

Town Planning Report



St Finbarr's School: Material Change of Use for Educational Establishment (Extension to existing Primary School) at 202 Waterworks Road and 33-35 Beth Eden Terrace

September 2026

Prepared for: The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane

Acknowledgment of Country



Urbis staff responsible for this report were:

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.

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Report Number	VI – SL Draft

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Submission documents:

This report is to be read in conjunction with:

- **Appendix A** – DA Form 1;
- **Appendix B** – Property Searches;
- **Appendix C** – Owner’s Consent;
- **Appendix D** – Architectural Plans, prepared by *C2 Architecture*;
- **Appendix E** – Landscape Concept Plan, prepared by *Urbis*;
- **Appendix F** – Heritage Impact Assessment, prepared by *Urbis*;
- **Appendix G** – Traffic, prepared by *Urbis*;
- **Appendix H** – Civil Engineering Report, prepared by *Walsh Consulting Engineers*;
- **Appendix I** – Acoustic Impact Assessment, prepared by *Acoustic Works*; and
- **Appendix J** – Brisbane City Plan Code Assessments.

Applicant Details

Applicant	Urbis Contact Details
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Executive Summary

Table 1 – Key Details

Key Details	Proposal Details
Site Address	School site: 202 Waterworks Rd, Ashgrove QLD 4060 Proposed development site: 33 Beth Eden Terrace, Ashgrove QLD 4060 35 Beth Eden Terrace, Ashgrove QLD 4060
Real Property Description	School site: - Lot 2 on RP230260 Proposed development site: - Lot 1 on RP46999; and - Lot 18 on RP20484
Zone	- Lot 2: CF5 Community facilities (Education purposes) - Lots 1 & 18: LMR2 Low-medium density residential (2 or 3 storey mix)
Neighbourhood Plan	Ashgrove-Grange district neighbourhood plan
Proposed Development	Educational Assessment (Extension to existing Primary School)
Category of Assessment	Impact Assessment
Referral Agencies	Nil

Reasons for Approval

- The proposal for an extension to St Finbarr's School is generally compliant with the relevant building height, setback, site cover and car parking provisions, with all assessment sections identifying no critical issues against the applicable planning scheme controls.
- The use of the adjoining residential land for educational purposes is justified as it represents a logical and efficient extension of an established school campus, supporting local education needs while maintaining a compatible scale and interface with surrounding residential uses.
- The built form is modest, compact and sensitively integrated into the established school campus and surrounding context, with the new classroom building, roof profile and elevation controls demonstrating an orderly response to the surrounding educational setting and adjoining interfaces.
- The proposal maintains clear relationships to surrounding school buildings, open space and internal circulation areas.
- Amenity impacts to adjoining properties are well managed, as the siting, setbacks and building form support a considered relationship to neighbouring interfaces and the established built form context.
- The landscaping response retains the existing school campus character, whilst also facilitating buffering and amenity to the surrounding residential uses.
- Access and parking outcomes meet all minimum requirements, with the proposal retaining the existing campus access and car parking arrangement and supporting the continued operation of the site as an established education environment.

The proposal is therefore supported for approval on planning grounds.

1 The Site

The site comprises three lots located at the corner of Beth Eden Terrace and Waterworks Road in Ashgrove. These lots are identified as 202 Waterworks Rd and 33-35 Beth Eden Terrace. Ashgrove is an inner-northern suburb of Brisbane and is located approximately 5.6km north-west of Brisbane's CBD.

1.1 Site Details

Key details of the site are outlined in **Table 2** below:

Table 2 – Site Details

Category	Description
Site Address	School site: 202 Waterworks Rd, Ashgrove QLD 4060 Proposed development site: 33 Beth Eden Terrace, Ashgrove QLD 4060 35 Beth Eden Terrace, Ashgrove QLD 4060
Real Property Description	School site: - Lot 2 on RP230260 Proposed development site: - Lot 1 on RP46999; and - Lot 18 on RP20484
Site Area	Total area: 9,018 m ² (approx.) - Lot 2: 8,138 m² - Lot 1: 296 m² - Lot 18: 584 m²
Land Owner	The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane



1.5 Immediate Surrounds

The site is situated within the suburb of Ashgrove, one of Brisbane's north-western suburbs. Ashgrove primarily comprises of low-medium rise residential development, with educational establishments, community facilities, retirement facilities interspersed throughout. A summary of the surrounding land uses is provided below and identified in **Figure 3 and 4** below.

- **North** –Immediately North of the Site is a mixed shopping / lifestyle centre which offers a cafe, chemist warehouse, Woolworth's, ALDI, and a gymnasium.
- **East** – Adjoining the site to the east is a range of low-density character residential dwellings.
- **South** – Adjacent to the south of the site are a range of low-density character residential dwellings.
- **West** – Adjacent to the west of the site is a range of medical and fitness services and residential dwellings that contribute to the suburban character of the wider area.

Figure 3 – Immediate Surrounding



Picture 1 North – Shops, Cafes, etc

Source: Google Street view, March 2026



Picture 2 South – Residential Character

Source: Google Street view, September 2024



Picture 3 West –Commercial Centre

Source: Google Street view, November 2024



Picture 4 East – Residential Character

Source: Google Street view, September 2024

1.6 Development Approvals

The sites benefits from one existing approval of relevance to the proposal being sought through this development application.

Table 3 provides an overview of the development approval informed by the public records on Brisbane City Council’s PD Online service. The approval has been enacted on the site, with all approved works carried out.

Table 3 – Existing Development Approvals over the Site

Approval Details	Decision Date	Approval Permits	Description of Approval
A004796938	13/12/2017	Development Permit for Material Change of Use	Development Permit for a Material Change of Use for Community Facilities – Educational Purposes (Extension to Educational Establishment)

2 Proposal

The proposal seeks a minor extension of the existing St Finbarr’s School. Specifically, a new classroom building is proposed to be erected in the south-western corner of the site, on the property adjoining the school campus behind the existing dwelling house at 33–35 Beth Eden Terrace.

The proposed classroom will be single-storey and will facilitate a new learning space for the school, as well as an associated increase in students (approximately 66 students) and staff (2 staff members). An additional 210m² of Gross Floor Area (GFA) is proposed, totalling the overall GFA to 2015 m².

The proposal also includes associated site works, with a walkway/entry connection to the new classroom building and removal of an existing tree, weed species and existing lawn areas are to be removed and replaced with new planting and mulch. The existing site access and carparking arrangements on site are to remain unchanged. This is consistent with the minimum parking requirements for the school, which are already met by the existing 24 car parking spaces (based on 212 students and 21 staff total proposed with the new classroom extension).

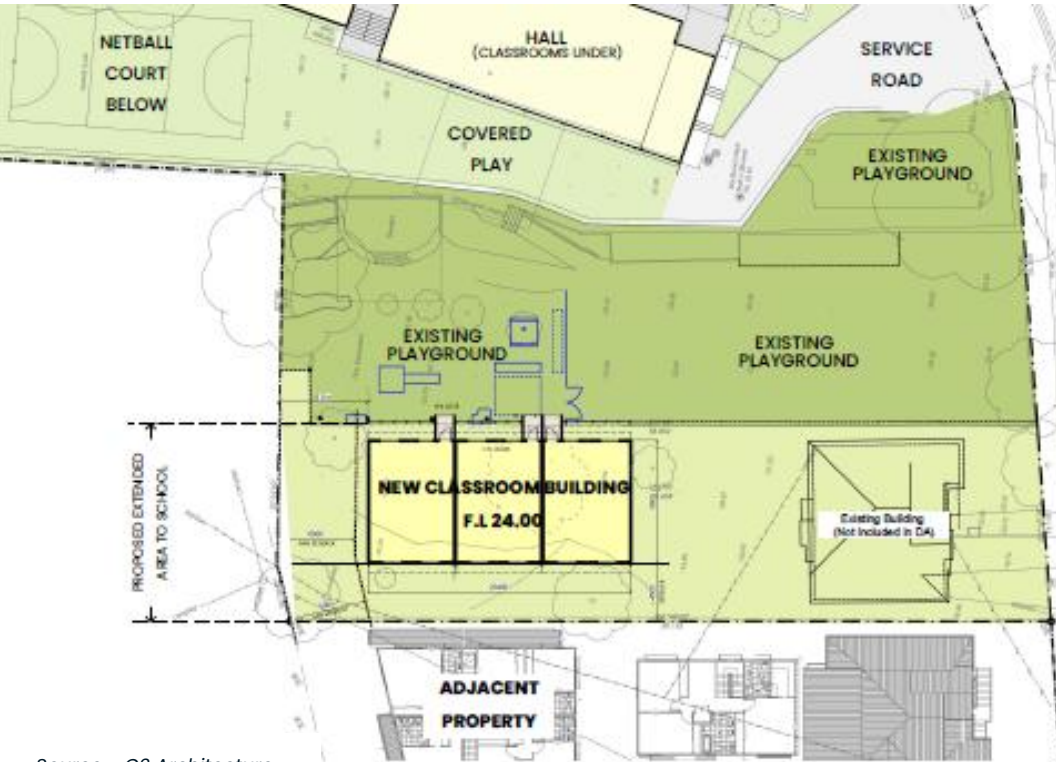
Further details regarding the proposed building are outlined below.

2.1 Key Elements

Table 4 – Key Development Metrics

Element	Details
Additional GFA	210 m²
Maximum Building Height	1 Storey
Carparking	24 spaces (existing provision)
Bicycle Parking	4 additional bicycle spaces
Setbacks	North (rear) – 6m West (side) – 4.5m

Figure 4 – Proposed Extension to School



Source – C2 Architecture

2.1.1 Proposed Classroom Building

The proposed works comprise the construction of a new classroom building on the property adjoining the existing school campus at 33-35 Beth Eden Terrace, Ashgrove, which is owned by the Applicant. The site is currently utilised for residential purposes, containing an existing dwelling house, however the current tenants of the residence are expected to be vacating the property by February 2027. The proposed classroom building will be situated at the rear of the existing dwelling house, which will remain vacant following the tenants leaving the site (refer **Figure 4**). The proposal seeks to utilise the site to provide for much-needed expansion of the school campus, which is constrained by the area of the existing school property, thereby providing additional education infrastructure that supports the continued operation of the existing primary school.

Figure 5 – Concept rendering of classroom facade (viewed from current sports court)



Source: C2 Architecture

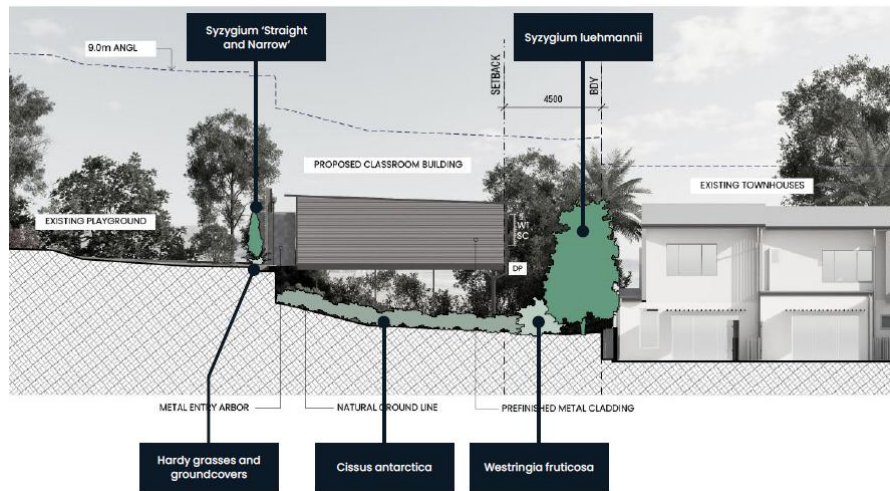
The proposed classroom building is a demountable structure and will be located adjacent to the existing school facilities and playground areas. The new classrooms are intended to provide additional general learning areas (GLAs) to support the ongoing operation of the school. Each new classroom has a gross floor area of approximately 68m², totalling 210m². Importantly, there are no changes to the existing school campus as part of this DA. The proposed building is designed as a single-storey classroom building when viewed in the context of the adjoining school grounds, with an undercroft/lower ground interface responding to the site's slope and surrounding ground levels (refer **Figure 5**).

The building has been designed with a modest built form that sits below the applicable 9m building height limit and responds to the existing school context. The external finishes include prefinished metal cladding, timber-look aluminium battened screening, metal entry arbour elements and a skillion roof form. The siting and design seek to integrate the new building with the existing campus while maintaining an appropriate relationship with adjoining residential properties.

The new classroom building has been sensitively designed to minimise any impacts to adjoining residential areas and has been designed with compliant setbacks (refer **Table 4**). The design incorporates a 1.8m high lapped acoustic timber fence along the western interface with adjoining residential properties, which is coupled with privacy screening to classroom windows which seek to manage overlooking and amenity impacts for both the school, and the adjoining properties. The

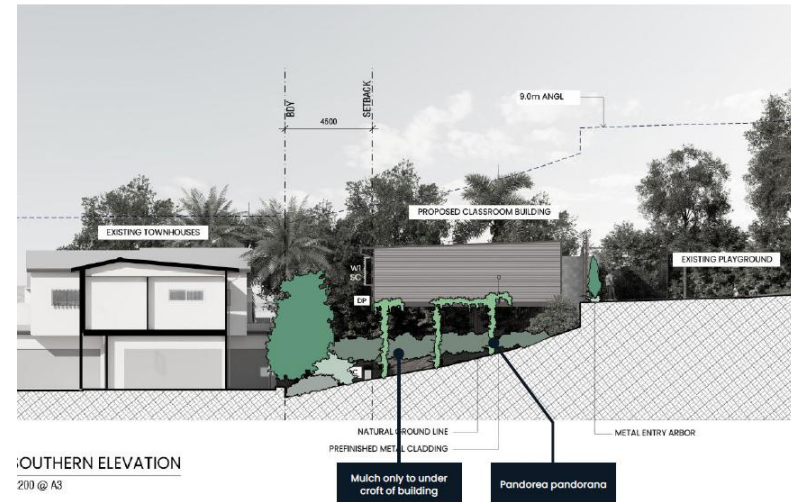
acoustic fence is complemented by dense screening landscaping along this boundary to provide additional quality of life improvements for the adjoining residents (refer **Figures 6 and 7**).

Figure 6 – Excerpt of landscape concept (northern elevation)



Source: Urbis

Figure 7 – Excerpt of landscape concept (southern elevation)



Source: Urbis

The development also includes associated building works and site works required to support the new classroom building, including a covered verandah/walkway connection, minor circulation changes, relocation/removal of existing play elements and planter areas, air-conditioning condenser units, downpipes, privacy screening, and associated acoustic and boundary treatment measures.

3 Specialist Inputs

The design of the proposed development has carefully considered specialist advice and been informed by a number of technical investigations. A summary of the key findings of each of the technical reports is provided below.

- **Appendix F** – Heritage Impact Assessment, prepared by *Urbis*;
- **Appendix G** – Traffic Impact Assessment, prepared by *Urbis*;
- **Appendix H** – Civil Engineering Assessment, prepared by *Walsh Consulting Engineers*; and
- **Appendix I** – Acoustic Assessment, prepared by *Acoustic Works* and

3.1 Heritage Impact Assessment

A Heritage Impact Assessment has been prepared by Urbis (**Appendix F**), given the school campus site is mapped as being a Local Heritage Place (St Finbarr's Catholic Church) (although it is noted that none of the proposed works are located within the Heritage overlay, only adjoining). The assessment confirms that the proposed works will not adversely affect the cultural heritage significance of St Finbarr's Catholic Church. The works do not involve physical intervention to the church or removal of significant heritage fabric and will not obscure its principal presentation to Waterworks Road or diminish its legibility within the broader parish and school setting.

The proposed classroom building has also been assessed against the applicable Traditional Building Character provisions and is considered compatible with the surrounding character due to its modest scale, lightweight architectural expression, siting and separation from nearby traditional residential buildings

3.2 Traffic Impact Assessment

A Traffic Impact Assessment has been prepared by Urbis (**Appendix G**). The assessment considered the parking, traffic generation, bicycle parking and servicing implications of the proposed development. The assessment confirms that although the proposal generates a requirement for three additional car parking spaces, sufficient spare capacity exists within the existing on-site parking supply to accommodate the additional demand.

Further, the assessment determined that the proposal will only generate a modest increase in traffic volumes, equating to approximately 43 additional vehicle trips during school peak periods, which is not anticipated to adversely affect the operation or safety of the surrounding road network. Existing servicing arrangements are also considered to be sufficient and no upgrades to the road network or servicing infrastructure are required.

3.3 Civil Engineering Assessment

An Engineering and Stormwater Management Technical Note has been prepared by Walsh Consulting Engineers (**Appendix H**). The proposed classroom building will comprise a suspended slab, allowing the finished floor level to interface with the existing upper playground while minimising disturbance to the site's natural ground levels. Only limited earthworks and land disturbance are proposed, with disturbed surfaces to be appropriately stabilised to prevent erosion and scour.

The development will retain the existing vehicle crossovers and car-parking areas, and no external roadworks are proposed. The building will be serviced through connections to existing sewer, water, electricity and telecommunications infrastructure, with the detailed design of private services to be undertaken as part of subsequent building approvals.

Further, the new classroom roof will be connected to the existing roofwater system and stormwater culvert which achieves a 'non-worsening stormwater outcome' at the existing western discharge point.

3.4 Acoustic Assessment

An Acoustic Assessment has been prepared by Acoustic Works (**Appendix I**). The assessment considered operational noise associated with the proposed classroom building and impacts on the nearest residential receivers surrounding the site.

The assessment concludes that compliance with the relevant Brisbane City Plan noise criteria can be achieved subject to implementation of recommended mitigation measures, including a 1.8m acoustic timber fence, appropriate building construction, alternative ventilation and operation of classrooms with nominated façade windows closed during use.

4 State Planning Framework

4.1 State Planning Framework Assessment

A summary of compliance with the relevant state planning instruments is outlined in the table below.

Table 5 – State Planning Framework

Instrument/ Assessment Benchmark	Date of Instrument	Assessment
State Planning Policy (SPP)	3 Jul 2017	Section 2.1 of the Planning Scheme confirms all elements of the SPP have been fully integrated into the Planning Scheme. No further assessment of the proposed development against the SPP is required.
South East Queensland Regional Plan (ShapingSEQ 2023)	15 Dec 2023	The site is located within the Urban Footprint area of the regional plan. When considering the nature of the proposal, the development accords with the objectives of the Urban Footprint and therefore facilitates an outcome consistent with the Regional Plan.
Referral Agencies & State Development Assessment Provisions Version 3.6 (SDAP)	1 May 2026	The state mapping indicates that no SDAP matters apply to the site.

4.2 Referral Triggers

A review of the proposed development against the referral triggers in Schedule 10 of the *Planning Regulation 2017* (**Planning Regulation**) indicates that there are no referral triggers applicable to the proposed development.

5 Local Planning Framework

The *Brisbane City Plan 2014 (version 36)* (**City Plan / Planning Scheme**) is the local planning instrument that is used to assess the proposed development.

The following sections of this report provide an assessment of the proposed development against the relevant assessment benchmarks in the planning scheme.

5.1 Definition

Under the City Plan, the proposal is considered an **Educational Establishment** use which is defined as follows:

“Educational establishment means the use of premises for –

- a. Training and instruction to impart knowledge and develop skills; or*
- b. Student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a)”*

5.2 Zoning

The site is identified within two zones as follows:

- Lot 2: Community Facilities (Education purposes) Zone and
- Lot 1 & 18: LMR2 Low-medium density residential (2 or 3 storey mix) Zone.

An extract of the zoning map is included in **Figure 9**.

The overall outcomes of the Education purposes zone precinct are as follows:

- a. Development provides premises for training and instruction to impart knowledge and develop skills.*

Figure 8 – Site Zoning



- b. Development may provide for recreation opportunities and ancillary administrative and catering functions to serve students and staff.*

The overall outcomes of the 2 or 3 storey mix zone precinct are as follows:

- a. Development design, height and setbacks provide a sensitive transition at the edge of the site to an adjoining dwelling house or land in a lower density zone or zone precinct.*
- b. Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture.*

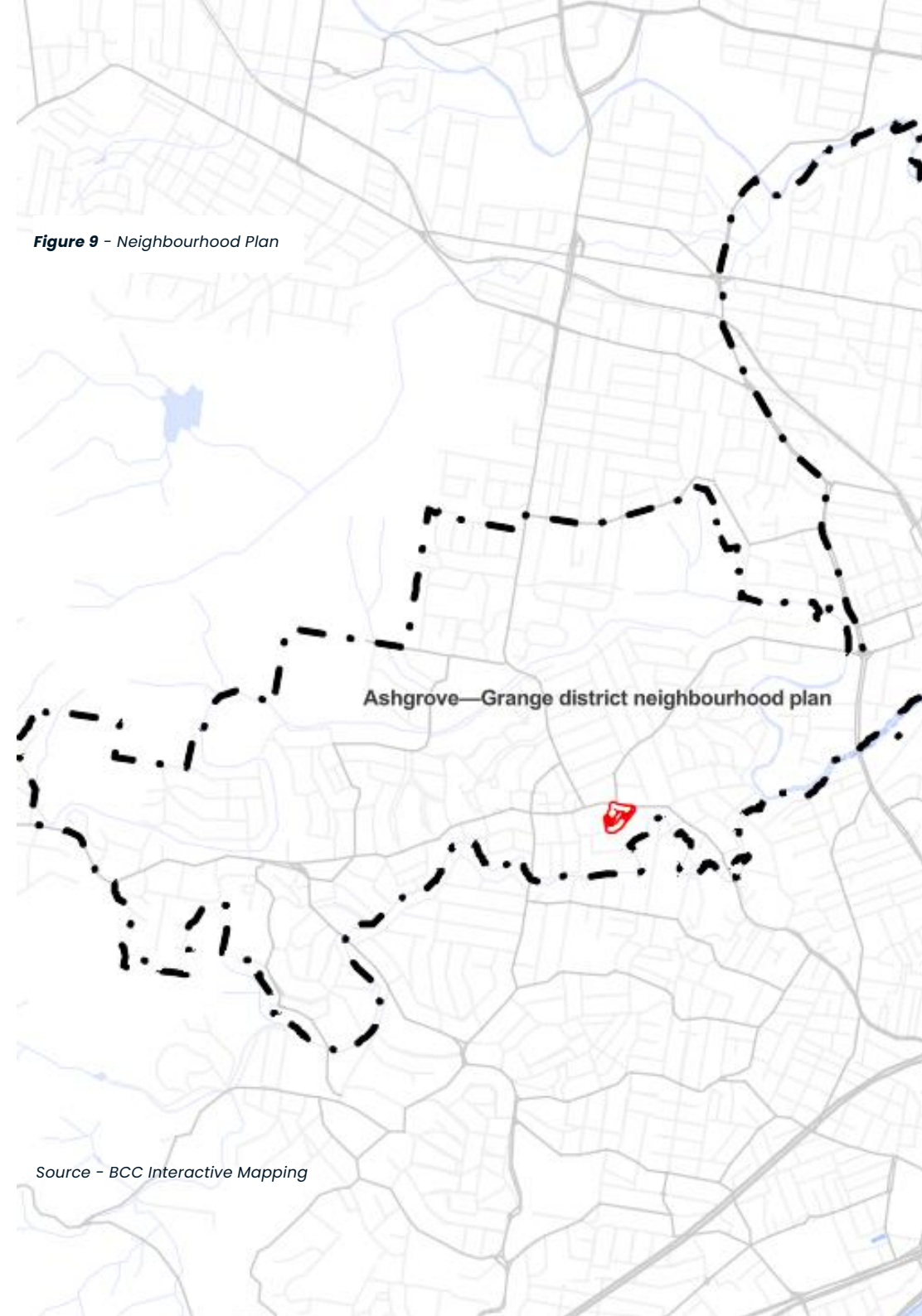
The proposed development advances the above overall outcomes through providing additional capacity onsite for classrooms, new amenities, and canteen to service the current and future school community while maintaining the height limit and setbacks with boundary treatment to respect the adjoining dwelling houses to the North and west.

The use of Lots 1 and 18 for educational establishment purposes is considered appropriate, as it represents a logical extension of the existing St Finbarr's School campus. The proposal supports the efficient use of land and existing infrastructure, while providing additional education capacity to meet local community needs. Although the lots are located within the Low-medium density residential zone, the proposed development is modest in scale, directly associated with the established school use, and incorporates siting, setback, acoustic, privacy and landscape treatments to maintain an appropriate residential interface. On this basis, the proposal is considered to achieve an orderly planning outcome that is compatible with the surrounding land use context.

5.3 Neighbourhood Plan

The site is located in the Ashgrove-Grange district neighbourhood plan. Notably, the site is not located within any specific precinct defined by the neighbourhood plan.

Figure 9 – Neighbourhood Plan



Source – BCC Interactive Mapping

The proposed development continues to cater to the needs of existing and future residents. The proposed school expansion further increases the capability of the school to cater to increasing cohort sizes anticipated with residential uplift in Kedron.

The development has been assessed against the relevant overall outcomes and acceptable outcomes of the Lutwyche Road Corridor Neighbourhood Plan Code, included in **Appendix D** of this report.

5.4 Overlays

Parts of the site are identified within the following overlays. For completeness, any overlay which affects any part of the entirety of the site (school campus + development site) are listed, with those shown in grey not impacting on the part of the site on which the proposed works are occurring.

Table 6 – Overlays

Overlays	Sub-Category
Airport environs overlay	- OLS – Horizontal limitation surface boundary; - Procedures for air navigation surfaces (PANS) - BBS zone – Distance from airport 8–13km
Bicycle network overlay	- Waterworks Rd – Primary cycle route - Beth Eden Terrace – Secondary cycle route
Critical infrastructure and movement network overlay	Critical infrastructure and movement planning area sub-category
Dwelling house character overlay	Dwelling house character
Heritage overlay	Lot 2 – Local heritage place sub-category
Potential and actual acid sulfate soils overlay	- Potential and actual acid sulfate soils sub-category - Land above 5m AHD and below 20m AHD sub-category
Road hierarchy overlay	Waterworks Rd – Arterial road;

	Beth Eden Terrace – Neighbourhood road
Streetscape hierarchy overlay	- Waterworks Rd – Subtropical boulevard – out of centre verge width 3.75m/4.25m - Beth Eden Terrace (lot 2 and 1)– Neighbourhood street major - Beth Eden Terrace (Lot 18) – Neighbourhood street minor
Traditional building character overlay	Neighbourhood character sub-category
Transport noise corridor overlay	Noise corridor – Brisbane: Queensland Development Code MP4.4 Noise Category 2 sub-category

5.5 Assessment Benchmarks

5.5.1 Strategic Framework

Given this development application is subject to Impact Assessment, the application is required to be assessed against the City Plan in its entirety. The strategic framework requires a balanced consideration of the Themes in order to achieve the purpose and objectives of the City Plan as a whole.

• Strategic Intent

The strategic intent flows through to the themes (strategic outcomes), elements (specific outcomes) and applicable codes. The strategic intent is achieved through a detailed assessment against these outcomes.

Themes and Elements

The proposed development has been assessed against the relevant themes within the Strategic Framework. The following themes are particularly relevant to the proposal:

- Theme 2: Brisbane's outstanding lifestyle
 - Element 2.4 – Brisbane's community facilities, services, open space and recreation infrastructure
- Theme 4: Brisbane's highly effective transport and infrastructure
 - Element 4.2 – Brisbane's other infrastructure networks
- Theme 5: Brisbane's CityShape
 - Element 5.5 – Brisbane's Suburban Living Areas

The proposed school extension is broadly consistent with the strategic intent of the Brisbane City Plan 2014, as it supports the continued use, enhancement and efficient operation of an established educational establishment within the Community Facilities zone. The proposal strengthens local social infrastructure by improving the capacity and functionality of an existing school, while maintaining its role as a community-serving use within an established suburban setting.

In strategic terms, the proposal aligns with:

- **Theme 2 – Brisbane's outstanding lifestyle**, by supporting access to community and education facilities that contribute to local liveability, wellbeing and community needs.
- **Theme 4 – Brisbane's highly effective transport and infrastructure networks**, by making efficient use of an existing serviced site and established school infrastructure rather than requiring a new facility elsewhere.
- **Theme 5 – Brisbane's CityShape**, by reinforcing the role of schools and community facilities within suburban living areas and supporting growth in a manner that is compatible with the surrounding locality.

The proposed development is consistent with the Strategic Framework of the Brisbane City Plan 2014 as it supports the continued enhancement of an existing educational establishment within the Community Facilities zone. The proposal contributes to Brisbane's outstanding lifestyle by improving access to education infrastructure that meets local community needs, supports efficient use of existing infrastructure networks, and reinforces the role of schools as important community facilities within established suburban areas. The scale, form and function of the development are appropriate to the site's existing education use and surrounding context, and the proposal represents an orderly and efficient expansion of social infrastructure.

5.5.2 Relevant Codes

The entirety of Planning Scheme is identified as an assessment benchmark for the proposed development given the development involves impact assessable development. However, the planning scheme codes listed in the table below, in addition to the strategic framework, are the parts of the planning scheme that are most relevant to the assessment of this application.

The planning scheme assessment benchmarks for the proposed development are summarised in the table below:

Table 7 – Assessment Benchmarks

Primary Codes	Prescribed Secondary Codes	Overlay Codes
▪ Community Facilities Zone Code	▪ Childcare centre code	▪ Airport environs overlay

- LMR2 Low-medium density residential (2 or 3 storey mix) - Community Facilities Code - Ashgrove-Grange district neighbourhood	- Filling and excavation code - Infrastructure design code - Landscape work code - Multiple dwelling code - Outdoor lighting code - Park planning and design code - Stormwater code - Transport, access, parking and servicing code - Wastewater code	- Bicycle network overlay - Community purposes network overlay - Critical infrastructure and movement network overlay - Dwelling house character overlay - Heritage overlay - Potential and actual acid sulfate soils overlay - Road hierarchy overlay - Streetscape hierarchy overlay - Traditional building character (demolition) overlay - Transport air quality corridor overlay - Transport noise corridor overlay
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A review of Part 5 of the Planning Scheme identifies that the following codes are not relevant to the proposed development and consequently, a detailed response has not been provided for the following reasons:

- Childcare Centre Code – noting the proposed use is not regulated by the code;
- Multiple Dwelling Code – noting the proposed use does not involve a residential component and is not regulated by the code;
- Outdoor Lighting Code – noting there is no outdoor lighting involved and standard conditions of approval can be applied to ensure compliance is achieved for any outdoor lighting which may be incidentally included into the development on site;
- Park Planning and Design Code – noting the proposed use is not regulated by the code;
- Critical Infrastructure and Movement Network Overlay Code – noting the proposed use is not regulated by the code;
- Potential and actual acid sulfate soils overlay code – noting that ASS controls can be facilitated through conditions of approval.

5.6 Code Assessment Summary

A comprehensive assessment of the proposed development against the relevant codes is included in **Appendix H**. This assessment demonstrates that the proposed development complies with, or can be conditioned to comply with, the relevant assessment benchmarks. A summary of this assessment is provided in the table below.

Table 8 – Code Assessment Summary

Key Planning Matters	Acceptable Outcome	Proposal	Compliance
Building Height	2-3	1	Complies
Setbacks (Side & Rear)	3m	4.5m (side- West) 6m (rear- North)	Complies
Car Parking	27	24 spaces (existing provision)	Please refer to Appendix G for justification.

5.7 Local Government Infrastructure Plan

The Local Government Infrastructure Plan (**LGIP**) integrates and coordinates land use planning and infrastructure planning and ensures that trunk infrastructure is planned and provided in an efficient and orderly manner.

The plans for trunk infrastructure do not identify any future LGIP items at or within proximity of the site for which to be considered by this proposal.

6 Conclusion

The proposal seeks approval for a modest new classroom building and associated site works adjoining the existing St Finbarr's School campus at Ashgrove. Based on the material provided, the development is generally compliant with the applicable planning framework, including the relevant state and local planning considerations, and is designed to integrate appropriately with the established school context.

- The proposal is compliant with the key planning controls assessed, including building height, setbacks, site cover, car parking, landscaping and building separation, with no critical issues identified.
- The development is well aligned with the strategic intent for an established education site, supporting the ongoing school function through a modest, campus-based classroom addition.
- The use of the adjoining residential land for educational purposes is justified as it represents a logical and efficient extension of an established school campus, supporting local education needs while maintaining a compatible scale and interface with surrounding residential uses.
- The design outcome is compact, orderly and site-responsive, with a contained built form, clear roof profile and sensible placement within the existing school layout.
- Internal amenity and operation are maintained through retention of existing access, parking, circulation and service arrangements, supporting continued campus efficiency.
- External amenity impacts are limited and managed through the application of generous setbacks, landscaping appointments and acoustic measures.
- No substantive design changes are indicated by the assessment, and any final report references relate only to administrative code clarification rather than planning concern.

The proposal is strongly supported by the completed assessments and is recommended for approval.

It is generally compliant with the key planning controls assessed, delivers a modest and site-responsive classroom addition within the existing St Finbarr's School campus, and maintains the established educational function, access, parking, circulation and campus character with no critical issues or substantive compliance concerns identified.

Disclaimer

This report is dated September 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane (**Instructing Party**) for the purpose of Town Planning DA (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis 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 surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis 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. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations.

Appendix *A*

DA Form 1

Appendix B

Property Searches

Appendix **C**

Landowner's Consent

Appendix *D*

Architectural Plans

Appendix E

Landscape Concept Plan

Appendix *F*

Heritage Impact
Assessment

Appendix **G**

Traffic Impact
Assessment

Appendix *H*

Civil Engineering
Assessment

Appendix I

Acoustic Impact
Assessment

Appendix J

Brisbane City Plan Code
Assessment



Shaping cities
and communities
for a better future.