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C O N S U L T A N T S

Town Planning Assessment

Address Lot 400 Priestdale Road, Rochedale (Lot 400 on SP306488)

Application Development Permit for Reconfiguring a Lot for Subdivision (1 into 2 Lots)

Applicant Haraba Pty Ltd as trustee for the Haraba Trust ACN 010 502 468

Date June 2026

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Prepared for: Haraba Pty Ltd as trustee for the Haraba Trust ACN 010 502 468

Prepared by: Mewing Planning Consultants

Our reference: 25212

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You must read the disclaimer appearing at the conclusion of this report.

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Appendix C	Subdivision Proposal Plan
Appendix D	Existing Development Approvals

Summary

Site and Planning Framework Details

Table 1 – Site Details and Planning Framework	
Site Details	
Address	Lot 400 Priestdale Road, Rochedale
RP Description	Lot 400 on SP306488
Site Area	121,339m ² (12.1339 hectares)
Owner	Bespoke Rochedale Pty Ltd (A.C.N. 661 446 126) Trustee Under Instrument 722295018 Refer to Certificate of Title within Appendix B
Easements / Encumbrances	The site is burdened and benefited by seventeen (17) easements. Refer to Section 2.1.4 of this report for further details.
Planning Framework	
Local Government	Brisbane City Council
Planning Scheme	Brisbane City Plan 2014 (v36.00/2026) (City Plan)
Strategic Framework	Future Suburban Living Area
Zone	Emerging Community Zone
Neighbourhood Plan	<ul style="list-style-type: none"> • Rochedale Urban Community Neighbourhood Plan <ul style="list-style-type: none"> ○ Potential development area precinct (NPP-005) <ul style="list-style-type: none"> ▪ Low density residential sub-precinct (NPP-005b) ▪ Low-medium density residential sub-precinct (NPP-005c) ▪ Community uses sub-precinct (NPP-005f)
Overlays	<ul style="list-style-type: none"> • Airport environs overlay <ul style="list-style-type: none"> ○ OLS – Approach and departure limitation surface contours ○ OLS – Horizontal limitation surface boundary ○ Procedures for air navigation surfaces (PANS) ○ BBS zone – Distance from airport 8-13km • Bicycle network overlay <ul style="list-style-type: none"> ○ Secondary cycle route (Priestdale Road and Gardner Road extension) • Biodiversity areas overlay <ul style="list-style-type: none"> ○ High ecological significance sub-category ○ High ecological significance strategic sub-category ○ Koala habitat area sub-category ○ Matters of state environmental significance (MSES) sub-category • Bushfire overlay <ul style="list-style-type: none"> ○ High hazard area sub-category ○ Medium hazard buffer area sub-category ○ High hazard buffer area sub-category ○ Medium hazard buffer area sub-category • Community purposes network overlay

Table 1 – Site Details and Planning Framework

	<ul style="list-style-type: none"> ○ Park acquisition and embellishment (ROC-A1-032) ● Critical infrastructure and movement network overlay <ul style="list-style-type: none"> ○ Critical infrastructure and movement planning area sub-category ● Flood overlay <ul style="list-style-type: none"> ○ Creek / waterway flood planning area 1 sub-category ○ Creek / waterway flood planning area 2 sub-category ○ Creek / waterway flood planning area 3 sub-category ○ Creek / waterway flood planning area 4 sub-category ○ Creek / waterway flood planning area 5 sub-category ○ Overland flow flood planning area sub-category ● Landslide overlay <ul style="list-style-type: none"> ○ Landslide susceptibility area ● Road hierarchy overlay <ul style="list-style-type: none"> ○ Suburban road (Priestdale Road) ○ Neighbourhood road (Glenmore Crescent) ○ Future suburban road (Gardner Road extension) ● Streetscape hierarchy overlay <ul style="list-style-type: none"> ○ Neighbourhood street minor (Priestdale Road and Glenmore Crescent) ● Transport noise corridor overlay <ul style="list-style-type: none"> ○ Designated state noise corridor – State controlled road (MANDATORY area): Category 1: 58 dB(A) – 63 dB(A) ● Waterway corridors overlay <ul style="list-style-type: none"> ○ Citywide waterway corridors sub-category ○ Local waterway corridor sub-category
<p>State Designations</p>	<ul style="list-style-type: none"> ● SEQ Regional Plan triggers <ul style="list-style-type: none"> ○ Urban footprint ● Water Resources <ul style="list-style-type: none"> ○ Water resource planning area boundaries ● Native Vegetation Clearing <ul style="list-style-type: none"> ○ Category C on the regulated vegetation management map ○ Category X on the regulated vegetation management map ○ Essential habitat ● Koala Habitat in SEQ Region <ul style="list-style-type: none"> ○ Koala priority area ○ Core koala habitat area ○ Identified koala broad-hectare area
<p>Planning History</p>	<p>A review of Brisbane City Council’s public scrutiny file (Development.i) has identified the following development approvals that apply to the site:</p> <ul style="list-style-type: none"> ● A004873426 (Stage 1) – Development Permit for Reconfiguring a Lot (1 into 133 lots plus park, drainage reserve, road and balance parcel). The development approval was granted by way by a Court Judgement in the P&E Court on the 16 August 2021 (Appeal No. 1543 of 2021). A survey plan for Stage 1 was endorsed by Brisbane City Council on the 1 April 2026 (Council Reference: A00684772) and has been registered with Queensland Titles.

Table 1 – Site Details and Planning Framework

	<ul style="list-style-type: none"> • A005087225 (Stage 2) – Development Permit for Reconfiguring a Lot (1 into 58 lots plus drainage reserve, road and balance parcel) and granted by Brisbane City Council on 2 June 2020. On 26 May 2026, a Change Application (Minor) and Extension Application (Council Reference: A006953910) was granted by Brisbane City Council by way of a Decision Notice which sought to amend the existing development approval associated with Stage 2. The change application proposed minor changes to the rear setback and corner truncations of corner lots. The extension application extended the currency period until 1 September 2030. • A005563386 (Stage 3) – Development Permit for Reconfiguring a Lot (2 into 33 lots plus common property and new road) and a Development Permit for a Material Change of Use (Residents' club & Communal Open Space) and granted by Brisbane City Council on 11 May 2021. <p>The existing Development Approvals have been included in Appendix D.</p>
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Development Application Details

Table 2 – Development Application Details	
Proposal Overview	<p>The Applicant proposes to undertake a management subdivision to excise land forming proposed Lot 501 from the existing development approvals over the site and is required as part of a contractual agreement with the registered landowner (Bespoke Rochedale Pty Ltd).</p> <p>The lot size and configuration of proposed Lot 501 is generally consistent with the current development approvals (noting part of the parcel has already been resumed by Council to facilitate the Gardner Road extension), with this land continuing to be designated as an 'Environmental Protection Zone' and subject to requirements for vegetation rehabilitation works and installation of environmental covenants.</p> <p>To ensure there is no conflict with excising proposed Lot 501 from the existing development approvals on site, Bespoke Rochedale Pty Ltd have submitted Change Applications (Minor Change) to amend A006953910& A005563386 and are intended to be assessed and decided concurrently with this development application.</p> <p>The Applicant is the owner and operator of Brisbane Gateway Resort, a caravan park / tourist park that directly adjoins to the west (200 School Road, Rochedale – Lot 1 on SP218990) and have decided to purchase proposed Lot 501 and will be responsible for the ongoing maintenance of the rehabilitated vegetation within the parcel, which will visually and acoustically buffer road traffic impacts from Gardner Road and is important for preserving residential amenity of their existing facility.</p> <p>For further detail refer to Chapter 3 of this report and the Subdivision Proposal Plan included in Appendix C.</p>
Development Description	Development Permit for Reconfiguring a Lot for Subdivision (1 into 2 Lots)
Defined Land Use	Not Applicable (Reconfiguring a Lot)
Level of Assessment	Impact Assessment
Assessment Manager	Brisbane City Council
Referral Agencies	Not Applicable
Public Notification	Yes – Minimum 15 business days
Applicant	Haraba Pty Ltd as trustee for the Haraba Trust ACN 010 502 468
Applicant's Representative	<p>Jared Stewart, Principal Planner Mewing Planning Consultants GPO Box 1506, Brisbane, QLD 4001 jared.stewart@mewing.com.au 0432 154 328</p>
Supporting Material	<p>Appendix A – Brisbane City Council Code Compliance Appendix B – Certificate of Title Appendix C – Proposed Subdivision Plan Appendix D – Existing Development Approvals</p>

1. Introduction

This Town Planning Assessment accompanies a development application made by Haraba Pty Ltd as trustee for the Haraba Trust ACN 010 502 468 (**the Applicant**) over land at Lot 400 Priestdale Road, Rochedale (**the site**).

The Applicant proposes to undertake a management subdivision to excise land forming proposed Lot 501 from the existing development approvals over the site and is required as part of a contractual agreement with the registered landowner (Bespoke Rochedale Pty Ltd).

The lot size and configuration of proposed Lot 501 is generally consistent with the current development approvals (noting part of the parcel has already been resumed by Council to facilitate the Gardner Road extension), with this land continuing to be designated as an 'Environmental Protection Zone' and subject to requirements for vegetation rehabilitation works and installation of environmental covenants.

To ensure there is no conflict with excising proposed Lot 501 from the existing development approvals on site, Bespoke Rochedale Pty Ltd have submitted Change Application (Minor Change) to amend A006953910 & A005563386 and are intended to be assessed and decided concurrently with this development application.

The Applicant is the owner and operator of Brisbane Gateway Resort, a caravan park / tourist park that directly adjoins to the west (200 School Road, Rochedale – Lot 1 on SP218990) and have decided to purchase proposed Lot 501 and will be responsible for the ongoing maintenance of the rehabilitated vegetation within the parcel, which will visually and acoustically buffer road traffic impacts from Gardner Road and is important for preserving residential amenity of their existing facility.

In order to undertake the proposed development, this development application comprises a Development Permit for Reconfiguring a Lot for Subdivision (1 into 2 Lots).

The development application is subject of assessment pursuant to the *Planning Act 2016* (**Planning Act**). The applicable planning scheme in this instance is the *Brisbane City Plan 2014* (**City Plan**).

The proposal is assessable development pursuant to the Planning Act and the City Plan. In this instance, an Impact Assessable development application is required. Brisbane City Council is the assessment manager, and referral is not triggered to the State Assessment and Referral Agency or any other referral agencies.

This Town Planning Assessment provides an assessment of the proposed development having regard to the applicable town planning framework. Key components of the Town Planning Assessment comprise:

- an overview of the site details and local context (**Chapter 2**);
- a description of the proposed development (**Chapter 3**); and
- an assessment against the applicable town planning framework (**Chapter 4**).

The Town Planning Assessment is supported by specialist reports and other material including:

- Brisbane City Council Code Assessment (**Appendix A**);
- Certificate of Title and Easement Documents (**Appendix B**);
- Subdivision Proposal Plan, prepared by Bennett and Bennett (**Appendix C**); and

- Existing Development Approvals (**Appendix D**).

2. Site Details and Local Context

2.1 Site Details

2.1.1 Address and Real Property Description

The site is located at Lot 400 Priestdale Road, Rochedale (**the site**) and is more properly described as Lot 400 on SP306488. The site is irregular in shape and has a total area of 121,339m² (12.1339ha).

Refer to **Figure 1** below for further detail.



Figure 1: Subject Site (development area depicted by 'red' outline) (Nearmap, 2025)

2.1.2 Location

The site is located within Rochedale, which is predominantly an area transitioning from dwelling houses on large lots to low and low-medium density residential together with new centre and community uses.

Refer to **Section 2.2** of the report for further detail.

2.1.3 Ownership and Encumbrances

Having regard to the Certificate of Title (**Appendix B**), the registered owner of the site is Bespoke Rochedale Pty Ltd (A.C.N. 661 446 126) Trustee Under Instrument 722295018.

The site is identified as being burdened and benefitted by seventeen (17) easements, with the relevant easement description / purpose / function and beneficiary detailed in **Table 3** below.

Table 3 – Easement Details		
Easement Description	Purpose	In Favour of
Easement A on RP185438	Sewer / Drainage	Council of the City of Logan
Easement B on RP185438	Sewer / Drainage	Council of the City of Logan
Easement C on SP286984	Drainage	Brisbane City Council
Easement D on SP286984	Stormwater	Lot 2 on SP286984
Easement E on SP286984	Drainage	Brisbane City Council
Easement H on SP306488	Drainage (underground, overland flow & open cut)	Brisbane City Council
Easement J on SP306488	Drainage (overland flow)	Brisbane City Council
Easement K on SP306488	Drainage (overland flow)	Brisbane City Council
Easement L on SP306488	Drainage (overland flow)	Brisbane City Council
Easement M on SP306488	Drainage (overland flow)	Brisbane City Council
Easement N on SP306488	Drainage (overland flow)	Brisbane City Council
Easement O on SP306488	Drainage (overland flow)	Brisbane City Council
Easement P on SP306488	Drainage (overland flow)	Brisbane City Council
Easement Q on SP306488	Drainage (overland flow)	Brisbane City Council
Easement R on SP306488	Drainage (overland flow)	Brisbane City Council
Easement T on SP306488	Sewerage	Urban Utilities
Easement V on SP306488	Sewerage	Urban Utilities

2.1.4 Current Use

Pursuant to aerial imagery, the site is currently under construction for a residential subdivision. Refer to **Section 2.2.2** of the Town Planning Report for further detail

2.1.5 Topography

The site slopes from the eastern portion of the site at approximately 54m AHD and slopes to the western portion of the site at approximately 42m AHD, equating to a fall of approximately 12m across the site.

2.1.6 Vegetation and Ecology

In accordance with Councils overlay mapping, the site is subject to the Biodiversity areas overlay including the High ecological significance sub-category, High ecological significance strategic sub-category, Koala habitat area sub-category and the Matters of state environmental significance (MSES) sub-category. The site is also identified in the Citywide water corridor sub-category and Local waterway corridor sub-category.

Pursuant to the State Assessment Provisions, the site is subject to Category C and X vegetation, Coastal bioregions and sub-regions and Essential habitat. Furthermore, the site is identified in the Koala priority area, Core koala habitat area and Identified koala broad-hectare area.

2.1.7 Flooding Characteristics

A review of Brisbane City Council's Flood Overlay identifies the site as being affected by the Brisbane River Flood Planning Area (sub-categories 1 – 5) and the Overland Flow Flood Planning Area.

2.1.8 Bushfire

A review of Brisbane City Council's Bushfire Overlay identifies that the site is identified within the High hazard area sub-category, Medium hazard buffer area sub-category, High hazard buffer area sub-category and Medium hazard buffer area sub-category.

Furthermore, the site is included in the High Potential Bushfire Intensity, Medium Potential Bushfire Intensity and Potential Impact Buffer of the Queensland State Planning Policy.

2.1.9 Heritage and Character

A review of Brisbane City Council's mapping indicates that the site is not identified under the Traditional Building Character Overlay. The site does not include a heritage place, pre-1911 dwelling, pre-1946 dwelling or commercial character building.

2.1.10 Roads and Verges

The site comprises a road frontage to Priestdale Road and Gardner Road (extension). The type and function of the road frontage(s) are as follows.

Priestdale Road:

- Frontage of approximately 263 metres;
- Designated as an arterial road;
- Kerb and Channel Construction on southern side of the road;
- Two (2) lanes, comprising two way, one-lane road with centre line marking;
- Kerb to kerb width of approximately 9 metres;
- No regulated on-street parking.

Gardner Road (extension)

- Located in between proposed Lot 500 & Lot 501 and required land has been resumed;
- Designated as a future Suburban Road;
- Unconstructed and will be delivered by others in the future (timeline unknown).

2.2 Local Context

2.2.1 Surrounding Land Use

The site is located in the Emerging Community Zone, and is within in a residential area that is characterised by low density dwelling houses on a range of lots sizes within the Emerging Community Zone.

The land directly adjoining the site to the west accommodates the Rochedale State High School and the Brisbane Gateway Resort. Land to the north (opposite Priestdale Road) and land adjoining to the east accommodate dwelling houses on large lots.

The area is transitioning from dwelling houses on large lots to low and low-medium density residential together with new centre and community uses, consistent with the Emerging Community Zoning of the area and intentions of the Rochedale Urban Community Neighbourhood Plan. This is evident in the nearby approvals as set out in **Section 2.2.2**.

The broader locality includes post-1946 dwelling houses, open space areas, St Peters Catholic Primary School, Redeemer Lutheran College, Rochedale State School and Rochedale State High School.

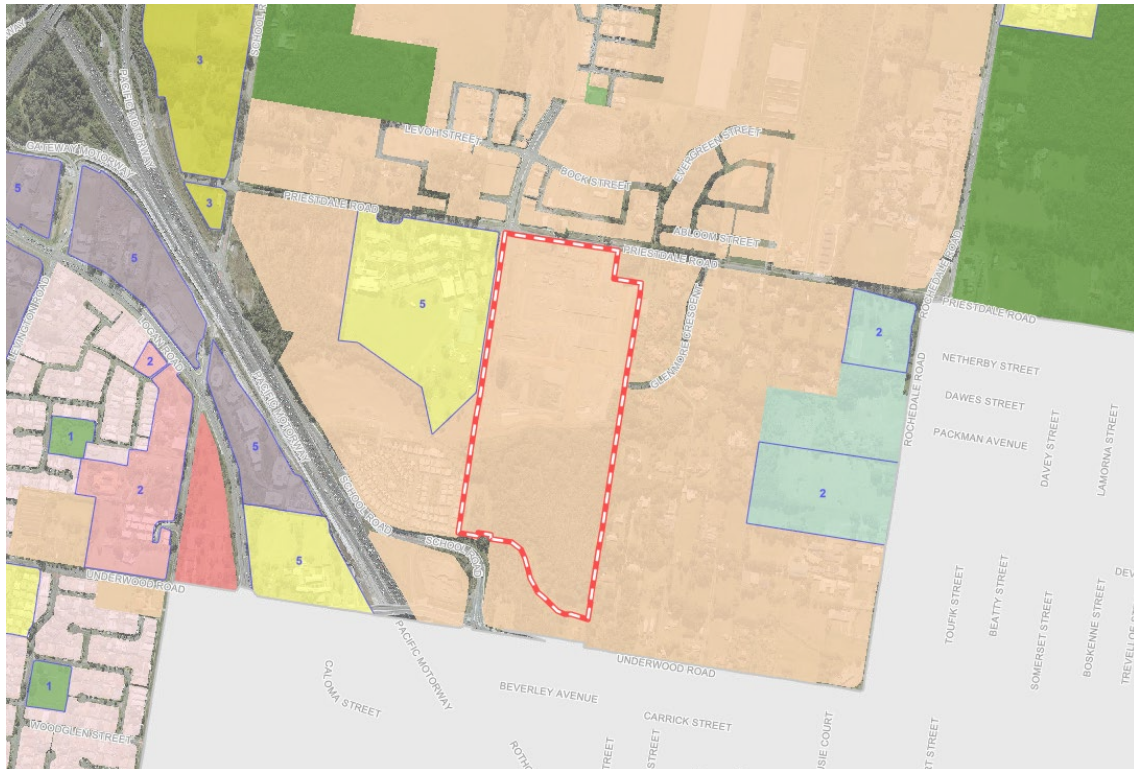


Figure 2: Zoning of site and adjoining land (Brisbane City Plan 2014)

2.2.2 Site Approvals History

A review of Brisbane City Council's Public Scrutiny File (Development.i) identifies the following development approvals over the site:

- **A004873426** (Stage 1) – Development Permit for Reconfiguring a Lot (1 into 133 lots plus park, drainage reserve, road and balance parcel). The development approval was granted by way by a Court Judgement in the P&E Court on the 16 August 2021 (Appeal No. 1543 of 2021).

A survey plan for Stage 1 was endorsed by Brisbane City Council on the 1 April 2026 (Council Reference: A00684772) and has been registered with Queensland Titles. As such, all conditions and works associated with Stage 1 have been completed prior to lodgement of this development application.

- **A005087225** (Stage 2) – Development Permit for Reconfiguring a Lot (1 into 58 lots plus drainage reserve, road and balance parcel) and granted by Brisbane City Council on 2 June 2020. The development approval involved a further subdivision of the balance parcel created in Stage 1.

Works and conditions relating to Stage 2 has not been completed at the time of lodging this development application.

On 26 May 2026, a Change Application (Minor) and Extension Application (**Council Reference: A006953910**) was granted by Brisbane City Council by way of a Decision Notice which sought to amend the existing development approval associated with Stage 2. The change application proposed minor changes to the rear setback and corner truncations of corner lots. The extension application extended the currency period until 1 September 2030. The Change Application granted by Brisbane City Council on 26 May 2026 represents the current development approval.

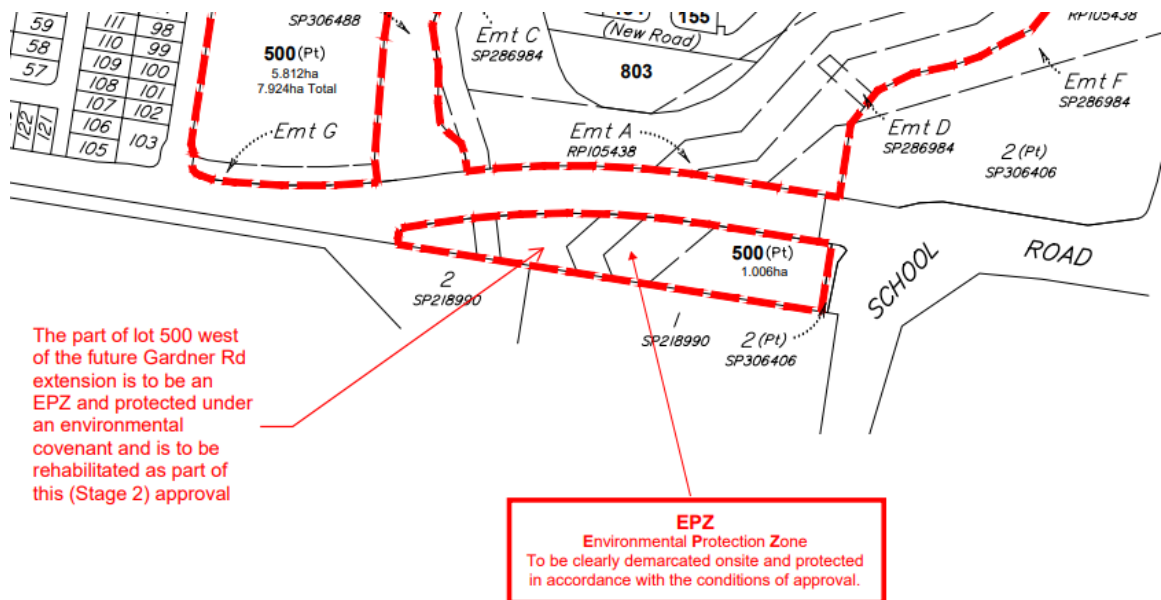


Figure 3: Proposed Lot 501 (under Stage 2 development approval – A005087225)

- **A005563386** (Stage 3) – Development Permit for Reconfiguring a Lot (2 into 33 lots plus common property and new road) and a Development Permit for a Material Change of Use (Residents’ club & Communal Open Space) and granted by Brisbane City Council on 11 May 2021. Applying over the parcel lot created in Stage 2, the development approval provides for 28 residential lots and 4 “super lots” (Lot 301 to 304) which are intended for future townhouses (subject to obtaining further approvals).

Works and conditions relating to Stage 3 has not been completed at the time of lodging this development application.

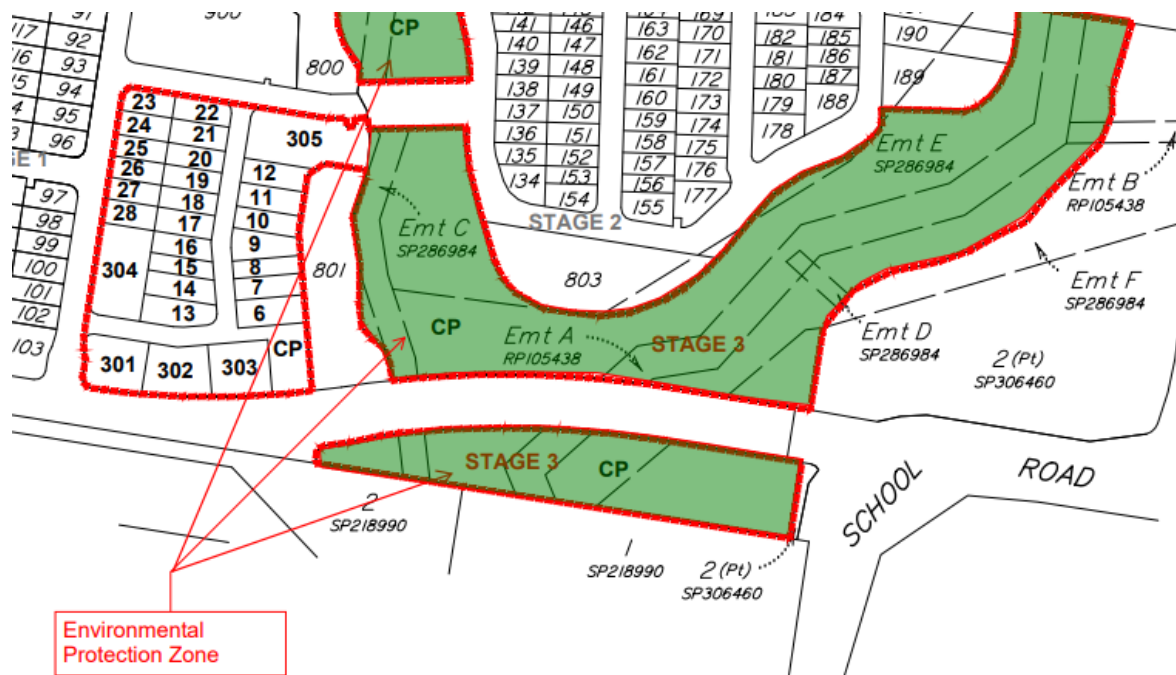


Figure 4: Proposed Lot 501 (under Stage 3 development approval – A005563386)

2.2.3 Infrastructure Agreement

An Infrastructure Agreement has been executed between the landowner (Bespoke Rochedale Pty Ltd), Brisbane City Council and Urban Utilities relating to the delivery of trunk water supply and sewerage works associated with the existing development approvals on site.

3. Proposed Development

3.1 Overview

The Applicant proposes to undertake a management subdivision to excise land forming proposed Lot 501 from the existing development approvals over the site and is required as part of a contractual agreement with the registered landowner (Bespoke Rochedale Pty Ltd).

The lot size and configuration of proposed Lot 501 is generally consistent with the current development approvals (noting part of the parcel has already been resumed by Council to facilitate the Gardner Road extension), with this land continuing to be designated as an 'Environmental Protection Zone' and subject to requirements for vegetation rehabilitation works and installation of environmental covenants.

To ensure there is no conflict with excising proposed Lot 501 from the existing development approvals on site, Bespoke Rochedale Pty Ltd have submitted Change Application (Minor Change) to amend A006953910 & A005563386 and are intended to be assessed and decided concurrently with this development application.

The Applicant is the owner and operator of Brisbane Gateway Resort, a caravan park / tourist park that directly adjoins to the west (200 School Road, Rochedale – Lot 1 on SP218990) and have decided to purchase proposed Lot 501 so that they responsible for the ongoing maintenance of the rehabilitated vegetation within the parcel, which will visually and acoustically buffer road traffic impacts from Gardner Road and is important for preserving residential amenity of their existing facility.

Further details regarding the proposed subdivision are provided in the following sections.

3.2 Application Particulars

Table 4 – Development Application Particulars	
Development Description	Development Permit for Reconfiguring a Lot for Subdivision (1 into 2 lots)
Defined Land Use	Not Applicable (Reconfiguring a Lot)
Level of Assessment	Impact Assessment
Assessment Manager	Brisbane City Council
Referral Agencies	Not Applicable
Public Notification	Yes – minimum 15 business days

3.3 Proposed Development

The development proposes to subdivide the balance parcel created as part of the previous development approval for Stage 1 (Lot 400 on SP306488) to create the following new allotments:

- **Proposed Lot 500** – Irregular in shape with a site area of 114,510m² (11.451ha) and direct frontages to Acacia Street, Poppy Street and Glenmore Crescent. This new parcel will facilitate the delivery of the remaining two (2) stage of the approved subdivision development under A006953910 & A005563386 (as amended).
- **Proposed Lot 501** – Irregular in shape with a site area of 6,839m² and will ultimately have direct frontage to Gardner Road once these upgrade works occur in the future (by others). The existing

parcel (Lot 400 - Part) currently doesn't have any frontage to a dedicated road or vehicular access point as a consequence of 'Take Land Notices' gazetted by the State Government to resume and acquire adjacent land required for the Gardner Road extension (as illustrated in **Figure 5**).

For Meridian Table,
See Sheet 12.

For MGA Coordinate Table,
See Sheet 2.

For Survey Report,
See Sheet 2.

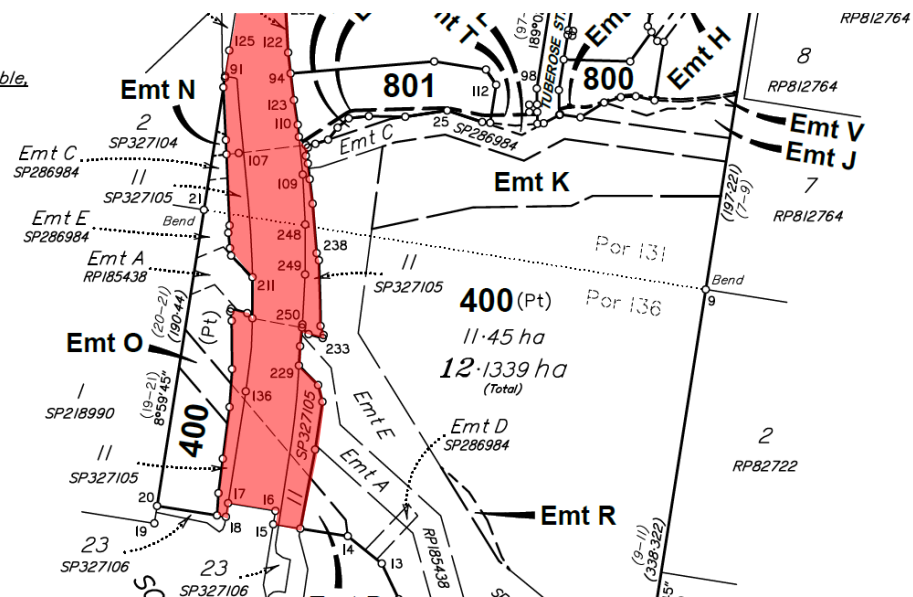


Figure 5: Adjacent parcels resumed by the State Government for the Gardner Road extension (shown in 'red') (Bennett and Bennett, 2025)

The provision of vehicular access to proposed lot 501 is not warranted given this land has been conditioned as an 'Environmental Protection Zone' and covered by an environmental covenant that restrict the ability for this land to developed for urban purposes and is being acquired by the Applicant for the benefits the rehabilitated vegetation contained within the lot will visually and acoustically buffer future road traffic and preserve the residential amenity of their existing caravan park / tourist park facility to the west at 200 School Road, Rochedale (Lot 1 on SP218990).

Conditions relating to the establishment of environmental covenants over Lot 501 will be transferred as part of any development approval granted by Council, along with any servicing requirements.

To ensure there is no conflict with excising proposed Lot 501 from the existing development approvals on site, Bespoke Rochedale Pty Ltd have submitted Change Application (Minor Change) to amend A006953910& A005563386 and are intended to be assessed and decided concurrently with this development application.

Furthermore, it recommended that timing conditions be imposed as part of the Change Approvals that requires survey plan endorsement and registration for the proposed management subdivision to occur prior to Stage 2 and Stage 3 being undertaken.

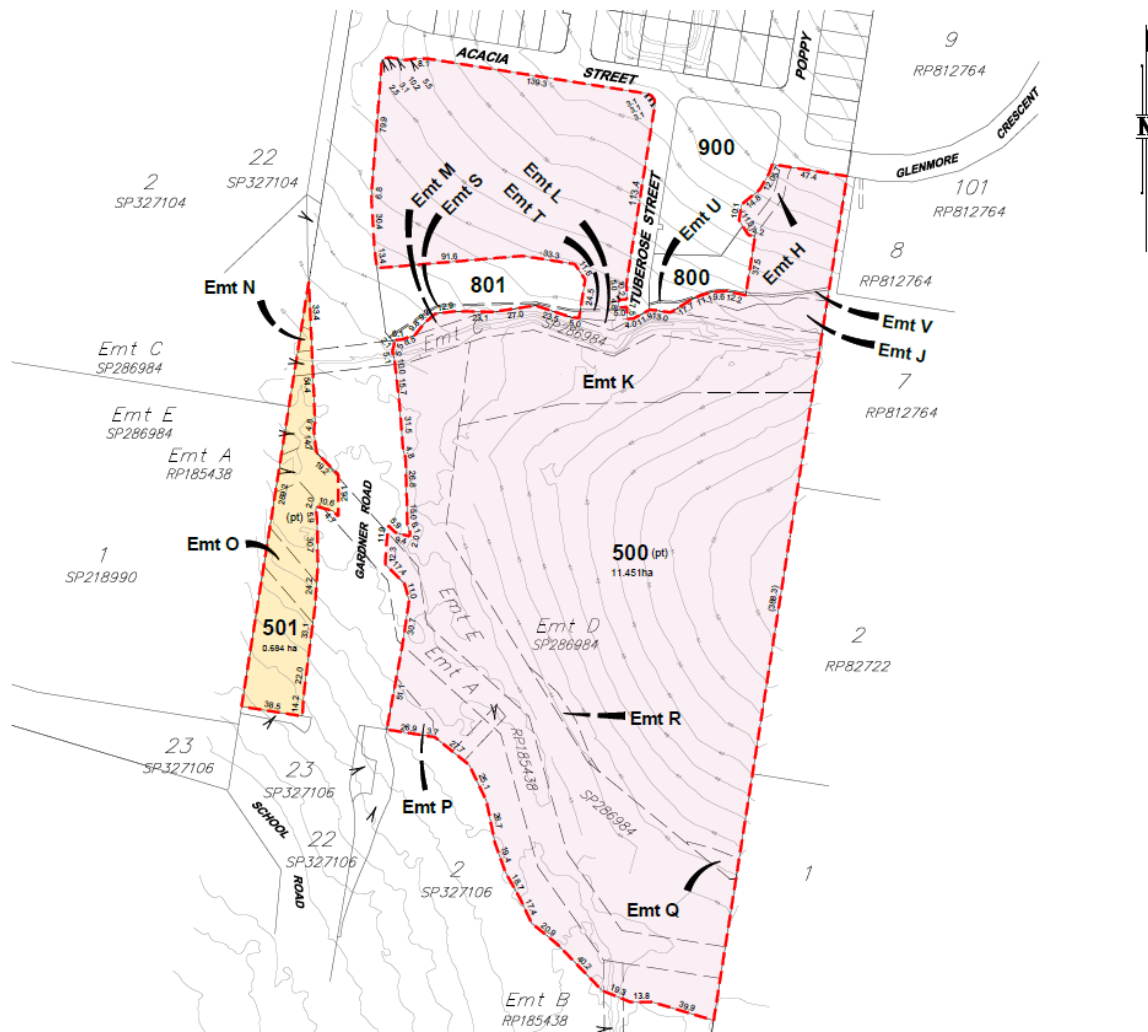


Figure 6: Proposed Subdivision Layout (Bennett and Bennett, 2026)

For further detail please refer to the Subdivision Proposal Plan included in **Appendix C**.

3.4 Planning Rationale

Prelodgement advice obtained from Brisbane City Council (Council Reference: A006836597) regarding the desired development outcome, indicated a preference for the excised land to be amalgamated into the Applicant adjoining development (Brisbane Gateway Resort) rather than the creation as a new standalone lot.

The proposed development seeks the creation of a separate environmental lot (instead of amalgamation) and is considered an appropriate planning outcome for the following reasons:

- The proposal does not alter any environmental outcomes associated with the land. The land will remain subject to the existing environmental covenant and all associated rehabilitation, management and maintenance obligations. No clearing, earthworks, building works, building envelope or development rights are proposed as part of this development application. The ecological function and environmental protection outcomes of the land will remain unchanged irrespective of whether the land is retained within the parent development, amalgamated with adjoining land or created as a separate lot.

- The subject land has become physically and functionally separated from the balance development site. The future Gardner Road extension will permanently sever the land from the approved residential subdivision and create a substantial physical barrier between the two parcels. Once constructed, the land will no longer perform any practical function as part of the residential subdivision and will exist as an independent parcel regardless of ownership arrangements. The lot will ultimately have frontage to Gardner Road and therefore is not a "landlocked remnant". The future road network will provide the parcel with a logical cadastral boundary and an independent identity separate from the balance development land.
- The proposed lot is intended to function as a dedicated environmental parcel rather than a development lot. Standalone environmental lots are a recognised planning outcome where land is intended to be protected and managed for conservation purposes. The existence of a separate title does not create any additional development entitlement, particularly where the land remains constrained by Environmental Protection zoning, environmental covenant requirements and existing approval conditions.
- The proposed ownership arrangement will facilitate improved ongoing environmental stewardship of the land. The Applicant owns and operates the adjoining land and is well positioned to undertake ongoing monitoring, weed management, rehabilitation maintenance and protection of ecological values. The proposed ownership arrangement therefore supports the long-term management and protection of the environmental covenant area while maintaining all environmental outcomes contemplated by the existing approvals.

4. Assessment against Statutory Planning Framework

4.1 Introduction

This Chapter of the Town Planning Assessment identifies the applicable components of the statutory town planning framework and provides an assessment against those components. A summary of the proposed development's compliance with the statutory town planning framework is provided at the conclusion of this Chapter.

4.2 State Planning Framework

4.2.1 Planning Act 2016

The Planning Act is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments.

4.2.2 Decision Rules

This development proposal involves assessable development under the City Plan and requires an Impact Assessable development application to be made to the Assessment Manager, in this case Council.

According to Section 45(5) of the Planning Act:

“(5) An impact assessment is an assessment that—

(a) must be carried out—

- (i) against the assessment benchmarks in a categorising instrument for the development; and*
- (ii) having regard to any matters prescribed by regulation for this subparagraph; and*

(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors”*

Assessment benchmarks for Impact Assessment are described in Section 30 and Section 31 of the **Planning Regulation 2017 (Planning Regulation)**:

“(30)(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

- (i) the regional plan for a region; and*
- (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
- (iii) a temporary State planning policy applying to the premises;*

(b) if the development is not in a local government area— any local planning instrument for a local government area that may be materially affected by the development;

(c) if the local government is an infrastructure provider— the local government's LGIP.

(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”

“(31)(1) For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—

- (a) the matters stated in schedules 9 and 10 for the development; and
- (b) if the prescribed assessment manager is the chief executive—
 - (i) the strategic outcomes for the local government area stated in the planning scheme; and
 - (ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and
 - (iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and
 - (iv) the State Planning Policy, parts C and D; and
 - (v) for premises designated by the Minister—the designation for the premises; and
- (c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; and
- (d) if the prescribed assessment manager is a person other than the chief executive—
 - (i) the regional plan for a region; and
 - (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (iii) for designated premises—the designation for the premises; and
- (e) any temporary State planning policy applying to the premises; and
- (f) any development approval for, and any lawful use of, the premises or adjacent premises; and
- (g) the common material.

At the time of the lodgement of the development application, the common material comprises the application material only. The application material includes an assessment of the proposed development against the relevant assessment benchmarks. Information arising from the Information Request stage and Public Notification stage will also form part of the common material to be assessed by the Assessment Manager.

4.2.3 Public Notification

Pursuant to Section 53 of the Planning Act, the notification stage of the development assessment process applies to an application if either of the following applies –

- “(a) any part of the application requires impact assessment; or
- (b) the application includes a variation request.”

As the development application triggers Impact Assessment, public notification pursuant to the Planning Act is required.

4.2.4 State Planning Policy

The State Planning Policy was released on 3rd July 2017. It is a State planning instrument made under Chapter 2 Part 2, Section 10 of the Planning Act.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the State Planning Policy represents an assessment benchmark and the assessment manager must have regard to State Planning Policies if it is not identified as being appropriately reflected in the planning scheme.

Part 2 of the City Plan identifies the State Planning Policy (to the extent it is applicable) as being appropriately reflected in the City Plan, except for the following State interests.

- 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.

Whilst the site is subject to the State interests identified above, an assessment against the State Planning Policy has been completed as part of the existing development approvals over the site and the proposed subdivision outcome remains consistent. Therefore, a separate assessment against the State Planning Policy is not applicable in this instance.

4.2.5 Referral Jurisdiction and State Development Assessment Provisions

Section 55(2) of the Planning Act states that:

“For any other referral agency, a regulation may prescribe the matters the referral agency—

(a) may, must or must only assess a development application against; and

(b) may, must, or must only have regard to for the assessment. “

Part 4, Section 22(1) of the Planning Regulation states that:

“Schedules 9 and 10 prescribe—

(a) for section 54(2)(a) of the Act, the referral agency for the development applications stated in the schedules; and

(b) for section 55(2) of the Act, the matters the referral agency—

(i) may or must assess the development application against; and

(ii) may or must assess the development application having regard to.”

In accordance with the Planning Regulation 2017, the proposed development does not require referral to the State Assessment and Referral Agency or any other referral agencies.

4.2.6 South East Queensland Regional Plan

The South East Queensland Regional Plan 2023 (the **Regional Plan**) provides a sustainable growth management strategy for the region that articulates strategic direction and certainty that will accommodate an increase in population in South East Queensland.

As prescribed in Section 26(2)(a)(i) of the Planning Regulation, the regional plan represents an assessment benchmark and the assessment manager must have regard to regional plan, if it is not identified as being appropriately reflected in the planning scheme.

The subject site is included in the area mapped as Urban Footprint, the intent of which is to accommodate a range of urban uses in the form of housing, industry, businesses, infrastructure, community facilities and well-planned urban environments. The outcome of the proposed development is aligned with the intent of the Urban Footprint.

4.3 Local Planning Framework

4.3.1 Brisbane City Plan

The City Plan commenced on 30 June 2014 and is the relevant planning scheme for the assessment of development proposals within the City of Brisbane.

The City Plan version applicable at the time of this development application is v36.00/2026.

4.3.2 Category of Assessment

The proposed development is for a Reconfiguration of a Lot within the Emerging Community Zone is subject to **Impact Assessment**.

Table 5– Category of Assessment			
	Application Triggers	Level of Assessment	Assessment Benchmarks
Zone			
Emerging Community	ROL, if the resultant lots are less than 10ha with no associated assessable MCU	Impact Assessment	Subdivision Code Emerging Community Zone Code Prescribed Secondary Code
Neighbourhood Plan			
Rochedale Urban Community Neighbourhood Plan	ROL	Impact Assessment	Rochedale Urban Community Neighbourhood Plan Code Subdivision Code Emerging Community Zone Code Prescribed Secondary Code
Overlays			
Airport Environs	Not Applicable	Not Applicable	Not Applicable
Bicycle Network	ROL, if assessable development in the zone or neighbourhood plan	Code Assessment	Bicycle Network Overlay Code
Biodiversity Areas	ROL	Code Assessment	Biodiversity Areas Overlay Code – purpose, overall outcomes and all outcomes in section C
Bushfire	ROL	Code Assessment	Bushfire Overlay Code – purpose, overall outcomes and all outcomes in sections A, C and D
Community Purposes Network	ROL	Code Assessment	Community Purposes Network Overlay Code
Critical infrastructure and Movement Network	Not Applicable	Not Applicable	Not Applicable
Flood	ROL in the Overland flow flood planning area sub-category	Code Assessment	Flood Overlay Code – purpose, overall outcomes and outcomes in sections B and C
	ROL	Code Assessment	Flood Overlay Code – purpose, overall outcomes and outcomes in section C

Table 5– Category of Assessment			
	Application Triggers	Level of Assessment	Assessment Benchmarks
Landslide	ROL	Code Assessment	Landslide Overlay Code – purpose, overall outcomes and outcomes in section C
Road Hierarchy	ROL	Code Assessment	Road Hierarchy Overlay Code – purpose, overall outcomes and outcomes in sections C and D
Streetscape Hierarchy	ROL	Code Assessment	Streetscape Hierarchy Overlay Code – purpose, overall outcomes and outcomes in sections A and B
Transport Noise Corridor	Not Applicable	Not Applicable	Not Applicable
Waterway Corridors	ROL in the Citywide waterway corridor sub-category or the Local waterway corridor sub-category	Code Assessment	Waterway Corridors Overlay Code – purpose, overall outcomes and outcomes in sections A and C

4.3.3 Strategic Framework

The City Plan includes a Strategic Framework which sets the policy direction for the planning scheme. The Strategic Framework includes five (5) themes, the most relevant of which is the “Brisbane’s CityShape” theme. The CityShape theme identifies a broad land use pattern for the city. The subject site is identified as being in within the Suburban Living Precinct.

Theme 2: Brisbane's outstanding lifestyle and Theme 5: Brisbane’s CityShape are particularly relevant to the proposed development.

In responding to these aspects of the Strategic Framework, the Applicant notes the following.

- The proposed development is located within the Future Suburban Living Areas and supports the emergence of an identifiable local character, giving regard to the adjoining and surrounding approved and under construction residential subdivisions (Theme 2, Element 2.1 – Land Use Strategy L4.3).
- The proposed development does not materially increase the extent or severity of natural hazards, particularly the bushfire overlay (Theme 2, Element 2.3 – Land Use Strategy 3.8) and manages stormwater flows (Theme 2, Element 2.3 – Land Use Strategy 3.10).
- The proposed development maintains the Greenspace System’s values and functions (Theme 5 – Element 5.6 – Specific Outcome SO1).
- The proposed development maintains vegetation identified in the Greenspace System area, providing physical breaks and buffers within the urban footprint and reinforcing the sense of identity of local communities and safe wildlife movement (Theme 5 – Element 5.6 – Land Use Strategy L3).

4.3.4 Zone

City Plan identifies the site within the Emerging Community Zone. The purpose of the Emerging Community Zone is to *‘identify land that is intended for an urban purpose in the future; and protect land that is identified for an urban purpose in the future from incompatible uses; and provide for the timely conversion of non-urban land to land for urban purposes.’*

The overall outcomes for the Emerging Community Zone include the following:

“(2)(g) Development:

- (i) does not adversely affect the character or environmental values of the site identified in a neighbourhood plan, an overlay or through the structure planning process; or*
- (ii) if unable to avoid impacting character or environmental values, mitigates impacts and ensures a compatible density, scale and form consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.*
- (h) Development is well planned and integrated with surrounding land uses and infrastructure.*
- (i) Development provides a connected and permeable transport network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.*
- (j) Development does not impinge on an existing or intended use of an adjacent area.*
- ...
- (m) Development provides the infrastructure required to support the development.”*

4.3.5 Neighbourhood Plan

The site is included in the Low Density Residential sub-precinct (NPP-005b), Low-medium Density Residential Sub-precinct (NPP-005c) and Community Uses sub-precinct (NPP-005f) of the Potential Development Area Precinct (NPP-005) under the Rochedale Urban Community Neighbourhood Plan.

The overall outcomes for the Rochedale Urban Community Neighbourhood Plan area which are applicable to the proposed development are as follows:

- “(3)(a) The Rochedale urban community (‘Rochedale’) is developed as an integrated and master-planned urban community with a mix of uses. These include a range of residential, commercial, industrial and educational uses.*
- (b) Rochedale will mainly comprise residential areas in a series of neighbourhoods, each with a neighbourhood centre that acts as a focal point. There will be a mix of residential types, sizes, tenure and densities providing housing choice and affordability for all stages of the life cycle to meet diverse community needs. Affordable housing is encouraged through development bonuses. The interface between higher densities and lower densities is managed through building heights decreasing with increasing distance from centres and major roads.*
- ...
- (e) Koalas and their habitats are protected.*
- ...
- (h) Core and fringe waterway corridors are located along the existing creek networks of Rochedale and provide for multifunctional uses. Through rehabilitation:*
 - (i) the core waterway corridor provides for water conveyance, protection of waterway health, wildlife movement, vegetation protection, urban amenity and low-impact recreation;*
 - (ii) the fringe waterway corridor, located either side of the core waterway corridor and protecting the core waterway corridor from adverse impacts;*

(iii) provides for pedestrian/cycle movement, essential infrastructure and where shown, local parks.

- (i) *Where safe traffic operation allows, direct lot access will be encouraged to create active frontages and social interaction, streetscape amenity and safety. Direct lot access is not appropriate on the major roads.”*

4.3.6 Overlays

The City Plan includes a number of overlays which provide additional information in relation to State and local interests. This site is subject to the following overlay designations.

Table 6 – Overlays	
Overlay	Sub-category
Airport Environs Overlay	<ul style="list-style-type: none"> • OLS – Approach and departure limitation surface boundary • OLS – Horizontal limitation surface boundary • Procedures for air navigation surfaces (PANS) • BBS zone – Distance from airport 8-13km
Bicycle Network Overlay	<ul style="list-style-type: none"> • Secondary cycle route (Priestdale Road and Garnder Road extension)
Biodiversity Areas Overlay	<ul style="list-style-type: none"> • High ecological significance sub-category • High ecological significance strategic sub-category • Koala habitat area sub-category • Matters of state environmental significance (MSES) sub-category
Bushfire Overlay	<ul style="list-style-type: none"> • High hazard area sub-category • Medium hazard buffer area sub-category • High hazard buffer area sub-category • Medium hazard buffer area sub-category
Community Purposes Network Overlay	<ul style="list-style-type: none"> • Park acquisition and embellishment (ROC-A1-032)
Critical Infrastructure and Movement Network Overlay	<ul style="list-style-type: none"> • Critical infrastructure and movement planning network sub-category
Flood Overlay	<ul style="list-style-type: none"> • Creek / waterway flood planning area 1 sub-category • Creek / waterway flood planning area 2 sub-category • Creek / waterway flood planning area 3 sub-category • Creek / waterway flood planning area 4 sub-category • Creek / waterway flood planning area 5 sub-category • Overland flow flood planning area sub-category
Landslide Overlay	<ul style="list-style-type: none"> • Landslide susceptibility area
Road Hierarchy Overlay	<ul style="list-style-type: none"> • Suburban road (Priestdale Road) • Neighbourhood road (Glenmore Crescent) • Future suburban road (Garnder Road extension)
Streetscape Hierarchy Overlay	<ul style="list-style-type: none"> • Neighbourhood street – minor (Priestdale Road and Glenmore Crescent)
Transport Noise Corridor Overlay	<ul style="list-style-type: none"> • Designated state noise corridor – State controlled road (MANDATORY area): Category 1: 58 dB(A) – 63 dB(A)

Table 6 – Overlays	
Waterway Corridors Overlay	<ul style="list-style-type: none"> • Citywide waterway corridors sub-category • Local waterway corridor sub-category

4.3.7 Temporary Local Planning Instruments

There are no Temporary Local Planning Instruments applicable to the site.

4.3.8 Applicable Assessment Benchmarks and Compliance Summary

The following sections comprise a summary of compliance against the assessment benchmarks of the applicable codes that apply to the proposed development.

Table 7 – Assessment Benchmarks	
Assessment Benchmarks	Applicability
Zone Code	
Emerging Community Zone Code	<u>Applicable</u> – Refer to response provided in Appendix A
Neighbourhood Plan Code	
Rochedale Urban Community Neighbourhood Plan Code	<u>Applicable</u> – Refer to response provided in Appendix A
Use Code	
Subdivision Code	<u>Applicable</u> – Refer to response provided in Appendix A
Secondary Codes	
Filling and Excavation Code	<p><u>Applicable</u> – The proposed development is for a management subdivision to excise land forming proposed lot 501 from the existing development approvals on site and the creation of a balance parcel (lot 500) to facilitate the delivery of the remaining two (2) stage of the approved development (A006953910 & A005563386).</p> <p>The lot size and configuration of proposed Lot 501 is generally consistent with the current development approvals (noting part of the parcel has already been resumed by Council to facilitate the Gardner Road extension), with this land continuing to be designated as an 'Environmental Protection Zone' and subject to requirements for vegetation rehabilitation works and installation of environmental covenants.</p> <p>The previous development approval over the site demonstrate compliance with the applicable secondary codes and given the nature of the proposed development (management subdivision to maintains the approved outcomes) further assessment is not warranted.</p>
Infrastructure Design Code	
Landscape Work Code	
Outdoor Lighting Code	
Stormwater Code	
Transport, Access, Parking and Servicing Code	
Overlay Codes	
Bicycle Network Overlay Code	<p><u>Applicable</u> – The proposed development is for a management subdivision to excise land forming proposed lot 501 from the existing development approvals on site and the creation of a balance parcel (lot 500) to facilitate the delivery of the remaining two (2) stage of the approved development (A006953910 & A005563386).</p> <p>The lot size and configuration of proposed Lot 501 is generally consistent with the current development approvals (noting part of the parcel has already been resumed by Council to facilitate the Gardner Road extension), with this land continuing to be designated as an</p>
Biodiversity Overlay Code	
Bushfire Overlay Code	
Community Purposes Network Overlay Code	
Flood Overlay Code	
Landslide Overlay Code	

Road Hierarchy Overlay Code	'Environmental Protection Zone' and subject to requirements for vegetation rehabilitation works and installation of environmental covenants.
Streetscape Hierarchy Overlay Code	
Waterway Corridors Overlay Code	

The previous development approval over the site demonstrate compliance with the applicable overlay codes and given the nature of the proposed development (management subdivision to maintains the approved outcomes) further assessment is not warranted.

4.3.8.1 Emerging Community Zone Code

The proposed development complies with the applicable Overall Outcome of the Emerging Community Zone Code. The proposal therefore complies with the purpose of the code.

A complete response to the Emerging Community Zone Code is included in **Appendix A**.

4.3.8.2 Rochedale Urban Community Neighbourhood Plan Code

The proposed development complies with the applicable Acceptable Outcomes of the Rochedale Urban Community Neighbourhood Plan Code. The proposed development therefore achieves compliance with the applicable Performance Outcomes and subsequently the purpose of the code.

A detailed assessment of the Rochedale Urban Community Neighbourhood Plan Code is included in **Appendix A**.

4.3.8.3 Subdivision Code

The proposed development complies with most of the applicable Acceptable Outcomes of the Subdivision Code. Alternative outcomes are proposed for Acceptable Outcomes **AO3.2 & AO3.3** (Lot Access) and **AO4.1 & AO4.2** (Infrastructure and Servicing), with an assessment of these aspects and the corresponding performance outcomes provided below.

Lot Access

AO3.2 and **AO3.3** seeks for development to provide each lot with access to a public road other than a major road, that is *'direct; via a formal access arrangement...; the width specified in Table 94.10.3.B; and compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use'*. Under the proposed subdivision arrangements, proposed lot 501 does not have any access to public road (either direct or via a formal access arrangement) as a consequence of the adjacent parcels created by the State Government for the resumption of land required for the extension to Gardner Road.

The proposed lot will ultimately have access to public road via Gardner Road in the future (once the required works are completed by others), however the provision of a vehicular access is considered unnecessary given this land has been conditioned as an 'Environmental Protection Zone' and covered by an environmental covenant that restricts the ability for it to be developed for urban purposes. As previous outlined, this land (proposed lot 501) is being acquired by the Applicant for the benefits the rehabilitated vegetation contained within will visual and acoustically buffer their existing caravan park / tourist park from road traffic impacts and preserve their residential amenity.

Having regard to the above, the proposed development achieves compliance with **PO3** of the Subdivision Code.

Infrastructure and Servicing

AO4.1 and **AO4.2** seeks for development to provide land and works for infrastructure services in compliance with the Local government infrastructure plan; standards in the Infrastructure design

planning scheme policy; Refuse planning scheme policy; Transport, access, parking and servicing planning scheme policy, Long term infrastructure plan; and codes and planning scheme policies that apply to the site.

Land forming proposed lot 501 has been conditioned as part of the existing development approvals as an 'environmental protection zone' and covered by environmental covenants for the protection of existing vegetation contained within. There is no intent for this land to be developed for urban purposes and therefore it is not proposed for this parcel to be provided with property connections to all essential infrastructure networks (such as reticulated water supply, sewerage, stormwater and electricity). This is consistent with the approach taken for land that is dedicated to Council for drainage or environmental purposes, however new infrastructure mains will be constructed along the site's frontage to Gardner Road in the future (by others) and ensure the land has the ability to be connected to the infrastructure networks (should there be need).

The proposed development therefore achieves compliance with **PO4** of the Subdivision Code.

In each of the instances above, the alternative outcome achieves compliance with the Performance Outcome and therefore achieves compliance with all applicable Overall Outcomes and the purpose of the code.

The balance of the assessment against the Subdivision Code is provided in **Appendix A**.

4.3.9 Infrastructure Charges Matters

Based on Council's Adopted Infrastructure Charges Resolution (No.14) 2025, the following demand and credit units for the Local Government Adopted charges are identified as applying to the development.

Charge Category	Local Government Adopted Charge	Demand	Credit	Total Charge
Reconfiguring a Lot	\$18,026.28 per Lot	2	1	\$18,026.28

5. Conclusion and Recommendations

This report accompanies an application by Haraba Pty Ltd as trustee for the Haraba Trust ACN 010 502 468 seeking approval of a Development Permit for Reconfiguring a Lot for Subdivision (1 into 2 Lots) over land at Lot 400 Priestdale Road, Rochedale.

An assessment has been undertaken with regard to the proposed development in order to assess the application against the applicable assessment benchmarks, including relevant Planning Scheme codes, used by Council to assess the proposed development.

The information provided in this proposal report (and accompanying material) demonstrates that the proposed development complies with all relevant and applicable provisions of the statutory town planning framework.

We therefore recommend that Council favourably consider the proposed development and approve the proposed development application, subject to reasonable and relevant conditions.

Disclaimer

Mewing Planning Consultants prepared this report for the applicant stated in the report, for the purpose of the development application and not for any other purpose or use.

This report incorporates and relies upon information and assessment up to the date of preparation of this report and excludes any information arising, or event occurring, after that date which may affect the validity of the opinion of Mewing Planning Consultants stated in this report.

In preparing this report, Mewing Planning Consultants was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment. All information and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Mewing Planning Consultants at the date of this report, and upon which Mewing Planning Consultants relied.

Whilst Mewing Planning Consultants has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Mewing Planning Consultants is not liable for any errors or omissions, including in information provided by another person or company.