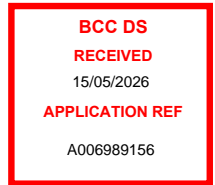


15 May 2026

Urbicus Ref: URB26-004
Primary Contact: Mark Kierpal

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

Email: dalodgement@brisbane.qld.gov.au



Applicant response to an information request under Section 13 of the Development Assessment Rules

Council reference: A006989156
Property details: 163 Roxwell Street, Ellen Grove QLD 4078

In accordance with section 13.2 of the Development Assessment Rules, I wish to advise that I am providing:

- all** of the information requested
 part of the information requested

In giving this part-response I also advise that:

- I now require you to proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending my applicant-response period.

In support of our response the following documents are provided:

1. Biodiversity & Waterway Corridors Overlay mapping
2. Code Assessment – Biodiversity Areas Overlay & Waterway Corridors Overlay

We address the specific items raised in Councils “Information Request” as follows:

Item	Ecological values
1	<p>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.</p> <p>To enable assessment, please provide the following:</p> <ul style="list-style-type: none"> 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.

Response

Appendix A provides updated site plans showing the proposed development with the High Ecological Significance Strategic (HESS) subcategory – Biodiversity areas overlay and the Citywide subcategory – Waterway corridors overlay mapping overlaid. The plans identify the tree proposed to be removed and its relationship to the proposed secondary dwelling.

The mapping demonstrates that the tree is located outside the HESS sub-category of the Biodiversity Area Overlay, with only a portion of the canopy overhanging into the overlay. The proposed secondary dwelling has been repositioned from its original siting to minimise encroachment into mapped ecological areas and reduce impacts on vegetation. Importantly, all vegetation wholly located within the HESS overlay, including the dense established vegetation to the north and south-east of the site, is retained and remains unaffected by the proposal. Further response to Items 1(a) and 1(b) is provided as follows:

- a) Refer to Appendix A for updated site plans showing the proposed development with the overlay mapping overlaid, including the identified tree proposed to be removed.
- b) Appendix B demonstrates compliance through a code assessment against the Biodiversity areas overlay code and Waterway corridors overlay code. Figure 1 demonstrates, based on Brisbane City Council aerial mapping, that the tree to be removed is located outside the waterway corridor. Notwithstanding this, an assessment against the Waterway corridor overlay code has been provided.

The assessment demonstrates that the proposal has been designed to minimise impacts on ecological features and vegetation. While a single tree with only an overhanging canopy within the overlay is required to be removed to facilitate the secondary dwelling, the majority of vegetation on the site, including all vegetation wholly within the HESS overlay, is retained. The proposal therefore maintains ecological values across the site and represents a compliant outcome based on the abovementioned planning representations.



Figure 1 Existing tree to be removed – Red
Source BCC Interactive Mapping

In accordance with Section 60 of the *Planning Act 2016* the Information and Referral Part under the DA Rules is now at an end and we will proceed with the Decision Part.

Should you have any queries please contact our office.

Yours sincerely



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