



Dedicated to a better Brisbane

1 September 2026

Patricia Mckey, Scott Mckey
C/- Matt Doolan
121 Rode Rd
WAVELL HEIGHTS QLD 4012

ATTENTION: Matt Doolan

Application Reference: A007068895
Address of Site: 16 MACARANGA CRES CARSELDINE QLD 4034

Dear Matt,

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Biodiversity

AO4.1 – AO4.4 / PO1 of the Biodiversity areas overlay

1. The proposed development is located within the High ecological significance strategic sub-category (HESS) of the Biodiversity areas overlay. This area is currently under an environmental covenant established under the previous Development Approvals (A003843818 and A005150715), which required the area to be properly rehabilitated and managed into the future.

The proposal does not meet AO4.1 – AO4.4 of the Biodiversity areas overlay due to the encroachment into the overlay area. The submitted code response proposes that the development will require the removal of 9 trees, including mature gum trees that serve important habitat for native wildlife including glider populations, whilst providing a 'intensive rehabilitation' on the southern part of the site. However, the lot areas proposed will cut off completely the established covenants to the north – covenant D (SP287017), Covenant G & J (SP313747). This renders these environmental areas isolated from the vegetation corridor that is currently established through the site and south towards Gympie Rd, and drastically degrades their ability to serve ecological processes and habitat.

Please provide amended plans that:

- a. Locate the proposed lots in a way that preserves the ecological corridor extending through the site to the environmental covenants to the north, whilst maximising the protection of existing trees on the site.
- b. Indicate the remainder of the site as an environmental covenant to preserve and rehabilitate the biodiversity on the land.
- c. Access to new BLE's should be from the internal access arrangements already constructed within the site that provide access to Macaranga Crescent.

Note: Access via Lacey Road is unlikely to be supported due to it being a major road under the road hierarchy and Macaranga Crescent being a minor road. See AO3.3 / PO3 of subdivision code and AO1.1 / PO1 of road hierarchy overlay code.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A007068895.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stephen Jones', with a stylized, cursive script.

Stephen Jones
Urban Planner
Planning Services North
Phone: 07 3403 0407
Email: Stephen.Jones@brisbane.qld.gov.au
Development Services
Brisbane City Council