



Dedicated to a better Brisbane

22 September 2026

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C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Izzi Foreman
Application Reference: A007068205
Address of Site: 58 JENNIFER ST, SEVENTEEN MILE ROCKS QLD 4073

Dear Izzi

RE: Further advice

Council has reviewed the proposed extension of time for this development approval and have identified that further clarifications are required to justify an extension of the currency period. Since the original approval, the Planning Scheme has been amended, and additional requirements are applicable and need to be addressed.

Please provide a response to the following items to demonstrate that the development complies with the following requirements:

Bushfire Hazard

The site was previously and is still currently mapped under the Bushfire overlay. Under current provisions in City Plan (v36.00/2026), a Place of worship is considered an assembly use and therefore must achieve a Bushfire Attack Level less than or equal to BAL-12.5. The previous bushfire assessment would no longer be acceptable to Council given updated guidelines i.e. BCC's Technical Assessment Guide (Bushfire Reporting), and the sensitive use of the site. As such, the following information is required to consider the request further:

- a) Provide a site-specific bushfire hazard assessment and management plan in accordance with the Bushfire planning scheme policy or other approved methodology. Bushfire Reporting and hazard assessment guidelines are available within the [technical assessment guide for Bushfire reporting](#) available on Council's website.
- b) Provide an assessment against the relevant sections of the Bushfire overlay code, based on the findings of the Bushfire reporting.

Ecological values

Under the previously relevant version of City Plan (v03.00/2016), the site was subject to the General ecological significance and Biodiversity interface sub-categories of the Biodiversity areas overlay.

The current version of City Plan (v36.00/2026) has significantly more of the site mapped under High ecological significance and High ecological significance strategic sub-categories of the Biodiversity areas overlay.

Although no ecological assessment was submitted to support the original approval, the tree survey confirms the majority of trees surveyed are native, some of which with profound habitat features such as hollows. Aerial imagery confirms this vegetation still present, with State Mapping confirming the presence of RE12.5.7.

The level of encroachment of the previously approved development is not readily supported against PO4 of the Biodiversity areas overlay code which requires the retention/protection and restoration of mapped values.

As such, the following information is required to understand the current values on site, and how the proposal complies with Section C of the Biodiversity areas overlay code:

- a) Submit a contemporary Ecological Assessment in accordance with the Biodiversity areas planning scheme policy prepared by a suitably qualified ecologist, including:
 - i) An updated Vegetation Retention Plan in accordance with the Biodiversity areas planning scheme policy including all trees (and tree data) 150 mm DSH or greater on site/external works area and within 6 m of site boundaries. The plan must include the proposed development plan (as an overlay) including all services/infrastructure on site and external to the site, which clearly shows the full extent of all earthworks (cut/fill) required during construction of the development.
 - ii) Submit an assessment against Section C of the Biodiversity areas overlay code.

Koala mapping

The site is now mapped as Core Koala Habitat under the South East QLD Koala Conservation Strategy 2020-2025.

Under current provisions this application would require referral to SARA. A development application must therefore demonstrate that it meets the definition of 'exempted development' under Schedule 24 of the *Planning Regulation 2017*. If development proposes to interfere with koala habitat and does not meet the definition of 'exempted development', a referral to the State Assessment Referral Agency will be required.

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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