



Dedicated to a better Brisbane

28 April 2026

Ben Tracy
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

ATTENTION: Mark Kierpal

Application Reference: A006989156

Address of Site: 163 ROXWELL ST ELLEN GROVE QLD 4078

Dear Mark,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application and has identified that further information is required to fully assess the proposal and demonstrate achievement of the relevant outcomes City Plan 2014.

Ecological values

1. The proposed development appears to be within the High Ecological Significance Strategic (HESS) subcategory of the Biodiversity areas overlay and the Citywide subcategory of the Waterway corridors overlay.

To enable assessment, please provide the following:

- a) Updated site plan(s) showing the proposed development with the above overlay mapping overlaid. If vegetation removal is proposed, specify the location of the tree and distance to the proposed dwelling on plans and provide photographs of the entire tree.
- b) Provide a code assessment against the Biodiversity areas overlay code and Waterway corridors 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 A006989156.

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 'Flora Wehl', written in a cursive style.

Flora Wehl
Urban Planner
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Phone: 0734030415
Email: Flora.Wehl@brisbane.qld.gov.au
Development Services
Brisbane City Council