

18 May 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Via Email: dalodgement@brisbane.qld.gov.au

Council Reference: A006894653
Attention: Shirley Mills

Dear Shirley,

RE: Response to Information Request – Development Application for a Reconfiguring of a Lot (1 into 2) at 104 Idonia Street, Bridgeman Downs

We write on behalf of our client, Alexndra Porter and Bently Young, in response to Council's 28 November 2025 Information Request regarding development at 104 Idonia Street, Bridgeman Downs.

This letter and attachments are a formal response to Council's Information Request. Pursuant to Part 3 Section 13.2 (a) of the Development Assessment Rules, the applicant elects to provide all of the information requested.

To the extent changes made to the proposal plans are not in direct response to the Council's Information Request, these changes are considered to amount to no more than a Minor Change to a development application as outlined in Schedule 2 of the *Planning Act 2016*. In particular:

- The changes do not result in substantially different development;
- The revised proposal continues to require impact assessment;
- No prohibited development is proposed; and
- The revised application would not require referral to extra referral agencies.

This written response is accompanied by:

- Civil Engineering RFI Letter prepared by MNCE;
- Response to Information Request Letter prepared by S5 Environmental;
- Concept Rehabilitation Management Plan and Vegetation Retention Plan prepared by S5 Environmental; and
- Updated Plan of Subdivision prepared by Lawson Surveys.

This letter sets out the applicant's response to each item. The numbering corresponds to the numbering in Council's 28 November 2025 request.

Planning Assessment

Ecological Values

1) The proposed lot location is not considered to comply with the relevant overall outcomes of the BDNP with regard to land subject to ecological values on an overlay map is protected from inappropriate development to maintain ecological significance (OO3g), maintains dwelling houses to minimise impacts on ecological values and preserve landscape values (OO6c(i)), development layout located outside areas of ecological value, enhances ecological features and restores habitat (PO2, PO7), provision of transport network that protects ecological features (PO3).

The proposed development is also not considered to comply with the relevant overall outcomes of the EM zone code with regard to conserving the integrity of ecological assets (OO2b), provision of land for nature conservation and environmental functions (OO2c), appropriate lots sizes situated to respect environmental values (OO2g), not adversely impact upon values and functions (OO2l) and respond to land constraints as identified by overlays (OO2m). To consider any development on this site, the following measures are to be undertaken:

a) Provide amended plans that relocates the proposed new lot to the north-western corner of the site and demonstrates ecological connectivity and restoration of an east-west ecological corridor that encompasses the area designated as the Environmental Protection Zone, as shown in Figure 1.

b) Provide a revised Vegetation Retention Plan that includes the following:

i) A clear indication of which trees are to be retained, and which trees are to be removed, taking into consideration any changes to the development layout.

ii) 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.

iii) If works encroach into the TPZs of any trees identified to be retained, a report from a qualified arborist (minimum AQF level 5 Arboriculture) is required to demonstrate no negative impacts on the long-term health of the trees. ensuring compliance with AS4970 and maintaining safe, healthy trees on site.

c) Where proposing to retain existing native vegetation, provide a Development Footprint Plan (DFP) which is located wholly outside of the Nominal Root Zone of trees to be retained.

d) Provide an amended Concept Rehabilitation Plan for the area identified as Environmental Protection Zone (EPZ) in the attached Figure 1. Maintenance access to the EPZ and pet exclusion/fauna movement fencing requirements is to be considered. Note, rehabilitation of the vegetation at the rear of the site within the Waterway corridor is not required.

Response

Following ongoing discussions with Council, the Plan of Subdivision has been amended to relocate Lot 2 along the northern boundary (Figure 1).

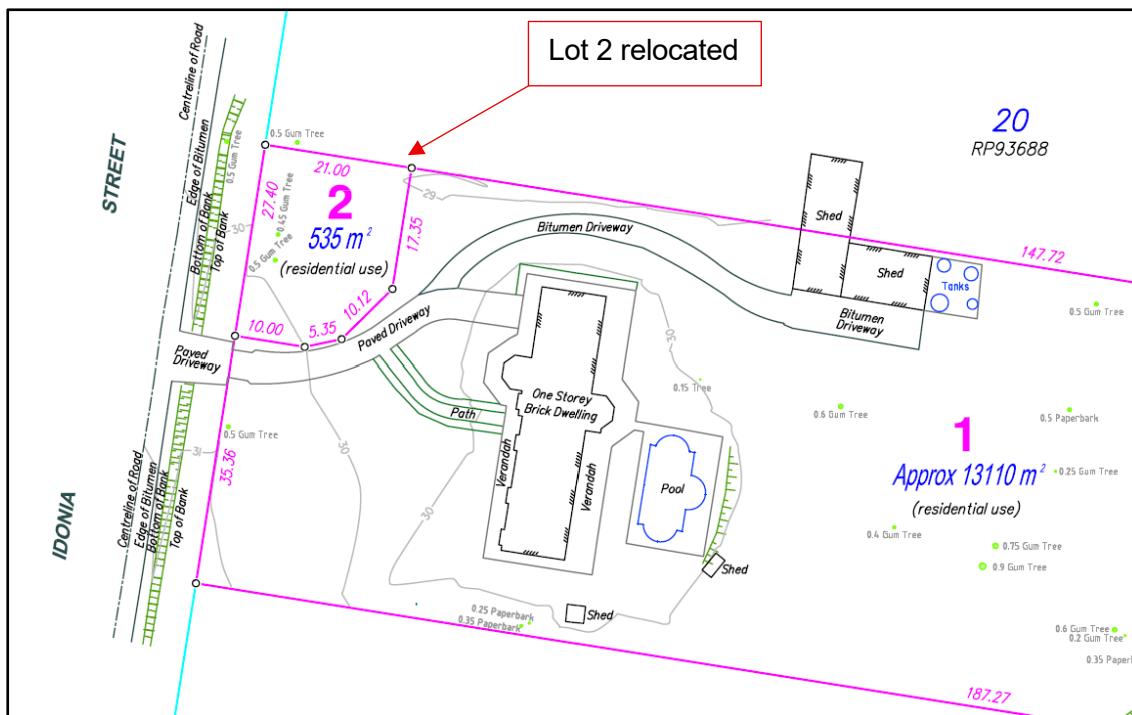


Figure 1: Proposed Plan of Subdivision (Source: Lawson Surveys)

Lot 2 proposes a total area of 535m² and a frontage to Idonia Street of 27.4m, which can accommodate a minimum 300m² development pad.

Please refer to the Concept Rehabilitation Management Plan prepared by S5, which demonstrates the area dedicated for corridor rehabilitation and details the rehabilitation strategy (Figure 2). More specifically, the rehabilitation aims to remove the majority of non-native vegetation, predominantly shrub and ground level strata, as no invasive canopy species were noted through the EPZ, and to revegetate the Rehabilitation Management Unit (RMU)/EPZ with native flora. This will be achieved through:

- Revegetating the RMU with a variety of native species that are locally appropriate, as per the State mapped RE 12.5.3; and
- Habitat creation, by strengthening native vegetation to enhance the east-west ecological corridor.



Figure 2: Concept Rehabilitation Management Plan (Source: S5 Environmental)

As requested in Item 1(b), an amended Vegetation Retention Plan has been prepared by S5 Environmental that depicts the trees proposed for removal (Trees 2, 3 and 4) and the proposed extent of works within the verge. As demonstrated within the Civil Engineering Response Letter, Tree 4 requires removal to accommodate the requested verge works and ensure no intrusion into the TPZ for Tree 1, which is located on the adjoining lot.

Please refer to the attached Response to Information Request Letter prepared by S5 Environmental for further detail.

Environmental Offsets

- 2) Where any removal of native vegetation is likely to result in a significant residual impact, environmental offsets may be required in accordance with PO9 of the Biodiversity areas overlay code. Accordingly:
 - a) Provide an Offset Delivery Strategy that confirms the total area of impact to be offset (noting changes required lot location), in accordance with PO9 of the Biodiversity areas overlay code and the Offsets PSP.
 - i) Provide a plan clearly identifying the existing HES Biodiversity areas overlay, together with the extent of development footprint impacting upon mapped areas (e.g. development areas, roads, building envelopes, service alignments and access for construction works) and any proposed reductions of mapped area to determine the area of impact. These may include existing dwelling and curtilage, lawns, landscape gardens, cleared areas and areas dominated by exotic weeds (vegetation is to be

mapped in groups).
ii) Residual impacts must be offset using MLES3.
iii) Amendments to site layout as detailed above are to be incorporated to reduce area of impact.
iv) Restoration works are required by the Biodiversity areas overlay code.

Response

Please refer to the Concept Rehabilitation Management Plan prepared by S5 Environmental. Following ongoing discussions with Council, it was determined that the restoration of the east-west corridor along the southern boundary negates any requirement for offset delivery on the subject site.

Please refer to the attached Response to Information Request Letter prepared by S5 Environmental for further detail.

Road Frontage Works

3) The existing site frontage of Idonia Street does not provide for the safe and efficient movement of pedestrians. Non-trunk frontage works would be required to facilitate access for any proposed Lot 2, whilst providing the minimum standard of infrastructure, consistent with existing approved development in the immediate area.
a) Submit revised plans showing kerb and channel on a 6.25m alignment, consistent with Condition 27 of A006260190 (120 Idonia Street), and associated drainage provided along the entirety of the site frontage; in accordance with the Infrastructure design code PO1, PO2, PO3 and PO4 and the Subdivision code PO3.
b) The stormwater drainage infrastructure within the site frontage must be designed to cater for ultimate developed upslope catchment conditions, provide manholes and gully pits as required to provide a connection point for stormwater infrastructure delivered by upslope development; in accordance with the Stormwater code PO11, and the Infrastructure Design Planning Scheme Policy Chapter 7 Stormwater Drainage Section 7.4.
c) A concrete footpath is to be constructed along the site frontage, with a consistent alignment to Condition 11 of A006260190; in accordance with the Infrastructure Design code PO4.
d) The works should consider any and attempt to retain any existing street trees within the verge along the site frontage.

Response

Please refer to the Civil Engineering Response Letter prepared by MNCE. All required road frontage works have been provided for the proposed development.

The existing verge tree located to the north of the site frontage is required to be removed to facilitate the proposed kerb alignment, crossover, development pad and associated stormwater drainage works. Notably, the development can only connect to the existing

sewer within the verge, which already sits within the TPZ of the street tree. As such, a sewer connection to Lot 2 would not be possible without removal of the street tree.

It is understood that the removal of the street tree will be conditioned, and a NALL permit will be required in the future.

We trust the above and accompanying information suitably addresses the comments of the Council however should further clarification or information be required please contact our office.

Public Notification shall now commence in accordance with the procedures outlined in the *Planning Act 2016*.

Yours faithfully

URBAN STRATEGIES PTY LTD



Joshua Daley
SENIOR TOWN PLANNER