

APPENDIX J

State Planning Assessment

Prepared by:

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Table 10 - Response to State Assessment Benchmarks / Matters

Matter / Benchmark	Response
<p>Regional Plan ("ShapingSEQ"):</p>	<p>The subject site is located within the Urban Footprint of the <i>South East Queensland Regional Plan 2017 (ShapingSEQ)</i>. The proposal involves urban development that will increase residential dwelling supply within the urban footprint, and therefore, is consistent with the outcomes in ShapingSEQ.</p>
<p>State Planning Policy ("SPP"):</p>	<p>The subject site is mapped as being affected by the following interests under the SPP:</p> <ul style="list-style-type: none"> ■ Development and Construction <ul style="list-style-type: none"> ○ Priority development area ■ Cultural Heritage <ul style="list-style-type: none"> ○ State heritage place ■ Natural Hazards Risk and Resilience <ul style="list-style-type: none"> ○ Flood hazard area – Local Government flood mapping area* ■ Strategic Airports and Aviation Facilities <ul style="list-style-type: none"> ○ Obstacle limitation surface area ○ Wildlife hazard buffer zone ○ Aviation facility <p>With respect to the Natural Hazards Risk and Resilience Interest, a Flood Impact Assessment has been prepared, which demonstrates that the proposal will not impact on the existing overland flow path and the minimum design levels are achieved.</p> <p>Please refer Section 5 for further discussion as to the State Heritage Place response. In terms of the Strategic Airports and Aviation Facilities Interest, the development proposes a maximum building height of 30 storeys, which is consistent with the height specified in the Development Scheme and does not penetrate the OLS Contour. Further, a residential use is proposed which will not increase the propensity for wildlife strike within the operational air space.</p>
<p>Priority Development Area:</p>	<p>The premises are located in the Bowen Hills Priority Development Area, and are subject to the <i>Bowen Hills Priority Development Area Scheme</i>.</p> <p>In accordance with Table 2 of the <i>Bowen Hills Priority Development Area Scheme</i> the proposed development is PDA assessable development that is permissible development.</p>