment contains a preserved or enhanced natural environment and consistent quality of landscaping, streetscape and building design with particular regard to safety, privacy, convenience, microclimate management, visual attractiveness and the impact of traffic noise. e. Development is of a height, scale and form which is consistent with	a. Complies The proposal does not include urban structures as part of the development application. Notwithstanding, the development provides for high levels of active transport and suitable vehicle accessibility. b. Complies The proposed development provides a wide spectrum of lot size and widths to accommodate and meet the needs of the wide cross-section of Brisbane's population. c. Not Applicable The proposed development is not located within the Low density residential zone. d. Complies The proposal retains the ecological values of the development where applicable. It is important to note the proposed development is identified over unconstrained ecological land. e. Non-compliance The proposal relies on relevant matters to deliver more urban forms of housing, compared to the existing rural residential character of the area consistent with a recent policy shift by both the State and Local government in response to



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TABLE 8. RESPONSE TO NEIGHBOURHOOD PLAN OVERALL OUTCOMES

Overall Outcome	Comment
the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.	the need to utilise existing serviced and well-located areas to support new dwelling supply. Refer to Part F of this report.
6. Parkland lots precinct (Forest Lake neighbourhood plan/NPP-004) overall outcomes are: a. Development is consistent with the character of a rural area. b. Although adequate water supply and sewerage facilities are potentially available, it is not intended that this area be developed for suburban residential developments in the short term.	a. Non-compliance As per response to e. above, refer to Part F of this report. b. Complies As previously identified discussed, the term short term is no longer applicable given the recent development outcomes within the surrounding rural residential area.

5.2.6 Overlays

Overlays have the potential to alter the level of assessment for development in accordance with Part 5 of the Planning Scheme. Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.

TABLE 4 outlines the overlays that apply according to their respective categories of assessment. A brief response to each overlay map is included in **TABLE 9**. A detailed response to the relevant overlay codes is included in **Appendix 3** and supporting technical reports.



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TABLE 9. RESPONSE TO OVERLAYS

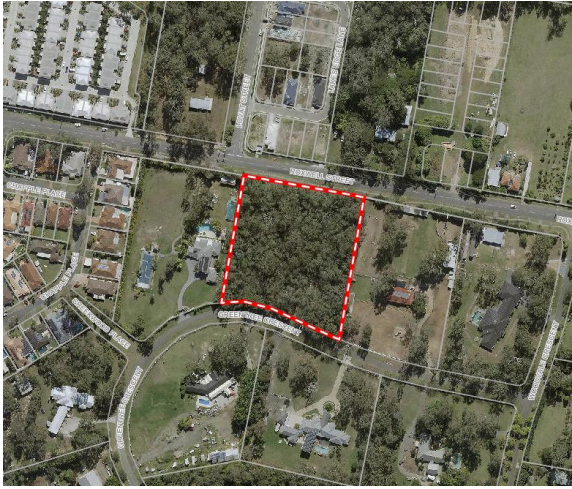
Overlay Map	Comments
 Primary cycle route	Bicycle network overlay Roxwell Street is identified as a Primary cycle route. Overall, no impact to the existing bicycle network is expected as a result of the proposed development.
 Matters of state environmental significance (MSES) — Areas Matters of state environmental significance areas (MSES) Matters of state environmental significance (MSES) — Lines Matters of state environmental significance lines (MSES) Biodiversity areas High ecological significance	Biodiversity overlay The Site is identified as containing area of Matters State Environmental Significant (MSES) and High ecological significance (HES). For further details, refer to Ecological Assessment Report (Appendix 9) which includes a response to the Biodiversity areas overlay code.
 Medium hazard buffer area	Bushfire overlay A minor section of the Site located within the Bushfire overlay, within the Medium hazard buffer area. The proposed development is not expected to be exposed to an unacceptable level of bushfire hazard. For further details, refer to the Bushfire Hazard Assessment (Appendix 9).



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TABLE 9. RESPONSE TO OVERLAYS

Overlay Map	Comments
	Community purposes network overlay The Site is within the Community purposes network overlay, however it is not identified as being subject to any of the sub-categories of the overlay and therefore none of the assessment benchmarks are relevant to the proposed development.
	Road hierarchy overlay Roxwell Street is identified as a District road and Greentree Crescent is identified as Neighbourhood road. Given the proposed development seeks to introduce sole access via Greentree Crescent, a low order road, the proposal generally aligns with the acceptable outcomes of the Road hierarchy overlay.
	Streetscape hierarchy overlay Both Roxwell Street and Greentree Crescent are identified as Neighbourhood street minor. The proposed development intends to continue the nominated future footpath along the northern side of Greentree Crescent as per the development application A006751648.



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5.3 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

The Site is identified as being located within Council's Priority Infrastructure Area. The LGIP does not identify any future or existing infrastructure that would be impacted by the proposed development.

5.4 INFRASTRUCTURE CHARGES

The proposed development would be subject to infrastructure charges under the *Brisbane Infrastructure Charges Resolution (No. 15) 2026* (as amended). Noting, the applicable infrastructure charges are applied against the increased demand only as estimated in **TABLE 10** below.

TABLE 10. INFRASTRUCTURE CHARGES ESTIMATE					
Use	Demand Unit	Existing Demand	Local government adopted charge (\$ per demand unit)	Distributor-retailer proportion of prescribed amount (\$ per demand unit)	Total Charges
Reconfiguring a Lot – Per Lot	11	1	\$ 18,793.33	\$ 18,793.33	10 x \$37,586.66 = \$375,866.60



PART F KEY MATTERS

6.1 LOT SIZES AND FRONTAGES

The proposed lot sizes and frontages, whilst inconsistent with the outcomes sought for the Rural residential zone code and PO1/AO1.1 of the Subdivision code, are reflective of the emerging pattern of development in the area as established by recently approved developments. The proposed configuration is considered appropriate, having regard to the site's context, servicing capacity and the established pattern of recent development in the immediate locality.

As detailed in **TABLE 2** of this report, proposed Lots 1 to 10 range in area from 331m² to 493m², achieving an average lot size of 389.9m², with Lot 11 retained as a substantially larger lifestyle lot of 6,026m². All lots achieve a minimum frontage of at least 10m to either Greentree Crescent or the internal common property accessway, with frontages ranging from 9.5m to 30.87m. The layout has been deliberately varied so that no more than six smaller lots occur consecutively, avoiding a repetitive streetscape and supporting a diverse range of future dwelling forms.

This lot size and frontage typology is consistent with the pattern already established and approved in the immediate vicinity, including the 20 lot subdivision at 32a Roxwell Street (**A006751648**), the 43 lot subdivision at 20 and 30 Greentree Crescent (**A006943829**), and the 151 lot State Facilitated Development at Woodvale Crescent and Woogaroo Street (**SFD-01019**). These approvals demonstrate that both Council and the State Government have accepted comparable, and in some instances smaller, lot yields in this specific locality, notwithstanding the underlying Rural residential zoning.

The site is able to be fully serviced by water, sewer and stormwater infrastructure as detailed in the attached Civil Engineering Services Report which removes a key rationale for the larger lot sizes typically anticipated in un-serviced or partially serviced rural residential settings.

Proposed Lot 11 has been retained at a substantially larger scale (6,026m²), with a 9m x 15m Building Location Envelope and a vegetated covenant over the balance of the lot. This provides an appropriate transition in lot size and built form between the higher-yield residential lots and the established rural residential lots to the west, softening the interface consistent with the site's context.

On this basis, while the proposed lot sizes and frontages do not comply with the Rural residential zone code, they are considered an appropriate and supportable response to the site's context.

6.2 VEGETATION RETENTION

The proposed development encroaches into the mapped High Ecological Significance (HES) and High Ecological Significance Strategic (HESS) area. An Ecological Assessment Report was provided to inform the development footprint, design, and layout (**Attachment 9**).

The proposed development accommodates retention of approximately 55% of the Site's mapped vegetation under an environmental covenant on proposed Lot 11, including the most ecologically intact areas containing large, hollow-bearing habitat trees.

The retained vegetation is located along the western and northern boundaries of the Site, directly adjoining the existing rural residential lots in that direction, which provides a substantial vegetated buffer between the higher-yield residential lots and the established rural residential character to the west, mitigating amenity impacts that might otherwise arise from the change in lot size and built form. This buffering function, combined with the proposed rehabilitation and nest box installation, ensures the proposal will deliver a positive environmental outcome for the Site.

The proposed development will result in the clearing of approximately 3,068 m² (0.3068 ha) of vegetation within the Biodiversity areas overlay (HES). The proposed clearing is considered to



constitute a significant residual impact on a Matter of Local Environmental Significance. A financial offset is therefore proposed in accordance with the Queensland environmental offsets framework and the Brisbane City Council Offsets Planning Scheme Policy.

The encroachments on ecological values, along with the use of offsets, satisfy PO4 and PO9 of the Biodiversity overlay code. For further information, please refer to the Ecological Assessment Report (**Attachment 9**).

6.3 TRAFFIC AND SERVICING

The proposed common property roadway largely complies with Council Transport, access, parking and servicing code requirements, with the exception of the overall reserve width. While the Planning Scheme specifies a minimum reserve width of 10.0m, the proposed development provides a 9.5m reserve width, resulting in a shortfall of 0.5m.

In accordance with PO1 of the Transport, access, parking and servicing code the reduced reserve width is not expected to impact the functionality of the roadway, as the proposed design is capable of accommodating a 6.5m carriageway, a 1.5m verge, and a 1.5m footpath, consistent with the minimum common property road requirements outlined in Table 9.4.10.3.C of the Subdivision code.

Also, noting the layout of the internal road network, it is not feasible for various lots to achieve kerbside refuse collection where bins are presented in front of each lot. On this basis, it is proposed that two (2) shared bin presentation areas are accommodated for Lot 7 and 8, and Lots 5 and 6 as illustrated in full at Appendix B of the Traffic Engineering Report (**Attachment 11**).

6.4 INFRASTRUCTURE SERVICING CAPACITY

The site is identified within Council's Priority Infrastructure Area and can be serviced by existing water, sewer and stormwater infrastructure without triggering the need for significant network augmentation, as detailed in the Engineering Services Report (**Attachment 5**). Stormwater generated by the development can be treated and discharged to a lawful point of discharge without nuisance to surrounding properties, as detailed in the Stormwater Management Plan (**Attachment 7**).

The efficient use of existing infrastructure capacity to accommodate additional dwellings is consistent with the strategic intent of both the SEQ Regional Plan and Brisbane's Sustainable Growth Strategy, which prioritise growth in already serviced and well-connected areas over further greenfield expansion. This is considered a relevant matter supporting approval, as the proposal delivers additional housing supply without imposing an unreasonable burden on existing or planned infrastructure networks.

6.5 OTHER RELEVANT MATTERS

In conjunction with consideration of the strategic framework, other relevant matters should also be considered in the assessment of the proposed development application. The following relevant matters demonstrate that the proposed development will deliver significant benefits in the public interest and will advance the purpose of the *Planning Act 2016*.

6.5.1 Emerging Policy to Increase Housing Supply

In recent years, there has been a significant increase in demand for housing in Brisbane, and a notable shortfall in housing supply to meet this growing demand. Council released Brisbane's *Sustainable Growth Strategy in 2023* to guide growth and respond to the current housing challenges by providing for more housing in locations that are close to employment and services, and in locations that are well connected by transport and infrastructure. The strategy recognises that existing



urbanised areas within Brisbane will need to adapt, and development be able to accommodate increased densities and infill development opportunities. There is limited development opportunity remaining in Brisbane for greenfield development.

The State Government's *Shaping SEQ, South-East Queensland Regional Plan 2023* was updated on 15 December 2023. The regional plan substantially increased housing targets for local governments in SEQ and identified priority areas to accommodate growth. The plan outlines that the Metro sub-region, which includes the Brisbane metropolitan area, is the densest sub-region in SEQ and presents the most significant opportunity to achieve greater diversity in housing close to jobs, services and facilities. The Metro subregion has, and will continue to, benefit from considerable investment in infrastructure which will help drive a consolidated urban form. The reuse of land in metropolitan areas is intended to cater for growth, comparatively to expansive greenfield development, as a broadly applied planning approach.

The *Planning Act 2016* requires Planning Schemes in Queensland to be performance-based, which means they must be flexible when considering how developments achieve assessment benchmarks, such as lot sizes and density of development. The Act also outlines that development assessment may have regard to relevant matters. The Queensland planning system is therefore built around the need for development to respond to changing circumstances. The proposed development responds to changed circumstances since the adoption of the *Brisbane City Plan 2014*.

6.5.2 Community and Economic Need

Overall outcome 3(e) of the Forest lake neighbourhood plan code prescribes that development of a greater height, scale or form than intended for the precinct be supported by both a demonstrated community need and an economic need.

A community need for the proposed development is evident having regard to the recent approvals in the area and the need for additional housing supply.

The site is well located in proximity to established local services and facilities including shopping centres, childcare centres, schools, parks and public transport. The site is well positioned to accommodate additional dwellings without reliance on new or upgraded infrastructure, meeting the ongoing community need for housing in serviced, well-located areas identified in Brisbane's Sustainable Growth Strategy and the SEQ Regional Plan.

An economic need is also demonstrated by the persistent shortfall in housing supply across Brisbane and the consequential pressure on housing affordability. The proposed development contributes additional dwelling supply in an area already identified for growth under the Urban Footprint designation of the SEQ Regional Plan, supporting economic activity through construction and, over time, through population growth supporting local business and services.

6.5.3 Consistency with Recent Development Approvals

The proposed development is consistent with a variety of nearby approvals as set out in **Section 2.2** of this report. These approvals set a precedent for the emerging pattern of development in the area and are reflective of the need for increased housing supply in response to the ongoing housing crisis.



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PART G CONCLUSION

This Planning Assessment Report has assessed the proposed Reconfiguring a Lot on the land at 29 Greentree Crescent, Forest Lake and it has been determined that the proposal warrants approval for the following reasons:

- The proposed development responds to a demonstrated community and economic need for additional, well-located housing supply, satisfying the relevant matters relied upon to support development of a scale not otherwise anticipated by the Forest Lake neighbourhood plan;
 - The proposed development is consistent with nearby approvals for smaller lots within the Rural residential zone, and is consistent with the emerging pattern in the area in response to recent market trends and the need for additional housing supply;
 - The Site is included in the urban footprint where residential subdivision is intended to occur;
 - The development consolidates and retains the environmental protection zones in which approximately 55% of the Site's mapped vegetation will be retained under covenant or the like and rehabilitated;
 - The retained vegetation will provide a buffer to existing rural residential premises to the west;
 - The larger frontages and the larger lifestyle lot (Lot 11) will provide for a sensitive transition to the remaining rural residential premises on Greentree Crescent;
 - The proposal can be serviced without requiring significant external upgrades, and stormwater can be treated and discharged to a lawful point of discharge without nuisance to surrounding properties;
 - Stormwater can be treated and discharged to a lawful point of discharge without nuisance to surrounding properties;
 - The proposal is a small-scale development which will have a negligible effect on the surrounding transport network;
 - Future residents are within walking distance of multiple parks and within 5 minutes drive of centre uses;
 - The mapped bushfire hazard is found to be low, and therefore future residents would not be exposed to unacceptable bushfire risk; and
- The development achieves an average lot size and frontage width consistent with accepted benchmarks for this style of development, with no more than six smaller lots in a row to maintain streetscape diversity.

In light of the merits of the proposed development and in absence of any significant adverse impacts, it is considered the proposed development warrants support by Council. As such, it is requested the proposed development be viewed favourably by Council and approved, subject to reasonable and relevant conditions.

Should you require any further clarification or confirmation on details contained within this Planning Assessment Report, please do not hesitate to contact the undersigned on dtynne@willowtp.com.au.

Yours faithfully,



Darcy Thynne
Associate (QLD)
Willowtree Planning Pty Ltd

