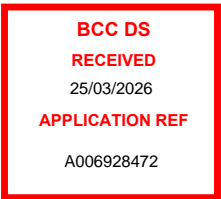


9 March 2026
Brisbane City Council
Planning Services South, Development Services
Attn: Dane Hoffmann
[Address Line 1]
E: Dane.hoffmann@brisbane.qld.gov.au



Re. Response to Information Request from Brisbane City Council for Development Application A006928472 on land at 92 Redhead Street, Doolandella QLD 4077

Dear Dane,

28 South Environmental has been engaged by Ausbuild Group Pty Ltd C/- JFP Urban Consultants to provide ecological and environmental planning services in support of a Development Application for a Reconfiguring a Lot (RoL) one (1) lot into 28 lots (**Proposed Development**) (A006928472). The Proposed Development is located at 92 Redhead Street, Doolandella, formally described as Lot 64 on RP90234 (hereafter referred to as 'the Site').

This Information Request Response (**IRR**) has been prepared to address the ecologically relevant items from BCC's Information Request issued on 29 January 2026 (**Attachment 1**) in relation to the Proposed Development.

Item 3 –Vegetation

3. The development proposes removal of existing vegetation on the site. The existing vegetation is protected under the Natural Assets Local Law 2003, being significant urban and native vegetation. Some of the trees contribute to the landscape character of the area. Consideration should be given to retaining trees where possible and amending lot layout and lot sizes to accommodate building envelopes as well as tree protection zones of retained trees, to ensure the requirements of Overall Outcome 2(b)(ii) of the Emerging community zone code are met and PO19 of the Subdivision code.

Response to Item 3

It is acknowledged that the Information Request references the protection of existing vegetation under the *Natural Assets Local Law 2003* (**NALL**). As such, consideration of this matter is more appropriately addressed at later stages of development and is not relevant to the determination of this development application. The assessment herein is therefore appropriately limited to the relevant provisions of the City Plan.

From an ecological perspective, the vegetation onsite comprises scattered and highly isolated trees situated within a transitioning peri-urban suburb. The vegetation does not form part of a broader ecological corridor, remnant patch, or significant stepping stone habitat. The trees are scattered within an existing residential lot and will be subject to high edge-to-area ratio, and surrounding urban disturbance, will substantially reduce the habitat functionality and long-term ecological viability of the vegetation present.

The ecological assessment indicates that the vegetation provides minimal habitat value. The trees are unlikely to support significant fauna populations beyond common urban-adapted species, and the patch does not meaningfully contribute to landscape-scale biodiversity outcomes. Given the degree of isolation and modification of the surrounding environment, the retention of the vegetation would not materially improve ecological connectivity or conservation outcomes. The proposed removal is not expected to result in a residual ecological impact.

We note that the subject landscape trees have been identified as weed species. The removal of invasive vegetation is consistent with Brisbane City Council's approach to weed management and the improvement of landscape quality. Accordingly, the removal of these weed species as part of the proposed development represents an appropriate management outcome, with more appropriate landscaping to be established at a later stage of the development process.

The Proposed Development includes the opportunity for replacement planting using locally appropriate native species that are known to provide improved foraging resources (including winter-flowering and fruiting species) and structural diversity compared to the existing vegetation. Such landscaping will deliver a more purposeful urban ecological outcome over the long term. Detailed landscaping, including the provision, location and specification of landscape trees, can be appropriately secured through conditions of approval and the submission of a detailed landscape plan at a later stage of the development process.

Accordingly, the Proposed Development is consistent with the intent of Overall Outcome 2(b)(ii) of the Emerging Community Zone Code and PO19 of the Subdivision Code, as the Proposed Development does not result in the loss of vegetation of meaningful ecological significance and provides scope for enhanced ecological function through planned native landscaping. Landscape and amenity matters associated with tree retention and streetscape character are addressed under separate cover by the Landscape Architect.

We trust this information addresses all relevant elements of the Information Request. If you have any further questions, please don't hesitate to contact the undersigned.

Kind regards,

Abi Kinnaird
Graduate Environmental Planner
E: abi@28south.com.au

Chris Johnston
Senior Environmental Planner
chris.j@28south.com.au

List of Attachments

Attachment 1 – BCC Information Request

Attachment 1 –
BCC Information
Request



Dedicated to a better Brisbane

29 January 2026

Ausbuild Group Pty Ltd
C/- JFP Urban Consultants Pty Ltd
PO Box 3634
SOUTH BRISBANE QLD 4101

ATTENTION: James Collie

Application Reference: A006928472
Address of Site: 92 REDHEAD ST DOOLANDELLA QLD 4077

Dear James

RE: Information request in accordance with the Development Assessment Rules

Council officers have carried out an initial review of the above application and have identified that further information is required to fully assess the proposal.

Stormwater

- 1) The proposed rear lots 7 to 27 are connecting to an existing 300mm uPVC private roofwater line. As per Councils IDPSP Table 7.2.3.A, a maximum of 6 lots can be serviced by a 300mm pipe (noting this is not just based on capacity alone). A total of 12 lots are proposed to be drained from this site into the 300uPVC pipe (which also services another two lots in the downslope development. This proposed stormwater design has not considered other issues such as; Pipeline will be conveying the 5% AEP roofwater flows, which will likely result in higher flows than assumed and could surcharge in downslope lots, pipe size through the development would need to be a 375RCP where >6 lots are proposed, but would drop one size back to a 300PVC, which is not permissible via QUDM, the SBSMP has not considered implications of major flows on adjacent and downslope lots, particularly the swale through downslope lots that only has approx. 120mm flow depth available before overtopping into adjacent properties. Amended plans are required to address the following issues, in accordance with Performance Outcome PO1 and PO3 of the Stormwater code.
 - a) Lots 7,10,11,14 and 15 filled to fall to Rockfield Road to direct major flows to that road via each rear lot driveway connection, not through downslope properties. Demonstrate how minor flows will be discharged either via kerb adapter and/or new inter-allotment roofwater line to new gully in Rockfield Road.
 - b) Rear lots 18/19, 22/23, 26/27 & Lot 28 may connect to the existing 300uPVC pipeline downslope and earthwork levels may be as proposed.

Vegetation

- 2) Further information is required to demonstrate that the proposed development will not impact on neighbouring trees. The lot layout and lot size must correspond to protection of retained trees with earthworks on adjoining lots, including retaining walls removed from tree protection zones (TPZ) in accordance with AS4970 'Protection of trees on development sites. Amended plans are required demonstrating the following:
 - a) Retention of trees along the eastern boundary of the development in accordance with AS4970 'Protection of trees on development sites.

- b) Submit an earthworks plan, demonstrating no fill, cut or services are located within tree protection zones of adjoining lots.
 - c) Submit an arborist report, prepared by an AQF Level 5 qualified arborist, outlining protection measures where earthworks are proposed to more than 10% of a tree protection zone.
- 3) The development proposes removal of existing vegetation on the site. The existing vegetation is protected under the *Natural Assets Local Law 2003*, being significant urban and native vegetation. Some of the trees contribute to the landscape character of the area. Consideration should be given to retaining trees where possible and amending lot layout and lot sizes to accommodate building envelopes as well as tree protection zones of retained trees, to ensure the requirements of Overall Outcome 2(b)(ii) of the Emerging community zone code are met and PO19 of the Subdivision code.

Refuse

- 4) In accordance with AO4.1 & AO9 of the Subdivision code and AO8.1 & AO8.2 of the Infrastructure design code, provide amended plans which illustrate the following.
- a) Clearly demonstrate the frontage width achieved via truncation for all proposed rear allotments. Note sufficient frontage width to accommodate driveways and refuse collection points must be provided. Note refuse collection points for the rear allotments are to be wholly contained within the frontage achieved via truncation and must not conflict with the proposed 'WSUD TREE PIT'.
 - b) To provide functional lot frontages for all lots, shared driveway arrangements may need to be explored as an alternative to the preferred vehicle crossings demonstrated on PLAN: B1.

Building Envelope Plan

- 5) The development proposes a building envelope plan, inclusive of building envelope for proposed rear lots 7-27. The development proposes a setback to the rear boundary of these rear lots of 1m, which is not consistent with the rear boundary setback requirement of 6m of the Dwelling house (small lot) code.
- a) Provide an amended building envelope plan nominating a 6m rear setback for proposed rear lots.

Earthworks

- 6) The proposed earthworks concept plans show retaining walls exceeding 1m in height. Provide amended plans showing retaining walls to be terraced in accordance with Acceptable Outcome AO2.1 of the Filling and excavation code.

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 A006928472.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'Dane Hoffmann', written in a cursive style.

Dane Hoffmann
Urban Planner
Planning Services South
Phone: 07 3178 5678
Email: Dane.Hoffmann@brisbane.qld.gov.au
Development Services
Brisbane City Council