



Dedicated to a better Brisbane

29 April 2026

Duc Vu, Nghia Van Vu
C/- Murray Bell Planning Co
Level 10
167 Eagle Street
BRISBANE CITY QLD 4000

ATTENTION: Andrew McKnight

Application Reference: A006983154
Address of Site: 16 HAWKDEN CL DOOLANDELLA QLD 4077

Dear Andrew,

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 the following information is required to assess the proposed development.

Biodiversity, Lot density and Lot Layout

1) The proposed subdivision intensifies development within mapped High ecological significant (HES) and Koala habitat area (KHA) and is not designed to protect and enhance koala habitat or facilitate safe koala movement through the landscape in accordance with PO7 or PO8 of the Biodiversity areas overlay code. The layout does not provide for the conservation and restoration of habitat, ecological connectivity with adjoining sites, or a functional fauna movement corridor. Reliance on fauna-friendly fencing within residential lots is not supported, as residential backyards are not a suitable or effective mechanism for ecological connectivity.

A dedicated, rehabilitated and functional ecological corridor directly commensurate to the proposed lot intensification is required.

- a) Provide amended plans that demonstrate compliance with PO7 and PO8 of the Biodiversity areas overlay code, including:
 - i) A revised subdivision layout must provide for a dedicated, rehabilitated environmental corridor capable of supporting east-west fauna and koala movement to the conservation zoned land, that reduces the lot yield.
 - ii) The corridor is to retain all existing site vegetation and be wholly contained within a single lot to avoid fragmentation by lot boundaries and identified as an Environmental Protection and Rehabilitation area.
- b) Provide an ecological assessment in accordance with the Biodiversity Planning Scheme Policy prepared by a suitably qualified ecologist.
- c) Provide a Tree Survey Plan in accordance with the Biodiversity Planning Scheme Policy including:
 - i) All trees 150mm DBH or greater on site/external works area and within the verge of the site;

- 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) A clear indication of which trees are to be retained and which trees are to be removed, including the following information:
 - (1) Scientific name;
 - (2) Height;
 - (3) Diameter of tree trunk at breast height (DBH);
 - (4) Crown diameter;
 - (5) Habitat features including hollows and scratch marks, nests etc.
 - (6) Tree Protection Zones (TPZs) (in accordance with AS4970); and
 - (7) General health assessment.
 - iv) 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.
- d) Provide detail of fauna movement solutions to enable safe movement of fauna throughout the site and within the wider landscape.
- e) Provide a Concept Rehabilitation Plan. Development must enhance biodiversity, native habitat and fauna movement. This plan is to be in the form of scaled plans and supporting documentation that includes at least the following information:
- i) Description of proposed rehabilitation, including earthworks, methods, objectives.
 - ii) Details of the proposed rehabilitation schedule, including staging, plant species names, stock size, quantities, densities, locations.
 - iii) A detailed 24 month maintenance program for all rehabilitation works.
 - iv) Stabilisation methods for all areas of exposed soil surface.
 - v) Specification notes on weed treatment and management, planting methods, mulching and soil preparation.

Bushfire Hazard

- 2) A Bushfire Hazard Assessment has been submitted, however, the report provided is the same assessment originally prepared in support of the approved ROL (1 into 2) Development Application (A005319347, dated 29 October 2019). The assessment does not demonstrate the reliability of surrounding State vegetation mapping or consider the potential bushfire risk associated with the current proposal. Section 5 of 'Bushfire Resilient Communities' (2019) provides guidance on undertaking reliability assessments of the State mapping product.

Updated, site-specific bushfire reporting is required, including a reliability assessment of all vegetation within 150 metres of the proposed development. This assessment must demonstrate that any proposed intensification can comply with applicable bushfire protection measures, including required setbacks, asset protection zones, and site design responses.

- a) Provide an updated site-specific bushfire hazard assessment prepared in accordance with Section 5 of 'Bushfire Resilient Communities' (2019) and the Bushfire Planning Scheme Policy. The assessment must include a reliability assessment of surrounding vegetation and reflect the proposed lot yield. The bushfire hazard assessment must include rehabilitation areas that are required within the site, taking into account the vegetation at full maturity. Bushfire Reporting and hazard assessment guidelines are available within the technical assessment guide (bushfire reporting) available on Council's website.

Note: If the bushfire hazard assessment determines a hazard score of 'low' (or vegetation meets the criteria for 'low-threat vegetation' as determined under AS 3959 – 2018 Construction of buildings in bushfire-prone areas) no further assessment against the code

is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan are required.

Crossovers

- 3) Provide amended plans showing the proposed crossovers locations for the lots ensuring that they do not impede on the street trees.

Other

- 4) Ensure that any changes to the proposal in response to this correspondence are accurately shown on the plans including showing any proposed building envelopes / development footprint plans, any impact on existing street trees, the location of all proposed services and any changes required for civil works including filling and excavation.

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 A006983154.

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

Yours sincerely,



Katrina Bogoevski
Senior Urban Planner
Planning Services South
Phone: (07) 3178 7654
Email: katrina.bogoevski@brisbane.qld.gov.au
Development Services
Brisbane City Council