

Your Ref: A006738631

Our Ref: 24-0181E

14/08/2025

Attn: Stephanie Honeysett

Planning Services South

Development Services

Brisbane City Council

Via email: Stephanie.Honeysett@brisbane.qld.gov.au

RE: Information Request Response
202 Gardner Road, Rochedale, QLD, 4123

Dear Stephanie,

Therefor Group provide the following response to council's Information Request for application A006738631 dated 22 May 2025 to address items under the titles:

- Ecological values and significant vegetation

Please see our response to the items below.

Response to Information Request

Ecological Values and Significant Vegetation

Council Item 3 (Summarised)

Provide an assessment against Section C of the Biodiversity areas overlay code, Section A and Section C of the Waterway corridors overlay code and PO2/PO4/PO5 of the Rochedale urban community neighbourhood plan code including:

- An ecological assessment in accordance with the Biodiversity areas Planning scheme policy (PSP) prepared by a suitably qualified ecologist.
- A Vegetation Survey Plan in accordance with the Biodiversity PSP.
 - The location and description of existing vegetation within the proposed development footprint and associated works area and within 10 metres of the approved development footprint and associated works area.
 - All trees 100 mm DBH or greater which must be surveyed (accurate to +/-100mm). Note: GPS locations will not be supported.
 - A description of vegetation communities and species compositions for ground, shrub and subcanopy layers. Any species or vegetation communities of State / National significance to be clearly identified.
 - 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.
 - A clear indication of which trees are to be retained and which trees are to be removed, both in the site and along the frontage,
 - If works encroach into the TPZs of any trees identified to be retained, a report from a qualified arborist (AQF level 5 Arboriculture) is required to demonstrate no negative impacts on the long-term health of the trees.
- For any significant residual impact, offsets may be required under the Environmental Offsets Act 2014 and the Offsets Planning Scheme Policy.

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Our Response

Please refer to the Ecological Assessment Report (EAR) prepared by Therefor Group dated July 2025 that has been prepared in accordance with the *Brisbane City Plan 2014*, with **Section 9.3** of the EAR demonstrating the development's compliance with Section C of the Biodiversity areas overlay code, Section A and Section C of the Waterway corridors overlay code and PO2/PO4/PO5 of the Rochedale urban community neighbourhood plan code.

Additionally, **Appendix D** of the EAR includes a Tree Retention Removal Plan (TRRP) with survey accurate locations capturing all trees with 100mm DBH or greater within a 10m buffer of the development extent. Any trees with civil component moderate to major encroachment (i.e. greater than 20% of the NRZ) have been considered as compromised and are nominated for removal. All trees nominated as retained are assessed with minor encroachment only and as such, and in accordance with Australian Standard 4970:2025, it is unlikely that significant impacts will occur.

Council Item 4

The proposed development is within a mapped identified koala broad hectare area.

- a) *Provide an assessment against the assessment benchmarks in Schedule 11, Part 3, Section 6 of the Planning Regulation 2017 by a suitably experienced and qualified ecologist.*

Our Response

Please refer to **Section 9.2** of the EAR prepared by Therefor Group dated July 2025 which provides our direct response to Schedule 11, Part 3, Section 6 of the *Planning Regulation 2017*.

Closure

We trust the information provided within this response meets your immediate requirements. If you have any questions or require additional further information, please do not hesitate to contact us.

Yours sincerely,



Shan-Ying Barr

BSc(Env)

*Graduate Environmental Consultant
Therefor Group*



Stephen Hayes

BSc(Env) Hons GradCertBfireProt ESA MEIANZ

Director of Environment / Principle Bushfire Analyst

Attachment A – Ecological Assessment Report (Revision 1.0 dated July 2025)