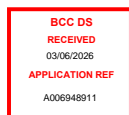


Our ref: 12941
Council ref: A006948911



Saunders Havill

PATHWAYS TO SUCCESS

Saunders Havill Group Pty Ltd
ABN 24 144 972 949

3 June 2026

Attention: Justin Lynham
Brisbane City Council
GPO Box 1434
Brisbane QLD 4000

Via email: justin.lynham@brisbane.qld.gov.au

Dear Justin,

RE: RESPONSE TO SUBMISSIONS FOR THE DEVELOPMENT APPLICATION A006948911 FOR A RECONFIGURATION OF A LOT (1 INTO 26 LOTS) OVER 82 WOODVALE CRESCENT, FOREST LAKE QUEENSLAND 4078 FORMALLY KNOWN AS LOT 13 ON RP811456

We act on behalf of SEQ Built Development 3 Pty Ltd, (*the Applicant*) in relation to a Development Application lodged with Brisbane City Council under the *Planning Act 2016 (the Planning Act)* over the above land seeking:

- Development Permit for Reconfiguration of a Lot (1 into 26 Lots) & New Private Road

This correspondence summarises the outcomes of public notification and provides a response to the matters raised in the submissions to assist Council in their assessment.

Public Notification

In accordance with section 53 of the Planning Act 2016, the development underwent public notification for 15 business days between 29 April 2026 to 21 May 2026.

It is noted that, seven (7) adjoining land owners were notified of the application with 'Notices to Owners' issued by Registered Post on Wednesday, 27 April 2026. A published notice was issued to the appropriate entity on 28 April 2026, and signs were placed on the land in accordance with Development Assessment Rules on 28 April 2026, ready for Public Notification to start on 29 April 2026.

Submissions

During the public notification period, a total of one 'properly made' submission was received, the key issues raised in the submissions were:

- Density & Traffic

Please find below a response to each of these key matters below:



Submitter Concern	Response	Supporting Reports
<p>Forest Lake is becoming overrun with high-density development.</p>	<p>The proposed development has been assessed against the Brisbane City Plan 2014 and is consistent with the strategic planning framework, which promotes infill development and gentle density within the urban footprint. The subject site is identified within the Urban Footprint under ShapingSEQ 2023, confirming its intended role in accommodating residential growth.</p> <p>The planning report demonstrates that the proposal aligns with the evolving character of Forest Lake, which is transitioning from historical rural residential outcomes to more diverse residential formats supported by current policy directions and recent approvals in the locality.</p>	<p>Town Planning Report prepared by Saunders Havill</p>
<p>Increased traffic and difficulty accessing Forest Lake Boulevard, creating safety concerns.</p>	<p>A Traffic Impact Assessment prepared by L + R Consulting was undertaken as part of the development application to assess the impact on the surrounding road network. The proposed development is anticipated to generate 22 vehicle trips (combined in and out) during each peak hour. In both peak periods, this equates to one (1) additional trip approximately every two (2) to three (3) minutes. Considering this, we believe that the proposed development will have negligible impact on the surrounding road network. On this basis, no further analysis is deemed necessary in our view.</p> <p>It is important to note that there are future road intersection upgrades at Johnson Road/Woogaroo Street Intersection (estimated timing 2021 – 2026) & Woogaroo Street/Roxwell Street Intersection (estimates timing 2031-2036).</p>	<p>Appendix H – Traffic Impact Assessment prepared by L+R</p>
<p>View that community objections will not impact the application outcome.</p>	<p>All properly made submissions are considered as part of the impact assessment process under the Planning Act 2016. While submitter concerns are carefully reviewed, applications must ultimately be determined based on compliance with the relevant planning framework, including the planning scheme, supporting technical reports and any other relevant planning matters.</p>	

Our ref: 12941
Council ref: A006948911

Saunders Havill

PATHWAYS TO SUCCESS

Saunders Havill Group Pty Ltd
ABN 24 144 972 949

Should any clarification be required, please contact me on 0407 145 391 or email at michaelrush@saundershavill.com

Yours faithfully
Saunders Havill Group



Michael Rush
Senior Town Planner

