

Vegetation Clearing

Managing Vegetation on Private Property

On privately owned land, trees may be protected by Redland City Plan's environmental overlays or as a result of a decision of Council.

Trees may be protected:

- through vegetation clearing provisions under the Redland City Plan;
- by a Vegetation Protection Order (VPO) or Tree Protection Area (TPA);
- by a covenant;
- by a condition of a development approval controlling vegetation removal on the land.

All landowners are responsible for ensuring works on their property, including vegetation clearing, are undertaken safely and legally.

You can contact Council on 3829 8999 if you are unsure whether or not a covenant or an existing development approval condition applies to your property.

The following information will help you to determine whether or not you require planning approval under the Redlands City Plan, or a permit under the local law.

Rules for Removing Trees Redland City Plan

Vegetation clearing provisions under the Redland City Plan mean that you might need to seek planning approval from Council before clearing vegetation on your

property. The definition of '*clearing*' is provided by the *Vegetation Management Act 1999*, where '*clearing*', for vegetation means 'remove, cut down, ringbark, push over, poison or destroy in any way including by burning, flooding or draining'.

In some specific circumstances, you may be able to clear vegetation without planning approval. The following checklist provides guidance where clearing can be undertaken without approval. Please note that there are also laws in place that protect native wildlife. Where native wildlife is present in vegetation that is being cleared, it is recommended an accredited fauna spotter is engaged to ensure that wildlife is not harmed while vegetation clearing is undertaken.

To answer the questions in this checklist you will need to determine what zone and overlays apply to your property. This information is available on the Red-e-map application on Redland City Council's website.

Identify Zone and Overlays

Go to www.redlands.qld.gov.au

1. Select 'online services'
2. Select 'use Red-e-Map' (you will need to agree to terms and conditions)
3. From the toolbar select 'Find'
 - a. Select Property from the search menu
 - b. Enter address details
 - c. Select 'Find'
4. Select City Plan (using radio button) in the table of contents
5. From the toolbar select 'Report'.

Checklist

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| <p>1. Is the native vegetation to be cleared mapped in the Environmental significance overlay?</p> <p><i>If no, go to the 'additional considerations' section.</i></p> <p><i>If yes, go to 2 below.</i></p> | <p>6. Is the property within the urban area?</p> <p><i>If no, go to 7 below.</i></p> <p><i>If yes, clearing may be undertaken up to 500m². This must take into account any clearing that has been undertaken on the property since the commencement of the first version of City Plan.</i></p> |
| <p>2. Is the clearing operational works subsequent to a material change of use or reconfiguring a lot approval?</p> <p><i>If no, go to 3 below.</i></p> <p><i>If yes, and if the property is less than 5ha (50,000m²), the clearing does not require an approval from Council. If the property is more than 5ha, clearing requires an approval from Council.</i></p> | <p>7. Is the property in the community facilities zone?</p> <p><i>If no, go to 8 below.</i></p> <p><i>If yes, clearing may be undertaken up to 2500m². This must take into account any clearing that has been undertaken on the property since the commencement of the first version of City Plan.</i></p> |
| <p>3. Is the vegetation mapped in the Waterway corridors and wetlands overlay?</p> <p><i>If no, go to 4 below.</i></p> <p><i>If yes, all clearing requires an approval from Council.</i></p> | <p>8. Is the property in the rural zone?</p> <p><i>If no, go to 3 and 4 above.</i></p> <p><i>If yes, go to 9 below.</i></p> |
| <p>4. Is the property in the Emerging community, Environmental management, low-medium density residential, or tourist accommodation zone?</p> <p><i>If no, go to 5 below.</i></p> <p><i>If yes, any clearing on this property requires an approval from Council.</i></p> | <p>9. Is there already a dwelling on the property?</p> <p><i>If no, clearing may be undertaken up to 2500m². This must take into account any clearing that has been undertaken on the property since the commencement of the first version of City Plan.</i></p> <p><i>If yes, clearing may be undertaken up to 500m². This must take into account any clearing that has been undertaken on the property since the commencement of the first version of City Plan. If you are able to undertake compensatory planting on-site that is equal in area to the area of vegetation cleared, clearing may be undertaken up to 2500m².</i></p> |
| <p>5. Is the property in the Conservation or Recreation and open space zone?</p> <p><i>If no, go to 6 below.</i></p> <p><i>If yes, any clearing on this property requires an approval from Council.</i></p> | |

Assessable Clearing

If your proposed clearing requires approval from Council, you will need to submit an application. Information on how to prepare and submit an application can be found on Council's [website](#).

Additional considerations

In addition to the provisions under the Redland City Plan outlined above, additional protection is provided to individual trees throughout the city that are considered by Council to have particular value and therefore warrant particular protection. This protection may be provided through a Tree Protection Area (TPA) or Vegetation Protection Order (VPO), although most TPAs and VPOs have been superseded by City Plan, or by a covenant by a condition of a development approval controlling vegetation removal on the land.

To determine whether or not a TPA or VPO or a covenant or condition exists over any of the trees on your property, you can contact Council.

Further information can be obtained by visiting Council's website.

Clearing Requiring a Permit

If you have identified that a tree you wish to damage or remove is under a TPA or VPO, you will need to obtain a permit under Local Law 6. To obtain a permit, the form [Remove or trim vegetation on private property](#) will need to be completed.

Disclaimer This fact sheet is intended to help people gain an understanding of the Redland City Plan and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of the Redland City Plan.

