



*Dedicated to a better Brisbane*

22 December 2025

RPBG Investments Pty Ltd  
C/- Urbicus Pty Ltd  
110 Kennedy Terrace  
PADDINGTON QLD 4064

**ATTENTION: Henry Watson**

**Application Reference:** A006891244  
**Address of Site:** 381 BROADWATER RD MANSFIELD QLD 4122

Dear Henry,

**RE:** Further advice

Council has carried out a review of the proposed change and is able to support the removal of trees 131 and 132 on 379 Broadwater Road, retained under Development Approval A005867462, and Vegetation Management Plan (VMP) operational works approval A006301533, to align with the subsequent development approval for a Material change of use for a Childcare centre (A006639170). Notwithstanding, further information is required to confirm that the proposed works for the Childcare centre will not impact additional trees or require further removal, as the canopies of trees within Lot 800 appear to encroach into 379 Broadwater Road.

### **Impacts to vegetation**

- 1) Insufficient information has been provided to determine the extent of impacts to vegetation within the mapped High Ecological Significance Strategic (HESS) values of the Biodiversity areas overlay. In order to assess the proposed changes and resolve the conflict in retention of Trees 131 and 132 to facilitate the Childcare centre approval, the following information is required:
  - a) Provide contemporary tree survey data (collected in accordance with AS4970-2025 Protection of trees on development sites and Biodiversity areas planning scheme policy (i.e. accurate to +/- 100mm) of all native trees with a Diameter at Standard Height (DSH) greater than 100mm area, within 6m of the proposed works area at the interface between Lot 13 and the drainage reserve, including:
    - i) Scientific name;
    - ii) Height;
    - iii) Diameter of tree trunk at standard height (DSH);
    - iv) Crown diameter;
    - v) Habitat features including hollows and scratch marks, nests etc.
    - vi) Notional Root Zones (NRZs) (in accordance with AS4970-2025); and
    - vii) General health assessment.

- b) Provide an amended VMP which incorporates the contemporary survey data and updated Notional Root Zone (NRZ) areas within 6m of Lot 13's property boundary, and clearly demonstrate which trees are proposed for retention and removal. The amended VMP must retain the original tree survey data for all other vegetation (outside of the 6m works area interface) for completeness of the original reconfiguring a lot approval.
- c) Provide an Arboricultural Impact Assessment (AIA) undertaken by a qualified arborist (minimum AQF Level 5 in Arboriculture) to support the amended VMP which assesses the proposed impacts of the required construction works on all native trees where any encroachment is proposed within the Notional Root Zone (NRZ) of native vegetation within the 6m of Lot 13's property boundary. The report must include specific construction methodologies and recommendations to mitigate impacts of root damage to all retained trees during construction and all mitigation measures/protection to ensure long-term health of retained vegetation.
- d) Provide confirmation of the total area (in m<sup>2</sup>) of additional impact to HESS values in accordance with the PO9 of the Biodiversity areas overlay code and the Offsets planning scheme policy, for Trees 131 and 132 and where any additional vegetation removal is proposed as a result of the above items.

Any correspondence is to be emailed to [cpeds-ds-planningsupport@brisbane.qld.gov.au](mailto:cpeds-ds-planningsupport@brisbane.qld.gov.au) with the application number in the subject line.

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](mailto:katrina.bogoevski@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council