



Dedicated to a better Brisbane

8 June 2026

Mr Michael Szalay
C/- Steffan Harries
34 Old Cleveland Road
STONES CORNER QLD 4120

ATTENTION: Alexander Steffan

Application Reference: A006764172
Address of Site: 51 MACTIER ST FIG TREE POCKET QLD 4069

Dear Alexander

RE: Further advice

The response to information request has been assessed. The proposal has not yet sufficiently demonstrated that the proposed lot arrangement and earthworks maintain and protect ecological features required under the Fig Tree Pocket neighbourhood plan (FTPNP) code and Emerging community zone code. Further, there is insufficient information demonstrating a lawful point of discharge and flood resilience, noting that an Arboricultural Report was not submitted with the application.

Although it is acknowledged the number of lots has reduced from 27 to 26 lots, the proposed is inconsistent with the overall outcomes of the Fig Tree Pocket neighbourhood plan (FTPNP) code and Emerging community zone code when the earthworks do not ensure minimal disturbance to areas of environmental and scenic value. The current proposed yield relies on the removal and unacceptable impacts to significant vegetation (discussed further below) and cannot comply with the purpose of the FTPNP which requires the maintenance of the local character and areas of natural and ecological significance. Unless the following sufficient information is provided, a revised yield is to be reconsidered to align with the requirements of the FTPNP.

Vegetation retention

1. A revised Tree Retention Plan was submitted with respect to the retention of native vegetation and ecological values against the requirements of the FTPNP and Subdivision code. Trees 35, 36, 60, 61 and 62 are all significantly impacted by earthworks which will likely result in their removal, contrary to what is identified on the proposed Tree Retention Plan (excluding tree 36 which is identified as 'removed'). The proposed Tree Retention Plan was not supported by any Arboricultural reporting or advice. Revised plans are required which demonstrate that the above trees can be retained. Earthworks must be removed from the tree protection zones (TPZs) of the aforementioned trees, with an Arboricultural Report to be provided where any encroachment into the TPZ of retained trees still occurs. PO4 of the FTPNP requires development to maintain ecological features of Fig Tree Pocket managed to ensure their long-term viability and respond to and retain ecological and bushland landscape character values to result in no net loss of ecological values in the central area. In addition to the retention of the above trees, compensatory planting will be required within proposed Lot 19 to demonstrate compliance with PO4, as

well as any encroachment into mapped areas of high ecological significance-strategic identified within the Biodiversity areas overlay.

- a. Provide revised subdivision plans, tree retention plans and engineering plans which allow for the retention of trees 35, 36, 60, 61 and 62 to demonstrate compliance with PO32 of the Subdivision code and PO4 of the FTPNP. Where any encroachment is proposed within the tree protection zone of retained trees, provide an Arborist Report prepared by a qualified arborist (AQF level 5 Arboriculture) identifying proposed mitigation measures required to ensure no negative impacts on the long-term health of the trees.
 - b. Provide a concept rehabilitation plan for the balance of the land on proposed Lot 19 to demonstrate no net loss of ecological values as a result of the development in accordance with the requirements of the FTPNP. The plan is to provide compensatory planting of tree species only and include the following information:
 - i. For every tree removed, a minimum of three (3) replacement native trees must be planted on site;
 - ii. Planting must be located away from buildings or infrastructure to avoid any possible future conflict with mature vegetation;
 - iii. The plant species must be selected from the relevant preclearing regional ecosystem technical description;
 - iv. Appropriate site preparation, mulching, soil preparation, planting methods, stabilisation of exposed soil surfaces must be undertaken;
 - v. The plantings must be regularly maintained including any weed management, replacement of lost stock and watering regimes.
2. The information request response states that the reduced amount of earthworks around the existing street trees allows them to be protected, however earthworks have not been removed from within TPZ of Street Trees on Mactier Street frontage and earthworks illustrated is within the Nominal Root Zone (NRZ) and parts of the Structural Root Zones (SRZ). An Arborist Report has not been submitted by an AQF Level 5 qualified arborist, outlining protection measures where works within a TPZ/ NRZ occurs.
- a. Provide amended plans showing retention of street trees, with earthworks located outside of the TPZ.

Significant Landscape Tree – Replacement Trees

3. It is acknowledged that the revised subdivision and tree retention plans have been amended to retain additional existing onsite vegetation including Trees #32, #33, #34 that meet the species and dimensions as significant landscape trees (SLT) within Table 8.2.19.3.B of the Significant landscape tree overlay code (SLTOC). It is noted that Trees #14 and #36 that also meet the species and dimensions of SLT within Table 8.2.19.3.B are not to be retained. PO3 of the SLTOC and the Vegetation planning scheme policy (VPSP) requires that if in exceptional circumstances, development cannot facilitate the retention of SLT's, the development will provide replacement trees which result in no net loss of the tree canopy area within 3 years.
 - a. In accordance with PO3 of the SLTOC and the VPSP, provide amended plans and details which demonstrate how the development is to replace the two SLT's #14 and #36 and provide replacement trees:

- i. By identifying and including the calculations for the existing tree canopy area/s for trees to be replaced using the methodology within Note (1) of the VPSP so that within 3 years there will be no net loss in tree canopy area;
- ii. Planted into natural ground, as close as possible to the removed trees or at least within the development site;
- iii. Located within in one or more replacement tree area/s that provide a minimum dimension of 5m x 5m;
- iv. As advanced stock with a minimum 400L pot size, minimum 4m high at time of planting and are provided with 24 months after-care; and
- v. With the following species in descending order of preference:
 1. the same tree species as the SLT removed;
 2. One of the tree species listed in Table 8.2.19.3.C in the SLTOC; or
 3. One of the tree species in the 'tall trees' list of the Planting species planning scheme policy.

VPSP

Link:

<https://cityplan.brisbane.qld.gov.au/eplan/rules/0/276/0/0/0/264>

VPSP Note: (1) The canopy area of the original significant landscape tree is the above-ground portion of a plant community formed by plant crowns and is measured from canopy diameter, halved to become canopy radius, then used in the equation $A = \pi r^2$ (pi (3.14) x radius squared).

Example - An original tree of 6m canopy diameter has a canopy area of 28m² (3m x 3 x 3.147) and would require 2 x 400L replacement trees. Each tree would typically be expected to grow from a 2m canopy diameter to a 4m-4.5m canopy diameter within three years. This would provide a minimum 25m²-30m² total canopy area to achieve the no net canopy loss requirement.

Note - A native species should be replaced with a native species, an exotic species may be replaced with either a similar exotic species or a native species.

Flooding

4. Proposed Lot 19 is subject to high hazard flooding from the river and does not meet PO17 and PO18 of the Flood overlay code. A plan has been provided depicting River Flooding over Lot 19. Because lot 19 is below the flood levels for River flooding, it cannot be a freehold lot. It is also within an overland flow path and waterway, and therefore cannot be filled.
 - a. Provide amended plans showing proposed Lot 19 as common property.
5. Although an adequate report for overland flow flooding has been provided, an easement is to be placed over the extents of the flooding.
 - a. Submit amended plans showing an easement over the extent of overland flow. It is noted that overland flow discharges into the lot to the north and not directly to the Brisbane River.

Filling and excavation

6. There is concern over proposed retaining at rear of Lots 1, 2 and 3 adjacent to 8 Emma Place (Lot 1 SP181813). Proposed retaining walls in cut appear to range from 3.65m to 4.08m. The neighbouring dwelling is located close to the property boundary and it appears there is an existing retaining wall along the property boundary. Further detail is required to assess potential impact on neighbouring retaining wall and dwelling.
 - a. Provide revised sections for lots adjacent to 8 Emma Place showing levels and all existing structures including the adjacent dwelling. A statement is also to be provided assessing any potential impact on the neighbouring dwelling and retaining wall resulting from proposed earthworks and retaining. Mitigation measures to be included. Response is to be endorsed by a Registered Professional Engineer of Queensland (RPEQ).

Street trees and access

7. There are several street trees on the Mactier Street along proposed frontage for Lots 1 to 9 that may be impacted by access to those lots. Although the information request response stated that no driveway locations are proposed, Earthworks plan SK01 rev 01 shows driveways along Mactier Street.
 - a. Provide a revised subdivision plan showing driveway locations for lots 1 to 9 fronting Mactier Street. Plans are to clearly identify any street trees and any other assets that may be impacted.

External roadworks

8. Response on plan SK06 Rev02 shows kerb and channel from the new CTS Road to the river, however there is a section from new road to the east along Mactier Street that is not shown.
 - a. Provide amended plans showing kerb and channel as requested.

Refuse collection

9. It is noted the Mobile Garbage Bins (MGBs) for proposed Lots 1 to 7 fronting Mactier Street are to be collected at the front of their own lot, however Mactier Street is constrained by existing street trees. It is not clear how the side arm of the RCV will be able to service the MGBs when considering each lots crossover and kerb tapers. This item was raised previously, however was not addressed in the information response.
 - a. In accordance with PO4/AO4.1 of the Subdivision code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate how servicing can occur without the side arm of the RCV being impacted by branches and canopies of the street trees. Ensure MGBs are not presented on the frontage of adjacent lots, on crossovers (including kerb tapers) or under tree canopies.
 - b. Demonstrate on amended plans the crossovers and kerb tapers for Lots 1 to 7 ensuring a clear 1.8m is provided for two (2) MGBs per lot.

Lawful point of discharge and stormwater

10. The response has not shown a valid lawful point of discharge (LPD). The information request response states that the LPD for the site is the existing overland flow path within Lot 19, then flows on to the neighbouring private property. In effect the proposal discharges stormwater to Lot 19 (private property) and then to the existing overland flowpath onto neighbouring private property. This is not considered a LPD as per Chapter

7.6.1 of the Stormwater PSP, because lot 19 has not being designated as common property. The LPD as proposed may be considered as a LPD subject to hydraulic assessment demonstrating no significant increase of flows / increase significant impact on neighbouring property. Proposed Lots 1 to 9 may need to revert to initial proposal discharging to Mactier Street to maintain site flows to the LPD as per or close to existing conditions. Omission of Lots 1 to 9 for Water quality requirements may be considered as a performance outcome.

- a. In order for the proposal to be considered as a LPD, the river flooded area to the north-west within proposed Lot 19 is to be designated as common property due to the depth of river flooding and in accordance with PO5, PO17 and PO18 of the Flood overlay code. Revised plans are to be submitted reflecting this requirement.
 - b. In addition, a revised flood report is to be provided to demonstrate no significant increase of flows / significant impact on neighbouring property.
11. Revised drawings are required clearly denoting easements for overland Flow flooding (see Flooding section) as well as all easements required for stormwater underground drainage including upstream connections. Easement has not been provided or shown on proposed plans.
- a. Provide amended plans showing an easement (1.5m) for upslope connections in accordance with PO3 of the Stormwater code.
12. Provide revised Earthworks plans addressing the following items.
- a. Meliora Plan shows a basin on lot 19. The x-section at G does not show any basin at all. Provide a detailed plan of the basin along with at least two sections of the basin and its lawful point of discharge.
 - b. Section I shows the top of the fill embankment terminating at the boundary of lot 19. This is not reflected on the plan.
 - c. Section J shows the toe of the embankment terminating at the boundary of lot 19. This is not reflected on the plan.
 - d. From Section K it is not clear which way the lots are graded and how the flow is managed through the site if they fall to the rear.
 - e. From Section L, the proposed lot is below Mactier Street. Provide an overland flow assessment to demonstrate the lots are provided with 300mm freeboard.
 - f. Sections A, B and C do not show a road profile. The applicant is to demonstrate how lots 9 to 18 are protected from flows from roadway and lots above.
13. The proposal does not provide an off-carriageway footpath. The proposed drawings show a proposed pedestrian access within the 6.5m carriage way.
- a. Provide amended drawings showing the verge increased to 2.9m wide to accommodate the required 1.5m wide concrete footpath.

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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