



23 March 2026
File Ref: S525088_RFIR_v2.0
Contact: Jess Gaukrodger

Urban Planner
Planning Services North
Development Services
Brisbane City Council
Abby.Bannan@brisbane.qld.gov.au

Attention: Abby Bannan

58 ROGERS PARADE WEST, EVERTON PARK (A006875508) –
RESPONSE TO INFORMATION REQUEST

I refer to the above Brisbane City Council (BCC) issued Information Request letter regarding the proposed Development Application for Reconfiguring a Lot at 58 Rogers Parade West, Everton Park (herein referred to as the 'subject site'), dated 31st October 2025. Specifically, this response letter relates to item 1 a-e.

S5 Environmental's response on behalf of the proponent are as follows:

Biodiversity

1. The proposed development is located within the High ecological significance strategic (HESS) sub-category of the Biodiversity areas overlay, triggering Section C of the Biodiversity areas overlay code. Section C of the code requires the retention, protection and restoration of ecological values within mapped areas. The ecological report provided with the application has identified that the site contains varying degrees of ecological values with most values located to the north of the site. Additionally, the tree survey suggests that various native trees are located within the northern section of the site and there is evidence that they are utilised by native wildlife. No vegetation has been proposed to be retained as part of the development proposal. This is not supported given that this does not demonstrate compliance with PO4 of the Biodiversity areas overlay code which seeks to retain and protect ecological values. To progress this development application, the following is required:

a. Proposed plans to be revised to include a development footprint plan (DFP) for Lot 6. The DFP is to be 300m² in size and located at the bottom right corner of proposed Lot 6 immediately adjacent to the access easement to ensure the maximum retention of vegetation within the site. Civil design is to be revised to contain earthworks and retaining walls within the DFP;

Response:

Proposed plans have been amended and include a retaining wall in Lot 6, which indicates the DPF (refer to Appendix A). A corridor along the northern boundary has been retained, allowing for the retention of native vegetation which connects to neighbouring lots to the north, east and west. Retention of this area ensures the most ecological valuable area within the site is retained and can continue being utilised by fauna species within the locality. Due to the loss of native species from within areas mapped under the BCC Biodiversity areas, a financial offset is proposed to offset the loss of native vegetation from the subject site.

b. Where any works are proposed within the tree protection zones of native trees subject to retention, a report from a minimum AQF level 5 qualified arborist will be required confirming alternative vegetation clearing/civil works methodologies required to ensure vegetation retention;

Response:

Tree retention has increased to the north, reflecting the amended layout changes; no arborist inspection is required as additional trees have been retained not removed.

c. Provision of an updated tree retention plan identifying trees outside of the DFP as subject to retention (unless determined to be significantly impacted by earthworks within the DFP as determined by the project arborist);

Response:

Tree retention/removal has changed, and the tree retention plan has been amended to reflect additional tree retention to the north. Refer to **Appendix B** for the amended Vegetation Retention Plan.

d. An offset impact area for the removal of any native vegetation from within mapped HESS areas; and

Response:

An Environmental Offset has been calculated for the loss of 456 m² native species from the mapped BCC Biodiversity areas HESS mapping within the subject site. The Queensland Government's Financial Settlement Offset Calculator was used to calculate impacts to MLES3. A total of \$34,832.84 was determined. Refer to **Appendix C** for the Environmental Offset calculation.



e. Demonstrate how access from the DFP to the environmental protection area will be achieved for the purpose of on-going maintenance.

Response:

An access gate aligned with BSD-7054 (Entrance Barrier- Lockrail with Steel Posts) or BSD-7053 (Fence Pedestrian Safety) is to be added to Lot 6's northern retaining wall, to enable access to the northern vegetation strip. Refer to **Appendix B** for the amended Vegetation Retention Plan.

Should you wish to discuss the above, please do not hesitate to contact the undersigned on the number or email address below.

Yours sincerely,

A handwritten signature in black ink that reads 'Jess Gaukrodger'.

Jess Gaukrodger
Environmental Scientist

T: 07 3505 3053

A: 2/265 Sandgate Road Albion, Q, 4010

E: jess@s5consulting.com.au

W: www.s5consulting.com.au

Enc:

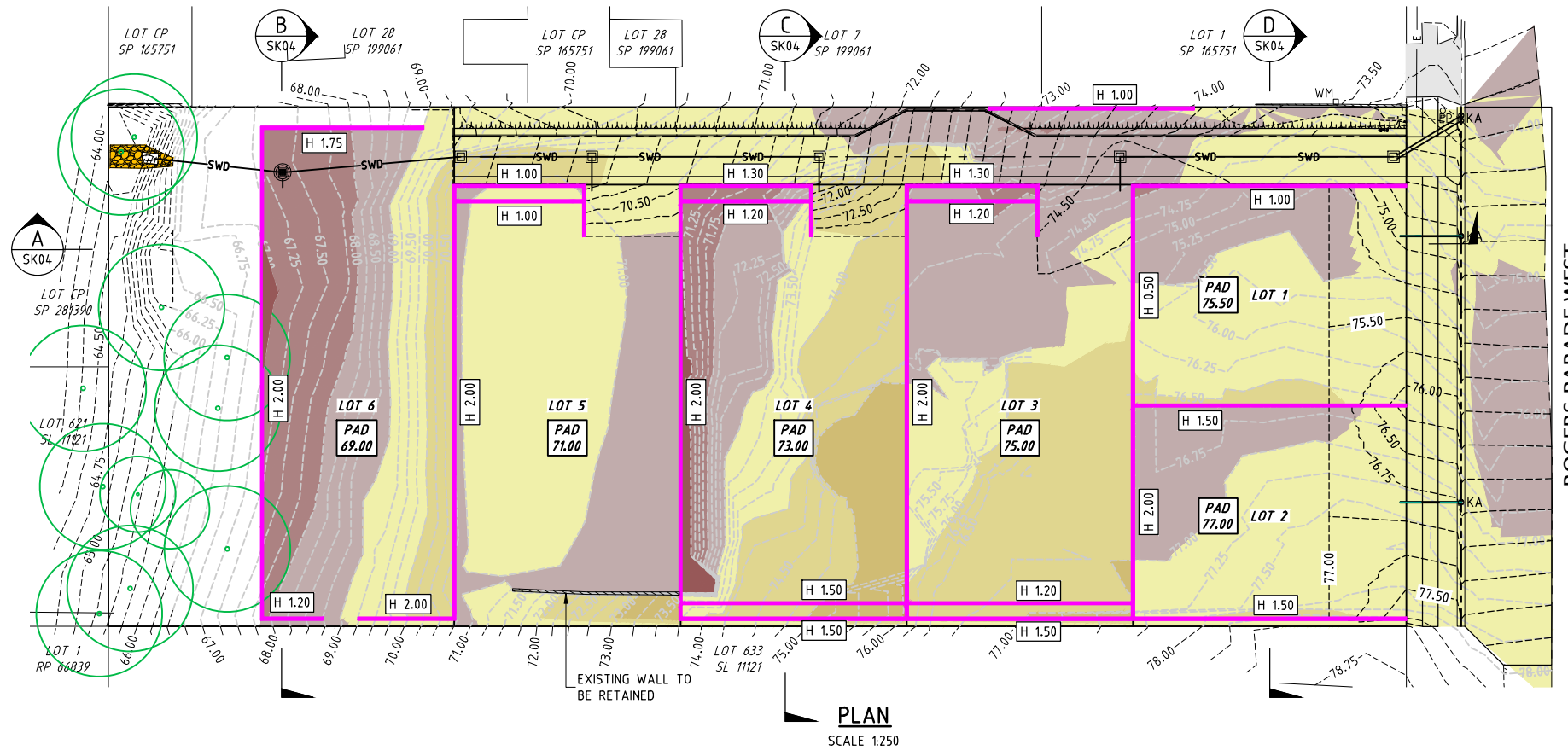
Appendix A Amended Proposed Layout Plan.

Appendix B Amended Vegetation Retention Plan.

Appendix C Environmental Offset calculation.

APPENDIX A

Amended Proposed Layout Plan



PLAN
SCALE 1:250

LEGEND

- 10.0--- EXISTING SURFACE CONTOURS (0.25m INTERVAL)
- 10.0--- FINISHED SURFACE CONTOURS (0.25m INTERVAL)
- SWALE DRAIN
- EXISTING KERB AND CHANNEL
- PROPOSED KERB AND CHANNEL
- PROPOSED RETAINING WALL

EARTHWORKS VOLUMES

TOTAL CUT	-1,745m ³
TOTAL FILL	1,100m ³
BALANCE	-645m ³

THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY THE DESIGN.



<p>HCE Engineers Pty Ltd ABN 42 664 382 610 mail@hce-engineers.com.au 07 3829 1399</p>	<p>PROJECT 58 ROGERS PARADE WEST EVERTON PARK QLD 4053 LOT 634 SL11121</p>	<p>TITLE CONCEPT BULK EARTHWORKS PLAN</p>	<p>CLIENT INK PALACE CONSULTING PTY LTD</p>	<p style="color: red; text-align: center;">NOT FOR CONSTRUCTION. CONCEPT ONLY.</p>	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE.	
					A	ISSUED FOR COMMENT	17/09/25	Designed	Drawn
	B	RFI RESPONSE	10/11/25	MN	NW	27/08/2025	Approval No. -----		
							Scale AS SHOWN		
							Drawing No. 24223-SK04	Rev. B	

APPENDIX B

Amended Vegetation Retention Plan



LEGEND / NOTES

- Tree Numbering
- Tree Protection Zone Retained Tree
- Tree To Be Removed
- Tree To Be Retained (Subject To Arborist Inspection)
- Surveyed Trees - Exotic Species
- Proposed Sewer Line
- Proposed Stormwater Line
- Proposed Water Line
- Proposed Retaining Walls
- Proposed Earthworks Pad
- Proposed Access Gate
- Proposed Earthworks Area
- BCC Biodiversity - HESS

NOTE:
- SURVEY PLAN



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ISSUE	DESCRIPTION	DATE
A	FOR ISSUE	29/09/2025
B	ACCESS GATE ADDED	18/11/2025
C	CIVILS UPDATED	23/03/2026

PROJECT NO.
S525088

CLIENT
**OASIS TOWN PLANNING
C/- INK PALACE CONSULTING**

PROJECT NAME
PROPOSED DEVELOPMENT

SITE
**58 ROGERS PARADE WEST
EVERTON PARK**

DRAWING NAME
VEGETATION RETENTION PLAN

DRAWING NO.
S525088_VRP_001

SCALE	SHEET SIZE	DRAWN	APPROVED
1:500	A3	SAJ	RS

2/265 Sandgate Road
Albion Qld 4010
ph 3505 3053
www.s5consulting.com.au
ABN 82 440 704 793



ENVIRONMENTAL

VEGETATION MANAGEMENT SCHEDULE																	
Site Address: 58 Rogers Parade West, EVERTON PARK																	
Codes: FS = Fauna Scratches, SH = Small Hollow, MH = Medium Hollow, LH = Large Hollow, T = Termitaria, BN = Bird Nest, DL = Double leader, TL = Triple Leader, ML = Multi-leader, NB = Nest Box, SF = Evidence of Sap Feeding																	
No.	STATUS	SCIENTIFIC NAME	COMMON NAME	DBH 1 [mm]	DBH 2 [mm]	DBH 3 [mm]	DBH 4 [mm]	DBH 5 [mm]	DBH 6 [mm]	Total DBH [mm]	SPREAD [m]	HEIGHT [m]	NATIVE/EXOTIC	HEALTH	HABITAT	NOTES	TPZ [mm]
1	Remove	<i>Grevillea robusta</i>	Silky Oak	290						290	3	7	Native	Good		south-west corner	3480
2	Remove	<i>Grevillea robusta</i>	Silky Oak	435						435	6	11	Native	Good			5220
3	Remove	<i>Callitris sp</i>	Cypress Pine	180	70					194	3	6	Native	Good			2328
4	Remove	<i>Jacaranda mimosifolia</i>	Australian Indigo	185	150	220				325	7	7	Native	Good			3900
5	Remove	<i>Brachychiton acerifolius</i>	Flame Tree	225						225	5	10	Native	Good		behind water tanks	2700
6	Remove	<i>Lophostemon suaveolens</i>	Swamp Box	280						280	3	10	Native	Good		just outside western boundary	3360
7	Remove	<i>Melaleuca viminalis</i>	Weeping Bottlebrush	320						320	6	9	Native	Good			3840
8	Remove	<i>Acacia disparima</i>	Hickory Wattle	110	230					255	4	8	Native	Good		on boundary west of tennis court	3060
9	Remove	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	360						360	6	15	Native	Good		on boundary west of tennis court	4320
10	Remove		Dead Tree	180	170	120				276	4	6	NA	Dead		slag west of tennis court	0
11	Remove	<i>Eucalyptus acmenoides</i>	White Mahogany	285	40	340	300			538	5	15	Native	Good		south west of tennis court, 3 trunks	6456
12	Remove		Dead Tree	240						240	1	7	NA	Dead			0
13	Remove	<i>Eucalyptus acmenoides</i>	White Mahogany	270	100					288	7	16	Native	Good		west of shed on boundary	3456
14	Remove	<i>Eucalyptus siderophloia</i>	Grey Ironbark	495						495	9	18	Native	Good			5940
15	Remove	<i>Eucalyptus siderophloia</i>	Grey Ironbark	335						335	5	17	Native	Good			4020
16	Remove	<i>Eucalyptus acmenoides</i>	White Mahogany	220						220	6	11	Native	Good		west of shed on boundary	2640
17	Remove	<i>Eucalyptus propinqua</i>	Grey Gum	170						170	4	8	Native	Good	FS	west of shed on boundary	2040
18	Remove	<i>Eucalyptus acmenoides</i>	White Mahogany	305						305	7	16	Native	Good			3660
19	Remove		Dead Tree	380						380	1	12	NA	Dead		slag	0
20	Remove	<i>Syagrus romanzoffiana</i>	Cocos palm	250						250	4	6	Exotic	Good		cocos palm	3000
21	Remove	<i>Eucalyptus propinqua</i>	Grey Gum	360						360	6	18	Native	Good	FS	south of shed	4320
22	Retain	<i>Acacia disparima</i>	Hickory Wattle	150						150	4	6	Native	Poor			1800
23	Retain	<i>Corymbia intermedia</i>	Pink Bloodwood	145						145	3	13	Native	Poor			1740
24	Remove	<i>Eucalyptus propinqua</i>	Grey Gum	450						450	10	20	Native	Good	FS	north-west corner of site	5400
25	Retain	<i>Eucalyptus propinqua</i>	Grey Gum	345						345	10	18	Native	Good	FS	north-west corner of site	4140
26	Retain	<i>Angophora leiocarpa</i>	Rusty Gum	175						175	5	14	Native	Good		outside northern boundary	2100
27	Retain	<i>Agathis australis</i>	Kauri Pine	220						220	5	15	Native	Good			2640
28	Retain	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	310						310	6	20	Native	Good		outside northern boundary	3720
29	Retain	<i>Ficus obliqua</i>	Small-leaved Fig	60	60	100	90	80	30	181	5	4	Native	Good			2172
30	Retain	<i>Grevillea robusta</i>	Silky Oak	190						190	5	12	Native	Good		outside northern boundary	2280
31	Retain	<i>Acacia disparima</i>	Hickory Wattle	230	150					275	4	9	Native	Good		northern boundary	3300
32	Retain	<i>Corymbia citriodora variegata</i>	Spotted Gum	420						420	6	18	Native	Good			5040
33	Remove	<i>Eucalyptus propinqua</i>	Grey Gum	425						425	10	16	Native	Good	FS		5100
34	Remove	<i>Ficus obliqua</i>	Small-leaved Fig	130	90	80	60	60	40	201	7	7	Native	Good		north of hut/ shed	2412
35	Remove	<i>Corymbia citriodora variegata</i>	Spotted Gum	460						460	6	19	Native	Good			5520
36	Remove	<i>Delonix regia</i>	Poinciana	180	230	180				344	10	11	Exotic	Good			4128
37	Remove	<i>Delonix regia</i>	Poinciana	205	215	180				348	12	11	Exotic	Good			4176
38	Remove	<i>Delonix regia</i>	Poinciana	480						480	11	9	Exotic	Good			5760
39	Remove	<i>Syagrus romanzoffiana</i>	Cocos palm	310						310	5	11	Exotic	Good			3720
40	Remove	<i>Libidibia ferrea</i>	Leopard Tree	380						380	7	9	Exotic	Good		north of tennis court	4560
41	Retain	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	480						480	4	12	Native	Poor		leaning over	5760
42	Remove	<i>Eucalyptus tereticornis</i>	Forest Red Gum	515						515	10	25	Native	Good		north east corner	6180
43	Remove	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	280						280	6	19	Native	Good			3360
44	Retain	<i>Lophostemon suaveolens</i>	Swamp Box	130						130	3	7	Native	Good			1590
45	Remove	<i>Syzygium australe</i>	Lilly pilly	140	130	130				232	5	6	Native	Good			2784
46	Remove	<i>Araucaria cunninghamii</i>	Hoop Pine	430						430	4	16	Native	Good			5160
47	Remove	<i>Syagrus romanzoffiana</i>	Cocos palm	405						405	2	6	Exotic	Good			4860
48	Remove	<i>Wodyetia bifurcata</i>	Foxtail Palm	275						275	2	7	Native	Good			3300
49	Remove	<i>Archontophoenix alexandrae</i>	Alexander palm	230	190	190				354	3	10	Native	Good			4248
50	Remove	<i>Libidibia ferrea</i>	Leopard Tree	160	125					204	3	7	Exotic	Good			2448
51	Remove	<i>Beaucarnea sp</i>	Ponytail Palm	150						150	1	5	Exotic	Good		Base of stairs to tennis court	1800
52	Remove	<i>Beaucarnea sp</i>	Ponytail Palm	135	65	100				181	2	4	Exotic	Good			2172
53	Remove	<i>Roystonea regia</i>	Cuban royal palm	375						375	4	15	Exotic	Good			4500
54	Remove	<i>Lophostemon confertus</i>	Brush Box	190						190	3	6	Native	Fair			2280
55	Remove	<i>Roystonea regia</i>	Cuban royal palm	410						410	5	15	Exotic	Good		note: that only the three largest palms were picked up around the pool. others to be shown as a polygon.	4920
56	Remove	<i>Roystonea regia</i>	Cuban royal palm	430						430	4	16	Exotic	Good			5160
57	Remove	<i>Roystonea regia</i>	Cuban royal palm	450						450	4	16	Exotic	Good			5400
58	Remove	<i>Magnolia sp</i>	Magnolia	310	150					345	6	8	Native	Good		Back yard	4140
59	Remove	<i>Psidium guajava</i>	Common guava	150	110					187	5	5	Exotic	Good			2244
60	Remove	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	340	500	500				785	8	16	Native	Good			9420
61	Remove	<i>Livistonia australis</i>	Cabbage tree palm	205						205	4	7	Native	Good			2460
62	Remove	<i>Wodyetia bifurcata</i>	Foxtail Palm	260						260	3	8	Native	Good			3120
63	Remove	<i>Wodyetia bifurcata</i>	Foxtail Palm	265						265	3	8	Native	Good			3180
64	Remove	<i>Eucalyptus microcorys</i>	Tallowwood	540	560	520				936	7	14	Native	Good		front yard, south-east corner	11232
65	Remove	<i>beaucarnea sp</i>	Ponytail Palm	415						415	4	8	Exotic	Good		front yard	4980
66	Remove	<i>beaucarnea sp</i>	Ponytail Palm	510						510	4	6	Exotic	Good		front yard	6120
67	Remove	<i>Eucalyptus fibrosa</i>	Broad leaved ironbark	565						565	7	18	Native	Good		front yard	6780
68	Remove	<i>Dracaena sp</i>	Dragon Tree	150	105	200				272	3	6	Exotic	Good		front yard	3264

LEGEND / NOTES

NOTE:
- SURVEY PLAN



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A	FOR ISSUE	29/09/2025
B	ACCESS GATE ADDED	18/11/2025
C	CIVILS UPDATED	23/03/2026

PROJECT NO.
S525088

CLIENT
OASIS TOWN PLANNING
C/- INK PALACE CONSULTING

PROJECT NAME
PROPOSED DEVELOPMENT

SITE
58 ROGERS PARADE WEST
EVERTON PARK

DRAWING NAME
VEGETATION RETENTION PLAN
VEGETATION SCHEDULE

DRAWING NO.
S525088_VRP_002

SCALE	SHEET SIZE	DRAWN	APPROVED
N.T.S.	A3	SAJ	RS

2/265 Sandgate Road
Albion Qld 4010
ph 3505 3053
www.s5consulting.com.au
ABN 82 440 704 793



APPENDIX C

Environmental Offset calculation



Queensland Government home >For Queenslanders >Environment, land and water >
 Environment and pollution management >Environmental management >Environmental offsets >
 Financial settlement offset calculator

Financial settlement offset calculator

Payment details

Non-protected area cost

On ground cost	\$2,736.00
Landholder incentive payment	\$31,412.84
Administrative cost	\$684.00
Total non-protected area cost	\$34,832.84

Protected area cost

Total protected area cost	\$0.00
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Total cost

Grand total	\$34,832.84
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Total offset area: 0.1368 ha

Section 1

LGA

Brisbane City Council

Bioregion

Southeast Queensland

Subregion

Moreton Basin

Impact area

0.0456 ha

Notional offset area

0.1368 ha

Distinct matter area 1.1

Impact area: 0.0456 ha

Notional offset area: 0.1368 ha

Matter groups:

- 1.1.1: Local Government Matter MLES 3

Sections, areas and matter groups used in calculations

Section	Bioregion / Marine (and waterways) zone	Subregion / Marine bioregion	Local government area (LGA)	Distinct matter area (DMA)	DMA impact area (ha)	DMA notional offset area (ha)	Matter group
1	Southeast Queensland	Moreton Basin	Brisbane City Council	1.1	0.0456	0.1368	1.1.1 Local Government Matter MLES 3

Email these results

Email address

Contact

For any questions relating to the financial settlement offset calculator, please email the Offsets Team offsets@detsi.qld.gov.au (<mailto:offsets@detsi.qld.gov.au>).

For any questions relating to payment of a financial settlement offset, please email the Offset Fund Management and Delivery unit financialoffsets@detsi.qld.gov.au (<mailto:financialoffsets@detsi.qld.gov.au>).

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Last updated 9 March 2026

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