

24 September 2026

**File Ref:** S526158EL001 Ecological Advice Letter

**Contact:** Rob Siddle

Planning Services South  
Development Services  
Brisbane City Council  
Brisbane Square, 266 George Street,  
Brisbane Qld 4000

**BCC DS**

**LODGED**

28/09/2026

**APPLICATION REF**

A007120531

## **To Whom it May Concern**

### **PROPOSED RESIDENTIAL SUBDIVISION OF 56 DAKAR ROAD, ALGESTER – ECOLOGICAL ADVICE LETTER**

#### **1. Introduction**

S5 Environmental has prepared this Ecological Advice letter to provide a preliminary assessment of the ecological values of 56 Dakar Road, Algester (the subject site) and the ecological considerations relevant to the proposed residential subdivision.

The assessment considers the current condition of the site, existing vegetation and habitat values, relevant biodiversity/ecological planning overlays and the site's position within the surrounding urban landscape.

#### **2. Background**

56 Dakar Road, Algester is a relatively large residential allotment that reflects the original larger lot pattern within the suburb. Residential development on smaller lots has progressively occurred around the site. The main exception is to the west, where several larger allotments remain along Dakar Road.

Like the subject site, these properties have been extensively modified for residential use. They contain existing dwellings and ancillary structures including sheds, storage containers and tennis courts.

Vegetation is dominated by mown or maintained grass with scattered canopy trees. Some properties contain denser patches of vegetation, although the understorey is generally modified and contains a high proportion of weed species.

#### **3. Proposed Development**

The proposed development at 56 Dakar Road, Algester comprises a 1 into 19 lot residential subdivision.

The subdivision retains an ecological corridor through the approximate centre of the site, extending towards the south-western corner. This area would retain vegetation and provide an ecological connection towards the larger residential allotments to the west. Existing and proposed residential development limits connectivity to the north, south and east.

The current proposed subdivision layout is shown in the attached Subdivision Proposal Plan by AJS Surveys (Ref: 26249-P1-C dated 17/09/2026).

#### **4. Planning Overlays**

The subject site is affected by a number of biodiversity and environmental planning overlays at the Local and State government levels.

##### **4.1. Local Government Overlays**

The relevant local government overlays include:

- Biodiversity Overlay, including:
  - High Ecological Significance;
  - Matters of State Environmental Significance (MSES), reflecting mapped koala habitat;
- Bushfire Hazard Overlay.

##### **4.2. State Environmental Mapping**

The relevant State environmental mapping includes:

- Remnant Vegetation, including:
  - Category B vegetation;
  - Endangered Regional Ecosystem mapping;
  - Essential Habitat mapping;
- Koala Habitat Area;
- Bushfire Hazard Overlay.

S5 Environmental notes that exemptions apply under the Vegetation Management Act 1999 for the clearing of Category B vegetation associated with development on a lot that is less than 5 hectares in area where the local authority is the assessment manager. This applies to the mapped Endangered Regional Ecosystem and Essential Habitat areas.

Clearing within mapped koala habitat in South East Queensland is not considered prohibited development. Development affecting mapped koala habitat will, however, require be required to demonstrate compliance with State Code 25, Development in South East Queensland Koala Habitat Areas.

#### **5. Ecological Connectivity**

The subject site is surrounded by established and emerging small lot residential development to the north, south and east.

A larger allotment immediately north of the site, 51 Dakar Road, is currently subject to a development application for residential subdivision. The proposed subdivision of 51 Dakar Road, follows the established pattern of residential development along the northern side of Dakar Road. As such, connectivity between the subject site and habitat areas to the north, south and east is therefore already limited by existing development and would be further constrained by the proposed development of 51 Dakar Road.

Several larger residential allotments remain to the west. These properties retain some native canopy trees but have also been extensively modified for residential use. Most contain maintained areas and modified understorey vegetation.

The lot immediately west of the subject site contains relatively few canopy trees. The property is otherwise highly modified and maintained through to its southern boundary.

Further west, the landscape is separated by a north-south rail corridor and an industrial and commercial precinct fronting Paradise Road. Narrow vegetated areas, in some locations approximately only 20 m wide, have been retained through parts of this precinct. These areas provide some connection to vegetation along the southern side of Dakar Road, however connectivity to the west is constrained by the rail corridor and the commercial precinct.

It would also be reasonable to expect that the western allotments along Dakar Road may be subject to further residential development as the surrounding area continues to develop. This would further reduce the amount of continuous vegetation available for fauna movement.

The subject site is therefore located within a fragmented urban landscape and does not form part of a continuous corridor connecting substantial areas of habitat.

## **6. Biodiversity Values**

Vegetation on the subject site and on some of the larger allotments to the west consists primarily of native canopy trees over a modified and generally weedy understorey.

Whilst it is acknowledged that the native canopy trees provide some habitat and foraging resources it is considered that their value is limited by the small and fragmented nature of the vegetated areas and the surrounding residential development.

The surrounding residential development also creates substantial edge effects and limits movement between the site and other vegetated areas.

Accordingly, the subject site is likely used primarily by common and edge specialist fauna species that can occupy fragmented urban habitat. The existing vegetation is less likely to provide suitable habitat for species that require large, continuous or relatively undisturbed areas of vegetation.

As such, retention of the proposed central corridor would retain existing vegetation and provide a local fauna movement pathway through the development, although its ecological function would remain constrained by surrounding residential development and the absence of continuous connections to larger areas of habitat. r

## 7. Conclusion

The proposed subdivision is considered reasonable on ecological grounds given the highly modified condition of the site, its limited connectivity to surrounding habitat and the predominantly residential character of the locality. The proposal retains an ecological corridor through the site and towards the south-west, maintaining existing vegetation and a local opportunity for fauna movement.

Accordingly, the proposed subdivision is not considered likely to result in a significant loss of connected habitat or materially reduce ecological connectivity within the locality. Given the development pattern of the surrounding suburb, the proposed 1 into 19 Lot subdivision appears appropriate on planning grounds and any residual impact associated with clearing of mapped HES may be addressed by an appropriately calculated Environmental Offset.

Should you wish to discuss the above, please do not hesitate to contact the undersigned on the number or email address below.

Yours sincerely,

A handwritten signature in cursive script that reads 'Rob Siddle'.

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**Rob Siddle**

**Director**

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Enc. Subdivision Proposal Plan, AJS Surveys (Ref: 26249-P1-C dated 17/09/2026)

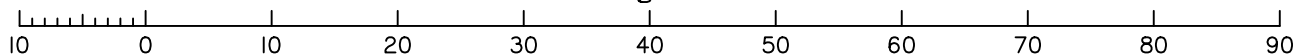
This plan has been prepared as a proposed subdivision and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and are also to the requirements of council and any other authority which may have requirements under any relevant legislation. Certificate of Title for this site has not been obtained. Therefore, no reliance should be placed on the information on this plan for any financial dealings involving the land.


$$\frac{\text{Total Area of New Road}}{2m^2}$$

Note: Services have been plotted from BCC and Urban Utilites records only, and have not been located by field survey.



Contours are derived from BCC Cityplan records.  
Scale 1:600 - Lengths are in metres.



**DATUM:**  
LEVEL DATUM: N/A  
HORIZ DATUM: ARBITRARY  
COORD ORIGIN: ARBITRARY  
MERIDIAN: RP 90981

**SITE:** Proposed Lots 1-19 and Easement A in Lot 10  
and Easement B in Lot 14  
Cancelling Lot 17 on RP 90981  
56 Dakar Road, Algester

SCALE: 1:600 (A3)  
PLAN REF: 26249-P1-C