

P-104019
DPE015

[Redacted]

6th June 1998.

RECEIVED
10 JUN 1998
FROM C.S.O.

①

To the Senior Environmental Planning Officer
Redland Shire Council
Cleveland 4163.

Dear Madam/Sir

Would it be possible for a Tree Protection Order to be placed on some trees, or at least one tree, on my property at 49 Bates Drive, Birkdale.

I am possibly selling the property and I would feel much better if there were a Protection order on some of the vegetation, which would be sold on as part of the contract of sale, and described on the Rates notice.

The reason for this request is that these trees are regularly used by koalas, especially the *E. tereticornis*. The Koala Action Group was started by me as a result of the heavy usage of the trees by koalas. The other large tree on the property is a hybrid, possibly between *E. moluccana* and another. It does not produce seed capsules, nor does it flower. However, koalas and their babies feed off it.

There are several other native trees in the yard which are also very valuable for the birds and lizards.

Could you please investigate urgently, so that the TPO can be placed on the documents.

Thanking you in advance

Helen Murray

cc. Helen Murray

ph [Redacted]
3286-8629 (Council)
-work

Right to Information Release

REPORT



Date: 29 July, 1998
File: P104019
To: Manager, Planning and Environmental Services
From: Snr. Environmental Planning Officer
Subject: Vegetation Protection Order on two Eucalypt trees on Lot 53 RP93909, situated at 49 Bates Drive, Birkdale.

Background

Application for a Vegetation Protection Order to be placed on two (2) trees on property Lot 53 RP93909, Parish of Capalaba and situated at 49 Bates Drive, Birkdale. Site area: 773m². Present Zoning: Residential A.

The site is designated as Residential A under Council's adopted Strategic Plan and the Development Control Plan No.1.

Environmental Inventory

The property is not classified under the Environmental Inventory. However, it has connectivity with a number of other General Patches, most notably GP5104 and GP5105.

Areas classified as General Patch have one or more of the following attributes:

- Scattered bushland remnants with local amenity value which provide habitat and other ecological functions on a local scale.
- Bushland remnants which can be very fragmented and still maintain a habitat function.
- Isolated remnant bushland with little visible disturbance.
- Generally poor connectivity with other habitat areas, however may be adjacent to Major Habitat or Major Patches.
- Have greater disturbance than Major Patches.

GP5104 and GP5105 are both bushland remnants noted for their abundance of Eucalypt species including Blue Gum and Ironbark and for their use by koalas.

State Planning Policy (SPP) 1/97 – Conservation of koalas in the Koala Coast

This property is designated as 'Balance Area' in State Planning Policy Map (1/97) 'Conservation of Koalas in the Koala Coast'. Development is not restricted in these areas, however adverse impacts on koala habitats are to be minimised.

Purpose

This matter is referred to Manager, PES for consideration.

Consultation

Mr Murray was consulted regarding this matter.

Discussion and Conclusion

The applicant has requested that a Vegetation Protection Order be placed on two (2) trees, which includes a Blue Gum (*Eucalyptus tereticornis*) and a native Eucalypt hybrid on the property. The applicant has advised that koalas regularly use these trees.

Council officers inspected the site and one large Blue Gum (*E.tereticornis*) and another medium sized Eucalypt hybrid are on the site. Both trees are situated close to the boundaries (with 1 or 2 metres) of the property. The Eucalypt hybrid is located approximately 10 metres from the north-eastern corner of the property and the Blue Gum 10 metres from the south-eastern corner. The Eucalypt hybrid is within 10m of the house. Both eucalypts are known to be koala food trees and the Blue Gum is an attractive and shady tree.

The significance of the trees was evaluated using definitions of "significant vegetation" in Local Law No.6 - Protection of Vegetation. The criteria used to declare the protection of the trees are: d), h) and m).

- **Criteria d) relates to the tree being a valuable source of propagating stock.** The Blue Gum is a reliable source of propagating stock in the local area. The hybrid tree does not produce seed.
- **Criteria h) relates to the tree being of significant habitat for native animals.** The applicant for has noted the Blue Gum for its use by koalas. Evidence of koala usage was visible on the Blue Gum with a high density of both old and new scratch marks; scats were also visible around the base of the tree. A large number of Rainbow lorikeets were observed roosting in this tree. The hybrid did not show any sign of koala use, but it is rough-barked and not as likely to retain this evidence. Cr Murray had observed over a number of years that the Blue Gum was used for koala mating habits and the hybrid as a nursery tree for mother koalas rearing their babies.
- **Criteria m) relates to the aesthetic value of the vegetation.** The two eucalypt trees form a useful border between the adjoining Lots 52 and 54 on RP93909 and create areas of shade. The trees are off street and largely hidden from sight by housing and adjoining allotments. However, they are large and visually attractive trees, effective in softening the appearance of urban structures.

These trees are visually attractive koala-food trees and regularly used by koalas for breeding purposes. As a result, the two (2) trees, that is, the large Blue Gum on the southern boundary and the Eucalypt hybrid on the northern boundary, should be declared as protected vegetation under a Vegetation Protection Order.

(a) Corporate/Program Plan Implications

No Corporate/Program plan implications have been identified.

(b) Financial Implications

No financial implications have been identified.

(c) Policy Implications

No policy implications have been identified.

Officer's Recommendation

Recommendation 1

That a Vegetation Protection Order be placed on the large Blue Gum on the southern boundary and the Eucalypt hybrid on the northern boundary of land described as Lot 53 RP93909 and situated at 49 Bates Drive, Birkdale be supported.

Recommendation 2

That prior to resale a notice be placed on the Property Record in the appropriate systems for the allotment which shall read:

"Local Law No. 6 – Protection of Vegetation requirements exist in relation to this property. These requirements are attached to the land and are binding on successors in title. Inspection of the subject land by relevant Council officers shall occur from time to time to ensure compliance with the intent of the Local Law No. 6 – Protection of Vegetation and Local Law No. 6 Policy. Potential landowners should contact Redland Shire Council's Planning and Environmental Services Program to obtain advice on the criteria for declaration of the vegetation on this property and details on the Local Law No.6 or Local Law No. 6 Policy. Details of this declaration are attached to Property File P104019."



Noted Ref to EP&D Office.



30/7.

Right to Information Release

EST. COPY

BUILDING ENVELOPE AND VEGETATION PROTECTION REGISTER

CHECKLIST

PROPERTY ADDRESS	49 Bates Drive Birkdale	
LOT ON PLAN	Lot 53 on RP93909.	
FILE REFERENCES	P104019	
EP&D or DA MEETING DATE	04/08/98	
GENERAL MEETING DATE	12/08/98	
BUILDING ENVELOPE AMENDMENT	N/A.	
REVOCATION DATE		
THEME ID ON PROCLAIM	BE: N A	VP: 317. ✓

Right to Information Release

Vegetation Protection Register



21/10/04



The Blue Gum (*Eucalyptus tereticornis*) located on the southern boundary of Lot 53 on RP93909.

15. **VEGETATION PROTECTION ORDER ON TWO EUCALYPT TREES AT 49 BATES DRIVE, BIRKDALE.**

(P104019)

Cr Murray declared an interest and left the meeting while this item was discussed.

Background

Application for a Vegetation Protection Order to be placed on two (2) trees on property Lot 53 RP93909, Parish of Capalaba and situated at 49 Bates Drive, Birkdale. Site area: 773m². Present Zoning: Residential A.

The site is designated as Residential A under Council's adopted Strategic Plan and the Development Control Plan No.1.

Environmental Inventory

The property is not classified under the Environmental Inventory. However, it has connectivity with a number of other General Patches, most notably GP5104 and GP5105.

Right to Information released

Recommendation
not be accepted

Areas classified as General Patch have one or more of the following attributes:

- Scattered bushland remnants with local amenity value which provide habitat and other ecological functions on a local scale.
- Bushland remnants which can be very fragmented and still maintain a habitat function.
- Isolated remnant bushland with little visible disturbance.
- Generally poor connectivity with other habitat areas, however may be adjacent to Major Habitat or Major Patches.
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State Planning Policy (SPP) 1/97 – Conservation of koalas in the Koala Coast

This property is designated as 'Balance Area' in State Planning Policy Map (1/97) 'Conservation of Koalas in the Koala Coast'. Development is not restricted in these areas, however adverse impacts on koala habitats are to be minimised.

Purpose

This matter is referred to Manager, Planning and Environmental Services for consideration.

Consultation

Cr Murray was consulted regarding this matter.

Discussion and Conclusion

The applicant has requested that a Vegetation Protection Order be placed on two (2) trees, which includes a Blue Gum (*Eucalyptus tereticornis*) and a native Eucalypt hybrid on the property. The applicant has advised that koalas regularly use these trees.

Council officers inspected the site and one large Blue Gum (*E.tereticornis*) and another medium sized Eucalypt hybrid are on the site. Both trees are situated close to the boundaries (with 1 or 2 metres) of the property. The Eucalypt hybrid is located approximately 10 metres from the north-eastern corner of the property and the Blue Gum 10 metres from the south-eastern corner. The Eucalypt hybrid is within 10m of the house. Both eucalypts are known to be koala food trees and the Blue Gum is an attractive and shady tree.

The significance of the trees was evaluated using definitions of "significant vegetation" in Local Law No.6 – Protection of Vegetation. The criteria used to declare the protection of the trees are: d), h) and m).

- **Criteria d) relates to the tree being a valuable source of propagating stock.** The Blue Gum is a reliable source of propagating stock in the local area. The hybrid tree does not produce seed.
- **Criteria h) relates to the tree being of significant habitat for native animals.** The applicant has noted the Blue Gum for its use by koalas. Evidence of koala usage was visible on the Blue Gum with a high density of both old and new scratch marks; scats were also visible around the base of the tree. A large number of Rainbow lorikeets were observed roosting in this tree. The hybrid did not show any sign of koala use, but it is rough-barked and not as likely to retain this evidence. Cr Murray had observed

over a number of years that the Blue Gum was used for koala mating habits and the hybrid as a nursery tree for mother koalas rearing their babies.

- **Criteria m) relates to the aesthetic value of the vegetation.** The two eucalypt trees form a useful border between the adjoining Lots 52 and 54 on RP93909 and create areas of shade. The trees are off street and largely hidden from sight by housing and adjoining allotments. However, they are large and visually attractive trees, effective in softening the appearance of urban structures.

These trees are visually attractive koala-food trees and regularly used by koalas for breeding purposes. As a result, the two (2) trees, that is, the large Blue Gum on the southern boundary and the Eucalypt hybrid on the northern boundary should be declared as protected vegetation under a Vegetation Protection Order.

(a) Corporate/Program Plan Implications

No Corporate/Program plan implications have been identified.

(b) Financial Implications

No financial implications have been identified.

(c) Policy Implications

No policy implications have been identified.

Officer's Recommendation

Recommendation 1

That a Vegetation Protection Order be placed on the large Blue Gum on the southern boundary and the Eucalypt hybrid on the northern boundary of land described as Lot 53 RP93909 and situated at 49 Bates Drive, Birkdale be supported.

Recommendation 2

That prior to resale a notice be placed on the Property Record in the appropriate systems for the allotment which shall read:

"Local Law No. 6 – Protection of Vegetation requirements exist in relation to this property. These requirements are attached to the land and are binding on successors in title. Inspection of the subject land by relevant Council officers shall occur from time to time to ensure compliance with the intent of the Local Law No. 6 – Protection of Vegetation and Local Law No. 6 Policy. Potential landowners should contact Redland Shire Council's Planning and Environmental Services Program to obtain advice on the criteria for declaration of the vegetation on this property and details on the Local Law No. 6 or Local Law No. 6 Policy. Details of this declaration are attached to Property File P104019."

Committee Recommendation

That the Officer's Recommendation not be accepted and no action be taken to place a Vegetation Protection Order on the large Blue Gum on the southern boundary and the Eucalypt Hybrid on the northern boundary of land described as Lot 53 on RP.93909, Parish of Capalaba and situated at 49 Bates Drive, Birkdale.

Cr Newton was not present in the Committee Room when this decision was made.

6. **Proposed Harbour Village Commercial Facilities – Raby Bay Harbourside Development – Loucas Zahos Architects**

(MC005015)

Committee Recommendation

That the Officer's Recommendation be accepted with the inclusion of the following additional condition:-

"That the accommodation units component of the approval is not be used for the purpose of a hotel under the Liquor Act and/or as defined in the Council's Town Planning Scheme."

Moved by Cr Bradley, Seconded by Cr Abeya

THAT THE COMMITTEE RECOMMENDATION BE ADOPTED WITH AN AMENDMENT TO THE OFFICER'S RECOMMENDATION THAT 1 BECOMES 1(a) AND 1(b) TO READ:

"1.(a) The development shall be carried out in accordance with the details set out in the application including the details submitted on Drawing No.SK01 dated 06/04/98, SK02 dated 06/05/98, SK03 & SK04 dated 24/04/98, SK05 dated 05/05/98, SK06, SK07, SK09 & SK10 dated 24/04/98, SK08 dated 14/04/98 and further supporting information prepared by Loucas Zahos for Imperial Land Pty Ltd unless otherwise required as a condition of this approval or agreed to in writing by the Council or a delegated officer.

1. (b) These drawings to be amended to reflect an overall maximum height of 11 metres."

A division was called for. On being put to the vote, the Motion was declared by the Mayor as **CARRIED**.

Crs Bowler, Bucknall, Murray, Abeya, Bradley and Santagiuliana voted in the **AFFIRMATIVE**.

Crs Beard, Elliott, Newton, Burns and Ross voted in the **NEGATIVE**.

15. **Vegetation Protection Order on Two Eucalypt Trees at 49 Bates Drive, Birkdale**

(P104019)

Cr Burns left the meeting during discussion of this item.

Officer's Recommendation

Recommendation 1

That a Vegetation Protection Order be placed on the large Blue Gum on the southern boundary and the Eucalypt hybrid on the northern boundary of land described as Lot 53 RP93909 and situated at 49 Bates Drive, Birkdale be supported.

Recommendation 2

That prior to resale a notice be placed on the Property Record in the appropriate systems for the allotment which shall read:

"Local Law No. 6 – Protection of Vegetation requirements exist in relation to this property. These requirements are attached to the land and are binding on successors in title. Inspection of the subject land by relevant Council officers shall occur from time to time to ensure compliance with the intent of the Local Law No. 6 – Protection of Vegetation and Local Law No. 6 Policy. Potential landowners should contact Redland

Shire Council's Planning and Environmental Services Program to obtain advice on the criteria for declaration of the vegetation on this property and details on the Local Law No.6 or Local Law No. 6 Policy. Details of this declaration are attached to Property File P104019."

Committee Recommendation

That the Officer's Recommendation not be accepted and no action be taken to place a Vegetation Protection Order on the large Blue Gum on the southern boundary and the Eucalypt Hybrid on the northern boundary of land described as Lot 53 on RP.93909, Parish of Capalaba and situated at 49 Bates Drive, Birkdale.

Moved by Cr Bradley, Seconded by Cr Murray

THAT THE COMMITTEE RECOMMENDATION NOT BE ACCEPTED AND THE OFFICER'S RECOMMENDATION BE ADOPTED.

A division was called for. On being put to the vote, the Motion was declared by the Mayor as **CARRIED**.

Crs Elliott, Newton, Bowler, Murray, Bradley and Santagiuliana voted in the **AFFIRMATIVE**.

Crs Beard, Bucknall, Abeya and Rose voted in the **NEGATIVE**.

(Cr Burns was absent from the meeting)

10. Proposed Purchase of Property at 53-73 Creek Road, Birkdale.

(P107988 Annexure 1)

Moved by Cr Murray, Seconded by Cr Bradley

THAT CONSIDERATION OF THIS ITEM BE DEFERRED; AND

THAT THE MATTER BE REFERRED TO THE NEXT MEETING OF ENVIRONMENT PLANNING AND DEVELOPMENT COMMITTEE AND THE COMMITTEE BE DELEGATED AUTHORITY TO DETERMINE THE MATTER.

CARRIED.

20. Proposed Multiple Dwelling (43 Units) – 375-397 Birkdale Road, Wellington Point – Trelford Pty. Ltd.

(CT304400)

Officer/Committee Recommendation

That Option 2 which states that Council delegate authority to the Mayor, Chairman of the Environment, Planning and Development Committee and Division 1 Councillor to make a decision on Council's behalf to either approve or refuse the application based upon the new design to be submitted be accepted.

Moved by Cr Newton, Seconded by Cr Bowler

THAT THE COMMITTEE RECOMMENDATION BE ADOPTED.

CARRIED.



Map Scale
1:3000

@ Queensland (Department of Natural Resources) 1997





VPO applied.

VEGETATION PROTECTION RESEARCH

CHECK LIST

Location	49 Bates Drive Birkdale.
Property Description/s	Lot 53 on RP93906
Vegetation Protection Area	

1. COUNCIL MINUTUES

TYPE	DATE	COPY (tick if got a copy)
ENVIRONMENT, PLANNING AND DEVELOPMENT/DEVELOPMENT ASSESSMENT	4/8/98	✓
GENERAL	12/8/98	✓

2. RELEVANT FILES

TYPE	NUMBER(S)	REVIEWED (YES/NO)
REZONING		
SUBDIVISION		
PROPERTY	0104019	✓

3. DOCUMENTS (IF RELEVANT)

TYPE	DETAILS (ie. which file, date, who produced, ref. number etc.)	COPY (Y/N)
CONDITIONS/ DECISION NOTICE		
PLAN(S)		

VPO NOT Building
Envelope.

NFA - [REDACTED]

GREENSPACE ASSESSMENT REPORT	
VEGETATION MANAGEMENT PLAN	
TREE CLEARING PERMIT	
OTHER	VPO on 2 Eucalypt trees. 29/7/98 ↓ VPO 17/8/98 on 2 eucalypts

4. BUILDING ENVELOPE AMENDMENT YES/NO

IF YES:

PROPERTY DESCRIPTION	DATE	COPY OF APPROVAL (YES/NO)	COPY OF AMENDED PLAN (YES/NO)	COPY PUT ON PROPERTY FILE (YES/NO)

5. SURVEY PLANS

	YES/NO
COPY OF SURVEY PLAN	✓

RP

IS FINAL LOT ON PLAN AS PER APPROVAL? YES/NO

IF NO, PROVIDE DETAILS:

6. PROCLAIM

Is there any record on ProClaim about vegetation protection/building envelope conditions?

YES/NO

If yes, details:

Right to Information Release

Right to Information Release



The Eucalypt Hybrid located on the northern boundary of Lot 53 on RP93909.

Right to Information Release



The Blue Gum (*Eucalyptus tereticornis*) located on the southern boundary of Lot 53 on RP93909.

WATERLOO BAY

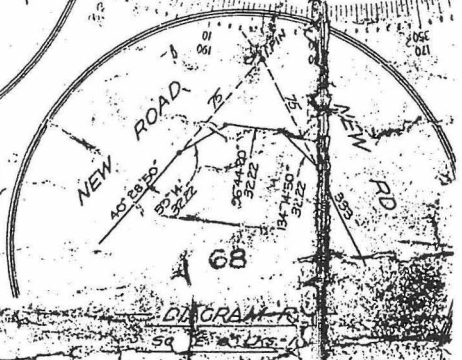
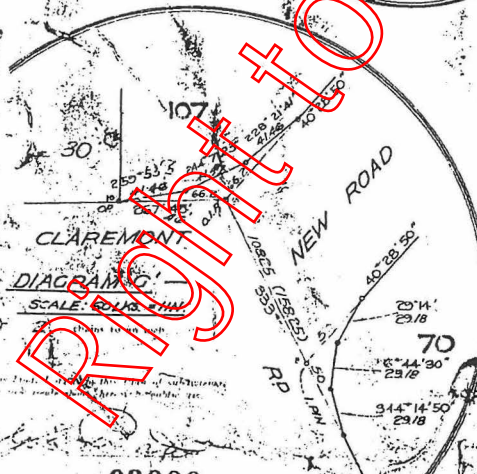
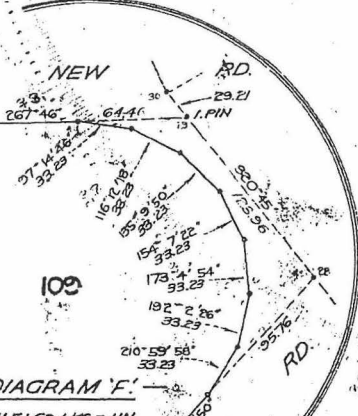
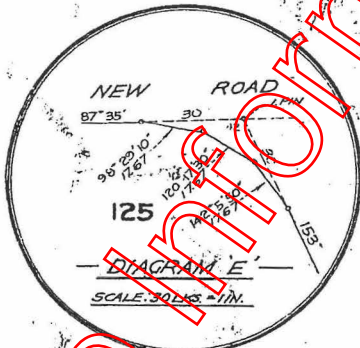
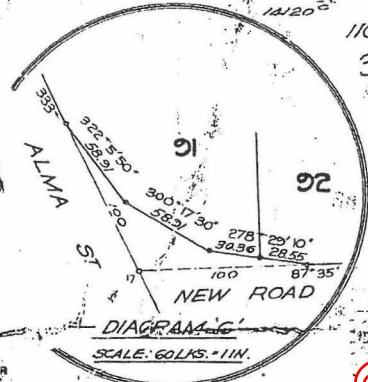
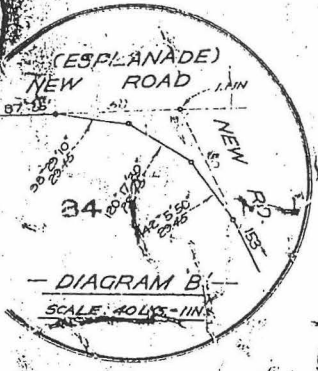
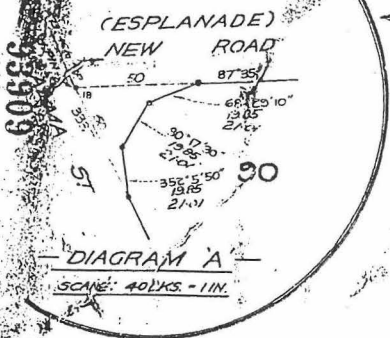
BAY

Ronald Stephen Jones Brisbane.

Ronald S. Jones

BRISBANE, 20TH OCT.

R. J. Martin



Particulars entered in Register Book
Vol. 2846 Folio 143
the 10 day of Feb
1961

[Signature]
REGISTRAR OF TITLES

Amendments & Additions
in Red by
Ronald S. J.

93909

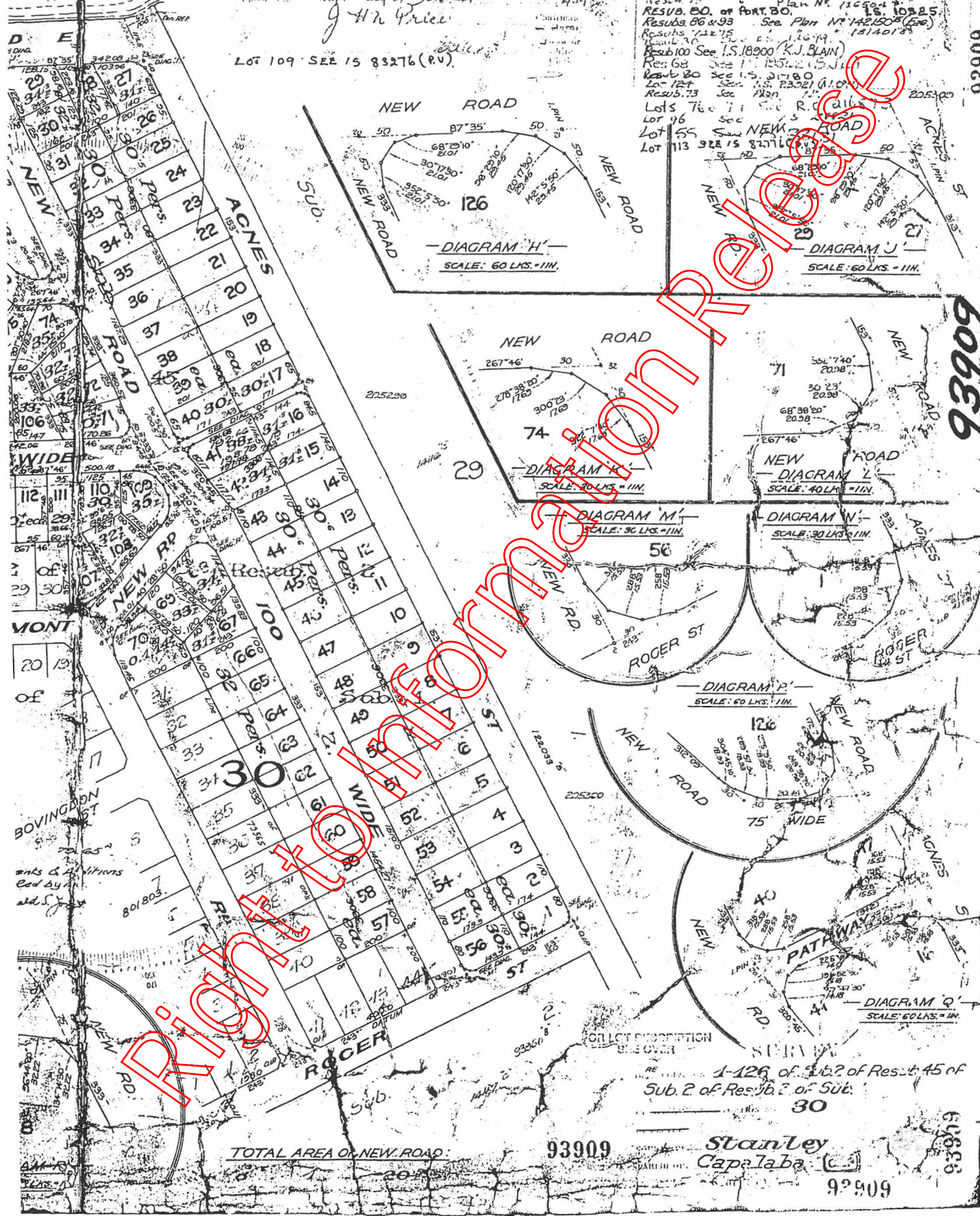
93909

Where Redlined
 entries are made in this Council, the Local Government
 shall be liable to the same extent as if they were made
 in the original plan or subdivision subject to the provisions of the
 Act.

Dated the eight day of December 1959
 G. H. Price

LOT 109 SEE 15 83276 (P.V.)

87-578663 2846-14 81786
 Resub. 126 Sec. Plan No 971088
 Resub. B2 See 15 8514 (687)
 Resub. B3 See 15 8449 (687)
 Resub. B4 See 15 8514 (687)
 Resub. B5 See 15 8514 (687)
 Resub. B6 See 15 8514 (687)
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 Resub. B94 See 15 8514 (687)
 Resub. B95 See 15 8514 (687)
 Resub. B96 See 15 8514 (687)
 Resub. B97 See 15 8514 (687)
 Resub. B98 See 15 8514 (687)
 Resub. B99 See 15 8514 (687)
 Resub. B100 See 15 8514 (687)



TOTAL AREA OF NEW ROAD:

93909

Stanley Capalaba

93909

93909

93909

93909



Redland Shire Council

Cnr Bloomfield & Middle Sts
Cleveland Qld 4163

PO Box 21
Cleveland Qld 4163

Telephone (07) 3286 8686
Facsimile (07) 3286 8765

E-Mail: redland@redland.qld.gov.au
Homepage: <http://www.redland.net.au>

Your Ref:
Our Ref: Planning & Environment
File No: P104019 DH:cpm
Contact: Darcelle Hegarty

17 August, 1998.

Cr H Murray


Dear Cr Murray,

**PROPOSED VEGETATION ORDER ON TWO EUCLYPT TREES AT 49 BATES DRIVE,
BIRKDALE**

I refer to your application for a Vegetation Protection Order to be placed on two (2) trees located on Lot 53 on RP.93909, Parish of Capalaba and situated at 49 Bates Drive, Birkdale.

This matter was considered by the General Meeting of Council on 12th August, 1998 and I advise that Council has agreed to place a Vegetation Protection Order on the large Blue Gum on the southern boundary and the Eucalypt Hybrid on the northern boundary of land described as Lot 53 on RP.93909, Parish of Capalaba and situated at 49 Bates Drive, Birkdale. This action is currently being undertaken by Council.

Yours faithfully,



G.S. White
Director
Environment, Planning & Development

Right to Information Release

EAT. COPY

BUILDING ENVELOPE AND VEGETATION PROTECTION REGISTER

CHECKLIST

PROPERTY ADDRESS	11, 11A, 15 Bolington Street Birkdale	
LOT ON PLAN	Lots 456 on SP100073	
FILE REFERENCES	SB 387501 P163918 P163916 P163917	
EP&D or DA MEETING DATE	17/06/97	
GENERAL MEETING DATE	25/06/97	
BUILDING ENVELOPE AMENDMENT	P163917 Lot 5 amended 09/11/99 ✓ BE000055.	
REVOCATION DATE		
THEME ID ON PROCLAIM	BE: 292 293 (Lot 5 amendt)	VP: 294 ✓

Vegetation Protection Register



Redland SHIRE COUNCIL

21/10/04



Redland Shire Council
Cnr Bloomfield & Middle Sts
Cleveland Qld 4163
PO Box 21
Cleveland Qld 4163
Telephone (07) 3286 8686
Facsimile (07) 3286 8765

26 June, 1997

CORRESPONDENCE PREPARED IN
ACCORDANCE WITH MINUTE 2
OF EP&D COMMITTEE
OF 17.10.1997 FOR [REDACTED]
DIRECTOR ENVIRONMENT PLANNING & DEVELOPMENT

Your Ref: 536
Our Ref: MG:jmh
File No: SB162297 (S/3875/1)
Contact: Development Services

East Coast Surveys Pty Ltd
PO Box 144
CLEVELAND Q 4163

RECEIVED
01 JUL 1997
9

Dear [REDACTED]

**PROPOSED SUBDIVISION LOTS 4-6 CANCELLING
LOT 3 ON RP905236 - BOVINGDON STREET, BIRKDALE**

Reference is made to your letter dated 8th April 1997, submitting application to subdivide the above property into 3 Residential A lots.

This matter was considered by Council at a recent meeting and you are advised that the application for the subdivision of Proposed Lots 4, 5 & 6 cancelling Lot 3 on RP 905236 Parish of Capalaba and situated at Bovingdon Street, Birkdale, in accordance with Plan 536D2 into 3 Residential A lots is approved subject to the following conditions:-

1. Compliance with Council's "Design Standards for Developments".
2. The following Conditions apply to proposed allotments and are to be covenanted on any contract of sale of the subject properties;
 - a) Documentation is to be provided to Council demarcating the designated building envelopes for the allotments as indicated in red on East Coast Surveys Drawing no. 536 D2. The designated building envelopes are to be surveyed, pegged on-site, and a copy of the plan of survey is to be maintained on Council's records.
 - b) Fencing shall not be erected on allotment boundaries unless such fencing exists prior to the approval of this application, or, where constructed following this approval, does not impede fauna movement and is in compliance with the design options contained in Council's Fauna Friendly Fencing brochure.
 - c) All buildings and other improvements (including cut/fill batters) shall be located entirely within the designated building envelopes as shown on the approved plans.
 - d) Any vegetation removal from the site shall be permitted only within the designated building envelope and where necessitated by the construction of services and driveway access to the designated building envelopes. Prior to any such clearing occurring, those trees to be removed are to be tagged and inspected by Council to ensure that minimal vegetation is disturbed.

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- e) The area on each proposed allotment located outside the designated building envelopes is to be included within a Tree Protection Area as designated by Chapter 56 of Council's Local Laws - Tree Protection with the intention to conserve all trees outside of the designated building envelopes. As such trees are specifically declared, Exemption 13.4 of the Local Law is not applicable to these trees. Undergrowth management shall be in accordance with details agreed with by Council.
- f) Any proposal to amend the location, orientation or shape of a designated building envelope shall require separate application and approval of Council. Council shall not give favourable consideration to any such application which increases that area of the site beyond 500 square metres, or alternately causes loss of trees or other fauna habitat above which would have occurred on the original site. No amendment shall be permitted after clearing of the original designate building envelope has occurred.
- g) No buildings, structures of like improvements shall be approved outside of the approved designated building envelope.
- h) Any use of the land outside of the designated building envelope is to be of a passive nature and is to have minimal impact on the existing trees.
3. Provision of electricity reticulation to each lot to Australian Standard A.S.1158.1 and the requirements of SEQEB and Council.
-
4. Installation of underground telephone and broad band interactive cable television conduits to service each lot in accordance with requirements of Australian Standards to accommodate carriers and submission of documentary evidence that an agreement has been entered into with a carrier for the provision of such service to each lot prior to release of survey plans by Council.
5. Provision of roof water drainage to a legal point of discharge.
6. Provision of water supply reticulation to each lot.
7. Contribution to water supply augmentation in accordance with Council policies at rates applicable at the time of signing and sealing subdivision plans.
(Contributions are reviewed annually on 1st July. Rate for 1996/97 \$1585 x 2 lots). 1606
8. Provision of sewerage reticulation to each lot. The new sewer connections shall be such that they control the whole of the building envelope as indicated on plan.
9. Contribution to sewerage augmentation in accordance with Council policies at rates applicable at the time of signing and sealing subdivision plans.
(Contributions are reviewed annually on 1st July. Rate for 1996/97 \$468 x 2 lots). 474
10. Contribution to street tree planting in accordance with Council policies at rates applicable at the time of signing and sealing subdivision plans.
(Rate for 1996/97 \$50 x 3 lots).
11. Contribution to public open space in accordance with Council's Policy for Parks Requirements in New Subdivisions. (Rate for 1996/97 \$3500 x 2 lots).

12. A copy of the application for this development has been forwarded to the Department of Main Roads for assessment of contributions under the provisions of the Transport Infrastructure Act. The applicant shall be required to contribute such an amount or works as determined by the Department of Main Roads as compensation for the impact that the development may have on State controlled roads.
13.
 - a) Construction of a concrete invert vehicular crossing, and reinforced concrete driveway (125 mm thick F62 central) to Lots 4 & 5.
 - b) Provision of reciprocal easements over the access driveways to Lots 4 & 5 where joint access is provided.
 - c) Installation of conduits for the purpose of provision of future communication, power and water services to proposed Lots 4 and 5 within access easements.
14. If any of the allotments were to be filled in excess of 800mm and/or if any part of the allotment were to be suspected of having any contaminants and/or uncontrolled filling a report shall be submitted from a qualified geotechnical consultant that all unsuitable material has been removed from site and that all areas that have been disturbed have been compacted to Council requirements and to A.S.3798. All filling in excess of 800mm in future residential/commercial allotments shall be to a level 1 responsibility as per A.S.3798

15. If the development of the subject property requires soil to be imported or exported, the applicant shall identify the allotments which would be used for borrowing or filling and shall obtain Council approval for such works in addition to engineering approval for the development. In this regard, the applicant shall obtain Council approval for the route of transport, the period and time of transport during the construction phase of the development. A sum of \$2,000 shall be bonded with Council, prior to prestart meeting, to be used to clean up public roads as a result of spillage of material where not promptly cleaned up.

Council reserves the right to require the applicant to provide a report from a qualified consultant to determine the impact the material placement and removal may have on the environment at the fill and the borrowing sites.
16. The disposal of cleared vegetation shall be carried out in an environmentally acceptable manner and in accordance with relevant local laws, Council policies and State Government legislation.
17. Survey control information to establish AHD, co-ordinate systems and location of permanent survey marks shall be provided by Council. Survey information shall be supplied to Council in association with engineering designs and as constructed drawings as per Chapter 2 Section D of Council's Interim Design Standards for Developments.
18. At the time of submission of a plan of survey for signing and sealing by Council, the applicant shall also provide Digital Cadastral Survey Information in accordance with Chapter 2 Section D of Council's Interim Design Standards for Developments.

19. Erosion and Sediment Control

- a) During the construction phase of this development the applicant shall be responsible for the installation and maintenance of erosion and sediment management facilities until the development has been accepted as completed by Council.
- b) The applicant shall submit details of erosion and sediment management procedures for approval by Council at the same time as engineering drawings for each stage of the development. The silt management plans shall include a schedule detailing the stages at which various management techniques would be in place.
- c) Recommended erosion control techniques include:
 - * soil disturbance, particularly within nominated building envelopes, should be restricted to a minimum;
 - * runoff should be diverted away from disturbed areas;
 - * disturbed areas should be stabilised using mulches (straw, forest mulch, etc.) or other techniques.
- d) Sediment control shall include but not be limited to the provision of gross pollutant traps, cut off drains, silt fences, hay bales and turfing.
- e) Council reserves the right to enter the site for the purposes of rectifying any erosion and sediment management facilities which are inadequate, improperly maintained or not operating in a satisfactory manner, in accordance with the approved plan.
- f) The applicant shall be responsible for the restoration of the site and any adjoining affected lands where sediment deposition has occurred as a consequence of the development. Such restoration shall be completed in a reasonable time determined by the Manager Development Services.
- g) Prior to commencement of construction the applicant shall submit a program of works for the control of dust on the development site and on roads for the approval of the Manager Development Services.

20. Construction shall comply with the Environmental Protection Act, Policies and Guidelines to prevent or minimise either environmental harm or nuisance.

21. The applicant shall contribute \$20.00 per allotment to Council for the purpose of paying the State Government Split Valuation Fees. Such amount shall be paid prior to signing and sealing of the Plan of Survey and be for each allotment contained on the Plan of Survey (\$20.00 x 3 lots).

You are further advised that Redland Shire Council will not support any further subdivision of proposed Lots 4, 5 and 6 into allotments of size less than shown on Drawing No. 536 D2, as approved; as any further such subdivision would be in conflict with the protection/preservation of environmental values recognised.

In order to expedite the processing of survey plans, we have enclosed a check list for your convenience which should be attached to the original survey plans when submitted to Council for signing and sealing.

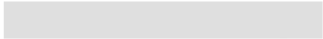
In accordance with Section 4.1(4) of the Local Government (Planning and Environment) Act 1990 regarding rights of appeal, a copy of Sections 7.1 and 7.1A of the Act and the form prescribed for the institution of an appeal is enclosed herewith.

In accordance with Section 5.3(3) (b) of the Local Government (Planning and Environment) Act 1990, no subdivision plan will be approved until rates and charges are paid in full.

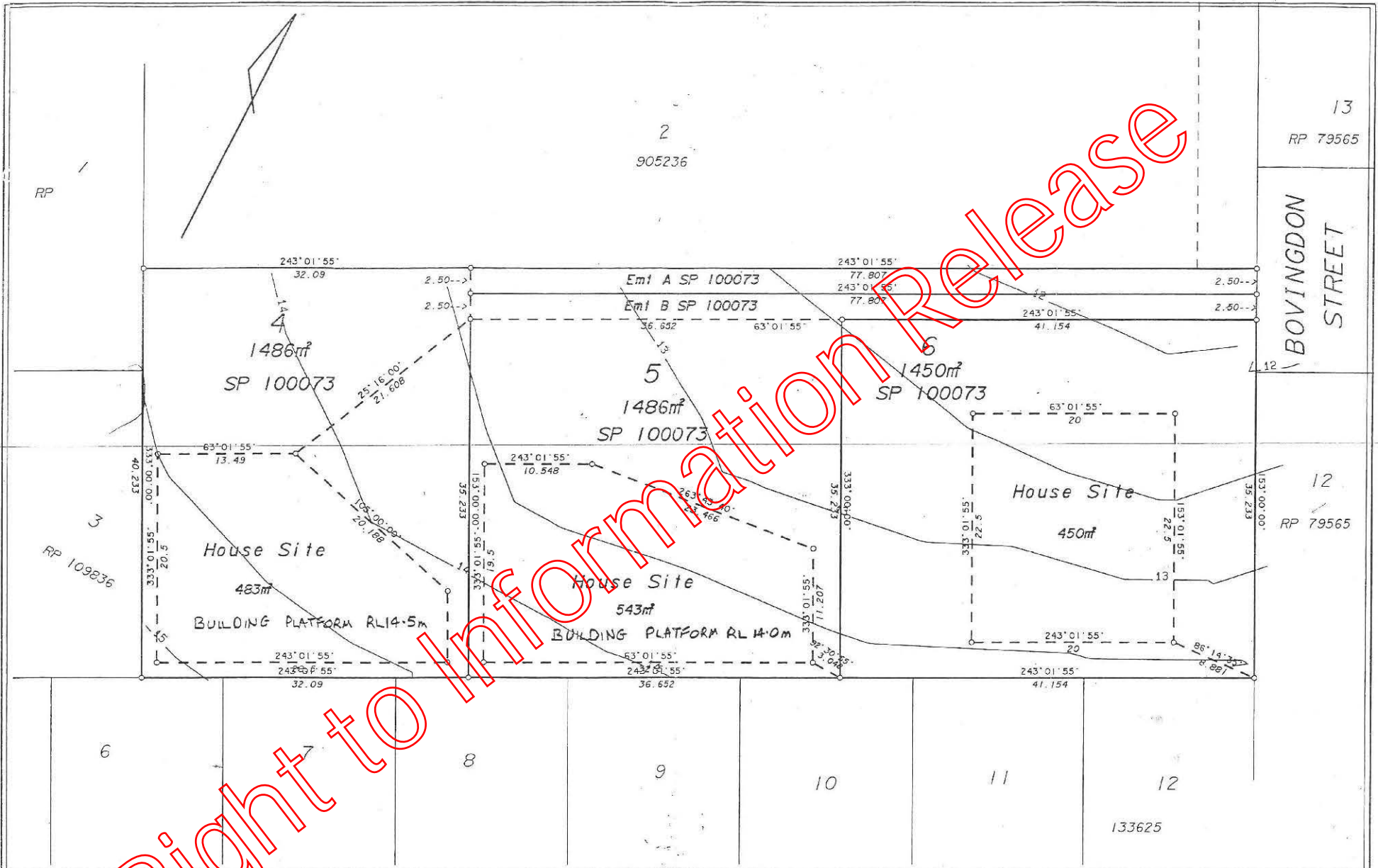
The above conditional approval will remain valid in accordance with Local Laws 9 and 10 of Chapter 25 of Council's Subdivision Local Laws.

Yours faithfully,

G.S.White
Director
Environment, Planning and Development



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EAST COAST SURVEYS PTY.LTD.
MCH 068 652 104

PO BOX 144
CLEVELAND QLD 4163
Ph (07) 821 3473, Mobile [REDACTED]

CLIENT: [REDACTED]

BUILDING ENVELOPE PLAN

Lots 4 TO 6 on SP 100073
BOVINGDON STREET BIRKDALE
Parish of CAPALABA County of STANLEY

SCALE 1: 350

OUR REF: 536D4



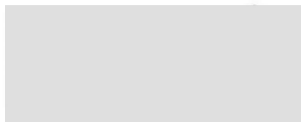
Redland Shire Council

Cnr Bloomfield & Middle Sts
Cleveland Qld 4163

PO Box 21
Cleveland Qld 4163
as of 8 November 1999
new phone: 3829 8999
new fax: 3829 8765



E-mail: redland@redland.qld.gov.au
Homepage: <http://www.redland.net.au>
Your local customer service
Our Ref: PJ:pj
File No: : P163917
Contact: P Johnston



Dear [Redacted]

**Approval of Designated Building Envelope –
Lot 5 SP 100073 Bovington St Birkdale**

I write in reference to the survey plan of the designated building envelope for Lot 5 SP100073 which is situated at 5 Bovington St, Birkdale and my letter to you of November 4th.

As discussed [Redacted] today by my Senior Environmental Planner, Peter Johnston, a condition of the previously issued approval is for 20 trees to be replanted on the block. These trees are to be koala food trees and suggested species are:

- | | |
|--------------------------------|------------------------|
| <i>Eucalyptus tereticornis</i> | Queensland blue gum |
| <i>Eucalyptus crebra</i> | Narrow leaved ironbark |
| <i>Corymbia intermedia</i> | Pink bloodwood |
| <i>Lophostemon confertus</i> | Brushbox |

Thank you for contacting Council on this matter and should you require further assistance, please contact Peter Johnston Senior Environmental Planner, Assessment Services (phone 3829 8703; fax 3829 8417).

Yours sincerely [Redacted]



St Appleton
Manager
Assessment Services

Right to Information Release



Date 4th November 1999

Redland Shire Council

Cnr Bloomfield & Middle Sts
Cleveland Qld 4163

PO Box 21
Cleveland Qld 4163

Telephone (07) 3286 8686
Facsimile (07) 3286 8765

E-mail: redland@redland.qld.gov.au
Homepage: <http://www.redland.net.au>
Your Ref Customer/ service
Our Ref: PJ:pj
File No: : P163917
Contact: P Johnston



Dear [Redacted]

**Approval of Designated Building Envelope –
Lot 5 SP 100073 Bovington St Birkdale**

I write in reference to the survey plan of the designated building envelope for Lot 5 SP100073 which is situated at 5 Bovington St, Birkdale.

The proposed building envelope was pegged on-site and has been inspected by an RSC Environmental Officers. The copy of the survey plan reflects the suggestions previously made on-site about protection of vegetation and all building structures (a house, pool, tennis court, batters, etc) are to be located within the envelope. The shape and orientation of the envelope have been approved in accordance with the Building Envelope Drawing prepared by your consultant, Peter Freeman Surveys dated 25/10/99. This copy of the survey plan has recorded on Council's appropriate subdivision file and the Vegetation Protection Register. This approval includes the protection of all vegetation outside of the envelope and the ability to clear vegetation within the envelope, as required.

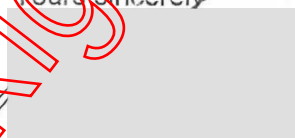
Re-use and recycling

(Note: the following paragraph is advisory only and is not compulsory.)

You are recommended to contact at least one of the local environmental groups to advise them of tree clearance, so that can collect seed and utilise any leaf material and branches for koala rearing. This contact should be made about a week prior to clearance (see Attachment 1).

Thank you for contacting Council on this matter and should you require further assistance, please contact Peter Johnston Senior Environmental Planner, Assessment Services (phone 3286 8703; fax 3286 8417).

Yours sincerely,



BT Appleton
**BT Appleton
Manager
Assessment Services**

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ATTACHMENT1: LOCAL ENVIRONMENTAL GROUPS

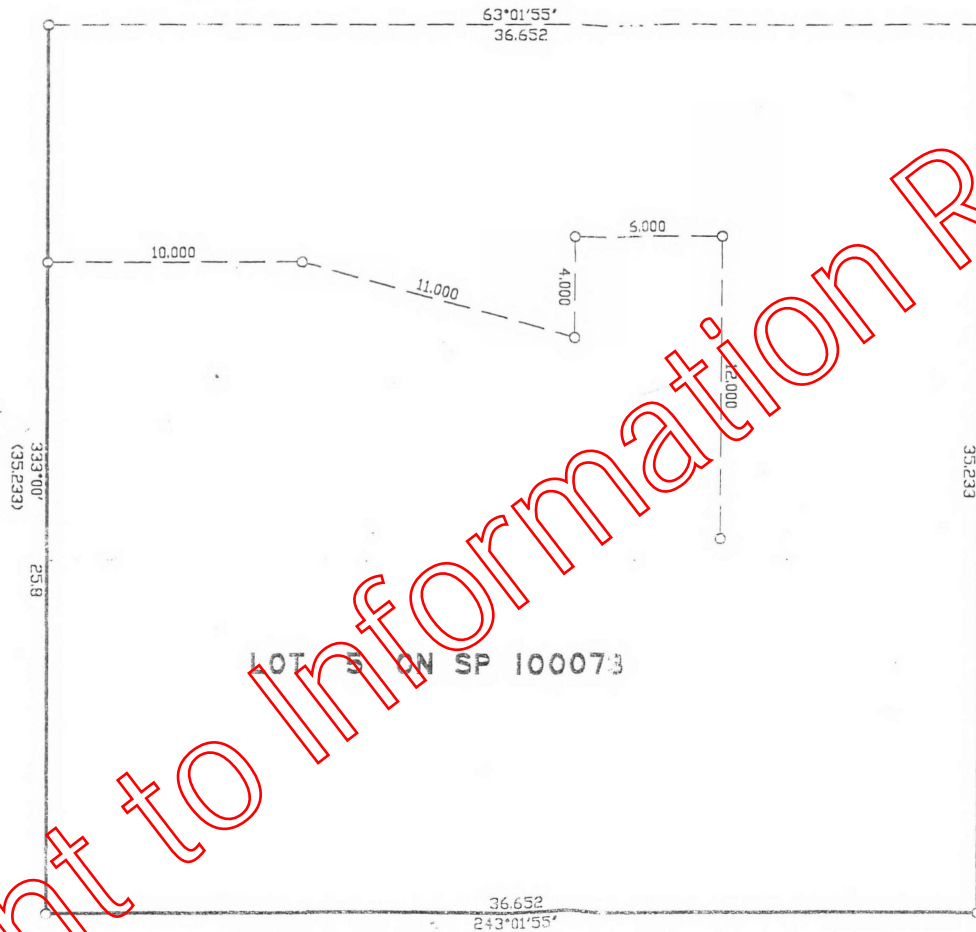
You are also requested to contact at least one of the following environmental groups to advise them of the clearance of any Eucalypt trees. These trees may be a potential source of seed, koala food stock and tree hollows, which they may wish to utilise.

- Daisy Hill Koala Centre [REDACTED]
- Koala Action Group - [REDACTED]
- Koala Preservation Society - [REDACTED]
- Wildlife Ambulance - [REDACTED]
- Wildlife Preservation Society - [REDACTED]

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TO BOVINGDON STREET

EMT B



LOT 5 ON SP 100073

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Marks placed by PETER FREEMAN Surveys for Building Envelope only.

Real Property Description

LOT No. 5 S.F. 100073
 STREET Bovington Street
 SUBURB Birkdale Q
 PARISH CAPALABA
 COUNTY STANLEY
 LOCAL AUTHORITY Redland S.C.
 U.R.D. 164/H 19
 AREA 1486 m²

JOB No. 2852 AP Date 25/10/99

BUILDING ENVELOPE

CLIENT

PETER FREEMAN SURVEYS
 Pty Ltd ACN 077 441 128
 Consulting Surveyors

142 Long Road, EAGLE HEIGHTS Q 4272
 Mob. [redacted] Ph 07 5545 0968

Drawn J.F. Recommended for issue
 Checked J.F.
 Scale 1:1000 at A3

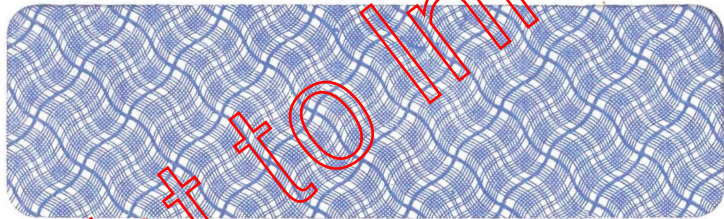


Redland Shire Council
PO Box 21
Cleveland Qld 4163

11 Bowington St

PHOTOS

POSTAGE
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AUSTRALIA



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Redland
CITY COUNCIL

23 August 2011

Redland City Council
ABN 86 058 929 428

Cnr Bloomfield & Middle Sts.
Cleveland Qld 4163

PO Box 21,
Cleveland Qld 4163

Telephone 07 3829 8999
Facsimile 07 3829 8765

Email rcc@redland.qld.gov.au
www.redland.qld.gov.au

Your Ref: [redacted]
Our Ref: NF:jd/f
File No: ROL005556
Contact: Planning Assessment

The Certifier Pty Ltd
PO Box 368
CLEVELAND QLD 4163

Development Application Decision Notice

Dear Sir / Madam

Proposed Development: Reconfiguration Of Lots
Application Reference No: ROL005556
Legal Description: Lot 34 on RP 79565, Vol 15811023
Site Location: 29 Claremont Street, Birkdale

The development application for the reconfiguration of lots (1 into 2 lots) on land described as Lot 34 on RP 79565, located at 29 Claremont Street, Birkdale, has been assessed and after considering all relevant matters, a development permit has been granted subject to conditions.

The decision was made on 19 August, 2011 under authority delegated to the undersigned.

The following schedule provides all the relevant details.

APPROVAL TYPE

	Development Permit	Preliminary Approval
Building Works assessable against the Planning Scheme	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing or Drainage Works	<input type="checkbox"/>	<input type="checkbox"/>
Operational Works	<input type="checkbox"/>	<input type="checkbox"/>
Reconfiguring a Lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Material Change of Use	<input type="checkbox"/>	<input type="checkbox"/>

REFERRAL AGENCIES

There were no Referral Agencies applicable to the application.

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ASSESSMENT MANAGER CONDITIONS

Approved Plans and Documents

1. Undertake the development in accordance with the approved plans and documents referred to in Table 1 below, subject to the conditions of this approval. Comply with all of the development approval conditions at no cost to Council prior to Council endorsement of the Survey Plan, unless otherwise stated as part of a specific condition of this approval.

Plan/Document Name	Reference Number	Prepared By	Date received by Council
Proposed new Lots 1 and 2 from Lot 34 on RP79565 (as amended by Council)	Job No. 8014 DS1, Sheet 1 of 1 Rev A	Vibe Design Group Pty Ltd	4 May 2011
Stormwater Management Layout Plan (as amended by Council)	5778-110615 SK01	HCE Engineers	20 June 2011

Table 1: Approved Plans and Documents

Plan of Subdivision

2. Submit to Council a Survey Plan for approval, generally in accordance with the approved plans, following compliance with all relevant conditions and requirements, and prior to the expiry of the *relevant period* for the approved development.

Timing on Approval

3. This Development Permit is valid for the period specified in Section 341 of the *Sustainable Planning Act 2009*, after which time the approval will lapse.
4. This approval has effect in accordance with the provisions of Section 339 of the *Sustainable Planning Act 2009*.

Existing Structures

5. Demolish or relocate all existing structures on site in accordance with the approved plan(s). Cap all services prior to demolition commencing. Obtain any necessary permits for building and plumbing works for the demolition and/or removal of existing buildings or structures, prior to the commencement of such works.
6. Remove or alter any existing fences and/or incidental works that straddle the new boundaries, as required, to align with the new property boundaries and/or to be wholly contained within one of the respective properties.

Utility Services

7. Relocate any services (eg water, sewer, Energex, Telstra and roofwater, etc) that are not wholly located within the lots that are being serviced.

8. Provide all works, service conduits, services and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development.
9. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council and/or a relevant Agency must be paid prior to Council endorsement of the Survey Plan.

Split Valuation Fee

10. Pay contribution to Council for the purposes of paying the State Government Split Valuation Fees. The current value of the contribution is \$29.80 per allotment. This contribution figure as of 1 August 2011. The amount of contribution must be paid at the rate applicable at the time of payment and payment must be made prior to Council endorsement of the Survey Plan. The Split Valuation Fee is required for each allotment contained on the Plan(s) of Survey, including balance lots.

Payment of Charges or Expenses

11. Pay Council any outstanding rates charges or expenses associated with the land prior to Council endorsement of the Survey Plan.

Roadworks

12. Prior to submission of the survey plan to Council, demonstrate in writing that existing driveway crossing will be retained for the purposes of a Small Lot House on proposed Lot 2 and that compliance with applicable Council standards in the Redlands Planning Scheme is achieved. Or close the redundant driveway crossing including removal of all driveway components and reinstate the concrete kerb and channel and verge accordingly in accordance with Council standards.

Stormwater Management

13. Construct the surcharge pit and associated infiltration trench on proposed Lot 1. This infiltration trench is to have a 5 metre offset from the rear boundary as per approved plan titled 'Stormwater Management Layout Plan (as amended by Council), Sketch: 5778-110615-SK01, prepared by HCE Engineers, received by Council on 20 June 2011.
14. Construct the surcharge pit and backup infiltration trench on proposed Lot 2. This infiltration trench is to have an 8 metre offset from the rear boundary as per approved plan titled 'Stormwater Management Layout Plan (as amended by Council), Sketch: 5778-110615-SK01, prepared by HCE Engineers, received by Council on 20 June 2011.
15. Construct the surcharge pit and infiltration trench with proposed Lots 1 and 2 including but not limited to the following requirements:
 - a) Provision of an underground soakage system generally in accordance with an acceptable solution achieved utilising Hardies 410mm size "EVERTRENCH" (or similar product);
 - b) Provision of a minimum 100mm dia. (capped) stub pipe connection and minimum 400mm square grated service pit (with Concrete surround) adjacent to and connected to the proposed soakage system; and

- c) Provision of a low level landscaped bund (vegetated and mulched) on the lower side(s) of the proposed soakage systems.
16. Construct a storm water discharge pit (with minimum 100mm capped stub connection) in the front of each lot generally as indicated on Sketch: 5778-110615-SK01, prepared by HCE Engineers (as amended by Council) linked to a storm water drainage reticulation system draining to the existing storm water manhole located within the verge adjacent to proposed Lot 1.

NB. Do not construct any other stormwater management infrastructure for this approval (ROL005556) as per approved plan titled 'Stormwater Management Layout Plan (as amended by Council), Sketch: 5778-110615-SK01, prepared by HCE Engineers, received by Council on 20 June 2011.

When a development application for a Material Change of Use for a Small Lot House on the proposed lots are lodged, the remainder of the stormwater management infrastructure should form part of the proposal.

Sewerage

17. Connect all lots to the existing sewerage system in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works, at no cost to Council.

Water

18. Connect all lots to Council's reticulated water supply system and provide suitable water meter(s), at no cost to Council in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works.

Electricity and Telecommunications Services

19. Provide underground electricity reticulation to both lots in accordance with the requirements of the relevant service provider and Council. Provide Council with written confirmation of the service provider agreement to the supply of electricity prior to Council endorsement of the Survey Plan.
20. Provide underground telecommunication conduits to service both lots in accordance with Australian Standards to accommodate carriers. Provide Council with written confirmation of the service provider agreement to the supply of telecommunication services prior to Council endorsement of the Survey Plan.

Fauna Management

21. Inspect all trees for koalas and other resident wildlife prior to the commencement of tree pruning/removal and comply with the following requirements:
- a) Inspection must be undertaken by an authorised person who is responsible for undertaking the required works.
 - b) Do not allow any tree pruning or removal until:
 - i) koalas or other wildlife affected has moved of its own volition;
 - ii) an accredited wildlife spotter inspects and relocates any nesting animals and their respective nests.

- c) If wildlife is identified on the site the authorised person must engage an accredited wildlife spotter and follow the practices recommended by the accredited wildlife spotter prior to pruning/removing the tree.

Vegetation Protection

22. The canopy and rootzone of the koala habitat/gum tree, located in the South Western corner of 40 Bates Drive, Birkdale which enters this property is protected under the provision of Section 25 of Local Law 6 (Protection of Vegetation). The exemptions under the Local Law 6 Policy will not automatically apply to this vegetation.

A development exclusion/tree protection area has been identified on the allotment and no development is to occur within this area identified on the approved plan titled 'Stormwater Management Layout Plan' (as amended by Council), Sketch: 5778-110615-SK01, prepared by HCE Engineers, received by Council on 20 June 2011, unless agreed to in writing by Council.

All development works on the property are to be carried out in accordance with Australian Standard 4970: 2009 – Protection of Trees on Development Sites.

Survey Control Information

23. Provide Permanent Survey Marks at positions determined by the Manager Infrastructure Development.
24. Provide survey information to Council in association with engineering designs and as constructed drawings in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works, Chapter 2. Council will provide survey control information to establish AHD, coordinate systems and location of Permanent Survey Marks.
25. Provide to Council Digital Cadastral Survey Information in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works, Chapter 2. The survey information must be provided prior to Council endorsement of the Survey Plan.

Sediment and Erosion Control

26. Install erosion and sediment control measures prior to commencement of the civil works, earthworks and construction phases of the development to minimise the export of silts, sediment, soils and associated pollutants from the site. Design, install and maintain the above measures in accordance with the Redlands Planning Scheme Policy 9 – Infrastructure Works, Chapter 4 and the Institute of Engineers' Erosion and Sediment Control Guidelines.

Open Space and Landscape Requirements

27. Erect a temporary fence, to Council standards, along the full frontage of the site. The fence is to be erected prior to development works commencing on site.
28. Turf all areas of disturbance within and external to the site (footpath and road verge) cut from a weed free source that have no viable weed seed within the turf grass.

CONCURRENCE AGENCY CONDITIONS

Not applicable.

ADDITIONAL PERMITS & APPROVALS REQUIRED

- This approval does not allow development to be carried out and further development permits are required.
- Submit application to Council for Operational Works approval for the following works:
 - Road/verge works,
 - Stormwater drainage and management;
 - Water supply;
 - Sewerage reticulation;
 - Sediment and erosion control;
 - Landscape works;
 - Electricity reticulation.
- Building Works are required for the following:
 - Building Works (Demolition)
 - Provide evidence to Council that a Demolition Permit has been issued for structures that are required to be removed and/or demolished from the site in association with this development. Referral Agency Assessment through Redland City Council is required to undertake the demolition works or potential asbestos removal prior to seeking and obtaining a formal building approval.
- Lodge a 'Capping of Sewer' application with Council's Plumbing Department prior to the demolition of any existing building on the site.
- Obtain a road opening permit from Council where any works are proposed within an existing road reserve. This approval must be obtained prior to the works commencing.

ADVICE

1. Street access to proposed Lot 1

No part of the residential driveway access proposed for Lot 1 shall be in conflict with Council's existing street stormwater drainage gully (including the backstone inlet) which is located adjacent to the north/western corner of the proposed lot 1. Driveway access to proposed Lot 1 must be designed and constructed to be in accordance with Council standards.

2. Shaping of verge profiles

All verge profiles to proposed Lots 1 and 2 must be reshaped as necessary as to comply with Redland City Council standards (refer to Standard Drawing – Footpath Profile Policy R-RSC-8).

3. Infrastructure Charges

Infrastructure charges apply to the development in accordance with the draft State Planning Regulatory Provisions (adopted charges) levied by way of an Infrastructure Charges Notice. Water and wastewater charges are contained in an Allconnex Infrastructure Charges Notice. All other infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.

4. Allconnex Water

a) As of 1 July 2010, water and wastewater services previously provided by Redland City Council are now managed by Allconnex Water.

b) Live Connections

Allconnex Water is responsible for all live water and wastewater connections. It is recommended that contact be made with Allconnex Water to arrange live works associated with the development.

Further information can be obtained from Allconnex Water on 1300 000 928 or on the website www.allconnex.com.au.

5. Services Installation

It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.

6. Fire Ants

Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Primary Industries (DPI) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DPI Call Centre 13 2523 or on their web site www.dpi.qld.gov.au/fireants.

7. Cultural Heritage

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Environment and Resource Management (telephone 07 3406 2309). For other heritage issues, contact the Senior Cultural Heritage Officer (telephone 07 3225 1074) of the Department of Environment and Resource Management (Environmental Protection

Agency). It is recommended that the above information and contact numbers be noted on the engineering drawings as part of the requirements of an Environmental Management Plan.

DEEMED APPROVAL (APPROVAL UNDER s331)

The approval of this application has not been issued under section 331 of the *Sustainable Planning Act 2009* (SPA).

RIGHTS OF APPEAL

A copy of the rights of appeal under Section 461 and Section 462 of the *Sustainable Planning Act* for Applicants is appended, together with Division 11 of the Act which deals with the making of an Appeal to the Planning and Environment Court.

A Submitter for a development application may also appeal to the Planning and Environment Court. Information about Submitter appeal rights for the Planning and Environment Court is set out in Sections 462, 463 and 464 of the *Sustainable Planning Act 2009*.

Applicants and Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For further details, please refer to the *Sustainable Planning Act 2009* Chapter 7, Part 2.

SURVEY ADVICE

Please find below the SSU Survey and As-constructed Advice for ROL005556 -

As part of all land or building developments within Redland City, Council requires as-constructed details for any road, roofwater, stormwater, water or sewerage infrastructure installed/constructed. The as-constructed details shall

1. be supplied and presented in accordance with the requirements of the Redlands Planning Scheme; and
2. be surveyed and presented on Redland City Council's (RSC) co-ordinate system and on AHD vertical datum.
3. No new Permanent Survey Marks are required.

Upon request, the following information can be supplied by Council to assist the developer's survey and engineering consultants meet the above requirements:

- a) A map detailing co-ordinated and or levelled PSMs adjacent to the site.
- b) A listing of Council (RSC) co-ordinates for some adjacent co-ordinated PSMs.
- c) An extract from Department of Environment and Resource Management SCDB database for each PSM.
- d) Permanent Survey Mark sketch plan copies.

This information can be supplied without charge once Council receives a signed declaration from the consultant agreeing to Council's terms and conditions in relation to the use of the supplied information.

Prior to Council being required by the applicant to sign a plan of survey, the applicant shall ensure that,

- The survey plan includes connections to at least two (2) Redland City Council horizontal control marks. These are to be shown on the face of the Survey Plan within the Reference Mark or Permanent Survey Mark Tables. The mark number and coordinate should be listed in the cover letter;
- Council has received a Permanent Survey Mark (PSM) Sketch for any new PSMs placed. The PSM sketch will include the mark's AHD Reduced Level, the datum origin mark number and the datum RL adopted. It is the applicant's survey consultant's responsibility to comply with the requirements of the Survey and Mapping Infrastructure Act 2003.

Where specific areas are being set aside within a lot for a special purpose, for example building sites or environmental areas, these areas are to be defined by covenants. Covenants are registered against the title, and provide a better means for enforcement of the conditions relating to the special purpose.

The covenants, if required, will need to be registered entities as per Division 4A of the Land Title Act 1994.

OTHER DETAILS

In order to expedite the processing of survey plans, we have enclosed a check list for your convenience which should be attached to the original survey plans when submitted to Council for signing and sealing.

In accordance with Schedule 19 of the Sustainable Planning regulations 2009, no subdivision plan will be approved until rates and charges are paid in full.

Should you wish to obtain more information about Council's decision please contact Council's Planning Assessment team on (07) 3829 8890. Electronic copies of this Decision Notice are also available online at www.redland.qld.gov.au or at Council offices.

Yours sincerely



Janice Worland
Senior Planner
Planning Assessment
Assessment – Delegate

Enc

Right to Information Request

REDLAND CITY COUNCIL
Approved Plan
19 AUG 2011
Application Number RA005560
See Decision Notice for conditions of approval

RECEIVED
04 MAY 2011
PLANNING ASSESSMENT

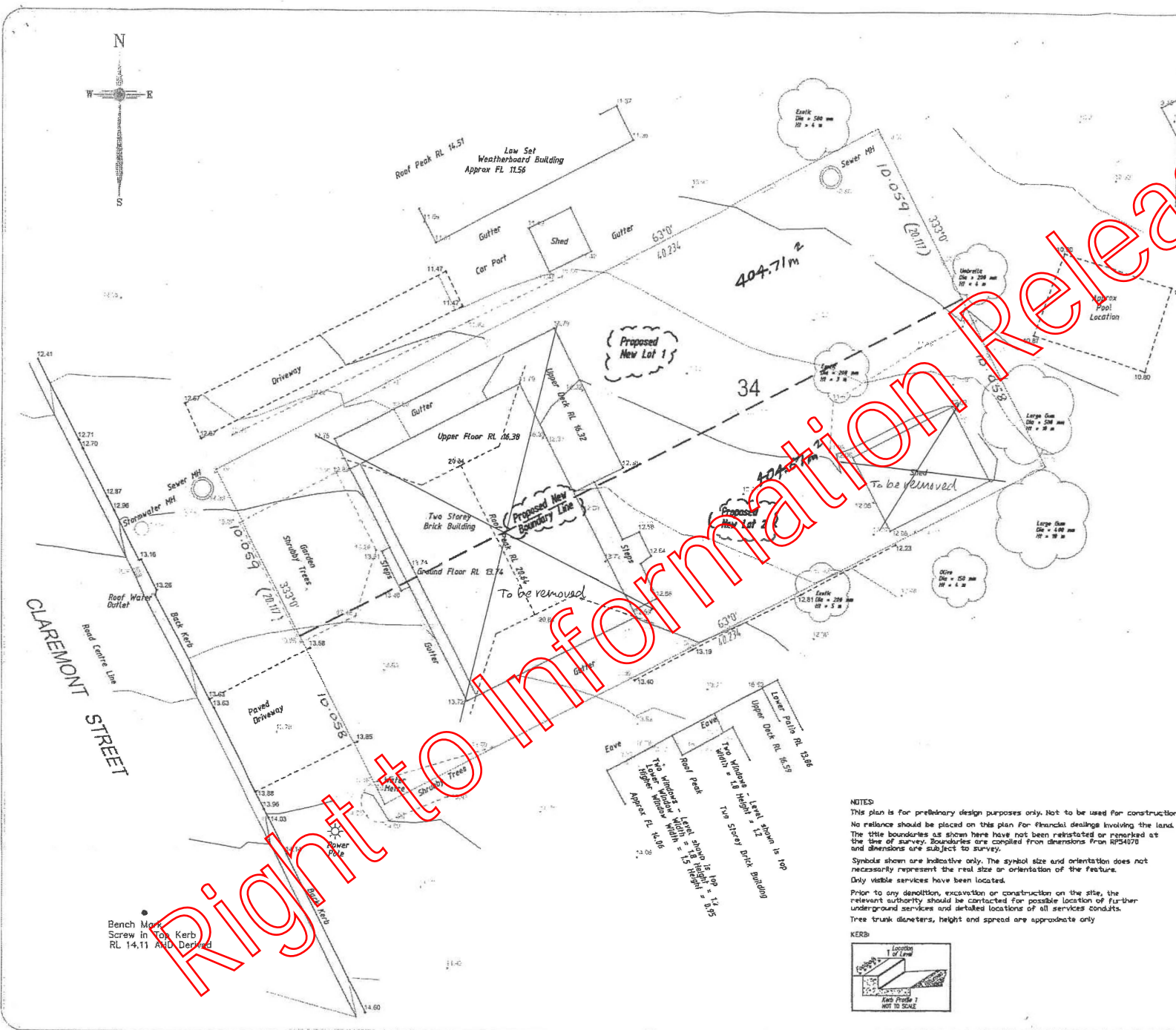
Associated Consultants:
Vibe Design Group P/L
Parish: CAPALABA Meridian: RP 79565
County: STANLEY Level Orig: PM 57600 RL 16.831
Locality: Birkdale Contour Interval: 0.5
Local Auth: REDLANDS SC Surveyed: SC
Map Ref: 9543-32232 Drawn: SC
Title Ref: - Checked: NS
Scale: 1:200 @ A3 Computer File: 080327_8014DS1

Client:
Project:
29 Claremont Street

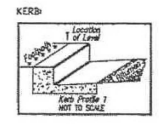
Drawing Title:
Detail & Contour Survey
PROPOSED NEW LOTS 1&2
From Lot 34 on RP79565

Integrated Projects Consulting Pty Ltd
Po Box 837 New Farm Qld 4005
Pc: 07 3359 6692
Fax: 07 3252 9830
Email: integratedadmin@optusnet.com.au
Consulting Surveyors & Development Managers

Job No 8014 Dwg No DS1 Sheet 1 of 1 Rev A

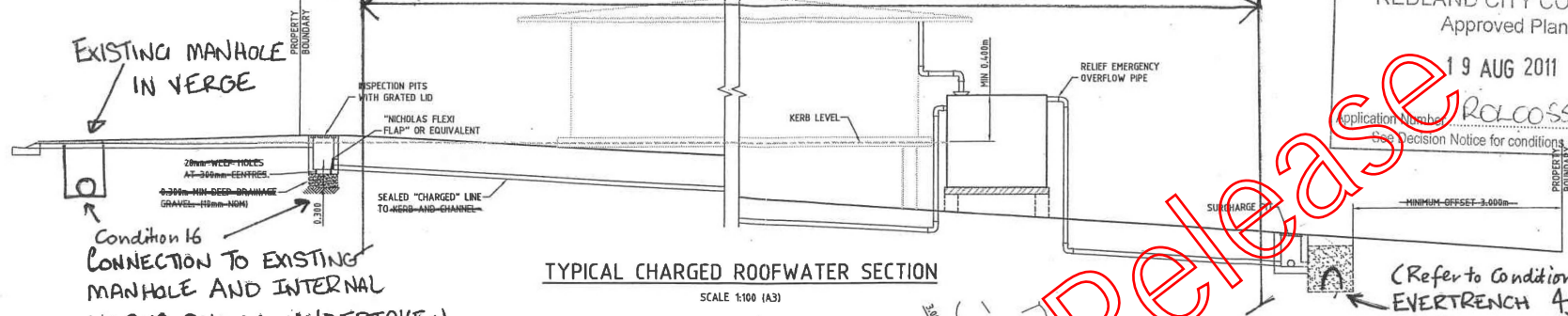


NOTES
This plan is for preliminary design purposes only. Not to be used for construction.
No reliance should be placed on this plan for financial dealings involving the land.
The title boundaries as shown here have not been re-registered or re-marked at the time of survey. Boundaries are compiled from dimensions from RP24070 and dimensions are subject to survey.
Symbols shown are indicative only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.
Only visible services have been located.
Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services conduits.
Tree trunk diameters, height and spread are approximate only.



Refer to Condition 16 - Do not construct stormwater management infrastructure within this section.

REDLAND CITY COUNCIL
Approved Plan
19 AUG 2011
Application Number: ROL005556
See Decision Notice for conditions of approval

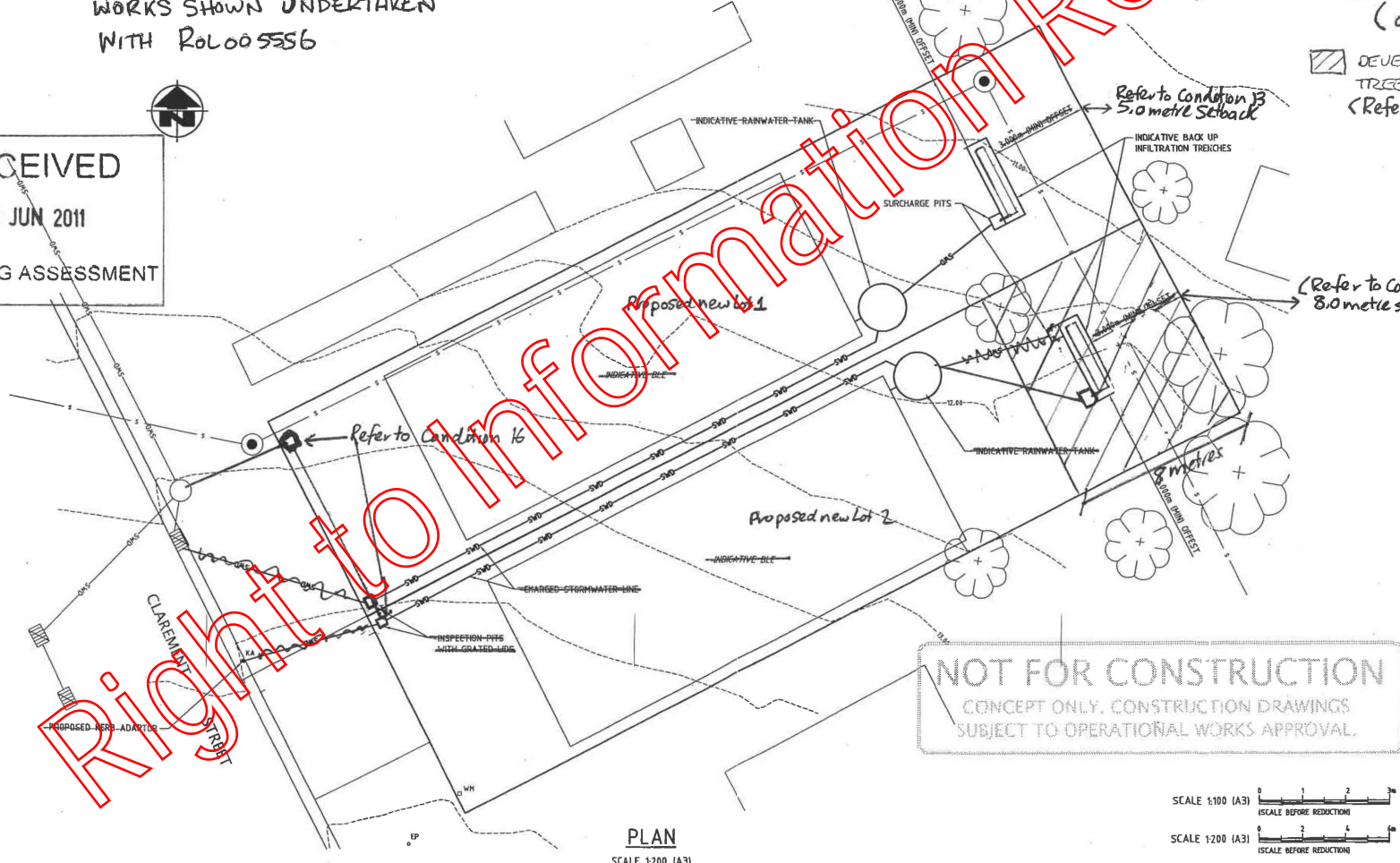


Condition 16
CONNECTION TO EXISTING
MANHOLE AND INTERNAL
WORKS SHOWN UNDERTAKEN
WITH ROL005556

(Refer to Condition 15.)
EVER TRENCH 410mm
(OR EQUIV.)

DEVELOPMENT EXCLUSION /
TREE PROTECTION AREA
(Refer to Condition 22)

RECEIVED
20 JUN 2011
PLANNING ASSESSMENT



Right to Information Release

NOT FOR CONSTRUCTION
CONCEPT ONLY. CONSTRUCTION DRAWINGS
SUBJECT TO OPERATIONAL WORKS APPROVAL.

LEGEND

- S--- EXISTING SURFACE CONTOURS
- SWD--- EXISTING STORMWATER DRAINAGE
- SWD--- EXISTING STORMWATER DRAINAGE
- S--- EXISTING SEWERAGE
- W--- EXISTING WATER RETICULATION

PROJECT
29 CLAREMONT STREET
BIRKDALE

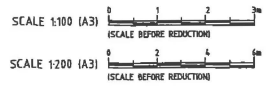
TITLE
STORMWATER MANAGEMENT
LAYOUT PLAN

HCE Engineers
Hydraulic • CIVIL • Environmental

Gateway Office Park
Building 5, Level 1
71-7 Lytton Road,
Hurstville QLD, 4172.
www.hce-engineers.com.au

Phone: (07) 3390 4455
Fax: (07) 3390 5466
mol@hce-engineers.com.au

5778-110615-SK01



PLAN
SCALE 1:200 (A3)