



*Dedicated to a better Brisbane*

6 November 2025

Mr Chandana Kotalawalage  
C/- Jeff Nicholls Town Planning Pty Ltd  
PO Box 830  
COORPAROO QLD 4151

**ATTENTION:** Jeff Nicholls  
**Application Reference:** A006620309  
**Address of Site:** 545 FIG TREE POCKET RD FIG TREE POCKET QLD 4069

Dear Jeff

**RE: Further advice**

Council has undertaken a review of the material provided in response to the information request issued 8 November 2024 and has determined further advice about the proposal is required.

**Biodiversity**

- 1) The proposed plans identify a stormwater pipe and headwall to the rear of proposed Lot 1 within the tree protection zone of trees identified for retention. The Ecological and Arborist Reporting does not assess impacts or provide mitigation measures of the proposed within the tree protection zone trees 6, 7 and 15 to demonstrate that these can be retained or that they will be captured in offset calculations.
  - a) Provide a revised Arborist Report that assesses the impacts of the proposed stormwater works within the tree protection zones of native vegetation identified for removal and proposed detailed mitigation measures.  
Where any additional native vegetation is proposed for removal due to the proposed stormwater works, the additional significant residual impact must be captured within proposed offset obligations.
- 2) The Offsets Planning Scheme Policy states that the enhancement of intact remnant vegetation, including supplementary plantings within intact remnant vegetation, does not constitute acceptable offset works (s2.3.2.1(4)). Council's preference would be that the offset required for significant residual impacts to matters of local environmental significance are provided as a financial settlement to ensure that replanting does not change the conclusions of the bushfire hazard assessment.

There may be scope to deliver some of the environmental offsets towards the rear of the site in mapped non-remnant vegetation communities. A proponent driven offset deliver plan would be a condition of approval, requiring a five-year maintenance plan for the ongoing management of the offset in accordance with s2.3.2.3 of the Offsets planning scheme policy. Where a proponent driven offset is proposed to acquit some of the offset obligation, confirmation from a suitably qualified bushfire practitioner is required that the proposed works will not create a bushfire prone area.

- a) Provide an Environmental offset proposal, including notice of assessment for financial settlement for significant residual impact (see s2.1 of Offsets PSP) to matters of environmental significance in accordance with the Biodiversity areas overlay code (PO9) and the Offsets Planning Scheme Policy.
- b) Alternatively, provide an offset delivery plan that includes proponent driven offsets in the mapped area of non-remnant vegetation to the rear of the site and a financial settlement for any residual offset obligation. The proponent driven offset proposal will require a five-year maintenance plan for the ongoing management of the offset (in accordance with s2.3.2.3 of the Offsets planning scheme policy) and a supporting letter from a suitably qualified bushfire practitioner confirming that rehabilitation to pre-clear RE will not create a bushfire prone area.

### **Lot layout**

- 3) Proposed lots 1-3 intersect the proposed Environmental Protection Zone (EPZ) which will exacerbate edge effects in mapped areas of high ecological significance and consequently lead to reduced environmental outcomes.
  - a) Provide a revised subdivision plan that consolidates the proposed EPZ at the rear of lots 1-3 into lot 4 to minimise the number of lot boundaries intersecting the EPZ.

### **Existing Vegetation**

- 4) The submitted documentation provides conflicting advice on the retention of several trees along the frontage of the site. It is noted there was damage to trees during a recent weather event, and an updated arborist report is required to identify trees remaining and those that were felled during the event. The removal of Council trees 149 and 150 is supported (151 appears to have been felled during the weather event).

The retention of vegetation identified as 147, 148, 149, 152 and 153 is proposed within the Ecological and Planning report however the submitted Arborist report notes that the design of the proposal is not finalised, and significant impacts are proposed to the trees including bulk earthworks and underground services. The submitted Arborist report includes recommendations relating to the extent of bulk earthworks within the structural root zone of proposed retained trees with removal or redesign recommended for trees 148 and 153. The removal of these trees is not supported and an amended design and Arborist review is required that ensures the retention of these trees.

- a) Provide amended plans that include an amended earthworks design and Arborist Report prepared by an AQF Level 5 Arborist that ensures the retention of trees identified in the Ecological Report as 147, 148, 152 and 153.
- b) The amended earthworks design is to consider the recommendations of the Arboricultural Impact Assessment, reference: IAS18612 and supports an Arborist recommendation that allows for the retention of trees 147, 148, 152 and 153
- c) All Service connection (e.g. Water mains, Fire Hydrant, Electrical Power) to be placed in a position that is well clear of the structural root system of these trees to be retained, are not compromised.
- d) The second driveway crossover for Lot 1 is to be removed due to its proximity to tree 153. All lots are to utilise the proposed shared driveway crossover.
- e) The location of the proposed shared driveway crossover (easement) is to be relocated further away from tree 152 to be retained.

### **Wastewater disposal**

- 5) As raised in the information request, the proposed onsite disposal and discharge to holding tanks is not recommended for a domestic situation due to the ongoing cost for pump out charges. Discharging treated effluent to the land application area is the preferred method if sewer is unavailable.

### **Earthworks**

- 6) It is noted a Type E kerb and channel has been demonstrated on amended plans, however the subsequent earthworks required within the Council verge behind the kerb to achieve a smooth transition has not been demonstrated.
  - a) Provide amended earthworks plans, demonstrating associated earthworks required behind the back of kerb to facilitate an adequate and safe kerb and channel as per AO3.1/PO3 of the Subdivision Code.
    - i. Demonstrate the extent of fill/cut required from the back of kerb to ensure an adequate width and suitable grades are achieved to ensure safe travel for the public realm, including but not limited to pedestrians, cyclists etc.
    - ii. Ensure there is no impact to existing street trees within the verge.

### **Refuse**

- 7) The 'bin enclosure' has not been denoted as roofed and wholly screened and has a non-functional shape.
  - a) In accordance with PO4/AO4.1 of the Subdivision code and PO8/AO8.1 & AO8.2 of the Infrastructure design code, provide amended civil engineering and reconfiguration plans demonstrating a roofed and wholly screened refuse enclosure, with the enclosure in a rectangle shape along the north west boundary which has an internal area of 5.4m x 1m. Ensure to denote 'Roofed and wholly screened refuse enclosure' and state the dimensions on the amended plans.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



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