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In the Planning and Environment Court
Held at: Brisbane

No. 2618 of 2022

Between:	AR DEVELOPMENTS PTY LTD (ACN 608 369 893)	Appellant
And:	BRISBANE CITY COUNCIL	Respondent
And:	CHIEF EXECUTIVE, DEPARTMENT OF STATE DEVELOPMENT, INFRASTRUCTURE, LOCAL GOVERNMENT AND PLANNING	Co-Respondent

JUDGMENT

Before: His Honour Judge Everson
Date of Hearing: 4 September 2024
Date of Judgment: 4 September 2024

THIS MATTER having this day come on for hearing by way of Notice of Appeal filed on 27 October 2022 against the decision notified to the Appellant by letter dated 17 October 2022 whereby the Respondent refused the Appellant's development application for:

- a development permit for reconfiguring a lot (1 into 10 Lots, balance lot, park, common property and new road) (Stage 1);
- a development permit for reconfiguring a lot (1 into 7 Lots, balance lot, park and common property) (Stage 2); and
- a development permit for reconfiguring a lot (1 into 4).

in respect of land situated at 83 Weyers Road, Nudgee and 58A Penhill Street, Nudgee in the State of Queensland and properly described as Lot 501 on SP281211 and Lot 50 on SP166478 (**development application**).

UPON READING the Notice of Appeal filed 27 October 2022 and the Order of the Court dated 12 July 2024 which granted a minor change to the development application (**changed development application**)

UPON HEARING the Solicitor for the Appellant, the Solicitor for the Respondent and the Solicitor for the Co-Respondent.

IT IS ADJUDGED WITH THE CONSENT OF THE PARTIES THAT:

1. The appeal be allowed.
The changed development application
be approved subject to the conditions and plans of development in pages 1 to 129 of the development approval package attached hereto and marked **ANNEXURE A**.
2. Each party bear their own costs.



4 September 2024
MILLS OAKLEY

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Registrar



Disclaimer: This document has no force or effect unless it is endorsed with a seal of the Court.

"A"

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	58A PENHILL ST NUDGEES QLD 4014 83 WEYERS RD NUDGEES QLD 4014
Real Property Description of Site:	L50 SP.166478 L501 SP.281211
Aspects of development and type of approval:	DA - PA - Reconfiguring a Lot Development Permit - Subdivision of Land DA - PA - Reconfiguring a Lot Development Permit - Subdivision of Land
Council File Reference:	A005734577 Permit Reference Number/s: DARL406474821; DARL406692321.
Package Status:	CONSENT ORDER - Version 2
Package Generated:	03/09/2024

PROJECT TEAM

The assessment of this application has been undertaken by:

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DRAWINGS AND DOCUMENTS

The term 'drawings and documents' or similar expressions mean:

Drawing or Document	Number	Plan Date
Tree Retention Plan	TSP-01 (Amended In Red 01-JUL-2024)	16-FEB-2024
Tree Retention Plan	TSP-02 (Amended In Red 01-JUL-2024)	16-FEB-2024
Tree Retention Plan	TSP-03 (Amended In Red 01-JUL-2024)	16-FEB-2024
Tree Retention Plan	TSP-04 (Amended In Red 01-JUL-2024)	16-FEB-2024
Plan of Reconfiguration - Stage 1	17-0825P-01 version U (Amended In Red 24-JUL-2024)	23-FEB-2024
Plan of Reconfiguration - Stage 2	17-0825P-01-2 version U (Amended In Red 24-JUL-2024)	23-FEB-2024
Concept Earthworks Plan	20055-SK100 revision E	01-JUL-2024
Concept Earthworks Sections	20055-SK101 revision C	03-JUN-2024
External Retaining Wall Elevations	20055-SK102 revision C	03-JUN-2024
Stage 1 Concept Roadworks and Drainage Plan and Typical Sections	20055-SK110 revision E (Amended In Red 24-JUL-2024)	03-JUN-2024
Stage 2 Civil Services Concept Plan	20055-SK111 revision B	13-FEB-2024
Stormwater Drainage Longitudinal Sections	20055-SK115 revision A	03-NOV-2023
Stormwater Calculations Table	20055-SK116 revision A	03-NOV-2023
Stormwater Quantity Catchment Plan	20055-SK117 revision E	03-JUN-2024
Swale Detail and Sections	20055-SK121 revision D	03-JUN-2024
Stage 1 Concept Sewerage Plan and Longitudinal Sections	20055-SK125 revision C	06-JUN-2024
Stage 1 Concept Water Reticulation Plan	20055-SK126 revision C	06-JUN-2024
Tree Schedule	page 1	16-FEB-2024
Tree Schedule	page 2	16-FEB-2024
Tree Schedule	page 3	16-FEB-2024
Tree Schedule	page 4	16-FEB-2024
Tree Schedule	page 5	16-FEB-2024
Tree Schedule	page 6	16-FEB-2024
Tree Schedule	page 7	16-FEB-2024
Tree Schedule	page 8	16-FEB-2024
Tree Schedule	page 9	16-FEB-2024
Plan of Reconfiguration - Easements	17-0825P-01-E version U (Amended In Red 24-JUL-2024)	23-FEB-2024
Figure 9 - Integrated Bushfire Management Plan	17-0825E/BF version B (Amended In Red 01-JUL-2024)	14-JUN-2024
Stormwater Management Plan	20055 revision 6	03-JUN-2024

Advice

Please see the attached document(s) for any advices.

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Reconfiguring a Lot
Activity(ies):	Subdivision of Land
Stage:	Stage 1 - Reconfiguring a Lot (1 into 11 lots, balance lot, access easement)

General/Planning Requirements

	Timing
1) Maintain the Approved Development Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.	At all times
2) Carry Out the Approved Development Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS. Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.	While site/operational/building work is occurring
3) Approved Drawings and Documents - Appeal A legible copy of the approved DRAWINGS AND DOCUMENTS, the Development Approval Package and a copy of the Planning and Environment Court Consent Order bearing the seal of the Planning and Environment Court must be maintained on site and kept available for inspection by site workers and Council officers. Note: This condition is imposed to ensure compliance with the conditions of development approval.	While site/operational/building work is occurring
4) Demolish or Relocate Buildings/Structures Demolish or Relocate buildings/structures on the site in accordance with the approved DRAWINGS AND DOCUMENTS and where applicable, the approved Construction Management Plan. The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings.	Prior to Council's notation on the plan of subdivision
5) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such operational work must be carried out in accordance with the approved DRAWINGS AND DOCUMENTS or, if requiring a further approval from the Council, in accordance with the relevant further approval(s).	Prior to Council's notation on the plan of subdivision and then to be maintained

Ecology

	Timing
6) Environmental Offset Delivery (Ecology) Provide an environmental offset for the loss of land of local environmental significance identified in Brisbane City Plan 2014. The offset must be based on the loss of 8,846 m² of the area of MLES3 or greater as determined by a Vegetation Management Plan submitted and approved in accordance with the Vegetation Management Plan condition of this approval. The offset must be delivered in accordance with the provisions of the Environmental Offsets Act 2014 and Offsets Planning Scheme Policy. Note: Vegetation may only be removed in accordance with the Vegetation Management Plan approved pursuant to the Vegetation Management Plan condition of this approval. Note: The deemed conditions in sections 19B, 22, 24 and 25 of the Environmental Offsets Act 2014 are also imposed on this approval. Timing: Prior to any vegetation removal commencing.	As indicated
7) Fauna Management - Fauna Spotter Catcher Engage a licensed Fauna Spotter Catcher (qualified by the relevant Queensland State Government Authority) to manage the protection and relocation of any fauna prior to and during vegetation/ecological feature clearing. 7(a) Prior to Vegetation/ Ecological Feature Clearing Submit to Development Services certification from the licensed Fauna Spotter Catcher that the site has been fully inspected and any necessary fauna protection measures or relocation procedures have been implemented. Certification must include: - Map/figure of inspection area; - Identification of development stage/s (if applicable); - Details of all habitat features (i.e. habitat trees, hollows, large woody debris, rock piles, etc.) including type, location and size; - Proposed methodology. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Prior to vegetation/ ecological feature clearing commencing. 7(b) During Vegetation/ Ecological Feature Clearing The licensed Fauna Spotter Catcher must be present on site during all clearing operations to monitor works and to respond to any fauna situations that may arise. If any fauna is identified in vegetation or ecological features to be removed during clearing operations, work must cease immediately on that vegetation or ecological feature. The licensed Fauna Spotter Catcher must supervise the relocation of any identified fauna prior to vegetation/ ecological feature clearing recommencing. Timing: While vegetation/ecological feature clearing is occurring. 7(c) Submit Certification	While site/operational/building work is occurring As indicated As indicated As indicated

Submit to Development Services certification from the licensed Fauna Spotter Catcher that vegetation/ecological feature clearing was carried out in accordance with this condition.

Certification must include:

- Map/figure identifying clearing area and all habitat features;
- Identification of development stage/s (if applicable);
- Methodology;
- Inspection log;
- Fauna register.

Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

Timing: Prior to Council's notation of the plan of subdivision.

8) Vegetation Management (Submit Plan)

Manage vegetation on the site in accordance with a Vegetation Management Plan approved pursuant to this condition.

While site/operational/building work is occurring and then to be maintained

8(a) Submit Vegetation Management Plan

As indicated

Submit and obtain approval for a Vegetation Management Plan from Development Services.

This plan must be prepared by a suitably qualified and experienced environmental practitioner (minimum 5 years' experience), with supporting documentation from the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million), where works are required within the Tree Protection Zone (TPZ) of retained trees.

The Vegetation Management Plan must be in the form of scaled plans and supporting documentation that are generally in accordance with the Tree Retention Plan (drawing nos: TSP-01, TSP-02, TSP-03, TSP-04 and tree schedule), dated 01 July 2024 (amended in red date), relevant Brisbane Planning Scheme Code and include the following:

- The extent of the Vegetation Management Plan must include evaluation of all areas including road reserves, external works and development areas.
- The location and description of existing vegetation including species, botanical name, height, invasive pest plant status, canopy spread and Tree Protection Zones (as per AS 4970-2009) of canopy trees, as well as a description of vegetation communities and species compositions for ground, shrub and subcanopy layers. Any species or vegetation communities of State / National significance to be clearly identified.
- The location and extent of all site works including all infrastructure and areas of earthworks.
- Detailed design of all civil works including required changes to protect vegetation (e.g. alternative service alignments, variations to batter slopes and tunnel boring).

- The location and description of all vegetation to be retained or to be removed.
 - Methods of physical identification of trees/vegetation to be retained or to be removed.
 - A description of all measures to protect vegetation and habitat features to be retained during construction, including protective fencing (as per AS 4970-2009), site protocols, etc.
 - Where vegetation removal results in loss of hollows, details and methodology of nestbox installation including target species assessment, nestbox types, installation technique, proposed locations, monitoring and maintenance schedule. Note: nestboxes must be installed prior to pre-start meeting for inspection.
 - A description of all pruning and tree surgery works (to AS 4373-2007) to maintain the health and stability of trees and reduce potential hazards for future site users (e.g. residents and workers).
 - The location and extent of storage and stockpile areas for cleared vegetation and site mulch.
 - A description of all methods to salvage and/or re-use cleared vegetation. Generally, cleared vegetation must be mulched for reuse in landscape/rehabilitation works
 - Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified fauna spotter catcher during clearing operations, pre-clearing inspections, staging and sequence of clearing and recovery procedures.
 - Ongoing monitoring and certification requirements (e.g. Project Arborist and/or Fauna Spotter Catcher, nestboxes).
- Timing: Prior to site/operational commencing and prior to or concurrently with any other operational works application.

8(b) Project Arborist

Appoint as Project Arborist, a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million).

Provide evidence of this appointment to the Ecologist Development Services via the Compliance with Development Conditions online form, available on Council's website. Details to be provided: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

Timing: Prior to arranging a pre-start meeting.

As indicated

8(c) Pre-Start Meeting

Arrange and attend a pre-start meeting with Ecology Services, Development Services.

Council will only attend the pre-start meeting once all vegetation protection measures are in place (e.g. Tree protection fencing).

The Project Manager, Site Manager, Project Arborist and a qualified Fauna Spotter Catcher must attend the pre-start meeting.

Council will only attend the pre-start meeting once all applicable compliance and inspection fees have been paid.

As indicated

Note: To request a pre-start meeting refer to Council's website and search 'Pre-start meeting'.

Timing: Prior to site / operational / building work commencing.

8(d) Implement Approved Vegetation Management Plan

Carry out the works in accordance with the approved Vegetation Management Plan.

NOTE: The Project Arborist must:

- Direct and supervise all contractors in relation to any works within the Tree Protection Zone (as per AS4970-2009) of retained trees and use of alternative technologies (e.g. vacuum excavation) or alternate alignments.
- Perform all arboricultural works or directly supervise the arboricultural works of a qualified Arborist (minimum AQF Level 5 in Arboriculture); including any necessary pruning in accordance with AS4373-2007.

Timing: While site/operational work is occurring.

8(e) Submit Certification

Submit to Development Services, certification from the qualified and experienced environmental practitioner and the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million.), certifying that the work(s) have been carried out in accordance with the approved Vegetation Management Plan.

Certification must include:

- Inspection log of works;
- Photographic records of works and monitoring activities;
- Nestbox installation details (nestbox types, installation technique, GPS locations and photographs);
- Details of any non-conformances and any remediation measures implemented;
- Details of vegetation pruning undertaken on retained trees.

Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website. Details to be provided: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

Timing: Upon completion of each phase of the approved Vegetation Management Plan and prior to Council's notation of the plan of subdivision.

8(f) Retain and Protect Vegetation

Retain and protect vegetation in accordance with the approved Vegetation Management Plan.

Timing: To be maintained.

As indicated

While site/operational/building work is occurring and then to be maintained

While site/operational/building work is occurring and then to be maintained

9) Statutory Bushfire Covenant

Enter into a bushfire covenant with Brisbane City Council pursuant to Section 97A of the Land Title Act 1994 to ensure the appropriate management of the use of land identified as the Bushfire Covenant

Prior to Council's notation on the plan of subdivision

Area on the approved drawing (drawing no 17-0825E/BF) dated 14 June 2024, amended in red 1 July 2024.

9(a) Submit Plan of Survey

Submit for the approval of Development Services, a plan of survey showing the land to be covered by the covenant to demonstrate compliance with the requirements of this condition.

As indicated

Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation of on the plan of subdivision necessary to give effect to this approval.

9(b) Request Preparation of Covenant

Submit a request for Council to prepare the necessary covenant documentation to demonstrate compliance with the requirements of this condition.

The Bushfire Covenant area is provided and is managed in accordance with the following requirements:

- Exclusion of all buildings and structures except fencing (in accordance with this condition), swimming pools, carports or metal/concrete water tanks.
- Any new fences are to be constructed of non-combustible material (e.g. steel panel fencing, masonry)
- Grass must be short cropped (100mm) and maintained.
- All leaves and vegetation debris must be removed at regular intervals.
- Flammable objects must not be located within 6m of any building or combustible structure.

As indicated

- Mulched areas must be clear of combustible materials such as ground litter. Non-combustible mulches such as pebbles, scoria, shells and gravel must be used.
- Shrubs must not be located under the canopy of trees or within 3 metres of dwelling.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees and shrubs must not overhang or touch any elements of dwellings.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Note: Covenants to be entered into with the Brisbane City Council must have the necessary covenant documentation prepared by the Brisbane City Council, free of cost to Council.

Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to give effect to this approval.

9(c) Lodge Notated Plan and Covenant

Lodge the plan of survey notated by Council and the necessary covenant documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority.

As indicated

Timing: As part of the registration of the plan of subdivision notated by Council.

9(d) Submit Evidence of Registration

As indicated

Submit to Development Services, evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council.

Timing: Within one month of the registration of the covenant. 9(e) Maintain Covenant Manage bushfire covenant area in accordance with the terms and conditions of the covenant. Timing: At all times.	As indicated
10) Rehabilitation (Submit Plan) Rehabilitate the site in accordance with a Rehabilitation Plan approved pursuant to this condition. 10(a) Submit Rehabilitation Plan Submit and obtain approval for a Rehabilitation Plan from Development Services. The plan must be prepared by a suitably qualified and experienced environmental practitioner (minimum 5 years' experience). The Rehabilitation Plan must be in the form of scaled drawings and supporting documentation that are generally in accordance with the approved drawing 'Plan of Reconfiguration - Stage 1' (drawing ref: 17-0825P-01) dated 23 February 2024, amended in red 24 July 2024, and includes the following information for the area identified for rehabilitation (i.e. Drainage Lot): Existing Site conditions: - Topography and land cover - including location and details of stored/stockpiled materials, etc.; - Vegetation communities (trees, shrubs and groundcovers) including species and Tree Protection Zones (in accordance with AS4970-2009) and invasive pest plant status; - Location of existing services. Site Preparation: - Removal of deleterious matter and redundant structures; - Exclusion fencing (vehicle or pedestrian); - Maintenance access to rehabilitation area. New Works: - Description of rehabilitation objectives, Regional Ecosystems being restored, rehabilitation zones, stabilisation works; - Details of the rehabilitation schedule, including staging of works; - Surface treatments including soil treatment, imported material, mulch and stabilisation treatments; - Finished levels, including sections at critical points; - Services and stormwater outlet work including cross sections; - Pest plant and animal control requirements for species identified in the <i>Biosecurity Act 2014</i>, and Council's Biosecurity Plan; - Plant species including the botanical name, stock size and densities; - Planting establishment requirements including planting procedures, mulching and watering, protection from natural predation (e.g. tree guards); - Details of new habitat features; - Location and specifications of fauna movement / pet exclusion/fauna exclusion fencing; - Exclusion fencing (vehicle or pedestrian), natural fencing, natural area gates, access/cross overs, bollards etc.; - Monitoring and reporting protocols for all rehabilitation works, including nest boxes.	Prior to Council's notation on the plan of subdivision and then to be maintained As indicated

Maintenance and Costing:

- Maintenance schedule for the establishment period and the 12 month On Maintenance period;
- Owner's maintenance manual for after completion of the 12 month On Maintenance period;
- Itemised Estimate of Probable Costs for all works indicated on the Rehabilitation Plan, including preparation, establishment, and maintenance.

Timing: Prior to site/operational works commencing.

10(b) Implement Approved Rehabilitation Plan

Carry out the rehabilitation works in accordance with the approved Rehabilitation Plan.

As indicated

Timing: Prior to Council's notation of the plan of subdivision, and then to be maintained.

10(c) Submit Implement Certification

Submit to Development Services, certification from a suitably qualified and experienced environmental practitioner (minimum 5 years' experience), that the rehabilitation works have been carried out in accordance with the approved Rehabilitation Plan.

Certification all approved work/s have been successfully implemented including:

- Planting densities and species are achieved;
- Weed control is successful;
- All required fencing (e.g., fauna movement, fauna exclusion, pet exclusion), habitat features, wildlife movement solutions maintenance access tracks are installed;
- Mulch and/or matting installed to areas identified on approved plan;
- Erosion control measures have been successful;
- Hazard reduction pruning undertaken.

As indicated

Photo monitoring of rehabilitation area (photos facing north, south, east and west at each photo-point) is to be provided with certification.

Certification must be submitted via the Compliance with Development Conditions online form, available on Council's website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

Timing: Prior to Council's notation of the plan of subdivision.

10(d) Submit Final Certification

As indicated

Submit to Development Services, certification from a suitably qualified and experienced environmental practitioner (minimum 5 years' experience), certifying that the rehabilitation maintenance works have been carried out in accordance with the approved Rehabilitation Plan and are now complete.

Certification all approved work/s have been successfully completed including:

- Planting densities and species are achieved;
- Weed control is successful;
- All required fencing (fauna movement, fauna exclusion, pet exclusion), habitat features, wildlife movement solutions maintenance access tracks;
- Mulch and/or matting installed to areas identified;
- Erosion control measures have been successful;
- Hazard reduction pruning undertaken.

Photo monitoring of rehabilitation area (photos facing north, south, east and west at each photo-point) is to be provided with certification.

Certification is to be submitted via the Compliance with Development Conditions online form, available on Council's website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

Timing: At completion of maintenance period.

10(e) On-Maintenance Acceptance

Arrange an On-Maintenance inspection with the Ecologist Development Services.

Note: On Maintenance inspection request letter to be emailed to SpecialistServices@brisbane.qld.gov.au, including the following details - Site address, Development Approval number (A00), and relevant stage/s (if appropriate) and certification from the Project Ecologist work/s are ready for On-Maintenance including the On Maintenance checklist.

As indicated

Obtain written confirmation from Council that the works have been completed in accordance with the requirements of the condition and accepted On-Maintenance.

Timing: Prior to Council's notation of the plan of subdivision.

10(f) Security Bond

Lodge a bond for the On-Maintenance period. The bond must be calculated on the basis of 5% of the total value of the rehabilitation works or a minimum of \$10,000 whichever is the greater . Provide proof of Public Liability Insurance (\$20 million) for the On-Maintenance period.

Note: Contact the Development Services Bonding Team by email at CPAS-DAO-Bonding@brisbane.qld.gov.au to request a maintenance security bond.

As indicated

A maintenance bond can consist of either a bank guarantee or monetary payment lodged with Council.

Timing: Prior to acceptance of works On Maintenance.

10(g) On-Maintenance Period

Provide a minimum of 12 months On-Maintenance to the works from the time the works are accepted On-Maintenance by Council. During this period maintain the works and rectify any defects identified at the On-Maintenance inspection and those arising during the On-Maintenance period.

As indicated

Maintenance access for the rehabilitation area must remain unobstructed for the duration of the On-Maintenance period.

Timing: Minimum of 12 months from acceptance On-Maintenance.

10(h) Off-Maintenance Acceptance

As indicated

On completion of the On-Maintenance period arrange an Off-Maintenance inspection with the Ecologist Development Services and obtain written confirmation from Council that the works are accepted Off-Maintenance.

Ensure all defects are rectified prior to making an appointment for off-maintenance inspection.

Note: off maintenance inspection request letter to be emailed to SpecialistServices@brisbane.qld.gov.au, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate), On-Maintenance letter, Off-Maintenance checklist and final certification from Project Ecologist.

Note: If the inspection is successful the maintenance security will be released.

Timing: On completion of the On-Maintenance period.

11) Bushfire Management

Manage bushfire risk within lots 1-11.

11(a) Implement Bushfire Management Measures

Implement the following bushfire management measures within lots 1-11:

- Any new fences are to be constructed of non-combustible material (e.g. steel panel fencing, masonry)
- Grass must be short cropped (100mm) and maintained.
- All leaves and vegetation debris must be removed at regular intervals.
- Flammable objects must not be located within 6m of any building or combustible structure.

- Mulched areas must be clear of combustible materials such as ground litter. Non-combustible mulches such as pebbles, scoria, shells and gravel must be used.
- Shrubs must not be located under the canopy of trees or within 3 metres of dwelling.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees and shrubs must not overhang or touch any elements of dwellings.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Timing: Prior to Council's notation of the plan of subdivision

11(b) Submit Certification

Submit certification to Development Services certifying that the bushfire management measures have been implemented. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

Timing: Prior to Council's notation of the plan of subdivision.

11(c) Maintain Bushfire Management Measures

Maintain bushfire management measures identified in this condition.

Timing: To be maintained.

11(d) Notification to Prospective Purchasers

Prior to Council's notation on the plan of subdivision and then to be maintained

As indicated

As indicated

As indicated

As indicated

Notify all prospective purchasers of the requirements and effects of this condition.

Timing: At the time of marketing a lot for sale.

Engineering

	Timing
12) Grant Easements Grant the following easement(s) as may be required: (i) Easements, in favour of Brisbane City Council for: - Underground Drainage, Overland Flow & Open Cut as shown on the approved drawings. Note: the easement plan is to be supported by a plan prepared by a Registered Surveyor (QLD) showing the location and size of the underground drainage, ensuring the infrastructure is fully contained within the easement. Note: These easements include the provision for Council to obtain access. (ii) Easements in gross over Lot 6 in favour of Brisbane City Council and its agents; - Right of Way Easement for refuse vehicle turning areas where such areas are located on private property. (iii) Easement for the purpose of access, construction and maintenance of utility services over Lot 6 in favour of lot(s) 1,2,3,4,5,7,8,9,10 and 11. (iv) Easements for access purposes over lot 6 in favour of lots 1,2,3,4,5,7,8,9,10 and 11 as indicated on the approved DRAWINGS AND DOCUMENTS. The terms of the access easement must specify shared and equal responsibility for lots 1-11 to contribute to any maintenance and repair costs of the private access way over which the access easement extends. Timing: As part of the plan of subdivision notated by Council, and then to be maintained. 12(a) Submit Plan of Subdivision and Documentation (Council Easement in Gross) Submit to, and obtain approval from, Development Services a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition. Note: Easements in favour of the Brisbane City Council must have the necessary easement documentation prepared by the Brisbane City Council, free of cost to Council. Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition or give effect to this approval. 12(b) Submit Plan of Subdivision and Documentation (other Easement) Submit to, and obtain approval from, Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition.	As indicated As indicated As indicated

Note: Easements not in favour of the Brisbane City Council must have the necessary documentation prepared by the applicant's private solicitors.

Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition or give effect to this approval.

12(c) Lodge Notated Plan and Documentation

Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary easement documentation with the Registrar of Titles for the relevant Queensland State Government Authority.

Timing: As part of the registration of the plan of subdivision notated by Council .

As indicated

PROOF OF FULFILMENT

Evidence of the registration of the necessary easement documentation.

Timing: Within one month of the registration of the easement documentation.

13) On-site Erosion (High Risk)

Manage on-site erosion and the release of sediment or sediment laden water from the site at all times by implementing best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version).

As indicated

Timing: Prior to commencement of any land disturbing activities and until all exposed soil areas are permanently stabilised against erosion

13(a) Manage earth disturbance on-site

As indicated

(i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth.

(ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas.

(iii) No release of contaminants to land beyond on-site area of earth disturbance other than releases that achieve water release limits of:

A. 50mg/L TSS (Total Suspended Solids);

B. Turbidity, Nephelometric Turbidity Units (NTU) value less than 10% above background, 75 NTU or as agreed in writing by an Officer from Councils Erosion and Sediment Control (ESC) Team in Compliance and Regulatory Services;

C. pH between 6.5 and 8.5 at all times.

(iv) Maintain a written record to demonstrate that water discharges from the site, including any dewatering operations, meet the release limits as detailed in (iii) for water discharge(s) from the site that occur during or immediately after a rainfall event, and during normal business hours. The water quality of the discharge flows must be measured at each discharge point from the site, including but not limited to sediment basin outlets, other applicable sediment control devices, the site water drainage system, and recorded against the release limits at least once on each calendar day until such discharge stops.

Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.

13(b) Provide Land Occupier Notification to Council

(i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au

(ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land.

As indicated

Timing: Prior to commencement of any earth disturbing activities

13(c) Prepare ESC Plan and Program

Prepare an Erosion and Sediment Control Plan (ESCP) and program in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies.

Obtain a design certificate in accordance with the relevant Brisbane Planning Scheme Codes and Policies.

The ESCP and program must be prepared by a Certified Professional in Erosion and Sediment Control (CPESC) or Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control and design certificate must be certified by a CPESC.

As indicated

Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request.

Timing: Prior to the commencement of any earth disturbing activities.

13(d) Attend a pre-start meeting

Arrange and attend a pre-start meeting for ESC with an Officer from Council's ESC Team in Compliance and Regulatory Services (CARS).

Note: To request a pre-start meeting from Council's ESC Team send an email to CARS-ESC@Brisbane.qld.gov.au. All relevant documentation, including both the certified ESCP and the certified design certificate, must be attached to this email. Please allow up to 10 business days for your request to be processed.

As indicated

Timing: Attend the pre-start meeting prior to the commencement of any earth disturbing activities.

13(e) Implement Certified ESC Plan and Program

As indicated

Implement the certified ESCP and maintain all ESC measures in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies.

The ESCP and design certificate must be available on site at all times for inspection by Council officers. Any alteration to supplementary or Type 3 ESC measures must be reflected in the certified ESCP. Any alteration to Type 2 or Type 1 ESC measures

will require a revised ESCP and design certificate that has been certified by a CPESC.

Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.

14) Maintenance Period for Engineering Work

Maintain the work required by the Engineering condition(s) imposed on this development approval and rectify any defects in accordance with the requirements detailed in this condition.

NOTE: Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals>)

Timing: During the on-maintenance period.

As indicated

14(a) On-Maintenance Acceptance

Arrange an on-maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed in accordance with the requirements of the condition and is accepted on-maintenance.

Provide proof of Public Liability Insurance (\$20 million) for the on-maintenance period.

Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed work or \$10,000.00, whichever is greater.

As indicated

NOTE: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's Infrastructure Installation and Construction Requirements Manual for further details about the on-maintenance procedure and requirements.

Timing: Prior to Council's notation on the plan of subdivision.

14(b) On-Maintenance Period

Provide a minimum 12 months maintenance to the work from the time the work is accepted on-maintenance by Council. During this period maintain the work and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period.

As indicated

NOTE: The on-maintenance period may be extended by Council pending concerns and/or unsatisfactory performance during the maintenance period.

Timing: A minimum 12 months from acceptance on-maintenance.

14(c) Off-Maintenance Acceptance

As indicated

On completion of the maintenance period arrange an off-maintenance inspection with Development Services and obtain written confirmation from Council that the work is accepted off-maintenance.

Ensure all defects are rectified prior to making an appointment for off-maintenance Inspection.

NOTE: If the inspection is successful the maintenance security will be released.

Timing: On completion of the on-maintenance period.	
15) Information Signage Erect an information sign on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below: a) The sign should provide a brief description of the development proposed; b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site: - Developer; - Project Coordinator; - Architect/Building Designer; - Builder; - Civil Engineer; - Civil Contractor/s; and - Landscape Architect; c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case; d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres; e) The maximum area of the sign is to be 2.0m²; f) The sign is to be positioned as follows: - located centrally along each road frontage of the site to Penhill Street; - located on or within 1.5 metres of the road frontage; - mounted at least 300 millimetres above ground level; and - clearly visible from the street for a pedestrian; g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition; h) The sign is to be non-illuminated; and i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times. Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.	As indicated
16) Engineering Pre-Start Meeting Arrange and attend a pre-start meeting with Development Services. Applicable compliance and inspection fees must be paid, in full, to Council prior to the meeting being held. NOTE: To arrange an engineering pre-start meeting with Development Services an email supported by a completed copy of the Pre-Start Meeting Guidelines - Civil Engineering Works kit (https://www.brisbane.qld.gov.au/sites/default/files/20191008-cc11207-pre-start-meeting-guidelines-civil-engineering-works.pdf) is to be sent to dalodgement@brisbane.qld.gov.au. Details include (but are not limited too) the following:	As indicated

- Site address, Development Approval number (A00) and relevant stage/s (if appropriate);
- List all Development Approval conditions requiring compliance prior to site/operational work commencing and demonstrate compliance with those conditions;
- Payee details (Name and address) for the issue of a development "Compliance and Inspection Fee" quote;
- Superintendent (Consultant) name, address and telephone number (including after-hours contact);
- Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact);
- Intended date of commencement of works.

NOTE:

- All operational works applications are to be approved prior to requesting the pre-start meeting.
- A minimum 5 working days' notice is required.
- Compliance and Inspection fee to be paid prior to undertaking pre-start meeting.
- All operational works approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting.
- Further guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals>).

Timing: Prior to site/operational work commencing.

17) Construction Management Plan (Minor)

Carry out development in a method consistent with a Construction Management Plan (Minor) prepared in accordance with the requirements of this condition.

While site/operational/building work is occurring

17(a) Construction Management Plan (Minor) - Prepare Plan

As indicated

Prepare a detailed Construction Management Plan (CMP) for the construction phase of the approved development. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following:

- (i) Provision for pedestrian management including alternative pedestrian routes (adjacent to or surrounding the site);
- (ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);
- (iii) Location of and impacts to any Council or other public utility or local authority's assets on or within or external to the site;
- (iv) Location and design of temporary vehicular construction access points, including frequency of use;
- (v) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties;

- (vi) Provision for loading and unloading of materials including the location of any remote loading sites;
- (vii) Location of materials, structures, plant and equipment to be stored or placed on the construction site;
- (viii) Location of proposed external hoardings or gantries, including clearances to the impacts of this on existing street furniture and other footpath assets located within the verge as well as impacts on any existing advertising signage located either along or adjacent to the site frontage this includes any potential obstruction of sight lines for such advertising (e.g. 'CityCycle' bicycle stations or bus stops with advertising);
- (ix) Location of proposed employee and visitor parking areas;
- (x) Anticipated staging and programming;
- (xi) Impacts of any actions proposed to address any of the above items or any actions resulting from construction of the development that will impact on existing street trees;
- (xii) Complaint management processes to be implemented; and
- (xiii) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies.

The Construction Management Plan must be supported by "approval in principle" or written approvals from the relevant Council sections or other governing bodies responsible for any potentially impacted infrastructure.

The list of relevant infrastructure and contacts is available on Council's website - Search "Constructions Management Plan".

Note: The Construction Management Plan is not required to be approved by Development Services.

Timing: Prior to site/operational work commencing.

17(b) Construction Management Plan (Minor) - Submit Plan

Submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: engineeringsservices@brisbane.qld.gov.au quoting the BCC planning development approval reference number.

As indicated

Timing: At least 10 days prior to site works commencing

17(c) Construction Management Plan (Minor) - Documentation on Site

Legible copies of the Construction Management Plan and current permits must be kept on site and be made available on request by Council at all times.

The requirements of the CMP must be included in all induction of principal and subcontractors utilised in the development. An outline of the induction provided to contractors may be requested by Council to confirm compliance with this condition.

Timing: While site/operational work is occurring.

As indicated

17(d) Construction Management Plan - Works to be Performed Out of Hours

Obtain an approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday.

As indicated

Timing: Prior to site/operational/building work commencing.

17(e) Implement Construction Management Plan (Minor) Carry out the development in accordance with the submitted Construction Management Plan.	While site/operational/building work is occurring
18) Protect Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations. The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements. 18(a) As Constructed Drawings - Alterations to Existing Infrastructure Submit to Development Services As Constructed drawings showing all new and/or rectification works and an asset register, prepared and certified by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation on the plan of subdivision. <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements.</i>	While site/operational/building work is occurring As indicated
19) Filling and/or Excavation All earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes. 19(a) Submit Earthworks Drawings Submit to, and obtain approval from, Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the approved DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. The Earthworks Drawings must include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and future finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from adverse impacts as a result of the works; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Note:	Prior to Council's notation on the plan of subdivision As indicated

- If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re-profiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar, then the submitted plans must show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner is required.

- Irrespective of final earthworks, it is the responsibility of the RPEQ to manage any staged works associated with Erosion & Sediment Control.

Timing: Prior to site/operational work commencing.

19(b) Fill Material, Placement, Compaction and Testing

All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the *Environmental Protection Act 1994*) and noxious, hazardous, deleterious and organic materials.

As indicated

Fill material, placement, compaction and testing must comply with the requirements of Australian Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.

Timing: While site/operational work is occurring.

19(c) Implement Approved Earthworks Drawings

Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings.

As indicated

Timing: While site/operational work is occurring and then to be maintained.

19(d) Submit As Constructed Drawings

Submit to Development Services As Constructed drawings prepared by a Registered Surveyor (Qld).

As indicated

Timing: Prior to Council's notation on the plan of subdivision.

19(e) Submit Certification

Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the approved earthworks drawings.

As indicated

Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798.

Timing: Prior to Council's notation on the plan of subdivision.

20) Certified Site Survey Levels

Prior to Council's notation on the plan of subdivision

Submit to Development Services, "As Constructed" drawings prepared by a Registered Surveyor (Qld). The registered surveyor must certify that the "As Constructed" drawings are in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes and show finished surface level information over the completed development.

Note: The survey information must show surface levels and site contours at 1 metre intervals. All levels must be shown as Reduced Levels to the "Australian Height Datum" (AHD).	
21) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following: - All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring - Runoff from surface drains and subsoil drainage associated with the retaining walls must be collected and connected to a lawful point of discharge (LPD) where possible. If no LPD is available the surface drains and sub-soil drainage must be designed, installed and discharged to ensure there is no ponding, nuisance or concentration of stormwater discharge to adjacent properties. - Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - For retaining walls in excess of 1.0m in height: - the retaining wall design must be approved by Development Services - walls must be designed and certified by a Registered Professional Engineer Queensland - walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber. NOTE: Refer to City Plan 2014; Infrastructure Design Planning Scheme Policy (IDPSP) for Council's definition of a LPD. 21(a) Certification of Retaining Walls For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining walls and ancillary drainage are in accordance with the requirements of this condition. Timing: Prior to Council notation on the plan of subdivision.	Prior to Council's notation on the plan of subdivision As indicated
22) Repair Damage to Kerb, Footpath or Road Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development. 22(a) Interim Repairs If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration.	Prior to Council's notation on the plan of subdivision As indicated

Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to Council's notation on the plan of subdivision. Timing: While site/operational works is occurring	
23) Minimum Flood Planning Levels Design and construct all proposed building pad levels to the appropriate flood planning level with freeboard (where required) in accordance with the relevant Brisbane Planning Scheme Codes and the approved drawings and documents. The minimum building pad level must be as shown on the approved drawings. <i>PROOF OF FULFILMENT</i> <i>"As-Constructed" drawings prepared and certified by a Registered Surveyor (Qld). The Registered Surveyor (Qld) must certify that the development has been constructed in accordance with this condition.</i>	Prior to Council's notation on the plan of subdivision
24) Refuse Collection - On Site (kerb side of internal private road) Refuse and recycling bins for Lots 6 - 11 must be collected from the kerb side of the internal private road as shown on the APPROVED DRAWINGS AND DOCUMENTS. For all lots included in the development, provide for the installation and collection of refuse/recycling bins by Brisbane City Council's Waste and Resource Recovery Services. 24(a) Arrange Refuse Collection Arrange for the installation of refuse/recycling bins and for the subsequent collection of refuse including recycling from the site by Brisbane City Council's Waste and Resource Recovery Services. Timing: Prior to Council's notation on the plan of Subdivision and then to be maintained. 24(b) Indemnify Council The owner and any subsequent owner must, by approved form to Waste and Resource Recovery Services, indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces. Timing: When an arrangement for refuse/recycling collection services is made with Brisbane City Council. 24(c) Notify Future Owner The owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity must be provided for refuse collection vehicles to enter the property. Timing: At time of a change of ownership.	Prior to Council's notation on the plan of subdivision and then to be maintained As indicated As indicated As indicated
25) Work for Transport Network - Road (Non-trunk) - External Construct the following roadwork with any associated drainage, verge, site access and services including street lighting for the Transport	Prior to Council's notation on the plan of subdivision

Network (Road) shown on the APPROVED DRAWING NUMBER in accordance with the relevant Brisbane Planning Scheme Codes, the Queensland Manual of Uniform Traffic Control Devices and the AUSTROADS design standards:

- new type D concrete kerb and channel and associated drainage along the full length of the Penhill Street frontage of the site.
- a Neighbourhood type road pavement for the Cul de sac end reconstruction and Penhill Street extension, as shown on the approved drawings.
- street lighting to a category PR6 along the Penhill Street frontage.
-

Note: This condition is imposed under section 145 of the Planning Act 2016.

25(a) Submit Functional Layout Drawings

Submit to, and obtain approval from, Development Services functional layout drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

As indicated

Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking.

Timing: Prior to site/operational work commencing.

25(b) Submit Roadworks and Stormwater Drainage Drawings

Submit to, and obtain approval from, Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

As indicated

Timing: Prior to site/operational work commencing.

25(c) Submit Signs and Pavement Drawings

Submit to, and obtain approval from, Development Services Signs and Pavement Marking drawings prepared and certified by a Registered Professional Engineer of Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

As indicated

Timing: Prior to site/operational work commencing.

25(d) Submit Street Lighting Design Drawings

Submit to, and obtain approval from, Construction Branch, Citywide Services, City Lighting (CS-LIGHTING@brisbane.qld.gov.au), street lighting design drawings prepared and certified by a Registered Professional Engineer of Queensland (electrical) which show the proposed street lighting system in accordance with the relevant Brisbane Planning Scheme Codes.

As indicated

Timing: Prior to site/operational work commencing.

25(e) Implement Approved Drawings

As indicated

Construct the works in accordance with the above approved drawings.

Timing: Prior to on-maintenance acceptance.

25(f) Submit As Constructed Drawings

Submit to Development Services As Constructed drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared and certified by a Registered Professional Engineer Queensland.

Timing: Prior to on-maintenance inspection.

PROOF OF FULFILMENT

Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings.

As indicated

26) Streetscape Works - Subdivision New Road

Carry out streetscape improvement works, including concrete path (where required by this condition), turf and street trees to the verge of the Penhill Street frontage of the site.

Improvement works must be to a Neighbourhood Street Minor standard (Suburban/District/Neighbourhood/Local) in accordance with:

- the relevant Brisbane Planning Scheme Codes;
- Brisbane Standard Drawings (BSD);
- the requirements of this condition; and
- the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4, 3.7.4.5 and 3.7.5.

Note: standard path alignments for new roads are shown on Brisbane Standard Drawing BSD-5201 sheet 2.

26(a) Concrete Path

Install a 1.2m wide broom finished standard Portland grey concrete path to both sides of the carriageway of Suburban/District/Neighbourhood (bus route)/Industrial roads and one side of the carriage way of a Neighbourhood (non-bus route) roads and one side of all local streets. The edge of the path is to be setback 1.9m from the back of kerb for industrial roads and 1.48m from the back of kerb for all other roads.

Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site.

Note: If the above requirements cannot be achieved, contact the Engineering Services Team via email: engineeringervices@brisbane.qld.gov.au

Timing: Prior to Council's notation of the plan of subdivision.

Prior to Council's notation on the plan of subdivision

As indicated

26(b) Submit As Constructed Drawings

Submit to Development Services As Constructed plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies.

Timing: Prior to Council's notation of the plan of subdivision.

As indicated

26(c) Turf

As indicated

Install turf to the full width of the verge excluding any concrete path required by this condition. Timing: Prior Council's notation of the plan of subdivision. 26(d) Street Tree(s) Enter into and implement an arrangement with the Program Planning and Integration Regional Coordinator Arboriculture in relation to the required provision of the street tree planting in accordance with the above sections of the Infrastructure Design Planning Scheme Policy, including the number, species, location, installation and maintenance of the required street tree(s) as determined by Program Planning and Integration. Provide to Development Services a copy of the agreement signed by Program Planning and Integration. Note: Street trees should not be planted until all utilities have been installed. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
27) Work for Internal Private Road - Minor Construct the following roadworks with any associated drainage, signs, pavement marking, footpath, pathways and services including street lighting as shown on the APPROVED DRAWINGS in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices and the AUSTRROADS design standards: -Internal private road designed and constructed to a Local Street pavement standard or approved equivalent, with minimum 6.5m wide carriageway contained within a 10.0m wide accessway reserve, (designed for 85 percentile speed 40km/hr maximum and design vehicle BCC Domestic Refuse Collection Vehicle); - Permanent provision is to be made for a refuse vehicle turnaround; Note 1: These works are to be in accordance with the intent of the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control and the Austroads design standards and is also endorsed by the certifying RPEQ. Note 2: Where a development does not meet the acceptable outcomes of a code it will be assessed against the performance outcomes of the code. Performance outcomes can be demonstrated in an engineering report prepared and certified by a RPEQ in accordance with the Infrastructure Design Planning Scheme Policy. Note 3: BCC domestic refuse collection vehicle to BSD 3004 or other vehicle as endorsed by BCC Waste and Resource Recovery Services 27(a) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation on the plan of subdivision. <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition.</i>	Prior to Council's notation on the plan of subdivision and then to be maintained As indicated
28) Remove Redundant Drainage Outlets	Prior to Council's notation on the plan of subdivision

Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.	
29) Work for Stormwater Network (Non-Trunk) Construct stormwater drainage to service the development in accordance with the approved drawings and relevant Brisbane Planning Scheme Codes, ensuring that the works are connected to a lawful point of discharge. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. Note: This condition is imposed under section 145 of the <i>Planning Act 2016</i>. 29(a) Submit Stormwater Drawings Submit to, and obtain approval from, Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational work commencing. 29(b) Implement Approved Drawings Construct the works in accordance with the above approved stormwater drawings. Timing: Prior to On-Maintenance Acceptance. 29(c) Submit As Constructed Drawings Submit to Development Services As Constructed drawings including an asset register and a pre-On Maintenance Inspection Checklist, prepared and certified by a Registered Professional Engineer Queensland. Timing: Prior to On-Maintenance Inspection <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above stormwater drawings. Timing: Prior to On-Maintenance Inspection.</i>	Prior to Council's notation on the plan of subdivision As indicated As indicated As indicated
30) On Site Drainage - Minor Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to "a lawful point of discharge" and as shown on the approved drawings NOTE: - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning	Prior to Council's notation on the plan of subdivision

Scheme Policies. - Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m² with an upstream catchment servicing no more than 4 residential lots. - Where external works are required and infrastructure will be handed over to Council(e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request a Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Councils Infrastructure Installation & Construction Requirements Manual. - Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals) 30(a) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultant (where applicable). Timing: Prior to Council's notation on the plan of subdivision.	As indicated
31) Street Lighting Provide street lighting in accordance with the requirements of this approval and the relevant Brisbane Planning Scheme Codes. Note: for required lighting categories please refer to the roadworks and/or pathway conditions within this conditions package. <i>PROOF OF FULFILMENT</i> <i>Evidence of an agreement with an electricity supply authority to provide a public lighting system in accordance with the approved street lighting design drawings.</i>	Prior to Council's notation on the plan of subdivision
32) Service Conduits and Mains Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable: - the provision of all services and/or conduits along the full length of any rear allotment access or access easement. - the breaking and/or relocation of any existing sewer combine drains. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings. - the retention and/or relocation of any existing foul water lines that currently exist within the site. - any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits. Note:	Prior to Council's notation on the plan of subdivision

- The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected. - Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive. - Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable. PROOF OF FULFILMENT <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical)</i> 32(a) Submit As Constructed Drawings Submit to Development Services As Constructed drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation of the plan of subdivision. PROOF OF FULFILMENT <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical)</i>	As indicated
33) Telecommunications Submit to Development Services, evidence of an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to Council's notation on the plan of subdivision
34) Agreement with Electricity Supplier Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes. Where development is within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s). In the above circumstances, submit to Development Services, certification from the developer's electrical consultant confirming that the above installation has been completed in accordance with the relevant AS/NZS Standards and the Queensland Electricity Connection Manual (QECM) and Queensland Electricity Metering Manual (QEMM).	Prior to Council's notation on the plan of subdivision
35) Construct Private Internal Fire Main and Hydrant(s) Construct a private internal water main with fire hydrant(s) to serve the development where any point of a possible building envelope is or will be more than 90 metres (when the distance is measured around the perimeter of the building envelope) from a Urban Utilities (UU) hydrant.	Prior to Council's notation on the plan of subdivision

The main is to be designed and constructed in accordance with the current version of the 'Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots' (GuRCIL) by the Queensland Fire and Emergency Services and the relevant Brisbane Planning Scheme Codes.

Where the unassisted water supply cannot meet the flow & pressure requirements of the GuRCIL, the design & installation of a Fire Hydrant System is to be in accordance with the current version of AS2419.

Accessible hardstand is to be provided for emergency vehicles within 20m of a fire hydrant(s) and the design and installation is to satisfy the requirements for feed hydrants of the current version of GuRCIL. Where emergency vehicles cannot be located within 20m of a fire hydrant(s), the design & installation of the Fire Hydrant System is to be in accordance with the current version of AS2419.

The private main shall be supplied from a Urban Utilities (UU) water service and meter. This water service requirement is to be included in the development's Water Approval.

35(a) Access and Ownership of main

The hydrants must be located to allow 24 hour access for emergency and maintenance vehicles.

Ownership and maintenance responsibility for the private main and hydrant(s) must exist and remain with a single legal entity, which represents the owner(s) of any property served by the private main and hydrant(s). This legal entity is to be to the satisfaction of UU for billing purposes and is to be a requirement of the development's Water Approval. This legal entity must remain in place for the life of the development, be responsible for the cost of water consumption charges at the UU boundary meter and be responsible for maintaining the private main and hydrant(s), for the life of the development. The responsibilities of the legal entity must remain in effect on transfer of the property title.

Timing: at all times

As indicated

35(b) Submit Hydraulic Plan

Submit detailed hydraulic plans to and obtain a Compliance Permit from Plumbing Services for regulated work (Plumbing and Drainage Installation) under the Plumbing and Drainage Act 2018.

Timing: Prior to site/operational work commencing.

As indicated

35(c) Implement Approved Plans

Construct the works in accordance with the approved hydraulics plan.

Obtain a Compliance Certificate for the constructed works from the Manager, Plumbing Services.

Timing: Prior to Council's notation on the plan of subdivision.

As indicated

35(d) Notify Future Owners

The developer must notify all future and potential property owners of the private fire main and hydrants, and ownership responsibilities for the private fire main and fire hydrant.

Timing: At the time of marketing the lot for sale.

As indicated

PROOF OF FULFILMENT <i>Submit the following documentation to Development Services: - Copy of UU Connection Certificate, indicating all requirements of the developer's Water Approval have been satisfied. - Provide a Statutory Declaration that future and potential property owners will be advised of the private fire fighting infrastructure, who owns that infrastructure and the maintenance responsibilities for the infrastructure.</i>	
36) Water and Wastewater Pursuant to Schedule 18 of the Planning Regulation 2017 submit to Development Services, documentary evidence, issued by the relevant distributor-retailer, to verify that the conditions of any necessary connection certificate under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	Prior to Council's notation on the plan of subdivision
37) Street Lighting - Internal Private Road Install and maintain a suitable system of street lighting to the private road network in accordance with AS/NZS 1158 - Lighting for road and public spaces and with minimum lighting category PR6. The street lighting is to operate from dusk to dawn along the private internal roads of the development. Ensure that all outdoor lighting is in accordance with AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting. Lighting must be maintained in safe and good working order. PROOF OF FULFILMENT <i>Certification from a Registered Professional Engineer Queensland confirming that the internal private road street lighting has been installed and commissioned in accordance with the requirements of this condition.</i>	Prior to Council's notation on the plan of subdivision and then to be maintained
38) Permanent Driveway Crossover Provide a 6.5 metre wide modified Type B2 permanent driveway crossover to Road 1 access of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. - 2.5 metre cross overs to Lots 1,2,3,4 and 5 as shown on the approved DRAWINGS AND DOCUMENTS. Written consent must be obtained from Program, Planning and Integration Arboriculture (PPI Arb) prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning, excavation or fill within the root zone/canopy of the tree) At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained. Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.	Prior to Council's notation on the plan of subdivision

Standard Advice

	Timing
39) Natural Assets Local Law (NALL) - Protected Vegetation On Site Work on or around protected vegetation may require a permit under the <i>Natural Assets Local Law 2003</i> (NALL). Permits under the NALL	As indicated

are issued by Development Services.	
To apply for a permit to work on protected vegetation go to Council's website or contact the call centre on 3403 8888.	
40) Natural Asset Local Law (NALL) - Protected Vegetation on Public Land, Road or Park Work on or around protected vegetation on public land, road or park may require a permit under the <i>Natural Assets Local Law</i> (NALL). Arrangements must be made with Program Planning and Integration in relation to the works carried out on protected vegetation on public land, road or park including provision for costs and replacement planting as determined by Program Planning and Integration. Timing: Prior to carrying out any works on protected vegetation. Note: All requirements of a development approval conditions with timing stipulated as 'prior to site works commencing' (or equivalent) must be fulfilled before Council can issue a NALL permit.	As indicated
41) Standard Advice Disclaimer The following information is provided to the applicant as advice only and does not form part of the development approval conditions. This advice has been provided to inform the applicant of other obligations they may be required to comply with (under state legislation or local laws) prior to the approved activity commencing.	As indicated
42) Further Development Permit Required Further Development Permit(s) to carry out assessable building work under the Building Act may be required.	As indicated
43) Currency Period This development approval lapses at the end of the currency period pursuant to section 85 of the <i>Planning Act 2016</i> .	As indicated
44) Referral Agency Requirements The State Assessment and Referral Agency (SARA) as concurrence agency has imposed the requirements contained in the letter dated 10 July 2024.	As indicated
45) Cultural Heritage Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i> . This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines gazetted pursuant to the <i>Aboriginal Cultural Heritage Act 2003</i> provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care. For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait	As indicated

Islander Partnerships).	
46) Damage to Trees on Adjoining Land Please note that any damage caused to vegetation on adjoining land as a result of exercising this development approval may result in an offence under other legislation (e.g. Natural Assets Local Law) and/or civil action.	As indicated
47) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the <i>Biosecurity Act 2014</i> . For further information contact the relevant Queensland State Government department on 13 QGOV.	As indicated
48) Water and Wastewater Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> . For further information about any necessary Water Approvals contact Urban Utilities.	As indicated
49) Interfering with Survey Marks Survey marks (including permanent survey marks) are protected from unauthorised removal, disturbance or destruction under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i> . Where a development has the potential to interfere with any survey marks, a Registered Cadastral Surveyor (QLD) should be consulted to ensure the works are planned in accordance with the relevant legislation. For further information contact the relevant Queensland State Government department on 13 QGOV.	As indicated

Permit to Which These Conditions Relate:	DA - PA - Reconfiguring a Lot
Activity(ies):	Subdivision of Land
Stage:	Stage 2 - Reconfiguring a Lot (1 into 4 lots, balance lot)

General/Planning Requirements

	Timing
50) Staging Stage 2 must not commence use until all conditions relating to an earlier Stage 1 have been complied with. Timing: When all conditions relating to the earlier stage have been complied with.	As indicated
51) Maintain the Approved Development Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.	At all times
52) Carry Out the Approved Development Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS. Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.	While site/operational/building work is occurring
53) Approved Drawings and Documents - Appeal A legible copy of the approved DRAWINGS AND DOCUMENTS, the Development Approval Package and a copy of the Planning and Environment Court Consent Order bearing the seal of the Planning and Environment Court must be maintained on site and kept available for inspection by site workers and Council officers. Note: This condition is imposed to ensure compliance with the conditions of development approval.	While site/operational/building work is occurring
54) Demolish or Relocate Buildings/Structures Demolish or Relocate buildings/structures on the site in accordance with the approved DRAWINGS AND DOCUMENTS and where applicable, the approved Construction Management Plan. The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings.	Prior to Council's notation on the plan of subdivision
55) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such operational work must be carried out in accordance with the approved DRAWINGS AND	Prior to Council's notation on the plan of subdivision and then to be maintained

DOCUMENTS or, if requiring a further approval from the Council, in accordance with the relevant further approval(s).

Ecology

	Timing
56) Fauna Management - Fauna Spotter Catcher Engage a licensed Fauna Spotter Catcher (qualified by the relevant Queensland State Government Authority) to manage the protection and relocation of any fauna prior to and during vegetation/ecological feature clearing. 56(a) Prior to Vegetation/ Ecological Feature Clearing Submit to Development Services certification from the licensed Fauna Spotter Catcher that the site has been fully inspected and any necessary fauna protection measures or relocation procedures have been implemented. Certification must include: - Map/figure of inspection area; - Identification of development stage/s (if applicable); - Details of all habitat features (i.e. habitat trees, hollows, large woody debris, rock piles, etc.) including type, location and size; - Proposed methodology. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Prior to vegetation/ ecological feature clearing commencing. 56(b) During Vegetation/ Ecological Feature Clearing The licensed Fauna Spotter Catcher must be present on site during all clearing operations to monitor works and to respond to any fauna situations that may arise. If any fauna is identified in vegetation or ecological features to be removed during clearing operations, work must cease immediately on that vegetation or ecological feature. The licensed Fauna Spotter Catcher must supervise the relocation of any identified fauna prior to vegetation/ ecological feature clearing recommencing. Timing: While vegetation/ecological feature clearing is occurring. 56(c) Submit Certification Submit to Development Services certification from the licensed Fauna Spotter Catcher that vegetation/ecological feature clearing was carried out in accordance with this condition. Certification must include: - Map/figure identifying clearing area and all habitat features; - Identification of development stage/s (if applicable); - Methodology; - Inspection log; - Fauna register. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).	While site/operational/building work is occurring As indicated As indicated As indicated

Timing: Prior to Council's notation of the plan of subdivision.	
57) Vegetation Management (Submit Plan) Manage vegetation on the site in accordance with a Vegetation Management Plan approved pursuant to this condition. 57(a) Submit Vegetation Management Plan Submit and obtain approval for a Vegetation Management Plan from Development Services. This plan must be prepared by a suitably qualified and experienced environmental practitioner (minimum 5 years' experience), with supporting documentation from the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million), where works are required within the Tree Protection Zone (TPZ) of retained trees. The Vegetation Management Plan must be in the form of scaled plans and supporting documentation that are generally in accordance with the Tree Retention Plan (drawing nos: TSP-01, TSP-02, TSP-03, TSP-04 and tree schedule), dated 01 July 2024 (amended in red date), relevant Brisbane Planning Scheme Code and include the following: - The extent of the Vegetation Management Plan must include evaluation of all areas including road reserves, external works and development areas. - The location and description of existing vegetation including species, botanical name, height, invasive pest plant status, canopy spread and Tree Protection Zones (as per AS 4970-2009) of canopy trees, as well as a description of vegetation communities and species compositions for ground, shrub and subcanopy layers. Any species or vegetation communities of State / National significance to be clearly identified. - The location and extent of all site works including all infrastructure and areas of earthworks. - Detailed design of all civil works including required changes to protect vegetation (e.g. alternative service alignments, variations to batter slopes and tunnel boring). - The location and description of all vegetation to be retained or to be removed. - Methods of physical identification of trees/vegetation to be retained or to be removed. - A description of all measures to protect vegetation and habitat features to be retained during construction, including protective fencing (as per AS 4970-2009), site protocols, etc. - Where vegetation removal results in loss of hollows, details and methodology of nestbox installation including target species assessment, nestbox types, installation technique, proposed locations, monitoring and maintenance schedule. Note: nestboxes must be installed prior to pre-start meeting for inspection. - A description of all pruning and tree surgery works (to AS 4373-2007) to maintain the health and stability of trees and reduce	While site/operational/building work is occurring and then to be maintained As indicated

potential hazards for future site users (e.g. residents and workers).

- The location and extent of storage and stockpile areas for cleared vegetation and site mulch.

- A description of all methods to salvage and/or re-use cleared vegetation. Generally, cleared vegetation must be mulched for reuse in landscape/rehabilitation works

- Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified fauna spotter catcher during clearing operations, pre-clearing inspections, staging and sequence of clearing and recovery procedures.

- Ongoing monitoring and certification requirements (e.g. Project Arborist and/or Fauna Spotter Catcher, nestboxes).

Timing: Prior to site/operational commencing and prior to or concurrently with any other operational works application.

57(b) Project Arborist

Appoint as Project Arborist, a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million).

Provide evidence of this appointment to the Ecologist Development Services via the Compliance with Development Conditions online form, available on Council's website. Details to be provided: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

As indicated

Timing: Prior to arranging a pre-start meeting.

57(c) Pre-Start Meeting

Arrange and attend a pre-start meeting with Ecology Services, Development Services.

Council will only attend the pre-start meeting once all vegetation protection measures are in place (e.g. Tree protection fencing).

The Project Manager, Site Manager, Project Arborist and a qualified Fauna Spotter Catcher must attend the pre-start meeting.

As indicated

Council will only attend the pre-start meeting once all applicable compliance and inspection fees have been paid.

Note: To request a pre-start meeting refer to Council's website and search 'Pre-start meeting'.

Timing: Prior to site / operational / building work commencing.

57(d) Implement Approved Vegetation Management Plan

As indicated

Carry out the works in accordance with the approved Vegetation Management Plan.

NOTE: The Project Arborist must:

- Direct and supervise all contractors in relation to any works within the Tree Protection Zone (as per AS4970-2009) of retained trees and use of alternative technologies (e.g. vacuum excavation) or alternate alignments.

- Perform all arboricultural works or directly supervise the arboricultural works of a qualified Arborist (minimum AQF Level 5

in Arboriculture); including any necessary pruning in accordance with AS4373-2007.

Timing: While site/operational work is occurring.

57(e) Submit Certification

Submit to Development Services, certification from the qualified and experienced environmental practitioner and the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million.), certifying that the work(s) have been carried out in accordance with the approved Vegetation Management Plan.

Certification must include:

- Inspection log of works;
- Photographic records of works and monitoring activities;
- Nestbox installation details (nestbox types, installation technique, GPS locations and photographs);
- Details of any non-conformances and any remediation measures implemented;
- Details of vegetation pruning undertaken on retained trees.

Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website. Details to be provided: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

Timing: Upon completion of each phase of the approved Vegetation Management Plan and prior to Council's notation of the plan of subdivision.

While site/operational/building work is occurring and then to be maintained

57(f) Retain and Protect Vegetation

Retain and protect vegetation in accordance with the approved Vegetation Management Plan.

Timing: To be maintained.

While site/operational/building work is occurring and then to be maintained

58) Statutory Bushfire Covenant

Enter into a bushfire covenant with Brisbane City Council pursuant to Section 97A of the Land Title Act 1994 to ensure the appropriate management of the use of land identified as the Bushfire Covenant Area on the approved drawing (drawing no 17-0825E/BF) dated 14 June 2024, amended in red 1 July 2024.

58(a) Submit Plan of Survey

Submit for the approval of Development Services, a plan of survey showing the land to be covered by the covenant to demonstrate compliance with the requirements of this condition.

Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation of on the plan of subdivision necessary to give effect to this approval.

Prior to Council's notation on the plan of subdivision

As indicated

58(b) Request Preparation of Covenant

Submit a request for Council to prepare the necessary covenant documentation to demonstrate compliance with the requirements of this condition.

As indicated

The Bushfire Covenant area is provided and is managed in accordance with the following requirements:

- Exclusion of all buildings and structures except fencing (in accordance with this condition), swimming pools, carports or metal/concrete water tanks.
- Any new fences are to be constructed of non-combustible material (e.g. steel panel fencing, masonry)
- Grass must be short cropped (100mm) and maintained.
- All leaves and vegetation debris must be removed at regular intervals.
- Flammable objects must not be located within 6m of any building or combustible structure.
- Mulched areas must be clear of combustible materials such as ground litter. Non-combustible mulches such as pebbles, scoria, shells and gravel must be used.
- Shrubs must not be located under the canopy of trees or within 3 metres of dwelling.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees and shrubs must not overhang or touch any elements of dwellings.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Note: Covenants to be entered into with the Brisbane City Council must have the necessary covenant documentation prepared by the Brisbane City Council, free of cost to Council.

Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to give effect to this approval.

58(c) Lodge Notated Plan and Covenant

Lodge the plan of survey notated by Council and the necessary covenant documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority.

As indicated

Timing: As part of the registration of the plan of subdivision notated by Council.

58(d) Submit Evidence of Registration

Submit to Development Services, evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council.

As indicated

Timing: Within one month of the registration of the covenant.

58(e) Maintain Covenant

Manage bushfire covenant area in accordance with the terms and conditions of the covenant.

As indicated

Timing: At all times.

59) Bushfire Management

Manage bushfire risk within lots 12-15.

Prior to Council's notation on the plan of subdivision and then to be maintained

59(a) Implement Bushfire Management Measures

As indicated

Implement the following bushfire management measures within lots 12-15:

- Any new fences are to be constructed of non-combustible material (e.g. steel panel fencing, masonry)
- Grass must be short cropped (100mm) and maintained.
- All leaves and vegetation debris must be removed at regular intervals.
- Flammable objects must not be located within 6m of any building or combustible structure.
- Mulched areas must be clear of combustible materials such as ground litter. Non-combustible mulches such as pebbles, scoria, shells and gravel must be used.
- Shrubs must not be located under the canopy of trees or within 3 metres of dwelling.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees and shrubs must not overhang or touch any elements of dwellings.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Timing: Prior to Council's notation of the plan of subdivision

59(b) Submit Certification

Submit certification to Development Services certifying that the bushfire management measures have been implemented. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

As indicated

Timing: Prior to Council's notation of the plan of subdivision.

59(c) Maintain Bushfire Management Measures

Maintain bushfire management measures identified in this condition.

As indicated

Timing: To be maintained.

59(d) Notification to Prospective Purchasers

Notify all prospective purchasers of the requirements and effects of this condition.

As indicated

Timing: At the time of marketing a lot for sale.

Landscape Architecture and Open Space Planning

	Timing
60) Streetscape Works - Neighbourhood Street Minor Carry out streetscape improvement works including concrete path (where required by this condition), turf and street trees to the verge to a Neighbourhood Street Minor standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4 and 3.7.5.	Prior to Council's notation on the plan of subdivision
60(a) Concrete Path Install a 1.2m wide broom finished standard Portland grey concrete path.	As indicated

The edge of the path is to be setback 1300mm from the back of kerb. Where the path cannot be installed on this alignment due to conflicts such as street trees, or power poles, ensure the path is installed a minimum distance of:

- 1300mm from the back of kerb
- 500mm from the property boundary
- 600mm from the edge of the conflict

Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site.

If the above requirements cannot be achieved, contact the Landscape Architecture Team via email: specialistservices@brisbane.qld.gov.au

Note: standard path alignments are shown on Brisbane Standard Drawing BSD-5201 sheet 2 but will vary depending on verge width and location.

Timing: Prior to Council's notation on the plan of subdivision.

PROOF OF FULFILMENT

Photographic evidence of concrete path.

60(b) Submit As Constructed Drawings

Submit to Development Services As Constructed plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies.

As indicated

Timing: Prior to Council's notation on the plan of subdivision.

PROOF OF FULFILMENT

As constructed drawings signed by an RPEQ.

60(c) Turf

Install turf to the full width of the verge excluding any concrete path required by this condition.

As indicated

Timing: Prior to Council's notation on the plan of subdivision.

PROOF OF FULFILMENT

Photographic evidence of installed turf.

60(d) Street Tree(s)

Enter into and implement an arrangement with the Program Planning and Integration Regional Coordinator Arboriculture in relation to the required provision of the street tree planting in accordance with the above sections of the Infrastructure Design Planning Scheme Policy, including the number, species, location, installation and maintenance of the required street tree(s) as determined by Program Planning and Integration.

As indicated

Note: Street trees should not be planted until all utilities have been installed.

Timing: Prior to Council's notation on the plan of subdivision.

PROOF OF FULFILMENT

A copy of the agreement with Program Planning and Integration and/or photographic evidence of installed trees.

Engineering

	Timing
61) On-site Erosion (High Risk) Manage on-site erosion and the release of sediment or sediment laden water from the site at all times by implementing best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version). Timing: Prior to commencement of any land disturbing activities and until all exposed soil areas are permanently stabilised against erosion 61(a) Manage earth disturbance on-site (i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth. (ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas. (iii) No release of contaminants to land beyond on-site area of earth disturbance other than releases that achieve water release limits of: A. 50mg/L TSS (Total Suspended Solids); B. Turbidity, Nephelometric Turbidity Units (NTU) value less than 10% above background, 75 NTU or as agreed in writing by an Officer from Councils Erosion and Sediment Control (ESC) Team in Compliance and Regulatory Services; C. pH between 6.5 and 8.5 at all times. (iv) Maintain a written record to demonstrate that water discharges from the site, including any dewatering operations, meet the release limits as detailed in (iii) for water discharge(s) from the site that occur during or immediately after a rainfall event, and during normal business hours. The water quality of the discharge flows must be measured at each discharge point from the site, including but not limited to sediment basin outlets, other applicable sediment control devices, the site water drainage system, and recorded against the release limits at least once on each calendar day until such discharge stops. Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion. 61(b) Provide Land Occupier Notification to Council (i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au (ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land. Timing: Prior to commencement of any earth disturbing activities 61(c) Prepare ESC Plan and Program Prepare an Erosion and Sediment Control Plan (ESCP) and program in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any	As indicated As indicated As indicated As indicated

inconsistency, relevant Brisbane Planning Scheme Codes and Policies. Obtain a design certificate in accordance with the relevant Brisbane Planning Scheme Codes and Policies. The ESCP and program must be prepared by a Certified Professional in Erosion and Sediment Control (CPESC) or Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control and design certificate must be certified by a CPESC. Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request. Timing: Prior to the commencement of any earth disturbing activities. 61(d) Attend a pre-start meeting Arrange and attend a pre-start meeting for ESC with an Officer from Council's ESC Team in Compliance and Regulatory Services (CARS). Note: To request a pre-start meeting from Council's ESC Team send an email to CARS-ESC@Brisbane.qld.gov.au. All relevant documentation, including both the certified ESCP and the certified design certificate, must be attached to this email. Please allow up to 10 business days for your request to be processed. Timing: Attend the pre-start meeting prior to the commencement of any earth disturbing activities. 61(e) Implement Certified ESC Plan and Program Implement the certified ESCP and maintain all ESC measures in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies. The ESCP and design certificate must be available on site at all times for inspection by Council officers. Any alteration to supplementary or Type 3 ESC measures must be reflected in the certified ESCP. Any alteration to Type 2 or Type 1 ESC measures will require a revised ESCP and design certificate that has been certified by a CPESC. Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated As indicated
62) Maintenance Period for Engineering Work Maintain the work required by the Engineering condition(s) imposed on this development approval and rectify any defects in accordance with the requirements detailed in this condition. NOTE: Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals) Timing: During the on-maintenance period. 62(a) On-Maintenance Acceptance	As indicated As indicated

Arrange an on-maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed in accordance with the requirements of the condition and is accepted on-maintenance.

Provide proof of Public Liability Insurance (\$20 million) for the on-maintenance period.

Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed work or \$10,000.00, whichever is greater.

NOTE: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's Infrastructure Installation and Construction Requirements Manual for further details about the on-maintenance procedure and requirements.

Timing: Prior to Council's notation on the plan of subdivision.

62(b) On-Maintenance Period

Provide a minimum 12 months maintenance to the work from the time the work is accepted on-maintenance by Council. During this period maintain the work and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period.

As indicated

NOTE: The on-maintenance period may be extended by Council pending concerns and/or unsatisfactory performance during the maintenance period.

Timing: A minimum 12 months from acceptance on-maintenance.

62(c) Off-Maintenance Acceptance

On completion of the maintenance period arrange an off-maintenance inspection with Development Services and obtain written confirmation from Council that the work is accepted off-maintenance.

Ensure all defects are rectified prior to making an appointment for off-maintenance Inspection.

As indicated

NOTE: If the inspection is successful the maintenance security will be released.

Timing: On completion of the on-maintenance period.

63) Information Signage

As indicated

Erect an information sign on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below:

a) The sign should provide a brief description of the development proposed;

b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site:

- Developer;
- Project Coordinator;
- Architect/Building Designer;
- Builder;
- Civil Engineer;

- Civil Contractor/s; and - Landscape Architect; c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case; d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres; e) The maximum area of the sign is to be 2.0m²; f) The sign is to be positioned as follows: - located centrally along each road frontage of the site to Weyers Roads; - located on or within 1.5 metres of the road frontage; - mounted at least 300 millimetres above ground level; and - clearly visible from the street for a pedestrian; g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition; h) The sign is to be non-illuminated; and i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times. Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.	
64) Engineering Pre-Start Meeting Arrange and attend a pre-start meeting with Development Services. Applicable compliance and inspection fees must be paid, in full, to Council prior to the meeting being held. NOTE: To arrange an engineering pre-start meeting with Development Services an email supported by a completed copy of the Pre-Start Meeting Guidelines - Civil Engineering Works kit (https://www.brisbane.qld.gov.au/sites/default/files/20191008-cc11207-pre-start-meeting-guidelines-civil-engineering-works.pdf) is to be sent to dalodgement@brisbane.qld.gov.au. Details include (but are not limited too) the following: - Site address, Development Approval number (A00) and relevant stage/s (if appropriate); - List all Development Approval conditions requiring compliance prior to site/operational work commencing and demonstrate compliance with those conditions; - Payee details (Name and address) for the issue of a development "Compliance and Inspection Fee" quote; - Superintendent (Consultant) name, address and telephone number (including after-hours contact); - Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact); - Intended date of commencement of works. NOTE:	As indicated

- All operational works applications are to be approved prior to requesting the pre-start meeting.
 - A minimum 5 working days' notice is required.
 - Compliance and Inspection fee to be paid prior to undertaking pre-start meeting.
 - All operational works approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting.
 - Further guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals>).
- Timing: Prior to site/operational work commencing.

65) Construction Management Plan (Minor)

Carry out development in a method consistent with a Construction Management Plan (Minor) prepared in accordance with the requirements of this condition.

While site/operational/building work is occurring

65(a) Construction Management Plan (Minor) - Prepare Plan

As indicated

Prepare a detailed Construction Management Plan (CMP) for the construction phase of the approved development. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following:

- (i) Provision for pedestrian management including alternative pedestrian routes (adjacent to or surrounding the site);
- (ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);
- (iii) Location of and impacts to any Council or other public utility or local authority's assets on or within or external to the site;
- (iv) Location and design of temporary vehicular construction access points, including frequency of use;
- (v) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties;
- (vi) Provision for loading and unloading of materials including the location of any remote loading sites;
- (vii) Location of materials, structures, plant and equipment to be stored or placed on the construction site;
- (viii) Location of proposed external hoardings or gantries, including clearances to the impacts of this on existing street furniture and other footpath assets located within the verge as well as impacts on any existing advertising signage located either along or adjacent to the site frontage this includes any potential obstruction of sight lines for such advertising (e.g. 'CityCycle' bicycle stations or bus stops with advertising);
- (ix) Location of proposed employee and visitor parking areas;
- (x) Anticipated staging and programming;

(xi) Impacts of any actions proposed to address any of the above items or any actions resulting from construction of the development that will impact on existing street trees; (xii) Complaint management processes to be implemented; and (xiii) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies. The Construction Management Plan must be supported by "approval in principle" or written approvals from the relevant Council sections or other governing bodies responsible for any potentially impacted infrastructure. The list of relevant infrastructure and contacts is available on Council's website - Search "Constructions Management Plan". Note: The Construction Management Plan is not required to be approved by Development Services. Timing: Prior to site/operational work commencing. 65(b) Construction Management Plan (Minor) - Submit Plan Submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: engineeringervices@brisbane.qld.gov.au quoting the BCC planning development approval reference number. Timing: At least 10 days prior to site works commencing 65(c) Construction Management Plan (Minor) - Documentation on Site Legible copies of the Construction Management Plan and current permits must be kept on site and be made available on request by Council at all times. The requirements of the CMP must be included in all induction of principal and subcontractors utilised in the development. An outline of the induction provided to contractors may be requested by Council to confirm compliance with this condition. Timing: While site/operational work is occurring. 65(d) Construction Management Plan - Works to be Performed Out of Hours Obtain an approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday. Timing: Prior to site/operational/building work commencing. 65(e) Implement Construction Management Plan (Minor) Carry out the development in accordance with the submitted Construction Management Plan.	As indicated As indicated As indicated While site/operational/building work is occurring
66) Protect Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations. The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.	While site/operational/building work is occurring

66(a) As Constructed Drawings - Alterations to Existing Infrastructure Submit to Development Services As Constructed drawings showing all new and/or rectification works and an asset register, prepared and certified by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation on the plan of subdivision. <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements.</i>	As indicated
67) Filling and/or Excavation All earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes. 67(a) Submit Earthworks Drawings Submit to, and obtain approval from, Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the approved DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. The Earthworks Drawings must include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and future finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from adverse impacts as a result of the works; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Note: - If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re-profiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar, then the submitted plans must show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner is required. - Irrespective of final earthworks, it is the responsibility of the RPEQ to manage any staged works associated with Erosion & Sediment Control. Timing: Prior to site/operational work commencing. 67(b) Fill Material, Placement, Compaction and Testing All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3,	Prior to Council's notation on the plan of subdivision As indicated As indicated

Division 2, Subdivision 2 Environmental contamination, Section 11 of the <i>Environmental Protection Act 1994</i>) and noxious, hazardous, deleterious and organic materials. Fill material, placement, compaction and testing must comply with the requirements of Australian Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments. Timing: While site/operational work is occurring. 67(c) Implement Approved Earthworks Drawings Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings. Timing: While site/operational work is occurring and then to be maintained. 67(d) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared by a Registered Surveyor (Qld). Timing: Prior to Council's notation on the plan of subdivision. 67(e) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the approved earthworks drawings. Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798. Timing: Prior to Council's notation on the plan of subdivision.	As indicated As indicated As indicated
68) Certified Site Survey Levels Submit to Development Services, "As Constructed" drawings prepared by a Registered Surveyor (Qld). The registered surveyor must certify that the "As Constructed" drawings are in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes and show finished surface level information over the completed development. Note: The survey information must show surface levels and site contours at 1 metre intervals. All levels must be shown as Reduced Levels to the "Australian Height Datum" (AHD).	Prior to Council's notation on the plan of subdivision
69) Remove Improvements & Obstructions from Truncation and Dedication Remove all improvements (fences, gates, letter boxes, garden beds and plots and other constructed items, etc.) and obstructions (existing earth banks, vegetation, etc.) from the area of dedicated road and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes. Any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits.	Prior to Council's notation on the plan of subdivision

Note:

- The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected.
- Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive.

PROOF OF FULFILMENT

Certification from a Registered Surveyor (Qld) or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition.

70) Retaining Walls

Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following:

- All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring
- Runoff from surface drains and subsoil drainage associated with the retaining walls must be collected and connected to a lawful point of discharge (LPD) where possible. If no LPD is available the surface drains and sub-soil drainage must be designed, installed and discharged to ensure there is no ponding, nuisance or concentration of stormwater discharge to adjacent properties.
- Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall
- For retaining walls in excess of 1.0m in height:
 - the retaining wall design must be approved by Development Services
 - walls must be designed and certified by a Registered Professional Engineer Queensland
 - walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.

NOTE: Refer to City Plan 2014; Infrastructure Design Planning Scheme Policy (IDPSP) for Council's definition of a LPD.

70(a) Certification of Retaining Walls

For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining walls and ancillary drainage are in accordance with the requirements of this condition.

Timing: Prior to Council notation on the plan of subdivision.

Prior to Council's notation on the plan of subdivision

As indicated

71) Repair Damage to Kerb, Footpath or Road

Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads,

Prior to Council's notation on the plan of subdivision

kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development. 71(a) Interim Repairs If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration. Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to Council's notation on the plan of subdivision. Timing: While site/operational works is occurring	As indicated
72) Minimum Flood Planning Levels Design and construct all proposed building pad levels to the appropriate flood planning level with freeboard (where required) in accordance with the relevant Brisbane Planning Scheme Codes and the approved drawings and documents. The minimum building pad level must be as shown on the Approved Drawings. <i>PROOF OF FULFILMENT</i> <i>"As-Constructed" drawings prepared and certified by a Registered Surveyor (Qld). The Registered Surveyor (Qld) must certify that the development has been constructed in accordance with this condition.</i>	Prior to Council's notation on the plan of subdivision
73) Refuse Collection - Kerb Side (external road) Refuse and recycling bins for the development must be collected from the kerb side as shown on the APPROVED DRAWINGS AND DOCUMENTS.	To be maintained
74) Work for Transport Network - Road (Non-trunk) - External Construct the following roadwork with any associated drainage, verge, site access and services including street lighting for the Transport Network (Road) shown on the APPROVED DRAWINGS and in accordance with the relevant Brisbane Planning Scheme Codes, the Queensland Manual of Uniform Traffic Control Devices and the AUSTROADS design standards: - new type D concrete kerb and channel and associated drainage along the full length of the Weyers Road frontage of the site on a 4.25 metre alignment (taking into account any road reserve widening if required); - a Neighbourhood type road pavement from the lip of the new kerb and channel to the road centre line or edge of the existing road pavement with any appropriate tapers (the minimum width of road construction/reconstruction must be 1.2 metres); Note: Irrespective of the actual widening, the finished road pavement crown must be located along the centreline of the final pavement width. - signs and pavement markings along the Weyers Road frontage - a 1.2 metre concrete footpath along the full length of the Weyers Road frontage of the site.	Prior to Council's notation on the plan of subdivision

- street lighting to a category PR6 along the Weyers Road frontage.

Note: This condition is imposed under section 145 of the Planning Act 2016.

74(a) Submit Functional Layout Drawings

Submit to, and obtain approval from, Development Services functional layout drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

As indicated

Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking.

Timing: Prior to site/operational work commencing.

74(b) Submit Roadworks and Stormwater Drainage Drawings

Submit to, and obtain approval from, Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

As indicated

Timing: Prior to site/operational work commencing.

74(c) Submit Signs and Pavement Drawings

Submit to, and obtain approval from, Development Services Signs and Pavement Marking drawings prepared and certified by a Registered Professional Engineer of Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

As indicated

Timing: Prior to site/operational work commencing.

74(d) Submit Street Lighting Design Drawings

Submit to, and obtain approval from, Construction Branch, Citywide Services, City Lighting (CS-LIGHTING@brisbane.qld.gov.au), street lighting design drawings prepared and certified by a Registered Professional Engineer of Queensland (electrical) which show the proposed street lighting system in accordance with the relevant Brisbane Planning Scheme Codes.

As indicated

Timing: Prior to site/operational work commencing.

74(e) Implement Approved Drawings

Construct the works in accordance with the above approved drawings.

As indicated

Timing: Prior to on-maintenance acceptance.

74(f) Submit As Constructed Drawings

As indicated

Submit to Development Services As Constructed drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared and certified by a Registered Professional Engineer Queensland.

Timing: Prior to on-maintenance inspection.

PROOF OF FULFILMENT <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings.</i>	
75) On Site Drainage - Minor Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to Kerb and channel on Weyers Road as shown on the approved drawings. NOTE: - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. - Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m2 with an upstream catchment servicing no more than 4 residential lots. - Where external works are required and infrastructure will be handed over to Council(e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request a Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Councils Infrastructure Installation & Construction Requirements Manual. - Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals) 75(a) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultant (where applicable). Timing: Prior to Council's notation on the plan of subdivision.	Prior to Council's notation on the plan of subdivision As indicated
76) Sealing of Abandoned Existing Sewer Property Connection Permanently seal the existing sewer property connection, which will be built over or not reused to serve the proposed development. NOTE: Connection permanently abandoned to the satisfaction of the Manager, Plumbing Services or the Delegate, Development Services.	Prior to site/operational/building work commencing
77) Service Conduits and Mains Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable:	Prior to Council's notation on the plan of subdivision

- the provision of all services and/or conduits along the full length of any rear allotment access or access easement.
- the breaking and/or relocation of any existing sewer combine drains.
- the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings.
- the retention and/or relocation of any existing foul water lines that currently exist within the site.
- any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits.

Note:

- The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected.
- Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive.
- Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.

PROOF OF FULFILMENT

Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical)

77(a) Submit As Constructed Drawings

Submit to Development Services As Constructed drawings, including an asset register, prepared by a Registered Professional Engineer Queensland.

Timing: Prior to Council's notation of the plan of subdivision.

As indicated

PROOF OF FULFILMENT

Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical)

78) Telecommunications

Submit to Development Services, evidence of an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes.

Prior to Council's notation on the plan of subdivision

79) Agreement with Electricity Supplier

Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes.

Where development is within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development,

Prior to Council's notation on the plan of subdivision

the developer must be responsible for the installation of the property pole(s). In the above circumstances, submit to Development Services, certification from the developer's electrical consultant confirming that the above installation has been completed in accordance with the relevant AS/NZS Standards and the Queensland Electricity Connection Manual (QECM) and Queensland Electricity Metering Manual (QEMM).	
80) Water and Wastewater Pursuant to Schedule 18 of the Planning Regulation 2017 submit to Development Services, documentary evidence, issued by the relevant distributor-retailer, to verify that the conditions of any necessary connection certificate under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	Prior to Council's notation on the plan of subdivision

Standard Advice

	Timing
81) Natural Assets Local Law (NALL) - Protected Vegetation On Site Work on or around protected vegetation may require a permit under the <i>Natural Assets Local Law 2003</i> (NALL). Permits under the NALL are issued by Development Services. To apply for a permit to work on protected vegetation go to Council's website or contact the call centre on 3403 8888.	As indicated
82) Natural Asset Local Law (NALL) - Protected Vegetation on Public Land, Road or Park Work on or around protected vegetation on public land, road or park may require a permit under the <i>Natural Assets Local Law</i> (NALL). Arrangements must be made with Program Planning and Integration in relation to the works carried out on protected vegetation on public land, road or park including provision for costs and replacement planting as determined by Program Planning and Integration. Timing: Prior to carrying out any works on protected vegetation. Note: All requirements of a development approval conditions with timing stipulated as 'prior to site works commencing' (or equivalent) must be fulfilled before Council can issue a NALL permit.	As indicated
83) Standard Advice Disclaimer The following information is provided to the applicant as advice only and does not form part of the development approval conditions. This advice has been provided to inform the applicant of other obligations they may be required to comply with (under state legislation or local laws) prior to the approved activity commencing.	As indicated
84) Further Development Permit Required Further Development Permit(s) to carry out assessable building work under the Building Act may be required.	As indicated
85) Currency Period	As indicated

This development approval lapses at the end of the currency period pursuant to section 85 of the <i>Planning Act 2016</i> .	
86) Referral Agency Requirements The State Assessment and Referral Agency (SARA) as concurrence agency has imposed the requirements contained in the letter dated 10 July 2024.	As indicated
87) Cultural Heritage Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i> . This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines gazetted pursuant to the <i>Aboriginal Cultural Heritage Act 2003</i> provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care. For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).	As indicated
88) Damage to Trees on Adjoining Land Please note that any damage caused to vegetation on adjoining land as a result of exercising this development approval may result in an offence under other legislation (e.g. Natural Assets Local Law) and/or civil action.	As indicated
89) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the <i>Biosecurity Act 2014</i> . For further information contact the relevant Queensland State Government department on 13 QGOV.	As indicated
90) Water and Wastewater Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .	As indicated

For further information about any necessary Water Approvals contact Urban Utilities.	
91) Interfering with Survey Marks Survey marks (including permanent survey marks) are protected from unauthorised removal, disturbance or destruction under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. Where a development has the potential to interfere with any survey marks, a Registered Cadastral Surveyor (QLD) should be consulted to ensure the works are planned in accordance with the relevant legislation. For further information contact the relevant Queensland State Government department on 13 QGOV.	As indicated

**** End of Package ****

- Development Lot (Lot 501 on SP281211)
- DCDB
- Easement
- State Controlled Roads
- Roads
- Rail
- Watercourse / Drainage Features
- Development Layout
 - Common Property / Road
 - Proposed Lots
 - Sewage
 - Earthworks Extent
 - Bushfire Buffer
 - Stormwater Easement
- Tree Plot
 - Tree to be Removed
 - Tree to be Retained
 - Dead
 - Introduced/Planted
- Impacted Biodiversity Area Canopy
 - Impacted Biodiversity area (High ecological significance)
 - Impacted Biodiversity area (High ecological significance)
 - Areas containing no canopy



AMENDED IN RED
01/07/2024

Neighbouring Property Consent

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Scale @ A3: 1 : 800
Date: 16/02/2024
Job: J0135
Drawn: Corey Taylor
CRS: EPSG:7844_GDA2020

DATA SOURCE:
QSPATIAL 2024: The State of Queensland (Department of Resources) 2024: Esri, DigitalGlobe, GeoEye, i-cubed, USDA FSA, USGS, AEX, Geomapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community;

BASE/

Tree Retention Plan - 83 Weyers Road, Nudgee 4014 QLD

APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

CLIENT:
AR Development

DRAWING NO:
TSP- 01

SCALE:
0 10 20 30 40 m

DISCLAIMER:

The Proposed Clearing Plan is provided for advisory purposes and represents the intended clearing activities on-site. Prior to commencing any proposed clearing activities, it's essential to ensure that all necessary permits, approvals, and confirmations from the State or Council have been obtained.

Data Disclaimer: Trees identified on this Tree Retention Plan were located using a handheld GPS Trimble with an accuracy range of between +/- 0.5 meters to 5.0 meters in the horizontal dimension. All trees identified were observed within property fencing. In cases where property fencing is absent, the location of vegetation may require confirmation through land survey methods.

- Development Lot
(Lot 501 on SP281211)

DCDB

Easement

State Controlled Roads

Roads

Rail

Watercourse / Drainage Features
- Development Layout

Common Property / Road

Proposed Lots

Sewage

Earthworks Extent

Bushfire Buffer

Stormwater Easement
- Tree Plot

Tree to be Removed

Tree to be Retained

Dead

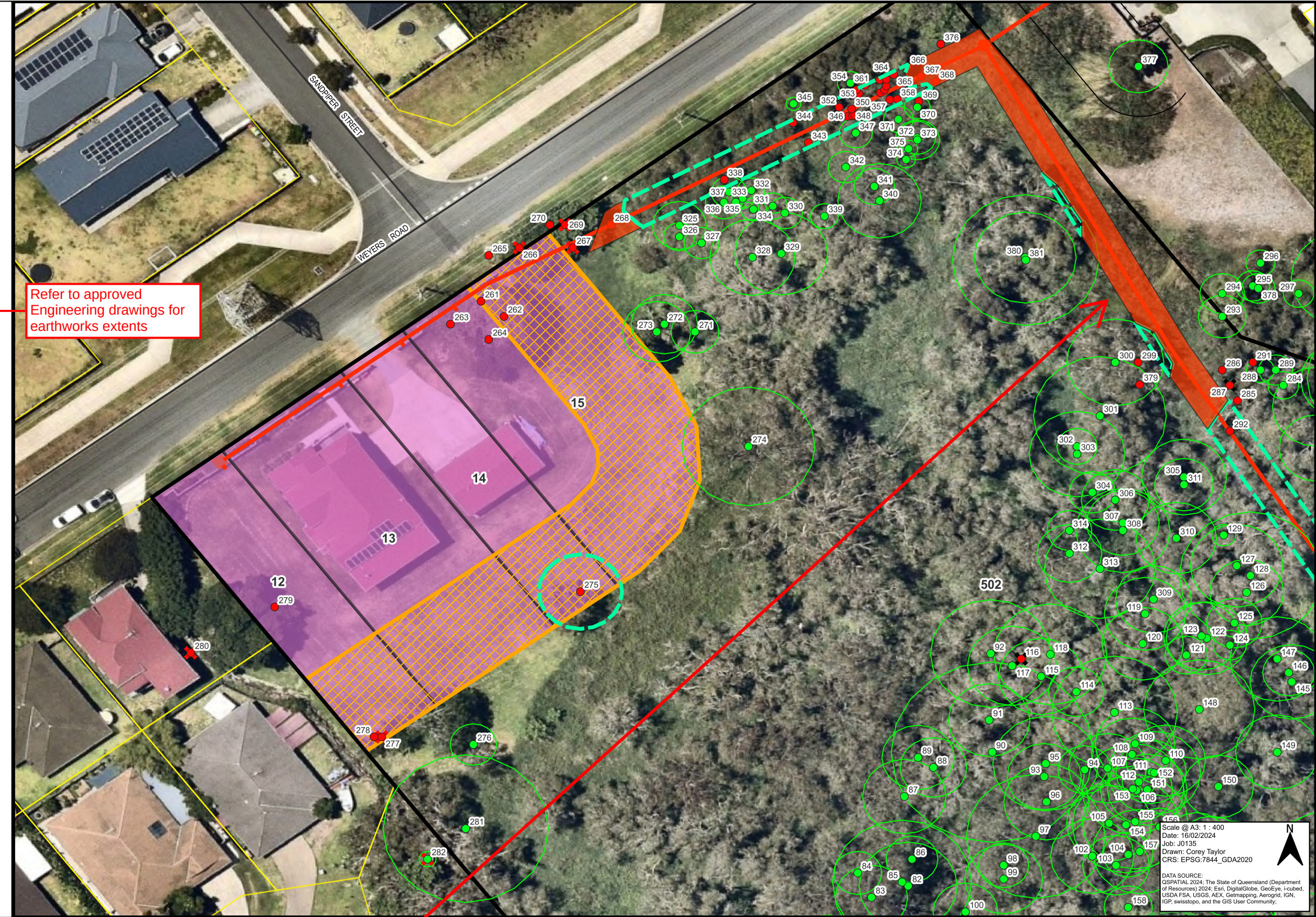
Introduced/Planted

Tree Protection Zones
- Impacted Biodiversity Area Canopy

Impacted Biodiversity area
(High ecological significance strategic)

Impacted Biodiversity area
(High ecological significance)

Areas containing no canopy



Refer to approved Engineering drawings for earthworks extents

AMENDED IN RED

01/07/2024

Neighbouring Property Consent

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Scale @ A3: 1 : 400
Date: 16/02/2024
Job: J0135
Drawn: Corey Taylor
CRS: EPSG:7844_GDA2020

DATA SOURCE:
QSPATIAL 2024: The State of Queensland (Department of Resources) 2024; Esri, DigitalGlobe, GeoEye, i-cubed, USDA FSA, USGS, AEX, Geomapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community;

BASE/

CLIENT:
AR Development

extent of earthworks in accordance with approved engineering drawings

Tree Survey Plan - 83 Weyers Road, Nudgee 4014 QLD

DRAWING NO:
TSP- 02

SCALE:
0 10 20 m

DISCLAIMER:
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APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

- Development Lot
(Lot 501 on SP281211)

DCDB

Easement

State Controlled Roads

Roads

Rail

Watercourse / Drainage Features

Development Layout

Common Property / Road

Proposed Lots

Sewage

Earthworks Extent

Bushfire Buffer

Stormwater Easement

Tree Plot

Tree to be Removed

Tree to be Retained

Dead

Introduced/Planted

Tree Protection Zones

Impacted Biodiversity Area Canopy

Impacted Biodiversity area
(High ecological significance strategic)

Impacted Biodiversity area
(High ecological significance)

Areas containing no canopy

AMENDED IN RED
01/07/2024

Neighbouring Property Consent

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extent of earthworks in accordance with approved engineering drawings

Tree Survey Plan - 83 Weyers Road, Nudgee 4014 QLD

BASE/

CLIENT:
AR Development

DRAWING NO:
TSP- 03

SCALE:
0 10 20 m

DISCLAIMER:

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APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

Project Path - C:\Users\OllieO'Callaghan\BASE Dropbox\BASE Project Folder\Job Folder\J0135 83 Weyers Road, Nudgee (AR Developments)\Reports\15.0 RFI\Figures

549 60

- Development Lot
(Lot 501 on SP281211)

DCDB

Easement

State Controlled Roads

Roads

Rail

Watercourse / Drainage Features
- Development Layout
- Common Property / Road
- Proposed Lots
- Sewage
- Earthworks Extent
- Bushfire Buffer
- Stormwater Easement

Tree Plot

Tree to be Removed

Tree to be Retained

Dead

Introduced/Planted

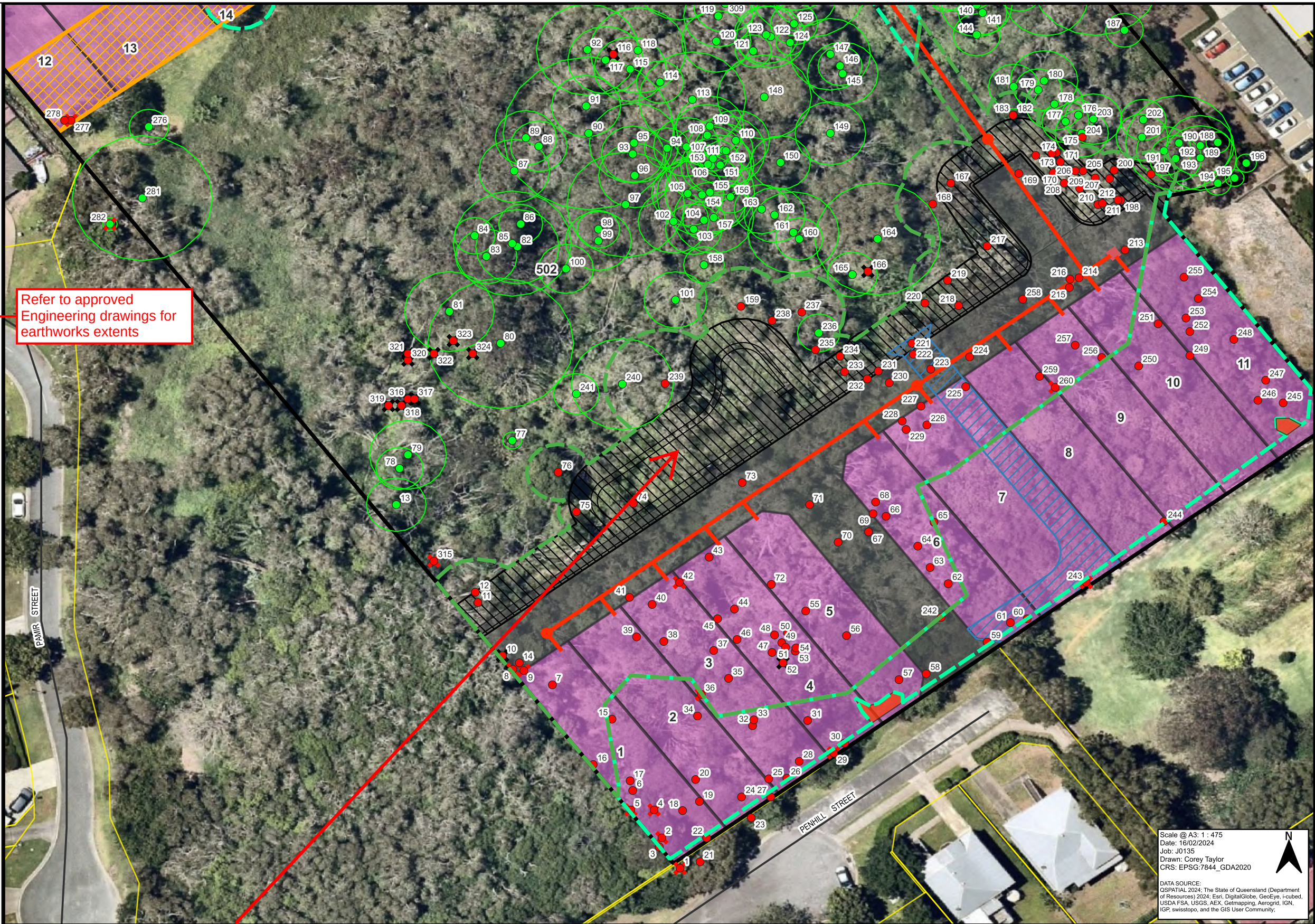
Tree Protection Zones

Impacted Biodiversity Area Canopy

Impacted Biodiversity area
(High ecological significance strategic)

Impacted Biodiversity area
(High ecological significance)

Areas containing no canopy



AMENDED IN RED

01/07/2024

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Scale @ A3: 1 : 475
Date: 16/02/2024
Job: J0135
Drawn: Corey Taylor
CRS: EPSG:7844_GDA2020

DATA SOURCE:
QSPATIAL 2024: The State of Queensland (Department of Resources) 2024: Esri, DigitalGlobe, GeoEye, i-cubed, USDA FSA, USGS, AEX, Geomapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community;

BASE/

CLIENT:
AR Development

extent of earthworks in
accordance with
approved engineering
drawings

Tree Survey Plan - 83 Weyers Road, Nudgee 4014 QLD

DRAWING NO:
TSP- 04

SCALE:
0 10 20 m

DISCLAIMER:
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APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

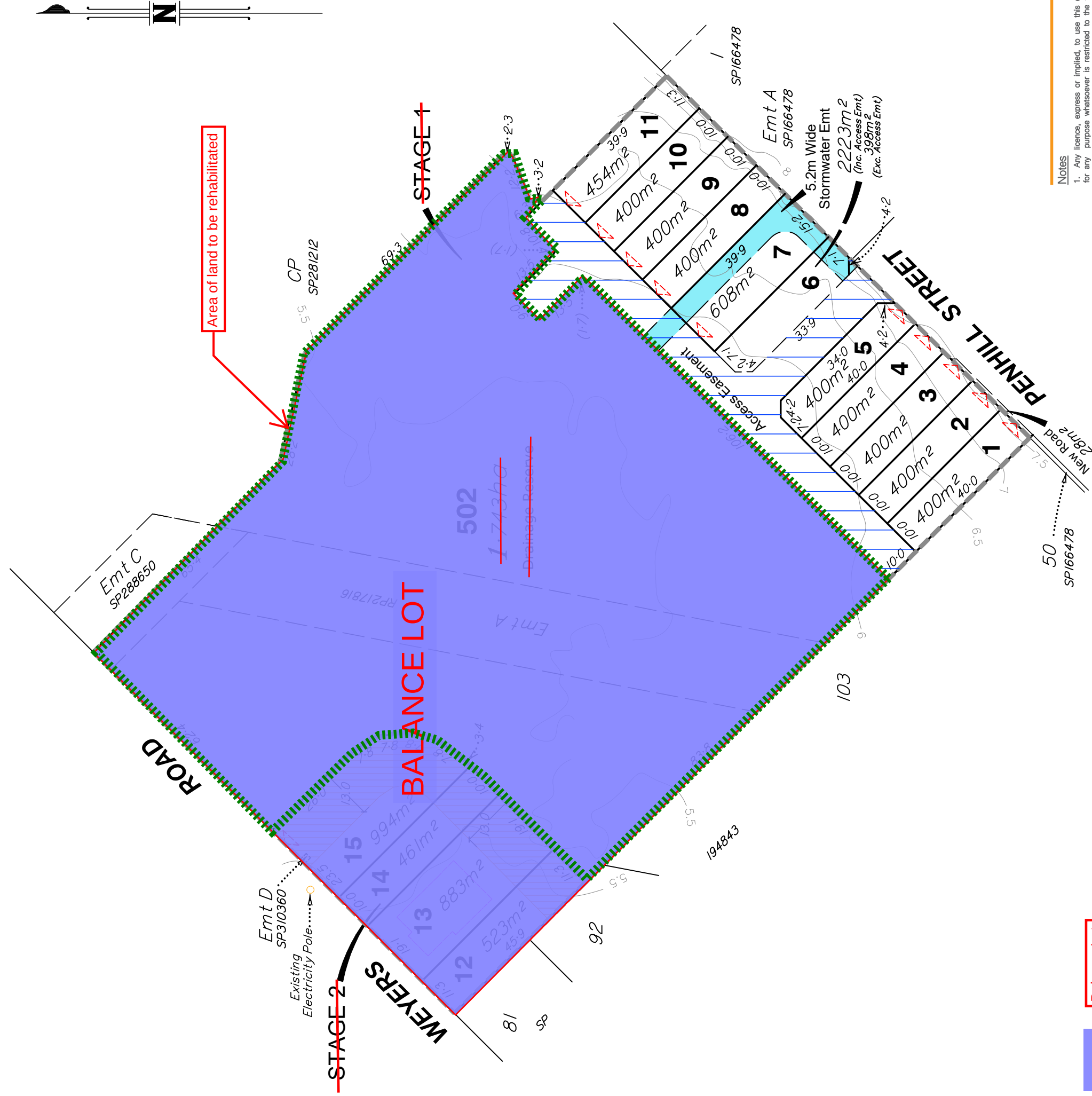
APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

Neighbouring Property Consent

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M



Balance Lot

Rehabilitation Area

Legend

-  Indicative Driveway Location
 Access Easement (Burdening Lot 6 - benefiting Lots 1-5 & 7-11)
 Stormwater Easement
 Existing House
 Bushfire Covenant
 Stage Boundaries

AMENDED IN RED

24/07/2024

Plan of Reconfiguration - STAGE 1

83 Weyers Road, Nudgee
Description Lot 501 on SP281211
and part of Lot 50 on SP166478
Local Authority Brisbane City

Scale 1:1000 @ A3
Lengths in Metres.

DRAWING NO. 17-0825P-01
 DATE DRAWN 23-02-2024
 VERSION U
 SHEET NO. 422
 1 of 1

Final intended use of new lots:
Proposed Lots 1-15 are for residential use.
Proposed Lot 502 is for drainage use.

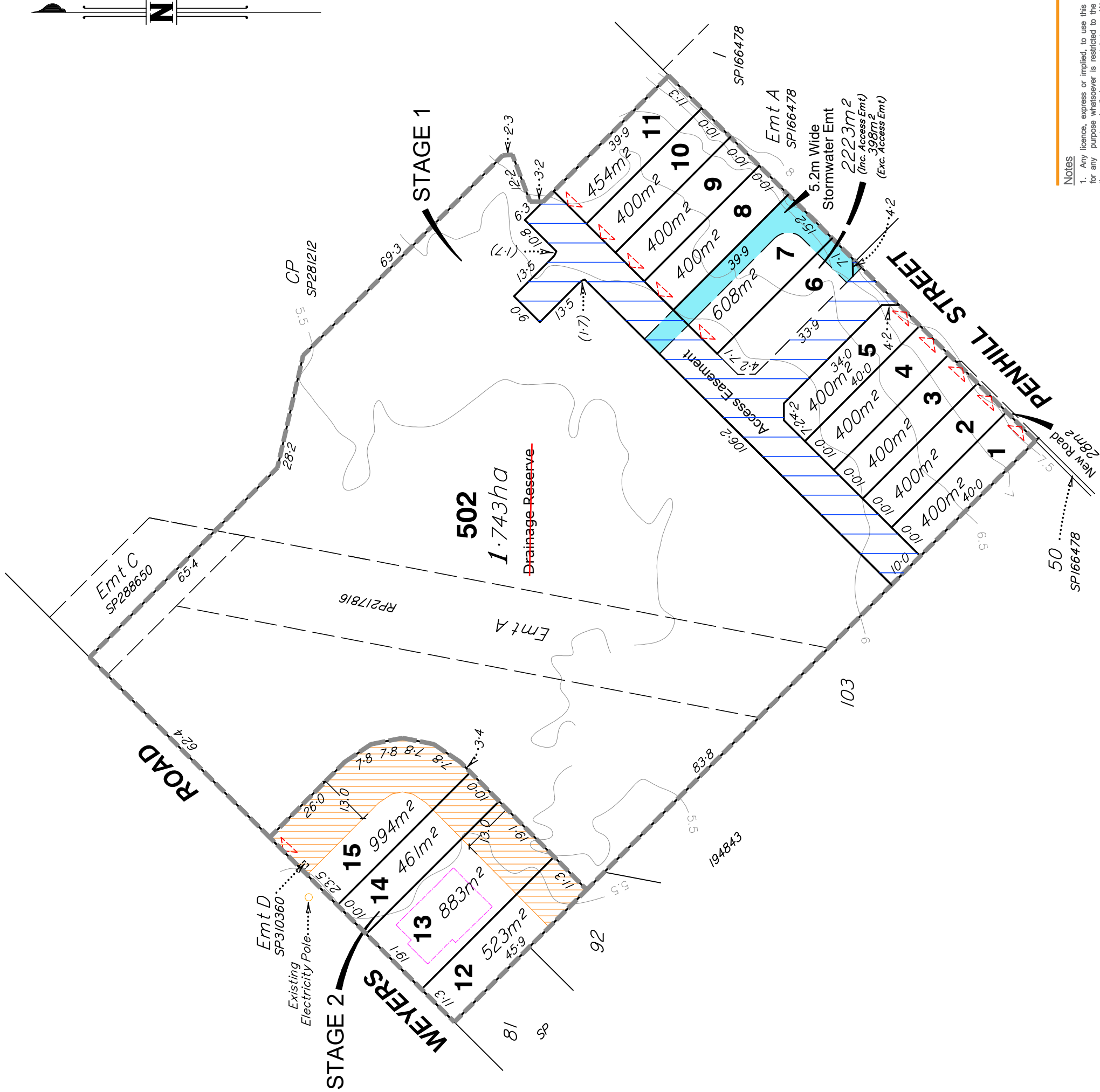
APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

'M'

Neighbouring Property Consent

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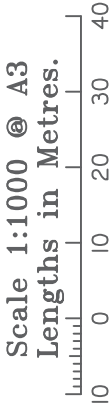
Legend

- Indicative Driveway Location
- Access Easement (Burdening Lot)
- 6 - benefiting Lots 1-5 & 7-11)
- Stormwater Easement
- Existing House
- Bushfire Covenant
- Stage Boundaries

AMENDED IN RED
24/07/2024

Notes

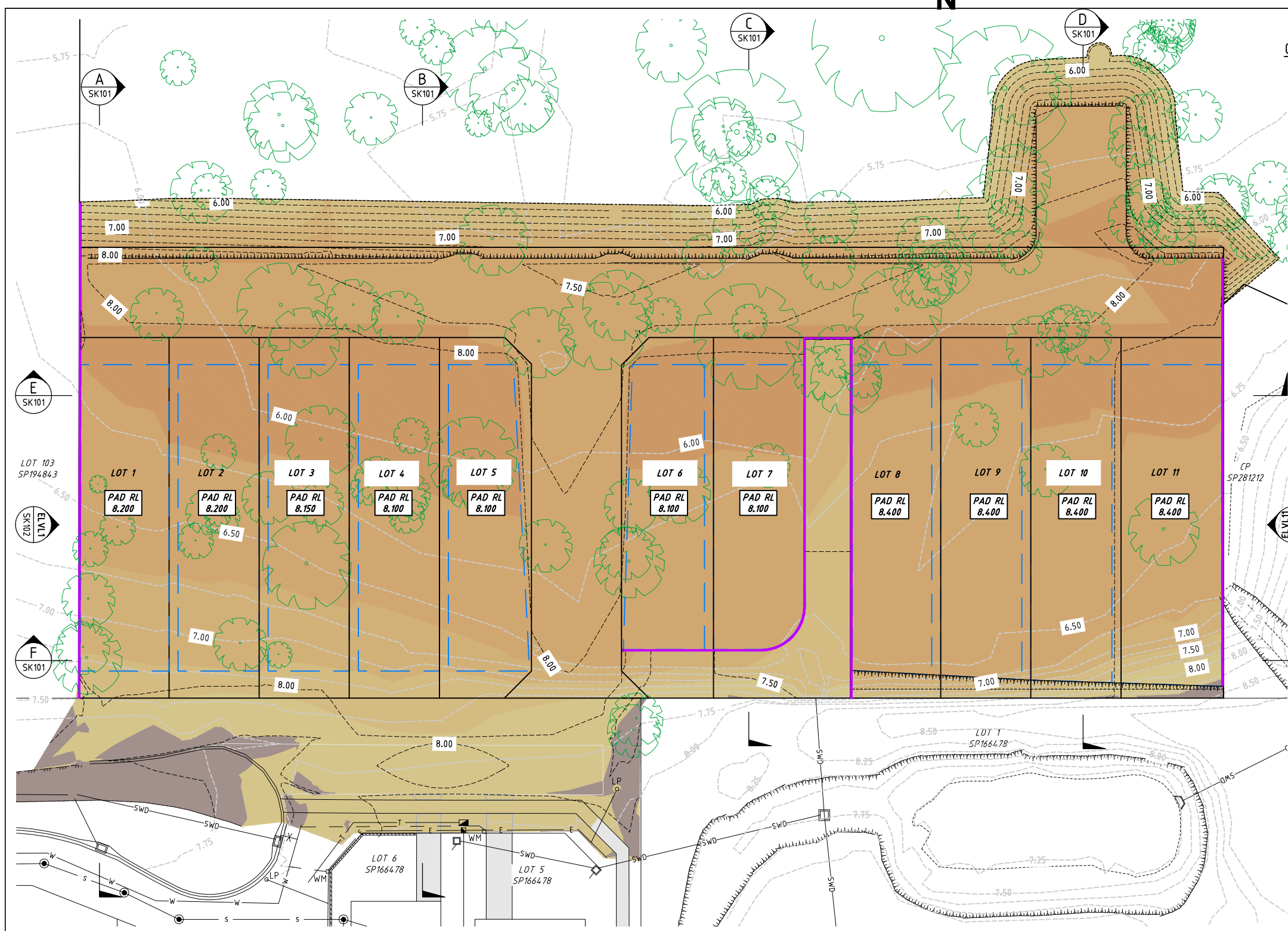
- Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Woller Consulting Group and the instructing party.
 - Design subject to local authority approval & detailed engineering requirements. Areas and dimensions are approximate only and are subject to survey. Therefore this drawing is not to be used for engineering design.
 - Contours from others and are approximate only.
 - Indicative road pavement design, subject to biopods and engineering review.
 - This note is an integral part of this plan. This plan may not be reproduced without this notation being included.
- | Table of Development | |
|--|--------------------|
| Gross area of subject land..... | 26808m² |
| Area of proposed drainage reserve..... | 17432m² |
| Area of new road (pt of Lot 50/SP166478)..... | 28m² |
| Net area of subject land..... | 8348m² |
| Excluding New Road and Drainage Reserve | |
| Number of proposed Lots..... | 16 |
| Including Drainage Reserve | |
| Number of existing lots..... | 1 |
- Final intended use of new lots:
Proposed Lots 1-15 are for residential use.
Proposed Lot 502 is for drainage use.



Plan of Reconfiguration - STAGE 2

83 Weyers Road, Nudgee
Description Lot 501 on SP281211
and part of Lot 50 on SP166478
Local Authority Brisbane City

DRAWING NO. 17-0825P-01-2
VERSION U
DATE DRAWN 23-02-2024
SHEET NO. 422 1 of 1



- CUT/FILL LEGEND**

 - 0.50 to 0.00 m
 - 0.00 to 0.50 m
 - 0.50 to 1.00 m
 - 1.00 to 1.50 m
 - 1.50 to 2.00 m
 - 2.00 to 2.50 m
- LEGEND**

 - 10.0--- EXISTING SURFACE CONTOURS (0.25m INTERVAL)
 - 10.0--- PROPOSED SURFACE CONTOURS (0.25m INTERVAL)
 - PROPOSED RETAINING WALL
 - SWD EXISTING STORMWATER DRAINAGE
 - W EXISTING WATER RETICULATION
 - E EXISTING UNDERGROUND ELECTRICAL
 - T EXISTING TELECOMMUNICATIONS
 - LP EXISTING LIGHT POLE
 - EXISTING TOP AND TOE OF EMBANKMENT
 - PROPOSED TOP AND TOE OF EMBANKMENT
 - WM EXISTING WATER METER
 - S EXISTING SEWERAGE
 - TREES

PLAN
SCALE 1:250

APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

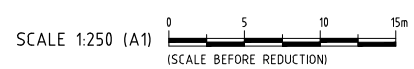
Neighbouring Property Consent

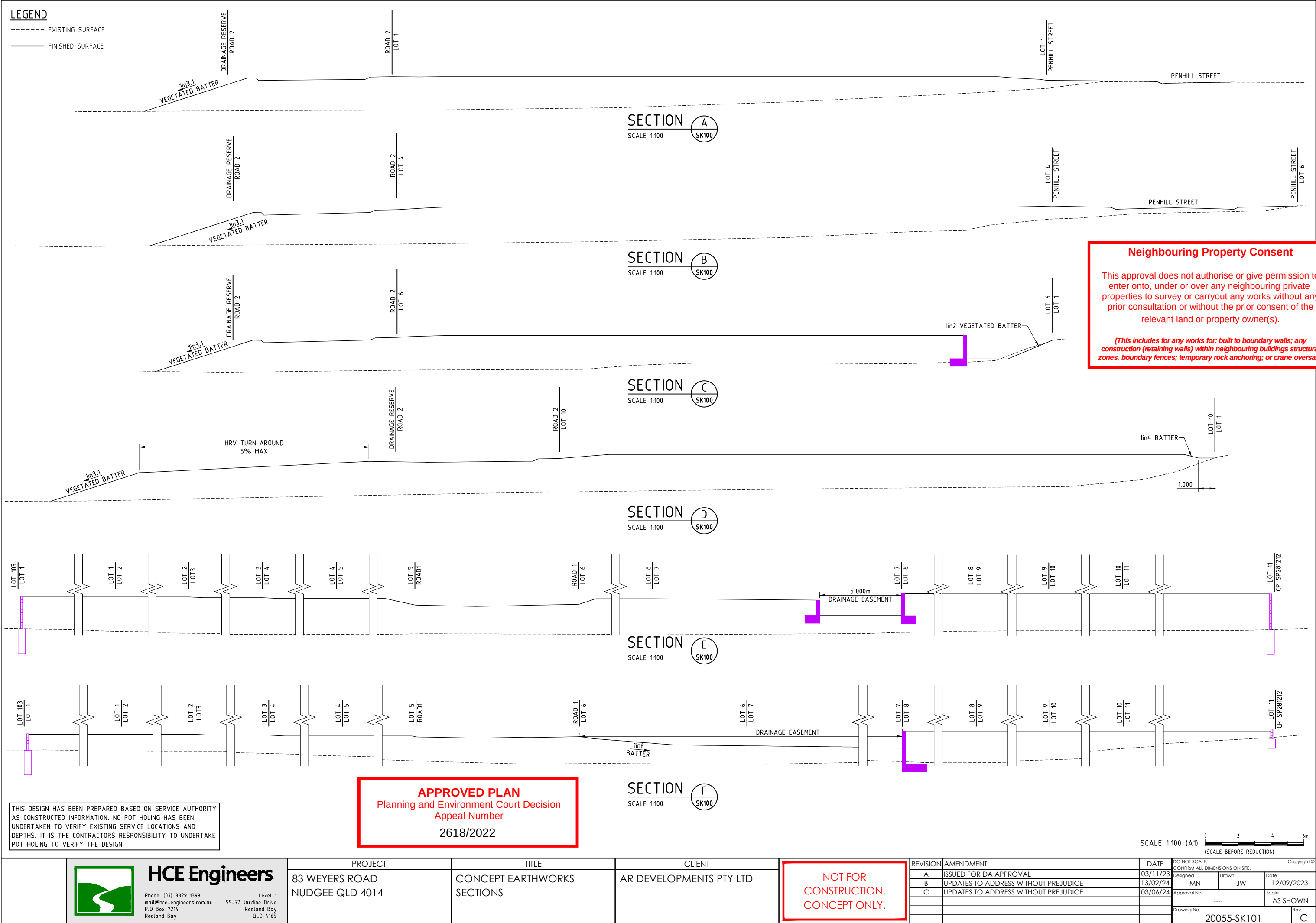
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THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY THE DESIGN.

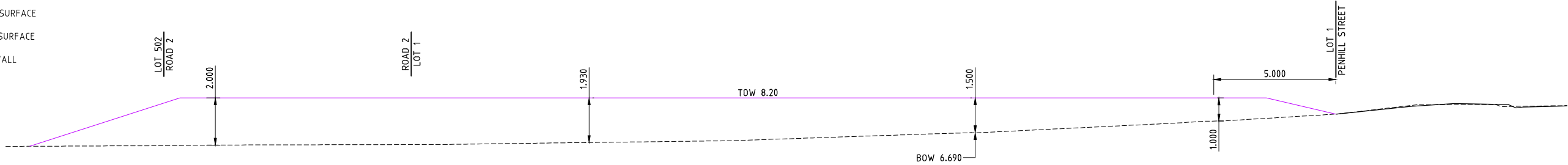
	 HCE Engineers Phone: (07) 3829 1399 mail@hce-engineers.com.au P.O. Box 7214 Redland Bay Level 1 55-57 Jardine Drive Redland Bay QLD 4165	PROJECT	TITLE	CLIENT	NOT FOR CONSTRUCTION. CONCEPT ONLY.	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©					
		83 WEYERS ROAD NUDGENE QLD 4014	CONCEPT EARTHWORKS PLAN	AR DEVELOPMENTS		A	ISSUED FOR DA APPROVAL	03/11/23	Designed	Drawn	Date			
								B	NEIGHBOURS BASIN ADDED	10/11/23	MN	JW	12/09/23	
								C	UPDATES TO ADDRESS WITHOUT PREJUDICE	13/02/24	Approval No.		Scale	
								D	UPDATES TO ADDRESS WITHOUT PREJUDICE	03/06/24	----		AS SHOWN	
								E	BIO RETENTION EARTHWORKS REMOVED	01/07/24	Drawing No.		Rev.	
										2005461103		E		



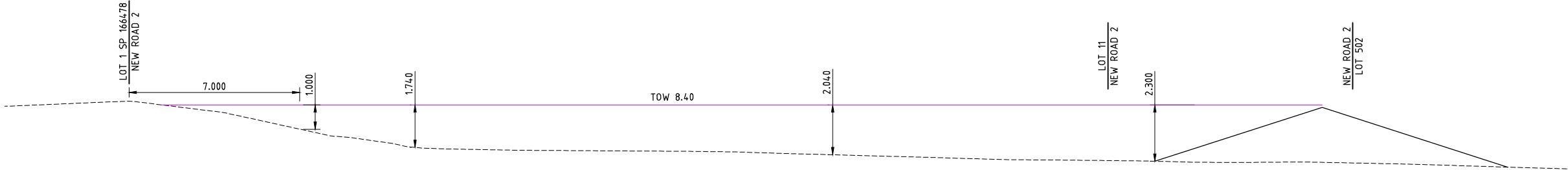


LEGEND

- EXISTING SURFACE
- FINISHED SURFACE
- TOP OF WALL



ELEVATION ELVL1
SCALE 1:100 SK100



ELEVATION ELVL11
SCALE 1:100 SK100

APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

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SCALE 1:100 (A1)
(SCALE BEFORE REDUCTION)



HCE Engineers

Phone: (07) 3829 1399
mail@hce-engineers.com.au
P.O Box 7214
Redland Bay

Level 1
55-57 Jardine Drive
Redland Bay
QLD 4165

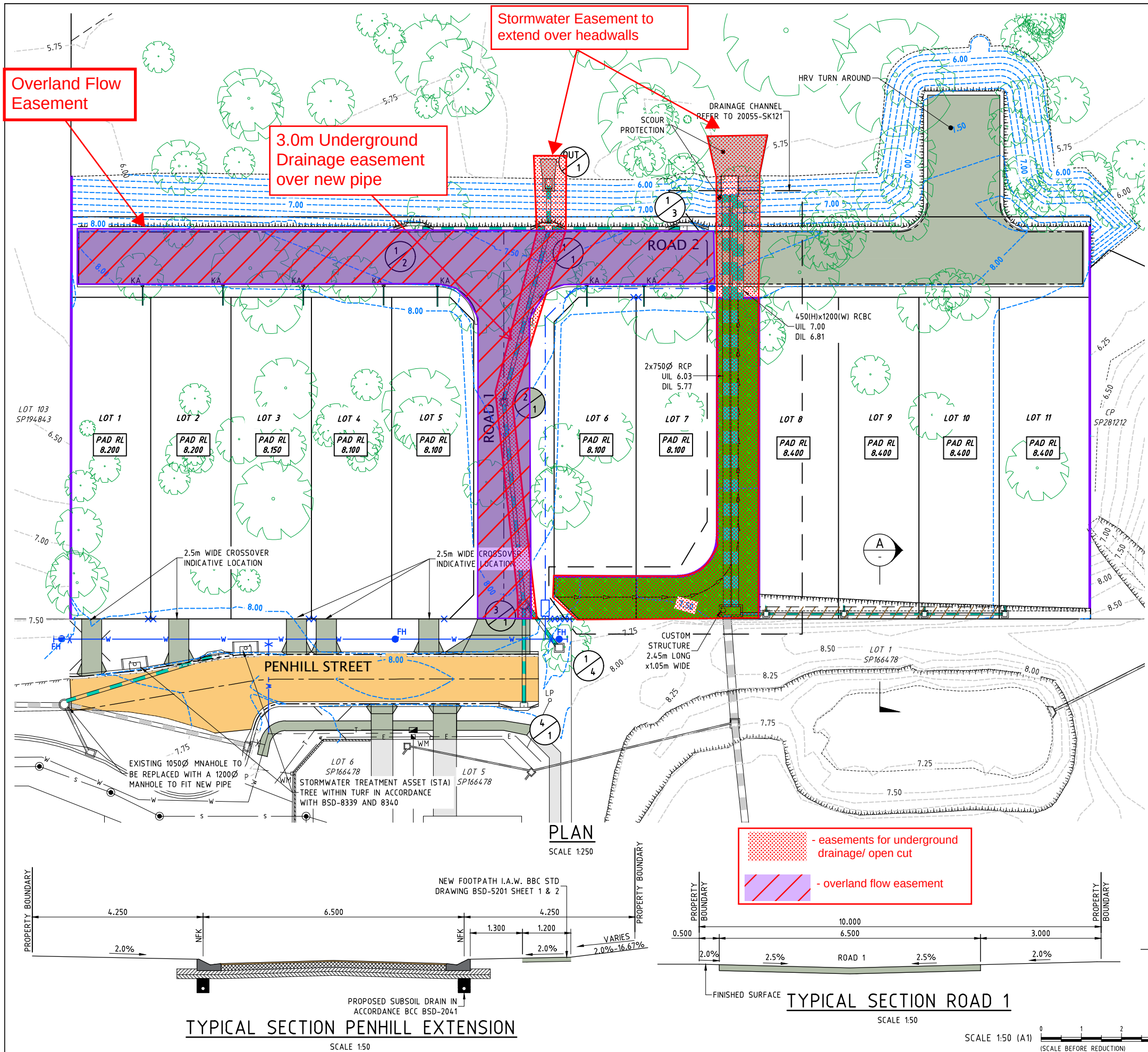
PROJECT
83 WEYERS ROAD
NUDGEE QLD 4014

TITLE
EXTERNAL RETAINING WALL
ELEVATIONS

CLIENT
AR DEVELOPMENTS PTY LTD

**NOT FOR
CONSTRUCTION.
CONCEPT ONLY.**

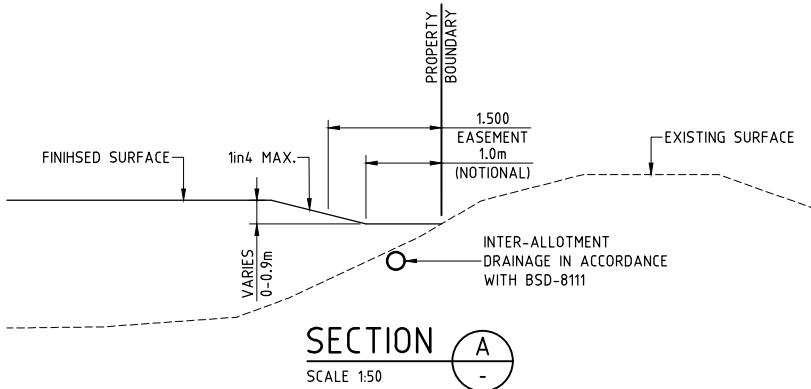
REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©		
A	ISSUED FOR DA APPROVAL	03/11/23	Designed	Drawn	Date
B	UPDATES TO ADDRESS WITHOUT PREJUDICE	13/02/24	MN	JW	12/09/2023
C	UPDATES TO ADDRESS WITHOUT PREJUDICE	03/06/24	Approval No.	Scale	AS SHOWN
			Drawing No.	20055-SK102	Rev. C



- LEGEND**
- EXISTING SURFACE CONTOURS (0.25m INTERVAL)
 - FINISHED SURFACE CONTOURS (0.25m INTERVAL)
 - EXISTING STORMWATER DRAINAGE
 - PROPOSED STORMWATER DRAINAGE
 - EXISTING WATER RETICULATION
 - PROPOSED WATER RETICULATION
 - PROPOSED FIRE SERVICE
 - EXISTING KERB AND CHANNEL
 - PROPOSED RETAINING WALL
 - SANDSTONE RETAINING WALL
 - PROPOSED SWALE DRAIN
 - EXISTING TOP AND TOE OF EMBANKMENT
 - VEGETATED CHANNEL
 - PROPOSED TOP AND TOE OF EMBANKMENT
 - NEW PAVEMENT
 - EXISTING CONCRETE
 - NEW CONCRETE
 - BIORETENTION AREA
 - SUSPENDED SLAB
 - EXISTING WATER METER
 - PROPOSED WATER METER
 - PROPOSED FIRE HYDRANT
 - PROPOSED KERB ADAPTOR
 - TREES
 - STORMWATER EASEMENT

APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

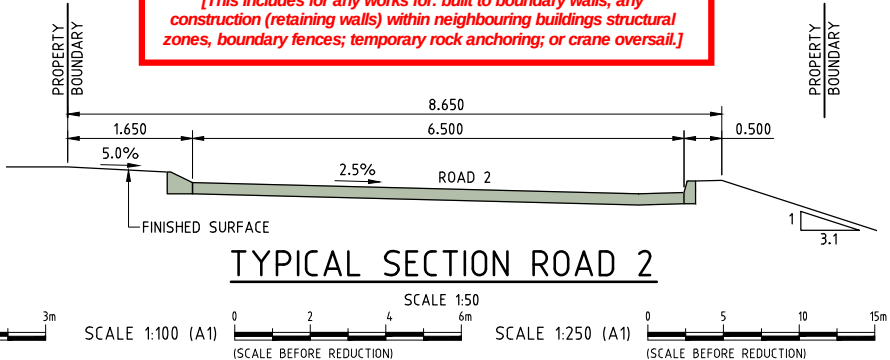
AMENDED IN RED
24/07/2024



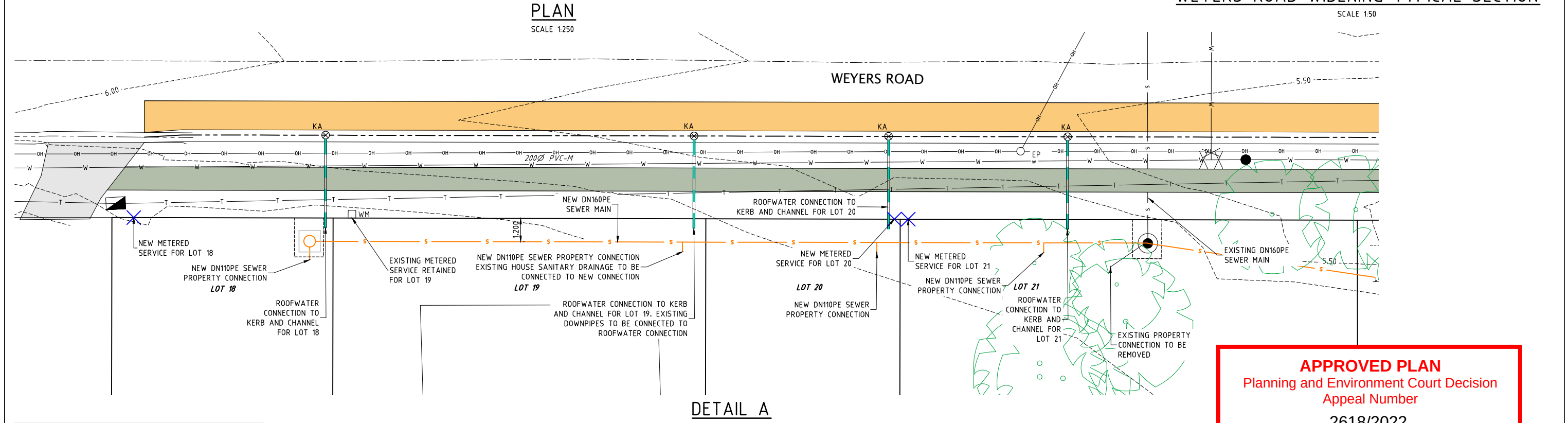
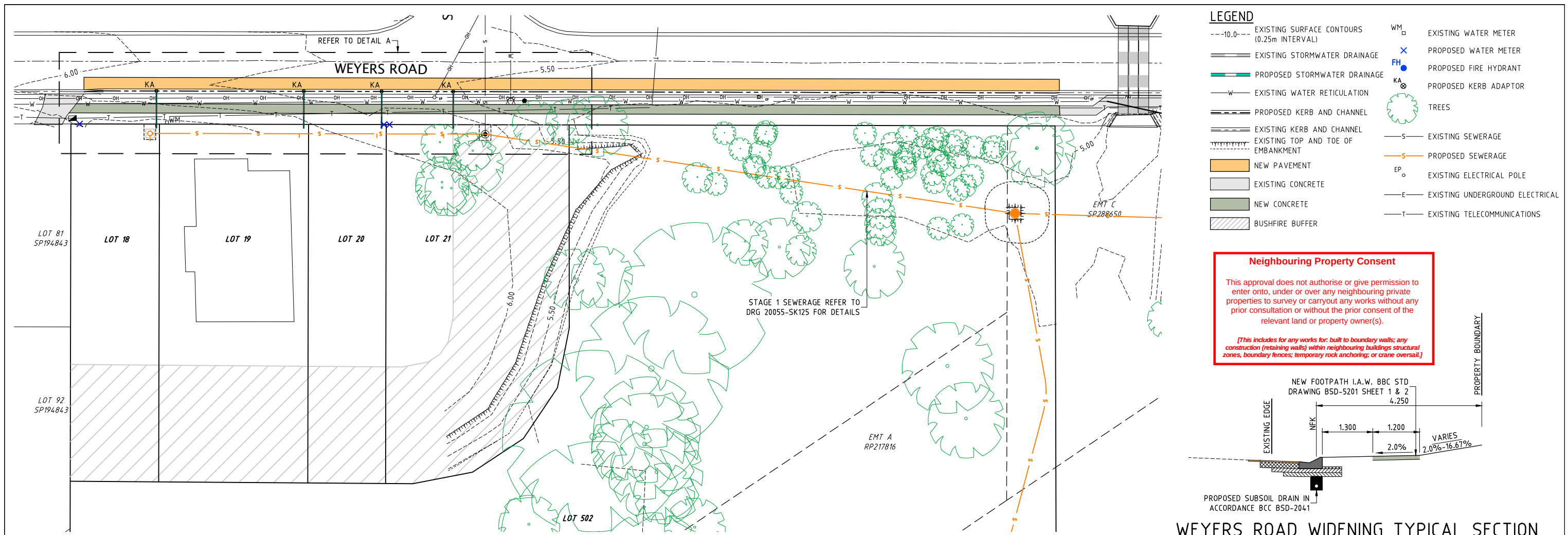
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	HCE Engineers Phone: (07) 3829 1399 mail@hce-engineers.com.au P.O. Box 7214 Redland Bay Level 1 55-57 Jardine Drive Redland Bay QLD 4165	PROJECT	TITLE	CLIENT	NOT FOR CONSTRUCTION. CONCEPT ONLY.	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE.		Copyright ©
		83 WEYERS ROAD NUDGEE QLD 4014	STAGE 1 CONCEPT ROADWORKS AND DRAINAGE PLAN AND TYPICAL SECTIONS	AR DEVELOPMENTS PTY LTD		A	ISSUED FOR DA APPROVAL	03/11/23	Designed	Drawn	Date
						B	CROSSOVERS LOTS 3-5 ADDED	10/11/23	MN	JW	12/09/2023
						C	UPDATES TO ADDRESS WITHOUT PREJUDICE	13/02/24	Approval No.		Scale
						D	BASEIN REMOVED, INTER-ALLOTMENT DRAINAGE ADDED	15/04/24			AS SHOWN
						E	UPDATES TO ADDRESS WITHOUT PREJUDICE	03/06/24	Drawing No.		Rev.
									20055-SK110		E



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HCE Engineers
Phone: (07) 3829 1399
mail@hce-engineers.com.au
P.O. Box 7214
Redland Bay
Level 1
55-57 Jardine Drive
Redland Bay
QLD 4165

PROJECT	TITLE	CLIENT
83 WEYERS ROAD NUDGEE QLD 4014	STAGE 2 CIVIL SERVICES CONCEPT PLAN	AR DEVELOPMENTS PTY LTD

**NOT FOR
CONSTRUCTION.
CONCEPT ONLY.**

REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE.
A	ISSUED FOR DA APPROVAL	03/11/23	Designed MN Drawn JW Date 12/09/2023
B	UPDATES TO ADDRESS WITHOUT PREJUDICE	13/02/24	Approval No. --- Scale AS SHOWN
Drawing No. 20055-SK111			Rev. B

Neighbouring Property Consent

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APPROVED PLAN

Planning and Environment Court Decision
Appeal Number
2618/2022

STRUCTURE NAME
STRUCTURE DESCRIPTION

LEGEND

- EXISTING SURFACE
- PROPOSED SURFACE
- 2-YEAR ARI HGL
- (3) RCP CLASS 3 OR APPROVED EQUIVALENT

PIPE SIZEmm (Class)

PIPE GRADE %

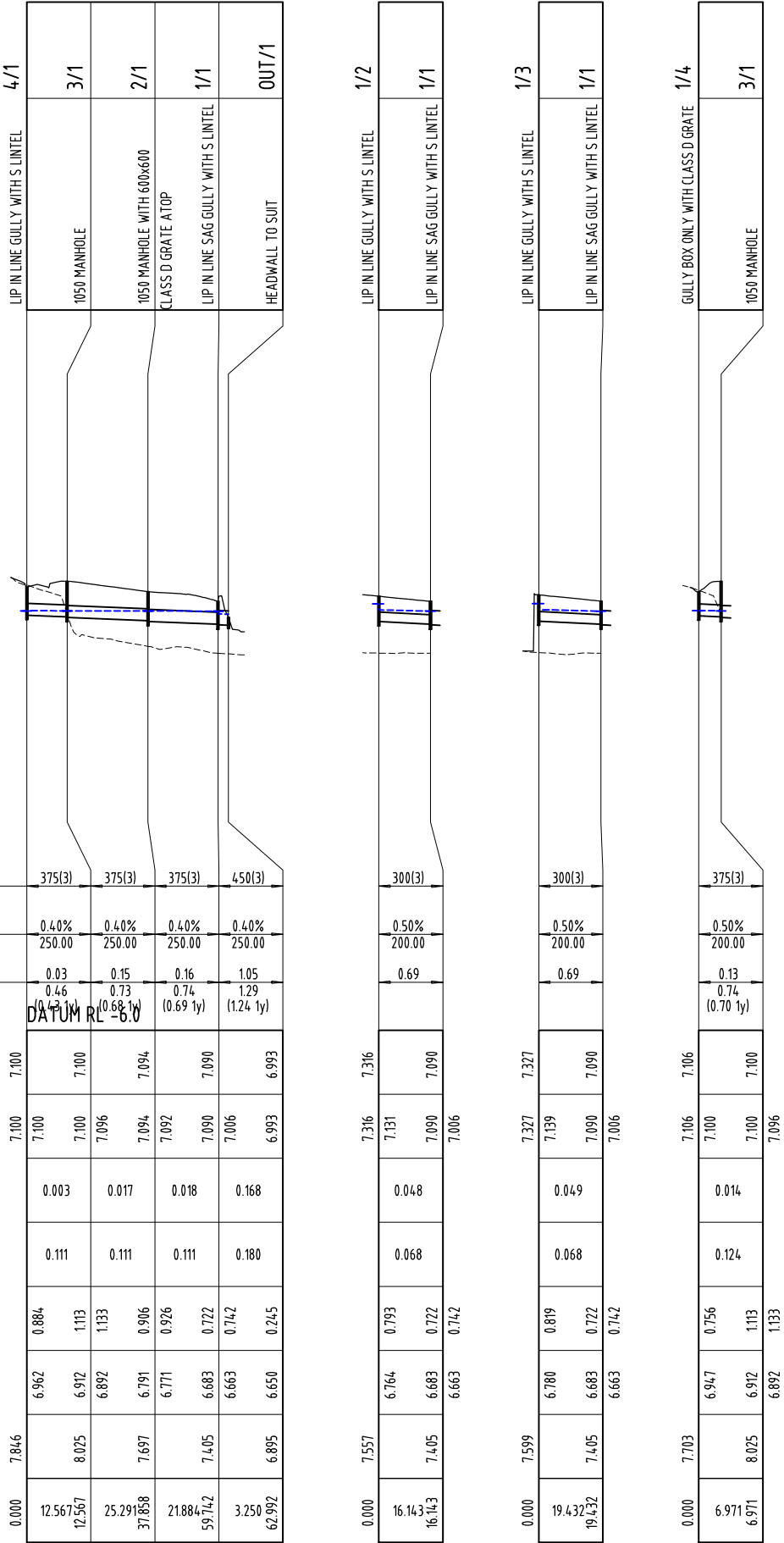
PIPE SLOPE 1 in X

FULL PIPE FLOW VELOCITY (m/s)

PART FULL FLOW VELOCITY (m/s)

WATER LEVEL IN STRUCTURE
HYDRAULIC GRADE LEVEL
PIPE FLOW (Cumecs)
PIPE CAPACITY AT GRADE (Cumecs)
DEPTH TO INVERT
INVERT LEVEL OF DRAIN
DESIGN SURFACE LEVEL
RUNNING CHAINAGE

LINE



LONGITUDINAL SECTION

SCALE 1:1000 (HORIZONTAL)
1:100 (VERTICAL)

SCALE 1:100 (A1)
(SCALE BEFORE REDUCTION)

SCALE 1:1000 (A1)
(SCALE BEFORE REDUCTION)

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PROJECT
83 WEYERS ROAD
NUDGEE QLD 4014

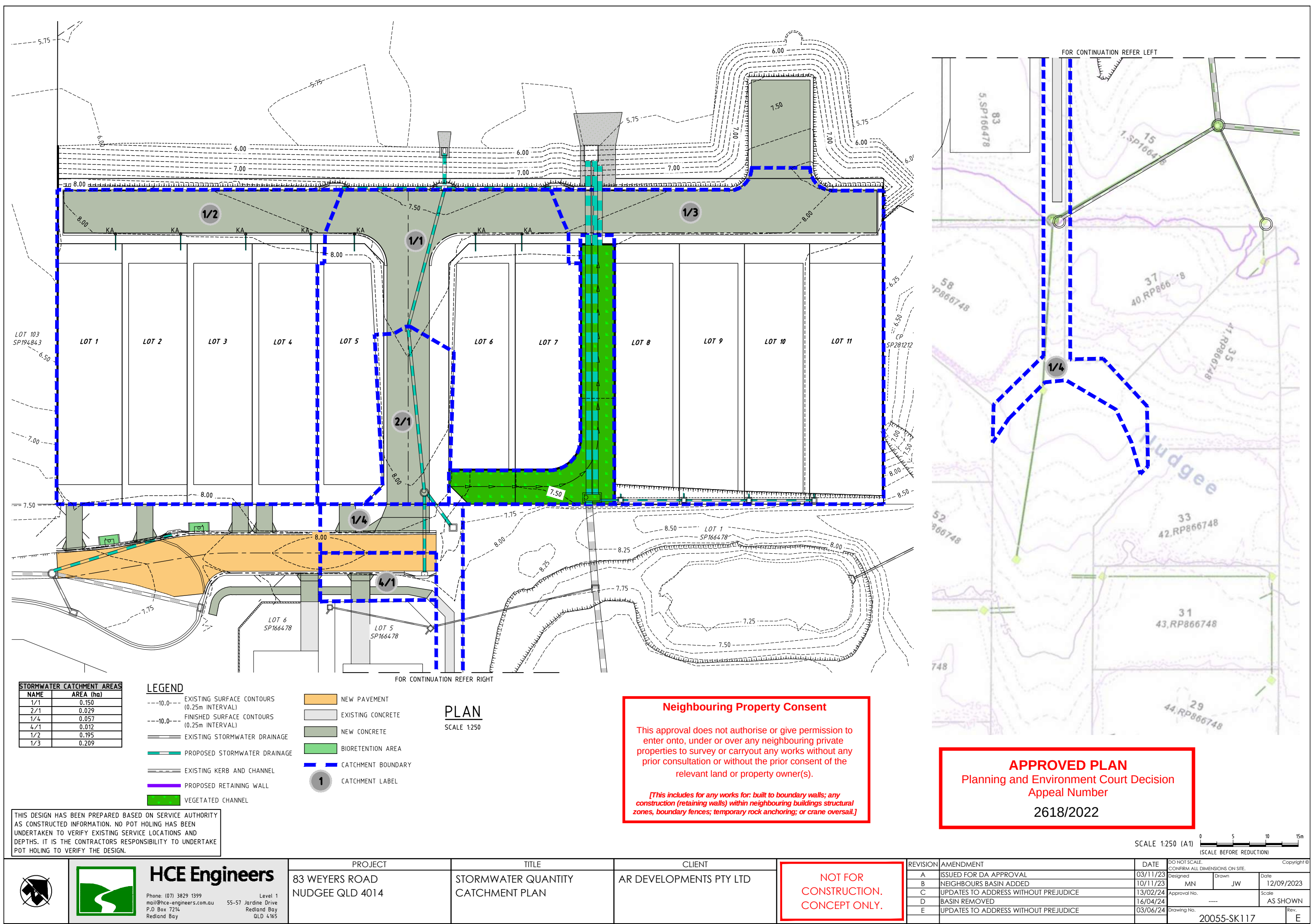
TITLE
STORMWATER DRAINAGE
LONGITUDINAL SECTIONS

CLIENT
AR DEVELOPMENTS PTY LTD

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REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©		
A	ISSUED FOR DA APPROVAL	03/11/23	Designed	Drawn	Date
			MN	JW	12/09/2023
			Approval No.	Scale	AS SHOWN

			Drawing No.	Rev.	
			20055-SK115	A	



STORMWATER CATCHMENT AREAS	
NAME	AREA (ha)
1/1	0.150
2/1	0.029
1/4	0.057
4/1	0.012
1/2	0.195
1/3	0.209

- LEGEND**
---10.0--- EXISTING SURFACE CONTOURS (0.25m INTERVAL)
---10.0--- FINISHED SURFACE CONTOURS (0.25m INTERVAL)
--- EXISTING STORMWATER DRAINAGE
--- EXISTING KERB AND CHANNEL
--- PROPOSED RETAINING WALL
--- VEGETATED CHANNEL
--- NEW PAVEMENT
--- EXISTING CONCRETE
--- NEW CONCRETE
--- BIORETENTION AREA
--- CATCHMENT BOUNDARY
1 CATCHMENT LABEL

PLAN
SCALE 1:250

Neighbouring Property Consent

This approval does not authorise or give permission to enter onto, under or over any neighbouring private properties to survey or carryout any works without any prior consultation or without the prior consent of the relevant land or property owner(s).

[This includes for any works for: built to boundary walls; any construction (retaining walls) within neighbouring buildings structural zones, boundary fences; temporary rock anchoring; or crane oversail.]

APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

SCALE 1:250 (A1)
(SCALE BEFORE REDUCTION)

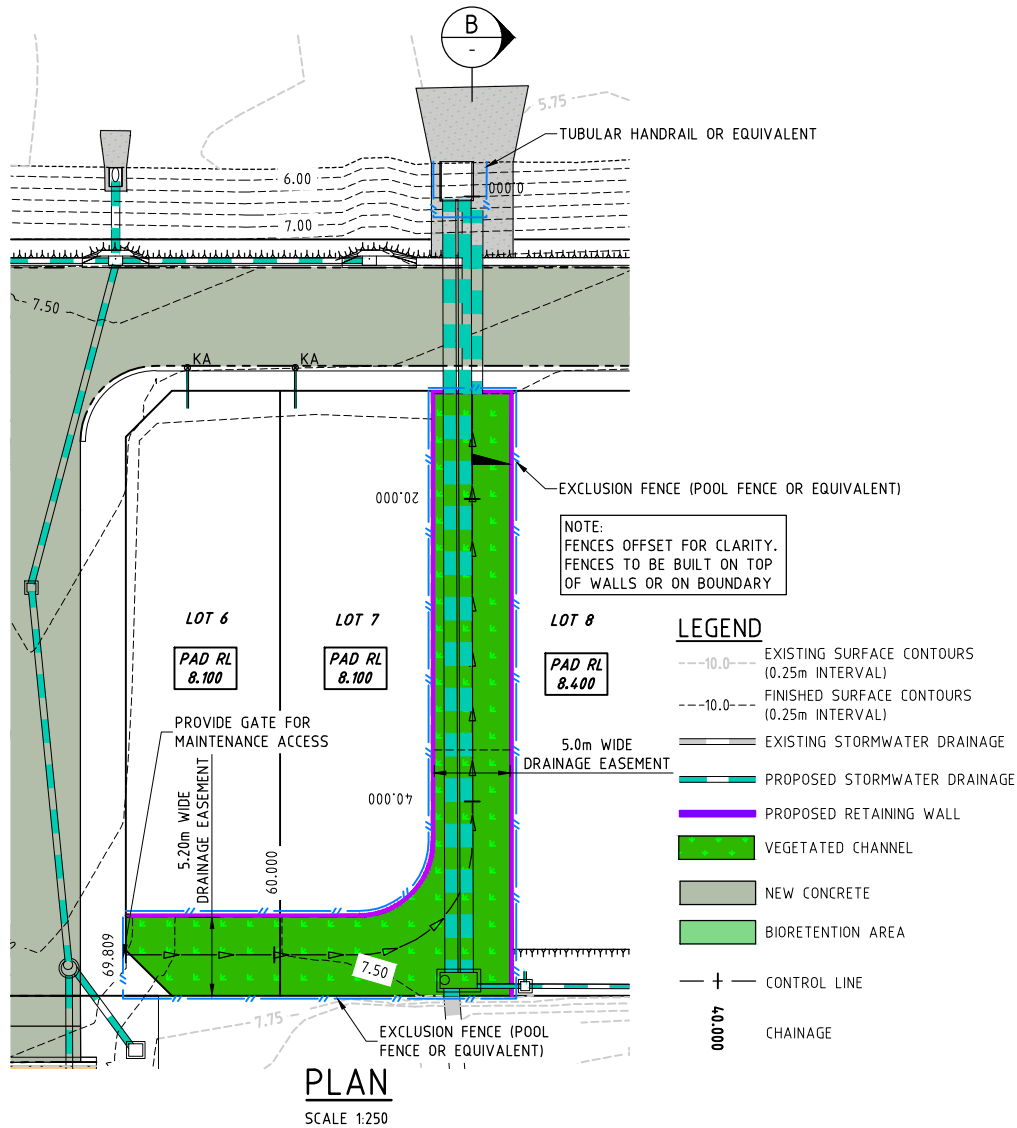
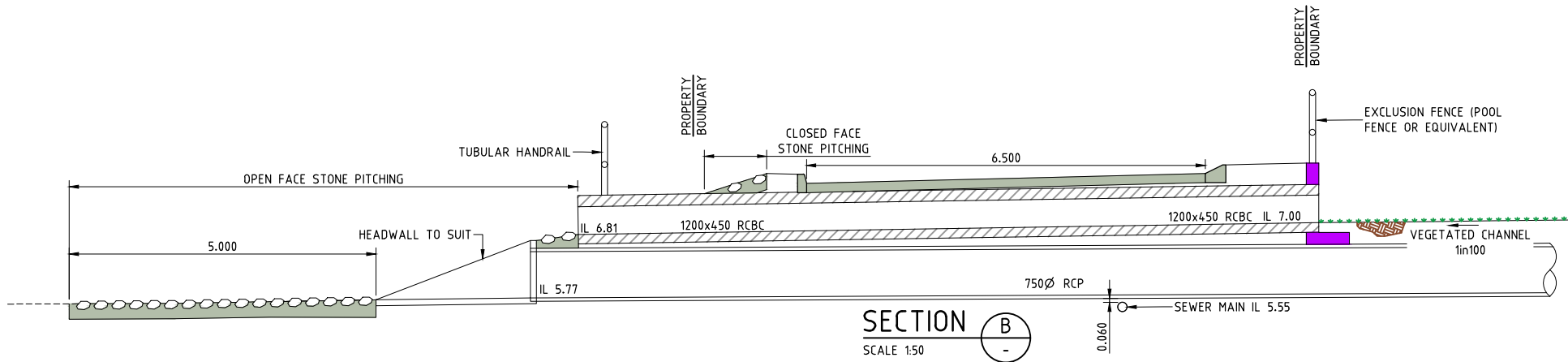
		HCE Engineers Phone: (07) 3829 1399 mail@hce-engineers.com.au P.O. Box 7214 Redland Bay Level 1 55-57 Jardine Drive Redland Bay QLD 4165	PROJECT	TITLE	CLIENT	NOT FOR CONSTRUCTION. CONCEPT ONLY.	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©					
			83 WEYERS ROAD NUDGEE QLD 4014	STORMWATER QUANTITY CATCHMENT PLAN	AR DEVELOPMENTS PTY LTD		A	ISSUED FOR DA APPROVAL	03/11/23	Designed	Drawn	Date	MN	JW	12/09/2023
							B	NEIGHBOURS BASIN ADDED	10/11/23						
							C	UPDATES TO ADDRESS WITHOUT PREJUDICE	13/02/24	Approval No.		Scale	AS SHOWN		
							D	BASIN REMOVED	16/04/24						
							E	UPDATES TO ADDRESS WITHOUT PREJUDICE	03/06/24	Drawing No.		Rev.			
										20055-SK117		E			

APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

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Centreline Data
X = 8851.799
Y = 3375.449
Z = 7.404

Datum 6	
DESIGN HEIGHT	7.672 7.404 7.404 7.404 8.100
DESIGN OFFSET	-2.7 -1.5 0 2.5 2.7

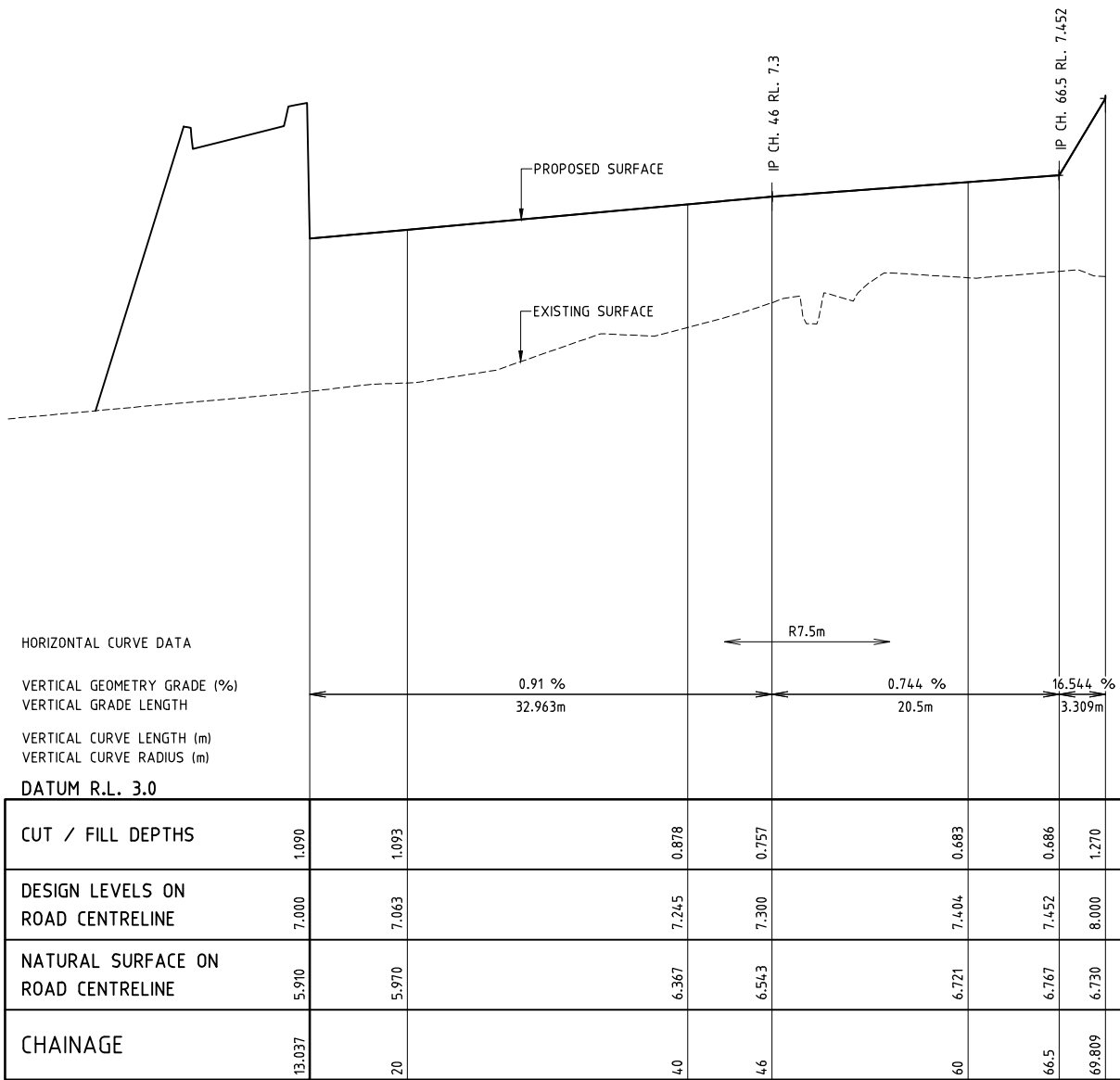
Centreline Data
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Y = 3391.871
Z = 7.245

		PROPERTY BOUNDARY			
LOT 8				LOT 7	
Datum 6					
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DESIGN OFFSET	-2.7	-2.5	0	2.5	2.7

Centreline Data
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Z = 7.063

Datum 5		CHAINAGE 20.000				
DESIGN HEIGHT	8.400	7.063	7.063	7.063	7.063	8.100
DESIGN OFFSET	-2.7	-2.5	0	2.5	2.7	

CROSS SECTIONS
SCALE 1:100



SWALE LONGITUDINAL SECTION
SCALE(H) 1:250 (A1)
SCALE(V) 1:25 (A1)

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PROJECT
83 WEYERS ROAD
NUDGEE QLD 4014

TITLE
SWALE DETAIL AND SECTIONS

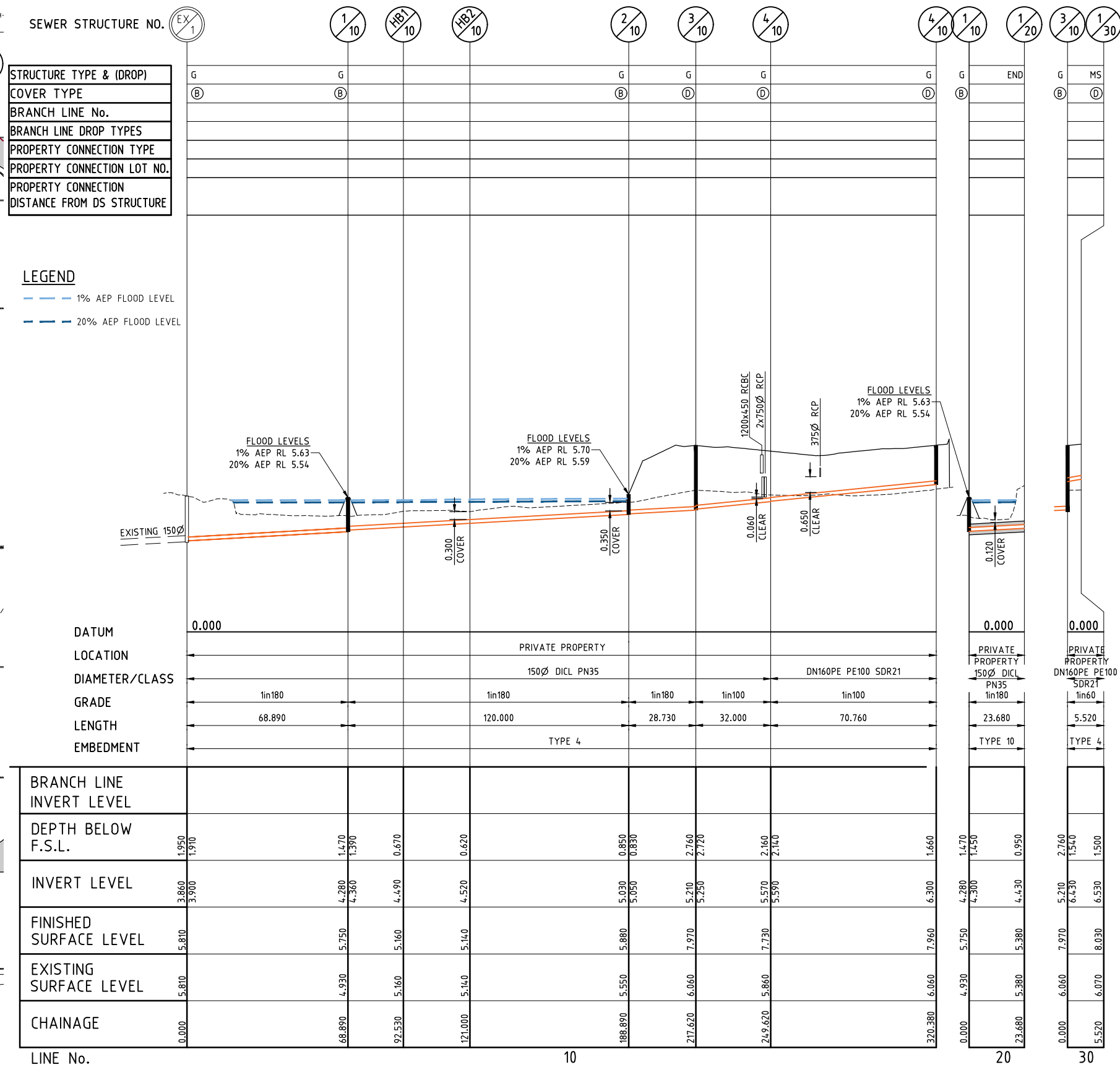
CLIENT
AR DEVELOPMENTS PTY LTD

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REVISION	AMENDMENT	DATE
A	ISSUED FOR DA APPROVAL	03/11/23
B	UPDATES TO ADDRESS WITHOUT PREJUDICE	13/02/24
C	BASIN REMOVED	16/04/24
D	UPDATES TO ADDRESS WITHOUT PREJUDICE	03/06/24

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MN	JW	12/09/2023	
Approval No.	Scale	AS SHOWN	

Drawing No.	Rev.		
20055-SK121	D		

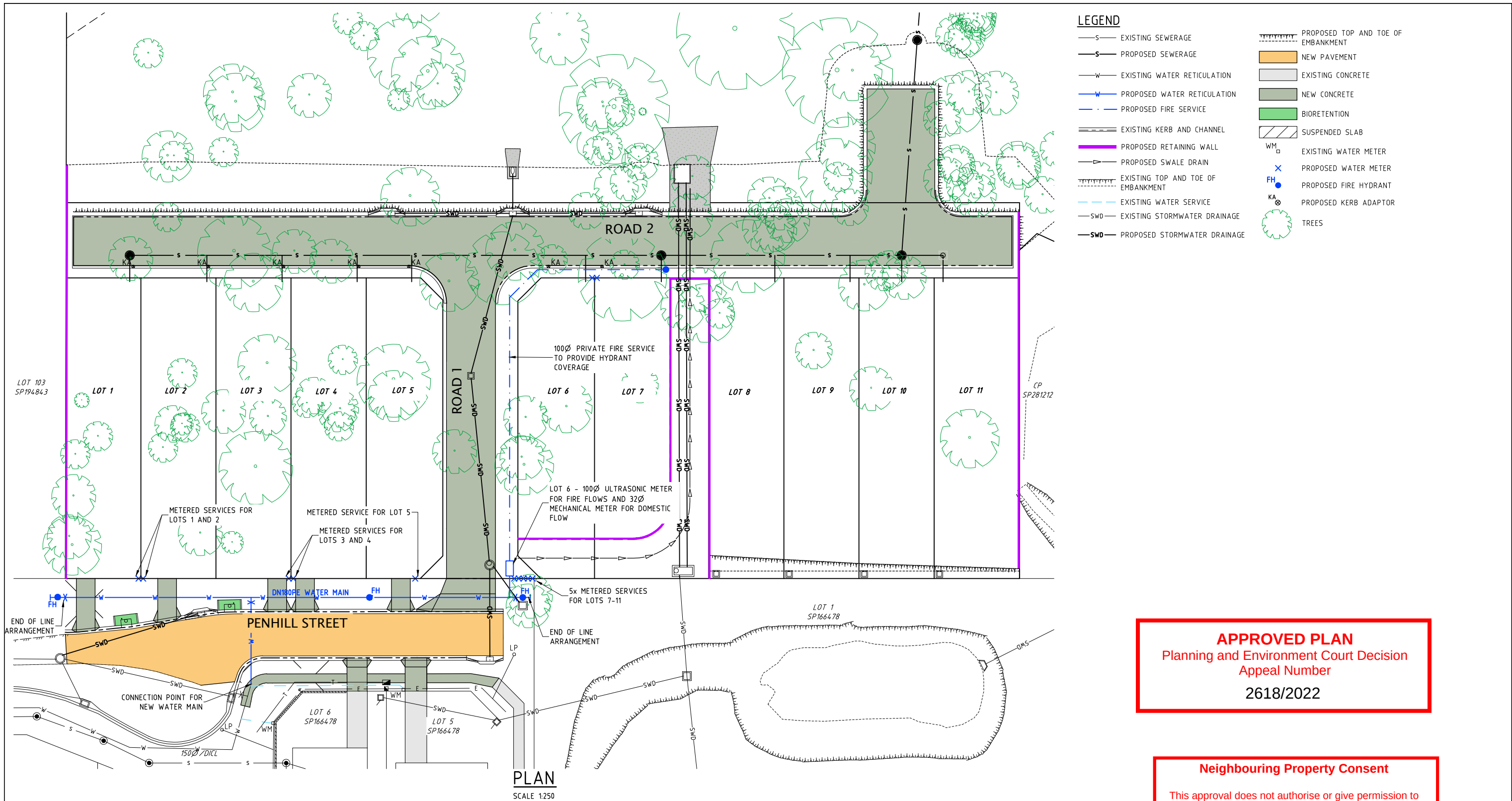


APPROVED PLAN
Planning and Environment Court Decision
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SCALES 1:1000 (HORIZONTAL)
1:100 (VERTICAL)

SCALE 1:100 (A1) SCALE 1:500 (A1) SCALE 1:1000 (A1)

	 HCE Engineers Phone: (07) 3829 1399 Level 1 mail@hce-engineers.com.au 55-57 Jardine Drive P.O Box 7214 Redland Bay Redland Bay QLD 4165	PROJECT	TITLE	CLIENT	NOT FOR CONSTRUCTION. CONCEPT ONLY.	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE.		
		A	ISSUED FOR DA APPROVAL	03/11/23		Designed	Drawn	Date			
		B	UPDATES TO ADDRESS WITHOUT PREJUDICE	13/02/24		MN	MN	03/11/23			
		C	UPDATES TO ADDRESS WITHOUT PREJUDICE	06/06/24		Approval No.	Scale				
						AS SHOWN					
			Drawing No.	Rev.							
			20055-SK125	C							



APPROVED PLAN
Planning and Environment Court Decision
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SCALE 1:250 (A1)
(SCALE BEFORE REDUCTION)

	 HCE Engineers Phone: (07) 3829 1399 mail@hce-engineers.com.au P.O. Box 7214 Redland Bay Level 1 55-57 Jardine Drive Redland Bay QLD 4165	PROJECT	TITLE	CLIENT	NOT FOR CONSTRUCTION. CONCEPT ONLY.	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©		
		A	ISSUED FOR DA APPROVAL	03/11/23		Designed	Drawn	Date			
		B	UPDATES TO ADDRESS WITHOUT PREJUDICE	13/02/24		MN	JW	03/11/23			
		C	UPDATES TO ADDRESS WITHOUT PREJUDICE	06/06/24		Approval No.	Scale	AS SHOWN			
								Drawing No.	20055-SK126	Rev.	C
83 WEYERS ROAD NUDGENE QLD 4014		STAGE 1 CONCEPT WATER RETICULATION PLAN	AR DEVELOPMENTS PTY LTD								

Where this tree schedule conflicts with drawings TSP-01, TSP-02, TSP-03 and TSP-04, tree retention shown on drawing prevails.

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
1	Celtis sinensis*	Chinese celtis	290	7	12	3480	3.48	Introduced/Planted	Fruiting	Tree to be Removed
2	Cinnamomum camphora*	Camphor laurel	360	113	10	4320	4.32	Introduced/Planted	Arboreal termite nest with large hollow	Tree to be Removed
3	Eucalyptus tereticornis	Queensland Blue Gum	330	17	9	3960	3.96	Koala Habitat Tree	-	Tree to be Removed
4	Cinnamomum camphora*	Camphor laurel	310	15	8	3720	3.72	Introduced/Planted	-	Tree to be Removed
5	Cinnamomum camphora*	Camphor laurel	330	15	9	3960	3.96	Introduced/Planted	-	Tree to be Removed
6	Melaleuca quinquenervia	Broad-leaved Paperbark	280	13	5	3360	3.36	Koala Habitat Tree	-	Tree to be Removed
7	Melaleuca quinquenervia	Broad-leaved Paperbark	830	18	11	9960	9.96	Koala Habitat Tree	--	Tree to be Removed
8	Cinnamomum camphora*	Camphor laurel	200	10	5	2400	2.4	Introduced/Planted	-	Tree to be Removed
9	Cinnamomum camphora*	Camphor laurel	150	12	4	1800	1.8	Introduced/Planted	-	Tree to be Removed
10	Dead	-	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
11	Melaleuca quinquenervia	Broad-leaved Paperbark	620	20	9	7440	7.44	Koala Habitat Tree	-	Tree to be Removed
12	Acacia concurrens	Black Wattle	200	10	6	2400	2.4	Native Tree	-	Tree to be Removed
14	Acacia concurrens	Black Wattle	160	11	4	1920	1.92	Native Tree	-	Tree to be Removed
15	Commersonia bartramia	Brown Kurrajong	160	9	8	1920	1.92	Native Tree	-	Tree to be Removed
16	Eucalyptus tereticornis	Queensland Blue Gum	300	19	5	3600	3.6	Koala Habitat Tree	New scratches	Tree to be Removed
17	Acacia concurrens	Black Wattle	230	14	6	2760	2.76	Native Tree	-	Tree to be Removed
18	Melaleuca quinquenervia	Broad-leaved Paperbark	220	6	3	2640	2.64	Koala Habitat Tree	Native vine	Tree to be Removed
19	Acacia concurrens	Black Wattle	190	9	4	2280	2.28	Native Tree	-	Tree to be Removed
20	Acacia concurrens	Black Wattle	220	9	4	2640	2.64	Native Tree	-	Tree to be Removed
21	Melaleuca quinquenervia	Broad-leaved Paperbark	470	10	9	5640	5.64	Koala Habitat Tree	-	Tree to be Removed
22	Melaleuca quinquenervia	Broad-leaved Paperbark	450	10	7	5400	5.4	Koala Habitat Tree	-	Tree to be Removed
23	Eucalyptus tereticornis	Queensland Blue Gum	130	9	3	1560	1.56	Koala Habitat Tree	-	Tree to be Removed
24	Eucalyptus tereticornis	Queensland Blue Gum	150	9	4	1800	1.8	Koala Habitat Tree	-	Tree to be Removed

Tree schedule - page 1, dated 16 February 2024

APPROVED PLAN
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ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
25	Acacia concurrens	Black Wattle	350	13	8	4200	4.2	Native Tree	-	Tree to be Removed
26	Melaleuca quinquenervia	Broad-leaved Paperbark	430	11	7	5160	5.16	Koala Habitat Tree	-	Tree to be Removed
27	Brachychiton acerifolius	Illawarra flame tree	150	5	5	1800	1.8	Native Tree	-	Tree to be Removed
28	Melaleuca quinquenervia	Broad-leaved Paperbark	260	16	4	3120	3.12	Koala Habitat Tree	-	Tree to be Removed
29	Celtis sinensis*	Chinese celtis	200	10	4	2400	2.4	Introduced/Planted	-	Tree to be Removed
30	Brachychiton acerifolius	Illawarra flame tree	170	10	5	2040	2.04	Native Tree	-	Tree to be Removed
31	Eucalyptus tereticornis	Queensland Blue Gum	260	13	6	3120	3.12	Koala Habitat Tree	-	Tree to be Removed
32	Eucalyptus tereticornis	Queensland Blue Gum	880	23	13	10560	10.56	Koala Habitat Tree	Large hollow	Tree to be Removed
33	Ficus sp.	A Fig	140	9	4	1680	1.68	Native Tree	-	Tree to be Removed
34	Acacia disparima	Hickory wattle	120	8	3	1440	1.44	Native Tree	-	Tree to be Removed
35	Melaleuca quinquenervia	Broad-leaved Paperbark	300	12	7	3600	3.6	Koala Habitat Tree	-	Tree to be Removed
36	Celtis sinensis*	Chinese celtis	230	12	9	2760	2.76	Introduced/Planted	-	Tree to be Removed
37	Lophostemon suaveolens	Swamp box	220	16	5	2640	2.64	Koala Habitat Tree	Native vine	Tree to be Removed
38	Lophostemon suaveolens	Swamp box	120	11	3	1440	1.44	Koala Habitat Tree	-	Tree to be Removed
39	Eucalyptus tereticornis	Queensland Blue Gum	170	11	5	2040	2.04	Koala Habitat Tree	-	Tree to be Removed
40	Acacia disparima	Hickory wattle	270	14	8	3240	3.24	Native Tree	-	Tree to be Removed
41	Melaleuca quinquenervia	Broad-leaved Paperbark	600	13	10	7200	7.2	Koala Habitat Tree	Native vine	Tree to be Removed
42	Corymbia torelliana*	Cadaghi	160	16	5	1920	1.92	Introduced/Planted	-	Tree to be Removed
43	Melaleuca quinquenervia	Broad-leaved Paperbark	280	13	4	3360	3.36	Koala Habitat Tree	Native vine	Tree to be Removed
44	Melaleuca quinquenervia	Broad-leaved Paperbark	240	16	5	2880	2.88	Koala Habitat Tree	-	Tree to be Removed
45	Lophostemon suaveolens	Swamp box	290	13	8	3480	3.48	Koala Habitat Tree	Native vine	Tree to be Removed
46	Melaleuca quinquenervia	Broad-leaved Paperbark	140	14	4	1680	1.68	Koala Habitat Tree	-	Tree to be Removed
47	Melaleuca quinquenervia	Broad-leaved Paperbark	220	14	8	2640	2.64	Koala Habitat Tree	-	Tree to be Removed

Tree schedule - page 2, dated 16 February 2024

APPROVED PLAN
Planning and Environment Court Decision
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ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
48	Melaleuca quinquenervia	Broad-leaved Paperbark	250	17	9	3000	3	Koala Habitat Tree	-	Tree to be Removed
49	Melaleuca quinquenervia	Broad-leaved Paperbark	170	13	3	2040	2.04	Koala Habitat Tree	-	Tree to be Removed
50	Melaleuca quinquenervia	Broad-leaved Paperbark	320	18	8	3840	3.84	Koala Habitat Tree	-	Tree to be Removed
51	Melaleuca quinquenervia	Broad-leaved Paperbark	350	18	8	4200	4.2	Koala Habitat Tree	-	Tree to be Removed
52	Dead	-	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
53	Commersonia bartramia	Brown Kurrajong	180	15	8	2160	2.16	Native Tree	-	Tree to be Removed
54	Melaleuca quinquenervia	Broad-leaved Paperbark	230	12	6	2760	2.76	Koala Habitat Tree	-	Tree to be Removed
55	Melaleuca quinquenervia	Broad-leaved Paperbark	800	23	15	9600	9.6	Koala Habitat Tree	-	Tree to be Removed
56	Acacia concurrens	Black Wattle	120	5	3	1440	1.44	Native Tree	-	Tree to be Removed
57	Eucalyptus tereticornis	Queensland Blue Gum	110	5	2	1320	1.32	Koala Habitat Tree	-	Tree to be Removed
58	Eucalyptus tereticornis	Queensland Blue Gum	120	5	3	1440	1.44	Koala Habitat Tree	-	Tree to be Removed
59	Eucalyptus tereticornis	Queensland Blue Gum	170	16	3	2040	2.04	Koala Habitat Tree	-	Tree to be Removed
60	Eucalyptus tereticornis	Queensland Blue Gum	180	8	4	2160	2.16	Koala Habitat Tree	-	Tree to be Removed
61	Acacia concurrens	Black Wattle	120	7	8	1440	1.44	Native Tree	-	Tree to be Removed
62	Melaleuca quinquenervia	Broad-leaved Paperbark	710	17	13	8520	8.52	Koala Habitat Tree	-	Tree to be Removed
63	Melaleuca quinquenervia	Broad-leaved Paperbark	350	13	9	4200	4.2	Koala Habitat Tree	-	Tree to be Removed
64	Melaleuca quinquenervia	Broad-leaved Paperbark	350	16	8	4200	4.2	Koala Habitat Tree	Native vine	Tree to be Removed
65	Melaleuca quinquenervia	Broad-leaved Paperbark	400	19	9	4800	4.8	Koala Habitat Tree	-	Tree to be Removed
66	Commersonia bartramia	Brown Kurrajong	140	8	4	1680	1.68	Native Tree	-	Tree to be Removed
67	Melaleuca quinquenervia	Broad-leaved Paperbark	400	18	8	4800	4.8	Koala Habitat Tree	Native vine	Tree to be Removed
68	Commersonia bartramia	Brown Kurrajong	180	10	11	2160	2.16	Native Tree	-	Tree to be Removed
69	Melaleuca quinquenervia	Broad-leaved Paperbark	310	17	7	3720	3.72	Koala Habitat Tree	Native vine	Tree to be Removed
70	Corymbia intermedia	Pink bloodwood	280	18	7	3360	3.36	Koala Habitat Tree	-	Tree to be Removed

Tree schedule - page 3, dated 16 February 2024

APPROVED PLAN
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ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
71	Melaleuca quinquenervia	Broad-leaved Paperbark	1030	22	14	12360	12.36	Koala Habitat Tree	-	Tree to be Removed
72	Grevillea robusta	Silky oak	120	8	5	1440	1.44	Native Tree	-	Tree to be Removed
73	Melaleuca quinquenervia	Broad-leaved Paperbark	350	20	5	4200	4.2	Koala Habitat Tree	-	Tree to be Removed
74	Melaleuca quinquenervia	Broad-leaved Paperbark	220	8	3	2640	2.64	Koala Habitat Tree	-	Tree to be Removed
75	Lophostemon suaveolens	Swamp box	230	18	5	2760	2.76	Koala Habitat Tree	-	Tree to be Removed
76	Ficus sp.	A Fig	400	17	15	4800	4.8	Native Tree	-	Tree to be Removed
116	Dead	-	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
159	Melaleuca quinquenervia	Broad-leaved Paperbark	550	18	6	6600	6.6	Koala Habitat Tree	-	Tree to be Removed
166	Dead	-	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
167	Melaleuca quinquenervia	Broad-leaved Paperbark	600	21	12	7200	7.2	Koala Habitat Tree	-	Tree to be Removed
168	Eucalyptus tereticornis	Queensland Blue Gum	470	24	12	5640	5.64	Koala Habitat Tree	-	Tree to be Removed
169	Melaleuca quinquenervia	Broad-leaved Paperbark	130	7	3	1560	1.56	Koala Habitat Tree	-	Tree to be Removed
170	Melaleuca quinquenervia	Broad-leaved Paperbark	360	20	7	4320	4.32	Koala Habitat Tree	-	Tree to be Removed
171	Melaleuca quinquenervia	Broad-leaved Paperbark	330	21	9	3960	3.96	Koala Habitat Tree	-	Tree to be Removed
172	Melaleuca quinquenervia	Broad-leaved Paperbark	200	14	3	2400	2.4	Koala Habitat Tree	-	Tree to be Removed
173	Melaleuca quinquenervia	Broad-leaved Paperbark	400	24	12	4800	4.8	Koala Habitat Tree	-	Tree to be Removed
174	Melaleuca quinquenervia	Broad-leaved Paperbark	180	19	4	2160	2.16	Koala Habitat Tree	-	Tree to be Removed
182	Melaleuca quinquenervia	Broad-leaved Paperbark	260	23	8	3120	3.12	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
183	Melaleuca quinquenervia	Broad-leaved Paperbark	330	15	6	3960	3.96	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
197	Melaleuca quinquenervia	Broad-leaved Paperbark	320	17	6	3840	3.84	Koala Habitat Tree	-	Tree to be Removed
198	Melaleuca quinquenervia	Broad-leaved Paperbark	270	15	5	3240	3.24	Koala Habitat Tree	-	Tree to be Removed
199	Melaleuca quinquenervia	Broad-leaved Paperbark	370	18	9	4440	4.44	Koala Habitat Tree	-	Tree to be Removed
200	Melaleuca quinquenervia	Broad-leaved Paperbark	270	18	7	3240	3.24	Koala Habitat Tree	-	Tree to be Removed

Tree schedule - page 4, dated 16 February 2024

APPROVED PLAN
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ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
204	Melaleuca quinquenervia	Broad-leaved Paperbark	340	19	8	4080	4.08	Koala Habitat Tree	-	Tree to be Removed
205	Melaleuca quinquenervia	Broad-leaved Paperbark	360	22	9	4320	4.32	Koala Habitat Tree	-	Tree to be Removed
206	Melaleuca quinquenervia	Broad-leaved Paperbark	340	22	9	4080	4.08	Koala Habitat Tree	-	Tree to be Removed
207	Melaleuca quinquenervia	Broad-leaved Paperbark	240	18	3	2880	2.88	Koala Habitat Tree	-	Tree to be Removed
208	Melaleuca quinquenervia	Broad-leaved Paperbark	330	18	9	3960	3.96	Koala Habitat Tree	-	Tree to be Removed
209	Melaleuca quinquenervia	Broad-leaved Paperbark	340	22	6	4080	4.08	Koala Habitat Tree	-	Tree to be Removed
210	Melaleuca quinquenervia	Broad-leaved Paperbark	180	18	3	2160	2.16	Koala Habitat Tree	Poor health	Tree to be Removed
211	Melaleuca quinquenervia	Broad-leaved Paperbark	450	25	9	5400	5.4	Koala Habitat Tree	-	Tree to be Removed
212	Melaleuca quinquenervia	Broad-leaved Paperbark	190	15	5	2280	2.28	Koala Habitat Tree	-	Tree to be Removed
213	Eucalyptus tereticornis	Queensland Blue Gum	130	4	3	1560	1.56	Koala Habitat Tree	-	Tree to be Removed
214	Brachychiton acerifolius	Illawarra flame tree	130	6	3	1560	1.56	Native Tree	-	Tree to be Removed
215	Melaleuca quinquenervia	Broad-leaved Paperbark	380	12	5	4560	4.56	Koala Habitat Tree	-	Tree to be Removed
216	Melaleuca quinquenervia	Broad-leaved Paperbark	470	21	8	5640	5.64	Koala Habitat Tree	-	Tree to be Removed
217	Melaleuca quinquenervia	Broad-leaved Paperbark	700	22	11	8400	8.4	Koala Habitat Tree	-	Tree to be Removed
218	Eucalyptus tereticornis	Queensland Blue Gum	430	26	13	5160	5.16	Koala Habitat Tree	New scratches	Tree to be Removed
219	Eucalyptus tereticornis	Queensland Blue Gum	480	25	14	5760	5.76	Koala Habitat Tree	New scratches	Tree to be Removed
220	Brachychiton acerifolius	Illawarra flame tree	120	7	3	1440	1.44	Native Tree	-	Tree to be Removed
221	Brachychiton acerifolius	Illawarra flame tree	130	9	2	1560	1.56	Native Tree	-	Tree to be Removed
222	Melaleuca quinquenervia	Broad-leaved Paperbark	600	20	10	7200	7.2	Koala Habitat Tree	Native vine	Tree to be Removed
223	Eucalyptus tereticornis	Queensland Blue Gum	400	28	15	4800	4.8	Koala Habitat Tree	Nest box	Tree to be Removed
224	Eucalyptus tereticornis	Queensland Blue Gum	620	28	16	7440	7.44	Koala Habitat Tree	New scratches	Tree to be Removed
225	Melaleuca quinquenervia	Broad-leaved Paperbark	350	16	3	4200	4.2	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
226	Melaleuca quinquenervia	Broad-leaved Paperbark	380	16	3	4560	4.56	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed

Tree schedule - page 5, dated 16 February 2024

APPROVED PLAN
Planning and Environment Court Decision
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2618/2022

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
227	Melaleuca quinquenervia	Broad-leaved Paperbark	510	16	9	6120	6.12	Koala Habitat Tree	-	Tree to be Removed
228	Melaleuca quinquenervia	Broad-leaved Paperbark	320	17	4	3840	3.84	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
229	Melaleuca quinquenervia	Broad-leaved Paperbark	600	17	5	7200	7.2	Koala Habitat Tree	-	Tree to be Removed
230	Melaleuca quinquenervia	Broad-leaved Paperbark	270	20	4	3240	3.24	Koala Habitat Tree	Poor health	Tree to be Removed
231	Melaleuca quinquenervia	Broad-leaved Paperbark	370	17	5	4440	4.44	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
232	Melaleuca quinquenervia	Broad-leaved Paperbark	360	17	5	4320	4.32	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
233	Melaleuca quinquenervia	Broad-leaved Paperbark	370	19	6	4440	4.44	Koala Habitat Tree	-	Tree to be Removed
234	Melaleuca quinquenervia	Broad-leaved Paperbark	300	16	3	3600	3.6	Koala Habitat Tree	Poor health	Tree to be Removed
235	Melaleuca quinquenervia	Broad-leaved Paperbark	320	19	5	3840	3.84	Koala Habitat Tree	-	Tree to be Removed
237	Melaleuca quinquenervia	Broad-leaved Paperbark	540	20	13	6480	6.48	Koala Habitat Tree	-	Tree to be Removed
238	Melaleuca quinquenervia	Broad-leaved Paperbark	570	23	12	6840	6.84	Koala Habitat Tree	Native vine	Tree to be Removed
239	Melaleuca quinquenervia	Broad-leaved Paperbark	770	20	13	9240	9.24	Koala Habitat Tree	Native vine	Tree to be Removed
242	Eucalyptus tereticornis	Queensland Blue Gum	130	6	2	1560	1.56	Koala Habitat Tree	-	Tree to be Removed
243	Psidium guajava*	Guava	120	4	6	1440	1.44	Introduced/Planted	-	Tree to be Removed
244	Eucalyptus tereticornis	Queensland Blue Gum	190	10	4	2280	2.28	Koala Habitat Tree	-	Tree to be Removed
245	Melaleuca quinquenervia	Broad-leaved Paperbark	80	4	2	960	0.96	Koala Habitat Tree	-	Tree to be Removed
246	Melaleuca quinquenervia	Broad-leaved Paperbark	120	6	1	1440	1.44	Koala Habitat Tree	-	Tree to be Removed
247	Lophostemon suaveolens	Swamp box	290	6	3	3480	3.48	Koala Habitat Tree	-	Tree to be Removed
248	Melaleuca quinquenervia	Broad-leaved Paperbark	600	11	9	7200	7.2	Koala Habitat Tree	Poor health	Tree to be Removed
249	Eucalyptus tereticornis	Queensland Blue Gum	80	8	4	96	0.1	Koala Habitat Tree	-	Tree to be Removed
250	Eucalyptus tereticornis	Queensland Blue Gum	350	14	8	4200	4.2	Koala Habitat Tree	Native vine	Tree to be Removed
251	Eucalyptus tereticornis	Queensland Blue Gum	130	5	3	1560	1.56	Koala Habitat Tree	-	Tree to be Removed
252	Eucalyptus tereticornis	Queensland Blue Gum	130	4	2	1560	1.56	Koala Habitat Tree	-	Tree to be Removed

Tree schedule - page 6, dated 16 February 2024

APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
253	Eucalyptus tereticornis	Queensland Blue Gum	140	6	3	1680	1.68	Koala Habitat Tree	-	Tree to be Removed
254	Corymbia intermedia	Pink bloodwood	90	5	2	1080	1.08	Koala Habitat Tree	-	Tree to be Removed
255	Melaleuca quinquenervia	Broad-leaved Paperbark	80	4	2	960	0.96	Koala Habitat Tree	-	Tree to be Removed
256	Melaleuca quinquenervia	Broad-leaved Paperbark	610	16	7	7320	7.32	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
257	Melaleuca quinquenervia	Broad-leaved Paperbark	110	6	3	1320	1.32	Koala Habitat Tree	-	Tree to be Removed
258	Lophostemon suaveolens	Swamp box	140	9	3	1680	1.68	Koala Habitat Tree	-	Tree to be Removed
259	Commersonia bartramia	Brown Kurrajong	120	7	6	1440	1.44	Native Tree	-	Tree to be Removed
260	Celtis sinensis*	Chinese celtis	340	9	8	4080	4.08	Introduced/Planted	-	Tree to be Removed
261	Lophostemon suaveolens	swamp box	310	16	5	3700	3.7	Koala Habitat Tree	-	Tree to be Removed
262	Lophostemon suaveolens	swamp box	470	16	5	5600	5.6	Koala Habitat Tree	-	Tree to be Removed
263	Lophostemon suaveolens	swamp box	310	14	4	3700	3.7	Koala Habitat Tree	-	Tree to be Removed
264	Cupaniopsis anacardioides	Tuckaroo	693	14	7	8300	8.3	Native Tree	-	Tree to be Removed
265	Lophostemon suaveolens	swamp box	372	6	5	4500	4.5	Koala Habitat Tree	-	Tree to be Removed
266	Cinnamomum camphora*	Camphor laurel	263	6	4	3200	3.2	Introduced/Planted	-	Tree to be Removed
267	Cinnamomum camphora*	Camphor laurel	270	6	4	3200	3.2	Introduced/Planted	-	Tree to be Removed
268	Grevillea robusta	Silky oak	297	10	5	3600	3.6	Native Tree	-	Tree to be Removed
269	Cinnamomum camphora*	Camphor laurel	222	6	5	2700	2.7	Introduced/Planted	-	Tree to be Removed
270	Lophostemon suaveolens	swamp box	160	8	4	1900	1.9	Koala Habitat Tree	-	Tree to be Removed
275	Melaleuca quinquenervia	Broad-leaved Paperbark	447	6	5	5400	5.4	Koala Habitat Tree	-	Tree to be Removed
277	Ulmus parvifolia*	Chinese elm	420	12	7	5000	5	Introduced/Planted	-	Tree to be Removed
278	Cupaniopsis anacardioides	Tuckeroo	150	4	3	1800	1.8	Native Tree	-	Tree to be Removed
279	Cupaniopsis anacardioides	Tuckeroo	821	10	10	9800	9.8	Native Tree	-	Tree to be Removed
280	Ulmus parvifolia*	Chinese elm	180	7	4	2200	2.2	Introduced/Planted	-	Tree to be Removed

Tree schedule - page 7, dated 16 February 2024

APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
285	Melaleuca quinquenervia	Broad-leaved Paperbark	475	15	11	5700	5.7	Koala Habitat Tree	Introduced vines	Tree to be Removed
286	Melaleuca quinquenervia	Broad-leaved Paperbark	430	17	8	5200	5.2	Koala Habitat Tree	Native vines	Tree to be Removed
287	Melaleuca quinquenervia	Broad-leaved Paperbark	190	4	1	2300	2.3	Dead	Dead/Stag	Tree to be Removed
290	Ulmus parvifolia*	Chinese elm	261	10	7	3100	3.1	Introduced/Planted	-	Tree to be Removed
291	Melaleuca quinquenervia	Broad-leaved Paperbark	768	0	0	9200	9.2	Koala Habitat Tree	Native vines	Tree to be Removed
292	Brachychiton acerifolius	Illawarra flame tree	90	5	2	1100	1.1	Native Tree	-	Tree to be Removed
299	Melaleuca quinquenervia	Broad-leaved Paperbark	636	15	10	7600	7.6	Koala Habitat Tree	-	Tree to be Removed
315	Heptapleurum actinophyllum*	Umbrella	100	10	2	1200	1.2	Introduced/Planted	-	Tree to be Removed
316	Cinnamomum camphora*	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
317	Cinnamomum camphora*	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
318	Cinnamomum camphora*	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
319	Cinnamomum camphora*	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
320	Cinnamomum camphora*	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
321	Cinnamomum camphora*	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
322	Cinnamomum camphora*	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
323	Cinnamomum camphora*	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
324	Cinnamomum camphora*	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
338	Melaleuca quinquenervia	Broad-leaved Paperbark	200			2400	2.4	Koala Habitat Tree		Tree to be Removed
343	Melaleuca quinquenervia	Broad-leaved Paperbark	270	6	2	3240	3.24	Koala Habitat Tree		Tree to be Removed
344	Melaleuca quinquenervia	Broad-leaved Paperbark	180	6	2	2160	2.16	Koala Habitat Tree		Tree to be Removed
346	Melaleuca quinquenervia	Broad-leaved Paperbark	210	6	2	2520	2.52	Koala Habitat Tree		Tree to be Removed
348	Melaleuca quinquenervia	Broad-leaved Paperbark	100	7	2	1200	1.2	Koala Habitat Tree		Tree to be Removed
349	Melaleuca quinquenervia	Broad-leaved Paperbark	200	6	2	2400	2.4	Koala Habitat Tree		Tree to be Removed

Tree schedule - page 8, dated 16 February 2024

APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
350	Melaleuca quinquenervia	Broad-leaved Paperbark	100	6	2	1200	1.2	Koala Habitat Tree		Tree to be Removed
351	Melaleuca quinquenervia	Broad-leaved Paperbark	210	6	2	2520	2.52	Koala Habitat Tree		Tree to be Removed
352	Melaleuca quinquenervia	Broad-leaved Paperbark	180	6	2	2160	2.16	Koala Habitat Tree		Tree to be Removed
353	Melaleuca quinquenervia	Broad-leaved Paperbark	170	6	2	2040	2.04	Koala Habitat Tree		Tree to be Removed
355	Melaleuca quinquenervia	Broad-leaved Paperbark	120	6	2	1440	1.44	Koala Habitat Tree		Tree to be Removed
356	Melaleuca quinquenervia	Broad-leaved Paperbark	170	6	2	2040	2.04	Koala Habitat Tree		Tree to be Removed
357	Melaleuca quinquenervia	Broad-leaved Paperbark	100	6	2	1200	1.2	Koala Habitat Tree		Tree to be Removed
358	Melaleuca quinquenervia	Broad-leaved Paperbark	160	6	2	1920	1.92	Koala Habitat Tree		Tree to be Removed
359	Melaleuca quinquenervia	Broad-leaved Paperbark	180	7	2	2160	2.16	Koala Habitat Tree		Tree to be Removed
360	Melaleuca quinquenervia	Broad-leaved Paperbark	260	6	3	3120	3.12	Koala Habitat Tree		Tree to be Removed
361	Melaleuca quinquenervia	Broad-leaved Paperbark	190	6	2	2280	2.28	Koala Habitat Tree		Tree to be Removed
362	Melaleuca quinquenervia	Broad-leaved Paperbark	90	6	1	1080	1.08	Koala Habitat Tree		Tree to be Removed
363	Melaleuca quinquenervia	Broad-leaved Paperbark	160	6	2	1920	1.92	Koala Habitat Tree		Tree to be Removed
364	Melaleuca quinquenervia	Broad-leaved Paperbark	140	6	2	1680	1.68	Koala Habitat Tree		Tree to be Removed
365	Melaleuca quinquenervia	Broad-leaved Paperbark	90	6	2	1080	1.08	Koala Habitat Tree		Tree to be Removed
366	Melaleuca quinquenervia	Broad-leaved Paperbark	200	6	2	2400	2.4	Koala Habitat Tree		Tree to be Removed
367	Melaleuca quinquenervia	Broad-leaved Paperbark	140	5	1	1680	1.68	Koala Habitat Tree		Tree to be Removed
368	Melaleuca quinquenervia	Broad-leaved Paperbark	130	6	2	1560	1.56	Koala Habitat Tree		Tree to be Removed
369	Melaleuca quinquenervia	Broad-leaved Paperbark	190	6	3	2280	2.28	Koala Habitat Tree		Tree to be Removed
376	Lophostemon suaveolens	Swamp box	470	12	10	5640	5.64	Koala Habitat Tree		Tree to be Removed
379	Melaleuca quinquenervia	Broad-leaved Paperbark	690	12	6	8280	8.28	Koala Habitat Tree		Tree to be Removed

Tree schedule - page 9, dated 16 February 2024

APPROVED PLAN
Planning and Environment Court Decision
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2618/2022

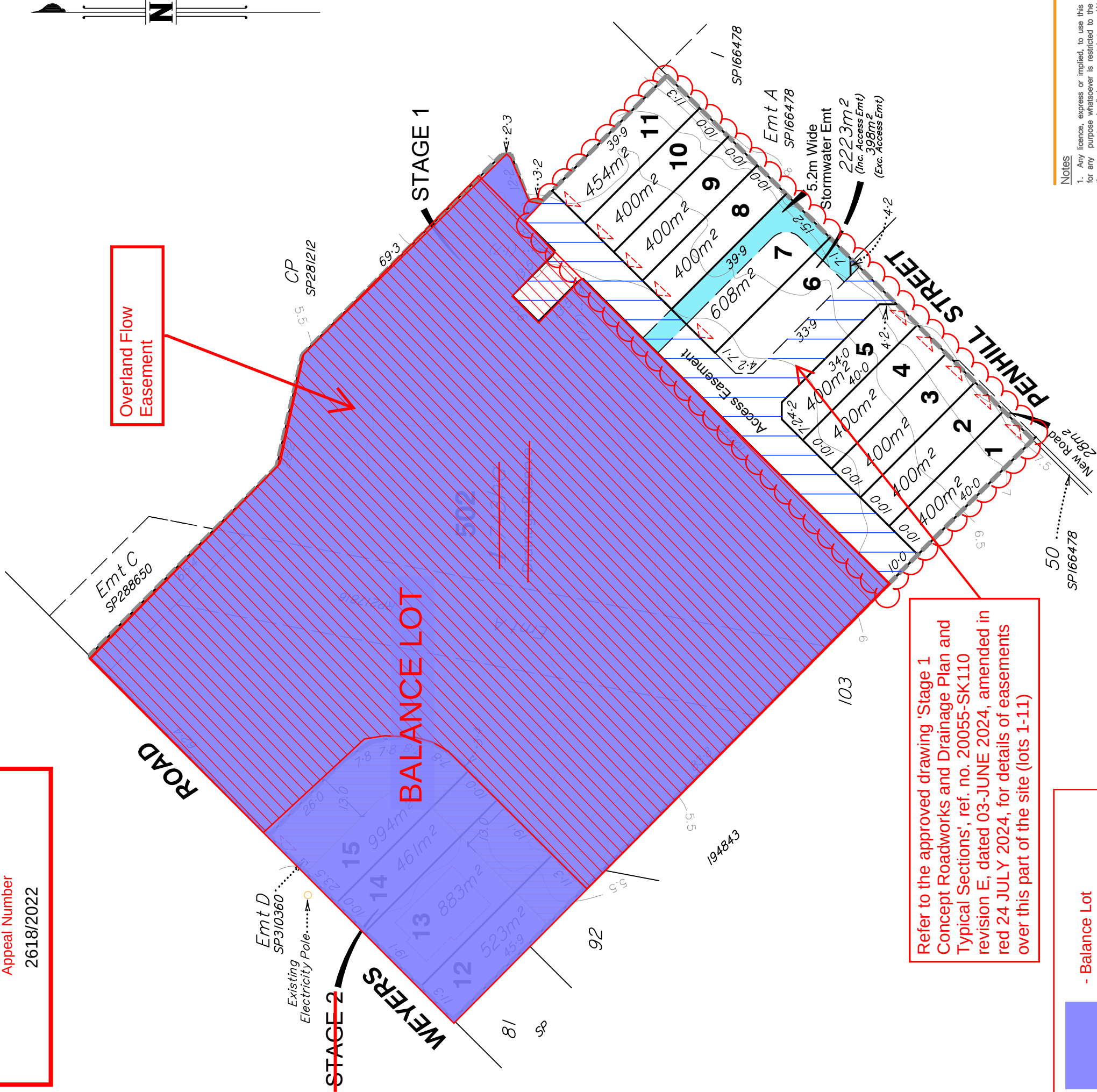
STAGE 1 - Easements

APPROVED PLAN
Planning and Environment Court Decision
Appeal Number
2618/2022

Neighbouring Property Consent

This approval does not authorise or give permission to enter onto, under or over any neighbouring private properties to survey or carryout any works without any prior consultation or without the prior consent of the relevant land or property owner(s).

[This includes for any works for built to boundary walls; any construction (retaining walls) within neighbouring buildings structural zones, boundary fences; temporary rock anchoring; or crane overalls.]



Refer to the approved drawing 'Stage 1 Concept Roadworks and Drainage Plan and Typical Sections', ref. no. 20055-SK110 revision E, dated 03-JUNE 2024, amended in red 24 JULY 2024, for details of easements over this part of the site (lots 1-11)

- Balance Lot

- Overland Flow Easement

- Legend
- Indicative Driveway Location
 - Access Easement (Burdening Lot)
 - 6 - benefiting Lots 1-5 & 7-11)
 - Stormwater Easement
 - Existing House
 - Bushfire Covenant
 - Stage Boundaries

AMENDED IN RED
24/07/2024

Notes

- Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Woller Consulting Group and the instructing party.
- Design subject to local authority approval & detailed engineering requirements. Areas and dimensions are approximate only and are subject to survey. Therefore this drawing is not to be used for engineering design.
- Contours from others and are approximate only.
- Indicative road pavement design, subject to biopods and engineering review.
- This note is an integral part of this plan. This plan may not be reproduced without this notation being included.

Table of Development

Gross area of subject land.....	26808m²
Area of proposed drainage reserve.....	17432m²
Area of new road (pt of Lot 50/SP166478).....	28m²
Net area of subject land.....	9348m²
Existing New Road and Drainage Reserve.....	16
Number of proposed Lots.....	16
Number of existing lots.....	1

Final intended use of new lots:
Proposed Lots 1-15 are for residential use.
Proposed Lot 502 is for drainage use.

Plan of Reconfiguration - EASEMENTS
83 Weyers Road, Nudgee
Description Lot 501 on SP281211
and part of Lot 50 on SP166478
Local Authority Brisbane City

DRAWING NO. 17-0825P-01-E
VERSION U
DATE DRAWN 23-02-2024
SHEET NO. 1 of 1

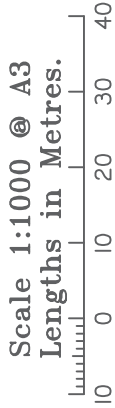
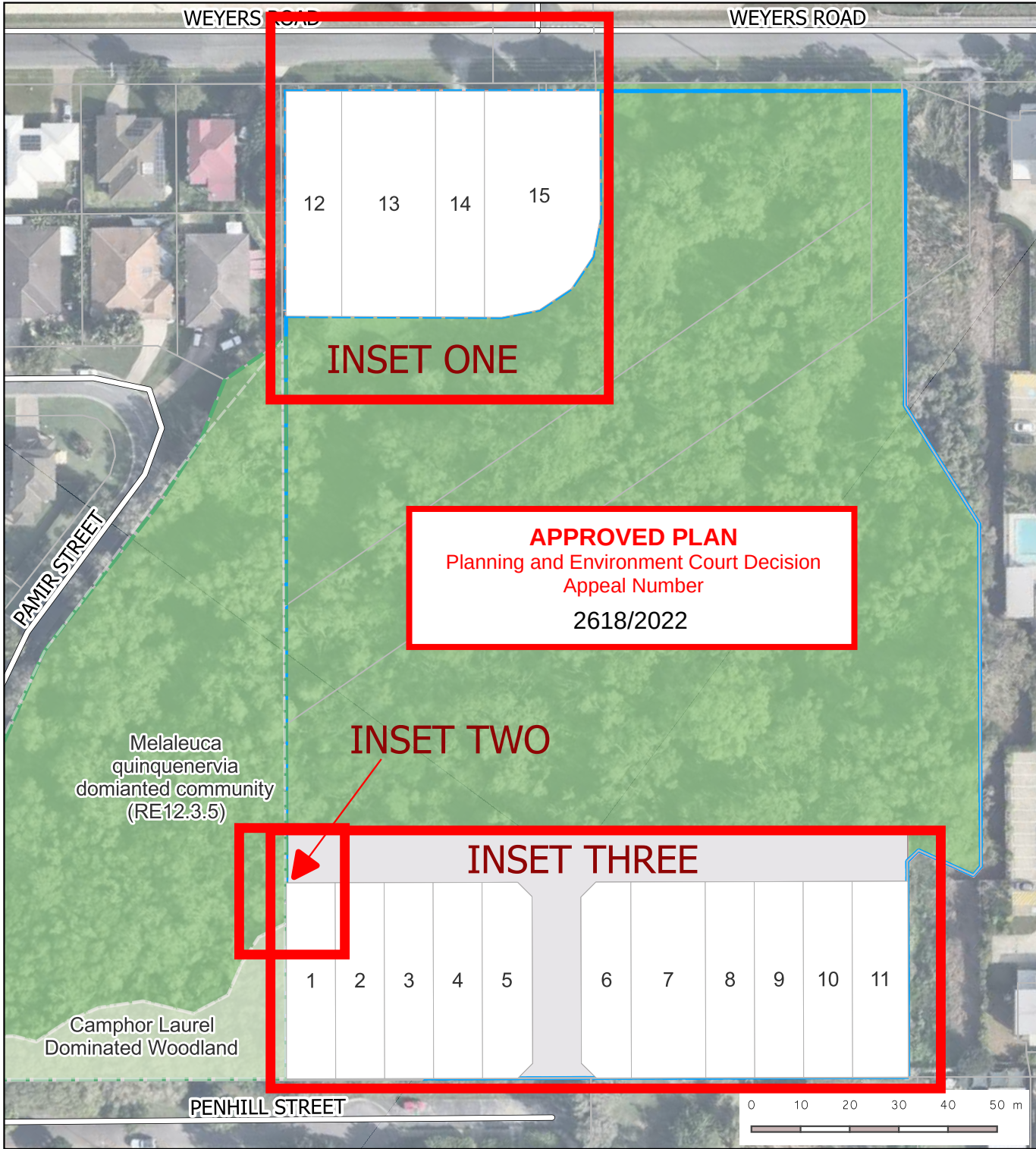
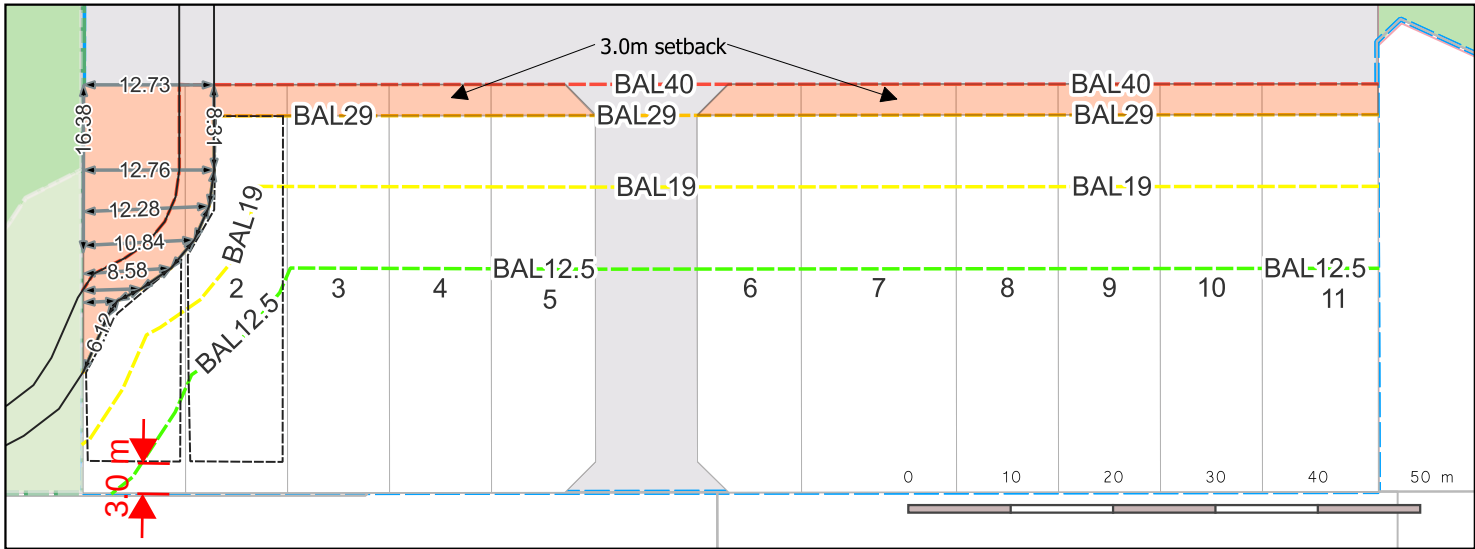


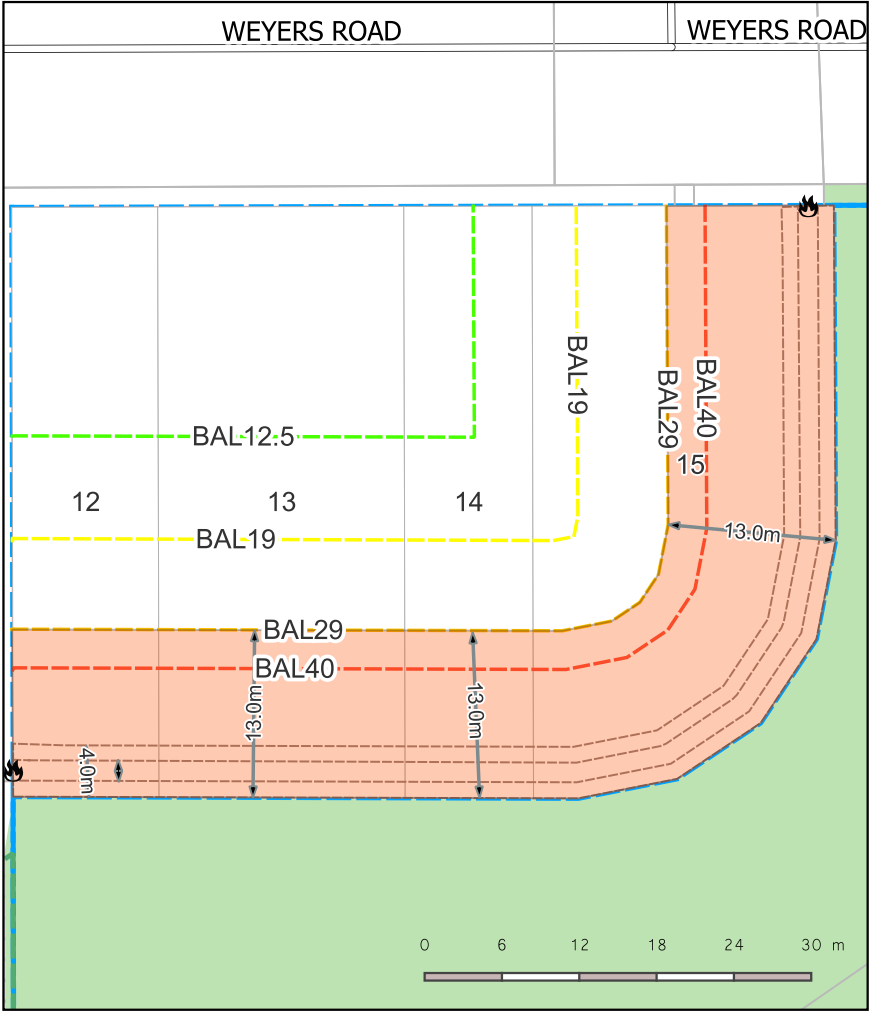
Figure 9: Bushfire Management Plan - Context



Inset Three: Lots 1-11 BMP Specification



Inset One: Lots 12-15 BMP Specification



Inset Two: Lot 1 & 2 BMP Specification

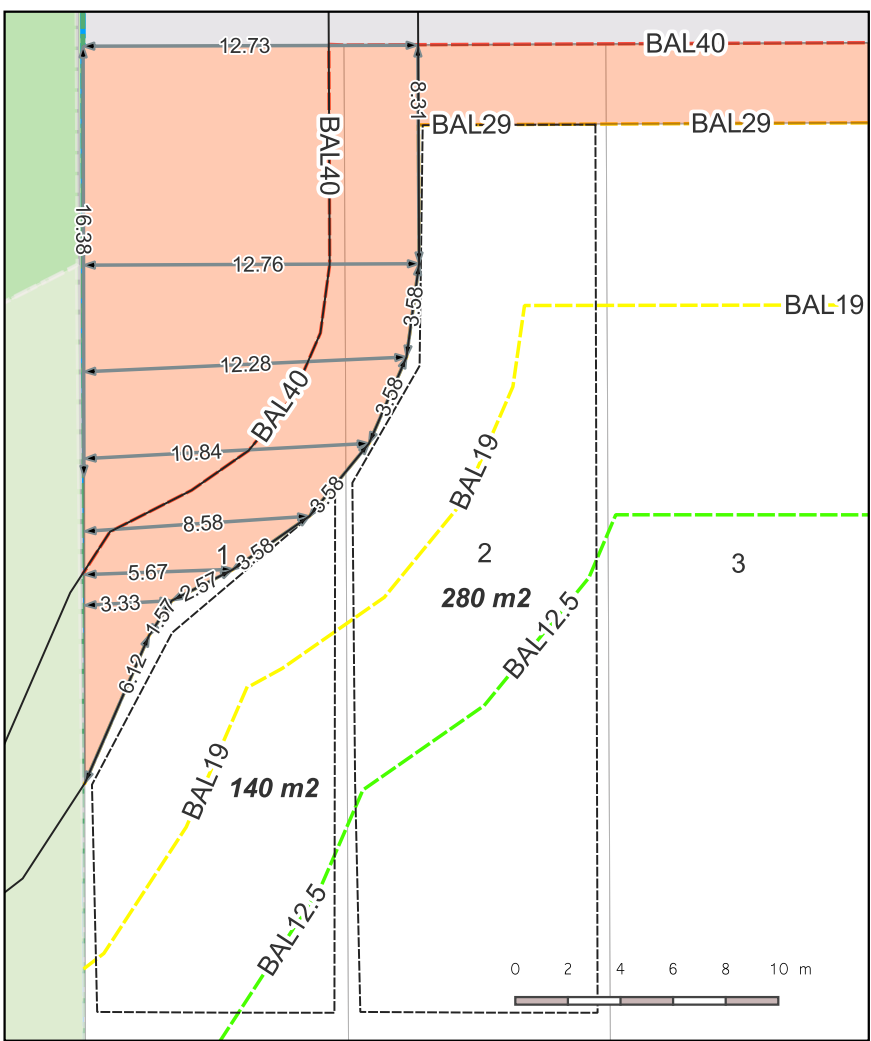


FIGURE 9 - INTERGRATED BUSHFIRE MANAGEMENT PLAN

83 Weyers Road, Nudgee, QLD, 4014
Lot 501 on SP281211
Brisbane City Council

LEGEND

- Subject Site
- Bushfire Covenant Area
- Post Development Vegetation Patch
- Proposed Lots
- Proposed Access
- Pedestrian Fire Trail
- Council Park Land Parcel
- Cadastral_data_QLD_CADASTRE_DCDB
- Baseline_roads_and_tracks
- Fire Trail Signage
- Vegetation Communities
- Camphor Laurel Dominated Woodland
- Melaleuca quinquenervia domianted community (RE12.3.5)

AMENDED IN RED
01/07/2024

DRAWING NO.
17-0825E/BF

VERSION
B

DATE DRAWN
14-06-2024

SHEET NO.
1 OF 1



CLIENT
AR Developments

- Subject base line work and 1m contours sourced from QSpatial. All data is approximate only.
- Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between wolter consulting group and the instructing party.
- Design has been prepared for the purposes of a base plan only and is subject to local authority approval & detailed engineering requirements. Areas and dimensions are approximate only and are subject to survey.
- This note is an integral part of this plan. This plan may not be reproduced without this notation being included.

HCE Engineers

Ref. (20055)

APPROVED PLAN

Planning and Environment Court Decision
Appeal Number

2618/2022

Neighbouring Property Consent

This approval does not authorise or give permission to enter onto, under or over any neighbouring private properties to survey or carryout any works without any prior consultation or without the prior consent of the relevant land or property owner(s).

[This includes for any works for: built to boundary walls; any construction (retaining walls) within neighbouring buildings structural zones, boundary fences; temporary rock anchoring; or crane oversail.]

RESIDENTIAL SUBDIVISION
83 WEYERS ROAD, NUDGEE

STORMWATER MANAGEMENT PLAN REVISION 6



Prepared For
AR DEVELOPMENTS



HCE Engineers

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REPORT CONTROL SHEET

HCE Ref. No.:	20055
Site:	83 Weyers Road, Nudgee
Report Title:	Stormwater Management Plan

Rev No.	Date	Written By	Reviewed By	Authorised By	Signed
6	03/06/24	MN	GH	GH	

DISTRIBUTION										
Destination	Date Sent	Revision Number								
		Draft	0	1	2	3	4	5	6	7
HCE - File	-					☒	☒	☒	☒	
AR Developments	10/11/23					☒				
Wolter Consulting	10/11/23					☒				
AR Developments	20/02/24						☒			
Wolter Consulting	20/02/24						☒			
AR Developments	16/04/24							☒		
Mills Oakley	16/04/24							☒		
AR Developments	03/06/24								☒	
Mills Oakley	03/06/24								☒	

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 2. Existing Site and Catchment Description
 3. Water Quantity Management
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 - 4.1.2. Water Quality Treatment
 - 4.2. Operational Phase
 - 4.2.1. Pollutants of Concern
 - 4.2.2. Water Quality Treatment
 - 4.3. Water Quality Monitoring
 5. Conclusions
- Appendix A – Concept Drawings

1. INTRODUCTION

HCE Engineers have been engaged to prepare a Stormwater Management Plan (SMP) to accompany the development application for the 15 lot residential subdivision over two stages at 83 Weyers Road, Nudgee. Stage 1 will consist of the 11 lots that access off Penhill Street, whilst Stage 2 will consist of the 4 lots that will have direct access off Weyers Road.

This updated SMP incorporates amendments subsequent to review by Water Engineering Plus on behalf of Brisbane City Council, and receipt of advice that the previously proposed bio-retention basin is not required to be provided.

This report identifies stormwater quality and quantity management measures proposed to be incorporated within the development proposal, in order to satisfy the required outcomes of the Brisbane City Council Planning Scheme. Overland flow management from the external catchment to the south is also discussed in this report.

This report has been prepared expressly to provide commentary regarding compliance with Council requirements for the proposed development on the subject site. Information presented in this report should not be applied to properties or developments other than the subject development. No responsibility is accepted for use of any part of this report in any other context or for any other purposes or by any third party.

2. EXISTING SITE AND CATCHMENT DESCRIPTION

The development site is located at Lot 501 on SP 281211 but is more commonly known as 83 Weyers Road, Nudgee. The site currently has a single dwelling with associate structures and a large bushland area. The site falls towards the northeast corner of the site fronting Weyers Road and has an approximate area of 26,260m². External catchments drain through the site from the west and south.



Image 1: Site Location (image from Nearmap.com)

3. WATER QUANTITY MANAGEMENT

3.1. Overview

The minor design storm recurrence interval for the development is the 39% AEP, event as the development density is 16 dwelling/hectare. The major design storm recurrence interval is the 2% AEP event.

Minor Storm Flow Management

Stage 1

A traditional pit and pipe stormwater system is proposed within the new internal road and Penhill Street extension. Each proposed lot (Lots 1 – 11) is to discharge to the internal road via a kerb adaptor which will then be collected by the proposed drainage system and discharged through a proposed bio-retention basin. Refer to the accompanying drawings.

Stage 2

Runoff from Stage 2 (Lots 12-15) will generally discharge to Weyers Road via a kerb adaptor for each lot. However, runoff from the bushfire covenant areas will discharge as sheet flow to existing vegetated overland flow path as per existing conditions.

Major Storm Flow Management

Stage 1

Flows in excess of the pipe system capacity will be conveyed within Road 2 to the sag point adjacent the bio-retention basin. Flow will enter the bio retention basin via the maintenance access provided to the sediment forebay.

Stage 2

Flows in excess of the roofwater drainage pipes will disperse into either Weyers Road or the proposed Drainage Reserve, without causing nuisance to landowners or road users.

External Catchment Flow Management

From the West

Surface runoff enters the site from the west. This flow will be conveyed through the site within the proposed Drainage Reserve. Refer to the Flood Model Update and Impact Assessment Revision B1 dated 21/02/24 prepared by WRM Water and Environment for further details on flow characteristics.

From the South

Minor storm flow from the south is to be piped through the site via the extension of the existing pipe that discharges into the development site. Major storm flow enters as a broad surface flow from 15 Aramis St.

An overland flow path 5 metres wide within proposed Lots 6 & 7 is to be provided to cater for runoff that exceeds the pipe capacity. It is proposed that the lots be encumbered with an easement to preserve the proposed overland flow path through the site.

Lots 6,7 & 8 are proposed to be filled to provide flood immunity in excess of the requirements of the Flood PSP. Table 4.3 of the Flood Model Update and Impact Assessment Revision B1 dated 21/02/24 prepared by WRM Water and Environment provides the minimum allotment fill levels.

Lots 8-11 are to be protected from incidental runoff from the private property from the south, via the installation of an inter-allotment drainage system, as identified on Drawing No. 20055-SK110.

3.2. On Site Detention

The site is located in the bottom third of the catchment in close proximity to Nundah creek. Site runoff is discharged directly to Drainage Reserve, which connects through to the Nundah Creek floodplain. On-site detention to mitigate peak runoff from the site is therefore not considered warranted nor necessary to achieve no actionable nuisance. This is entirely consistent with the stormwater management approach adopted for recent development in this catchment proximate to this site

On site detention systems work to reduce peak flows in the short duration storm events that produce peak flows from individual sites. In longer duration events, associated with peak creek flooding little or no mitigation of site flows will occur, as the on-site detention outlets are designed only to mitigate peak site flows, not the significantly lesser site flows that occur in long duration events. It is our view that on site detention would therefore result in no identifiable change to the downstream waterway or in Nundah Creek flows and thus serve no benefit.

The modelling undertaken and presented in the Flood Model Update and Impact Assessment Revision B1 dated 21/02/24 prepared by WRM Water and Environment, supports no on-site detention being required to achieve no actionable nuisance.

4. WATER QUALITY MANAGEMENT

4.1. Construction Phase

4.1.1. Pollutants of Concern

The construction phase stormwater quality design objectives which may be relevant to this subdivision as set by the Urban Stormwater Quality Planning Guidelines 2010 are as follows.

Table 1 - Design Objectives for Stormwater Quality Management - Construction Phase

Objective	Measure
Drainage Control	- Design life and design storm of temporary drainage works in accordance with time the disturbed area is exposed <12 months - 1 in 2 ARI 12-24 months - 1 in 5 ARI >24 months - 1 in 10 ARI
Erosion Control	- Minimise exposure of disturbed soils at any time - Avoid or minimise large construction activities in the wet season - Divert water run-off from undisturbed areas around disturbed areas - Use erosion risk ratings to determine appropriate erosion control measures
Sediment Control	- Use soil loss rates to determine appropriate sediment control measures - Design storm for sediment control basins should be based on retaining the maximum sediment quantity for the maximum volume of water runoff
Water Quality Outcomes	- Coarse sediment is retained on site - Nitrogen and phosphorus are managed through sediment control - Prevent litter/waste entering the site, the stormwater or watercourses that discharge from the site. Also minimise or sufficiently contain on-site litter and waste production and regularly clear waste bins. - Hydrocarbons and other contaminants are prevented from entering the stormwater system or internal watercourses that discharge from the site. - Washdown water is prevented from entering the stormwater system or internal watercourses that discharge from the site - Cations and anions including aluminium, iron and sulfate are managed as required under an approved acid sulfate soil management plan
Stormwater Drainage/Flow Management	- Take all reasonable and practicable measures to minimise significant changes to the natural waterway hydraulics and hydrology from: - Peak flow for the one year and 100 year ARI event - Run-off frequency and volumes entering receiving waters - Uncontrolled release of contaminated stormwater

4.1.2. Water Quality Treatment

Appropriate erosion and sediment control measures can be prepared and implemented on site during construction activities to ensure 'best management practices' are achieved.

4.2. Operational Phase

4.2.1. Pollutants of Concern

Table 2 – Water Quality Design Objectives for South East Queensland

Pollutant	Minimum Reduction in Mean Annual Load
Total Suspended Solids (TSS)	80%
Total Phosphorus (TP)	60%
Total Nitrogen (TN)	45%
Gross Pollutants (>5mm)	90%

4.2.2. Water Quality Treatment

The development is proposed in two stages. For Stage 1, 2 WSUD Street Trees are proposed on Penhill Street, and additional treatment of runoff will be provided by the drainage channel through Lot 7 and the existing vegetation within the balance lot.

No treatment of Stage 2 is proposed.

On balance it is considered that the integrated management of stormwater achieves the objectives of protection of environmental values of receiving waters, maximisation of water sensitive urban design and retention of natural waterway corridors.

4.3. Water Quality Monitoring

No monitoring of water quality of the runoff from the site is proposed. Untrialled stormwater quality management measures are not proposed.

5. CONCLUSIONS

The proposed two stage development to create 15 new residential allotments can be carried out in a manner that meets the desired performance outcomes of the Flood Overlay Code and Stormwater Management Code.

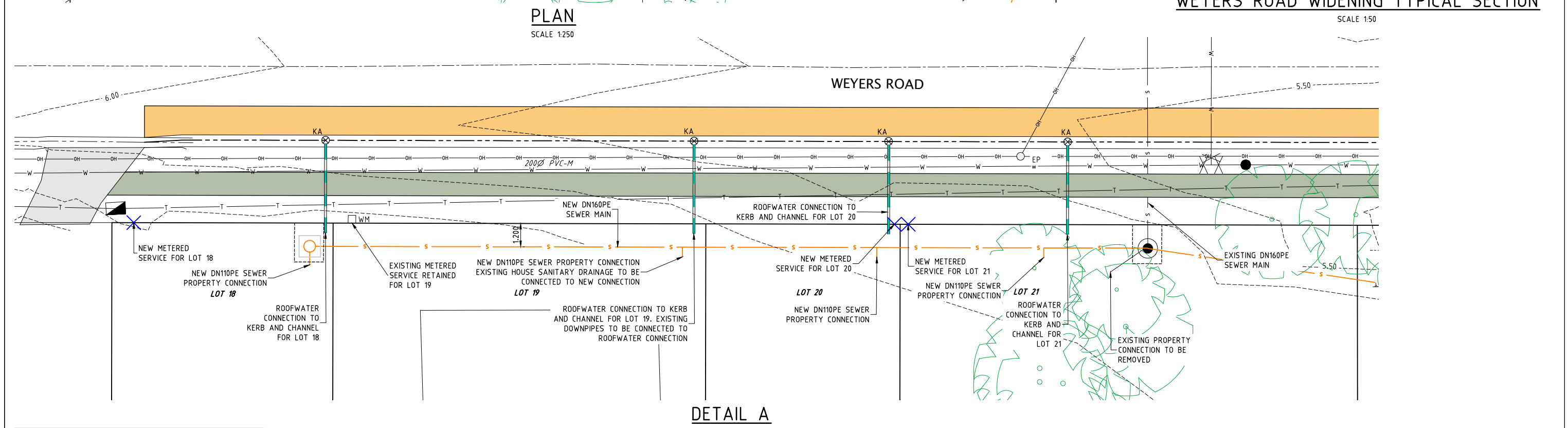
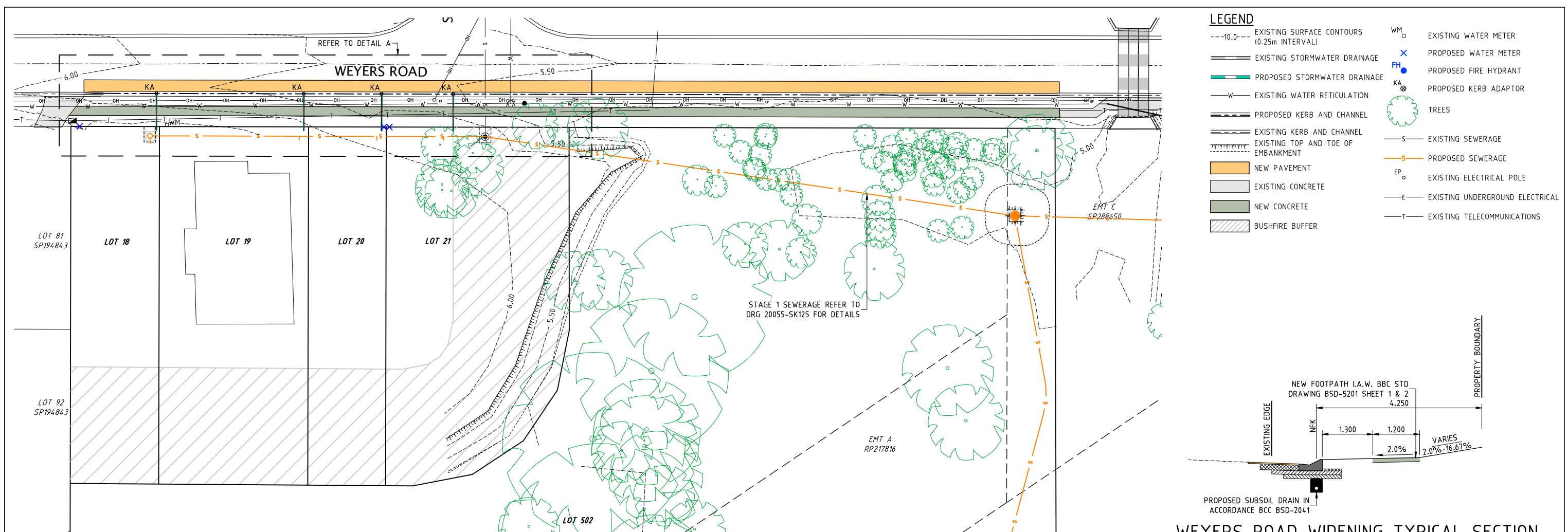
Filling is proposed to provide flood immunity for proposed Lots 1-11, with provision made for the passage of overland flow between proposed Lots 7 & 8.

Lots 12-15 achieve flood immunity at current level.

On-site stormwater detention is not proposed, nor required.

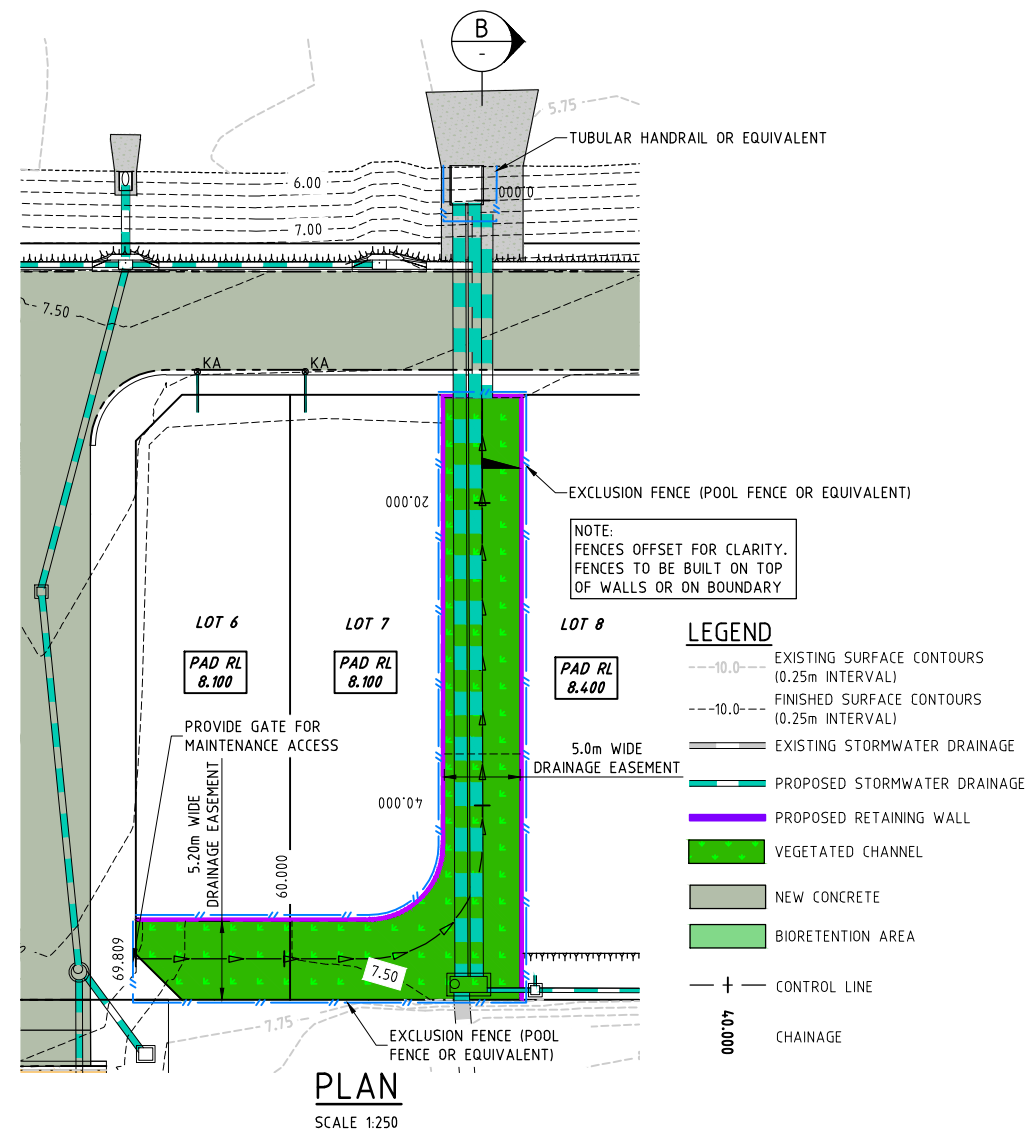
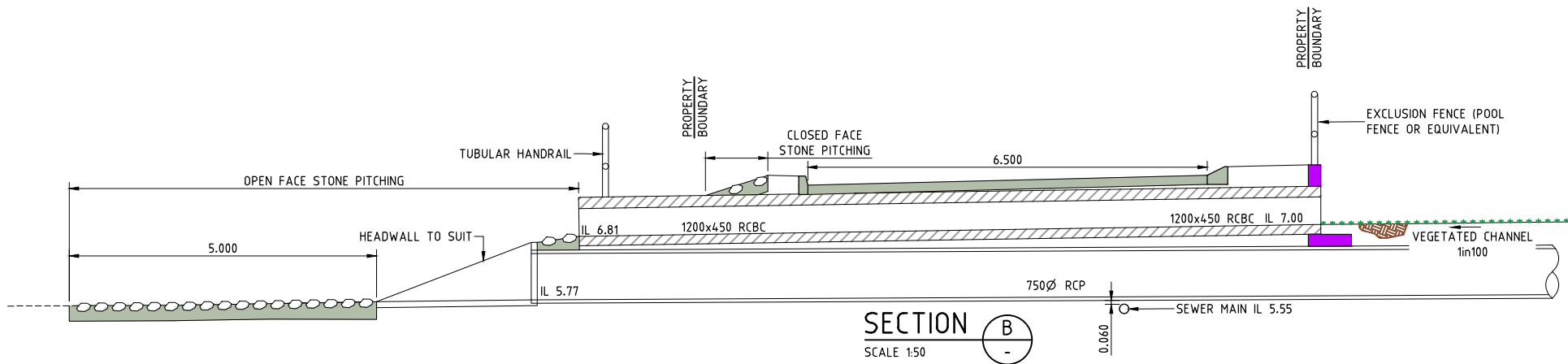
Stormwater quality will be managed through natural processes of the retained watercourse, supplemented by WSUD street trees in Penhill Street and a constructed grassed lined swale.

APPENDIX A – CONCEPT DRAWINGS



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.

HCE Engineers Phone: (07) 3829 1399 mail@hce-engineers.com.au P.O. Box 7214 Redland Bay Level 1 55-57 Jardine Drive Redland Bay QLD 4165	PROJECT 83 WEYERS ROAD NUDGENE QLD 4014	TITLE STAGE 2 CIVIL SERVICES CONCEPT PLAN	CLIENT AR DEVELOPMENTS PTY LTD	NOT FOR CONSTRUCTION. CONCEPT ONLY.	REVISION A ISSUED FOR DA APPROVAL B UPDATES TO ADDRESS WITHOUT PREJUDICE	AMENDMENT	DATE 03/11/23 13/02/24	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Designed MN Drawn JW Date 12/09/2023 Approval No. --- Scale AS SHOWN Drawing No. 20055-SK111 Rev. B
					SCALE 1:50 (A1) 0 1 2 3m (SCALE BEFORE REDUCTION) SCALE 1:100 (A1) 0 2 4 6m (SCALE BEFORE REDUCTION) SCALE 1:250 (A1) 0 5 10 15m (SCALE BEFORE REDUCTION)			



- LEGEND**
- EXISTING SURFACE CONTOURS (0.25m INTERVAL)
 - FINISHED SURFACE CONTOURS (0.25m INTERVAL)
 - EXISTING STORMWATER DRAINAGE
 - PROPOSED STORMWATER DRAINAGE
 - PROPOSED RETAINING WALL
 - VEGETATED CHANNEL
 - NEW CONCRETE
 - BIORETENTION AREA
 - CONTROL LINE
 - CHAINAGE

Centreline Data
X = 8851.799
Y = 3375.449
Z = 7.404

Datum 6

DESIGN HEIGHT	7.672	7.404	7.404	7.404	8.100
DESIGN OFFSET	-2.7	-1.5	0	2.5	2.7

CHAINAGE 60.000

Centreline Data
X = 8853.858
Y = 3391.871
Z = 7.245

Datum 6

DESIGN HEIGHT	8.400	7.245	7.245	7.245	8.100
DESIGN OFFSET	-2.7	-2.5	0	2.5	2.7

CHAINAGE 40.000

Centreline Data
X = 8839.685
Y = 3405.983
Z = 7.063

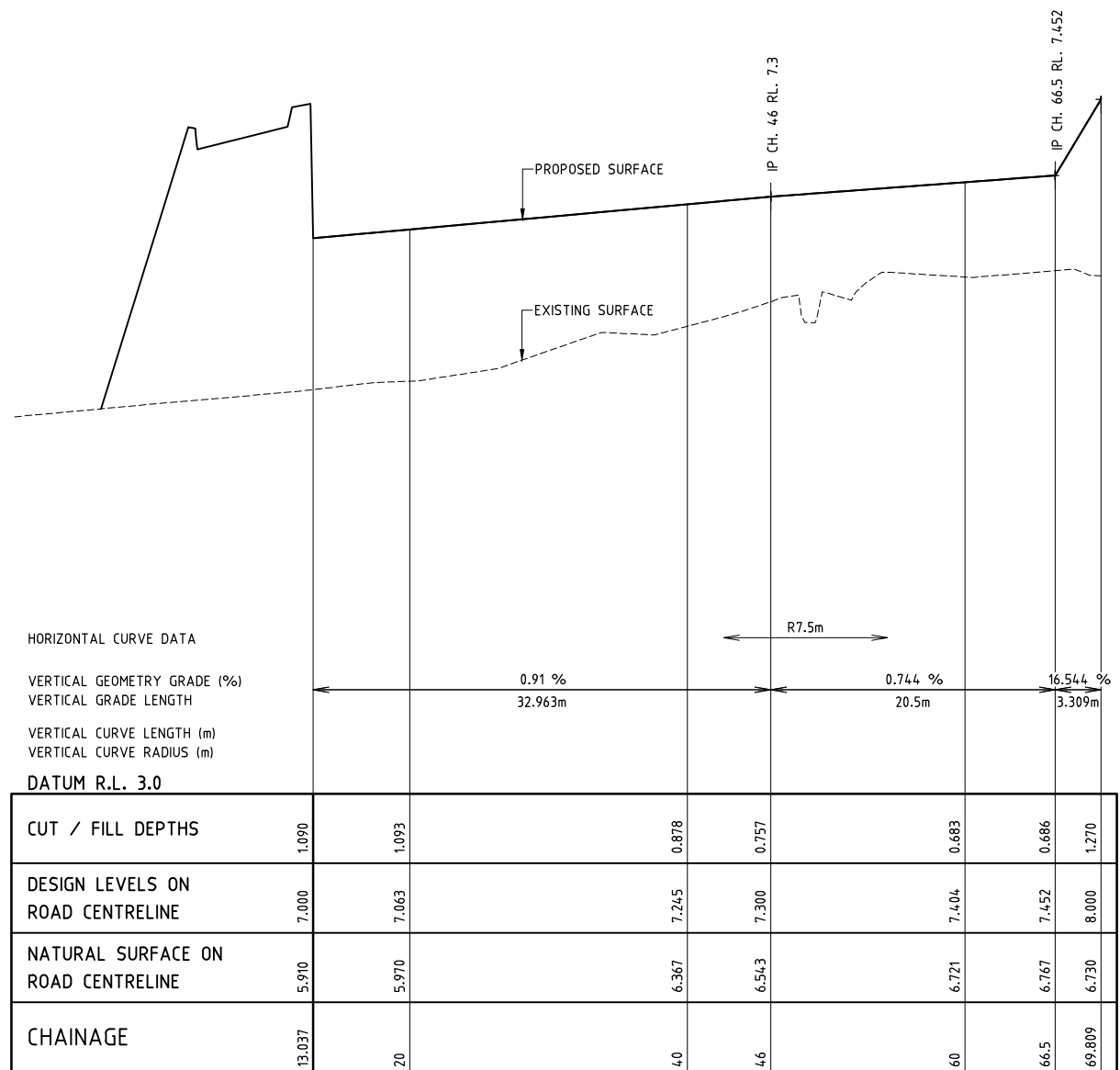
Datum 5

DESIGN HEIGHT	8.400	7.063	7.063	7.063	8.100
DESIGN OFFSET	-2.7	-2.5	0	2.5	2.7

CHAINAGE 20.000

CROSS SECTIONS

SCALE 1:100



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Redland Bay

Level 1
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Redland Bay
QLD 4165

PROJECT
83 WEYERS ROAD
NUDGEE QLD 4014

TITLE
SWALE DETAIL AND SECTIONS

CLIENT
AR DEVELOPMENTS PTY LTD

NOT FOR
CONSTRUCTION.
CONCEPT ONLY.

REVISION	AMENDMENT	DATE
A	ISSUED FOR DA APPROVAL	03/11/23
B	UPDATES TO ADDRESS WITHOUT PREJUDICE	13/02/24
C	BASIN REMOVED	16/04/24
D	UPDATES TO ADDRESS WITHOUT PREJUDICE	03/06/24

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Designed MN	Drawn JW
Approval No. ----	Scale AS SHOWN
Drawing No. 20055-SK121	Rev. D

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Redland Bay
QLD 4165

PROJECT
83 WEYERS ROAD
NUDGEE QLD 4014

TITLE
STORMWATER DRAINAGE
LONGITUDINAL SECTIONS

CLIENT
AR DEVELOPMENTS PTY LTD

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CONCEPT ONLY.

REVISION	AMENDMENT	DATE
A	ISSUED FOR DA APPROVAL	03/11/23

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Designed MN	Drawn JW	Date 12/09/2023	
Approval No. ----		Scale AS SHOWN	
Drawing No. 20055-SK115		Rev. A	

STRUCTURE NAME	STRUCTURE DESCRIPTION

LEGEND

- EXISTING SURFACE
- PROPOSED SURFACE
- 2-YEAR ARI HGL
- (3) RCP CLASS 3 OR APPROVED EQUIVALENT

PIPE SIZEmm (Class)

PIPE GRADE %

PIPE SLOPE 1 in X

FULL PIPE FLOW VELOCITY (m/s)

PART FULL FLOW VELOCITY (m/s)

WATER LEVEL IN STRUCTURE	HYDRAULIC GRADE LEVEL	PIPE FLOW (Cumecs)	PIPE CAPACITY AT GRADE (Cumecs)	DEPTH TO INVERT	INVERT LEVEL OF DRAIN	DESIGN SURFACE LEVEL	RUNNING CHAINAGE

LINE

1

2

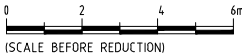
3

4

LONGITUDINAL SECTION

SCALE 1:1000 (HORIZONTAL)
1:100 (VERTICAL)

SCALE 1:100 (A1)
(SCALE BEFORE REDUCTION)



SCALE 1:1000 (A1)
(SCALE BEFORE REDUCTION)

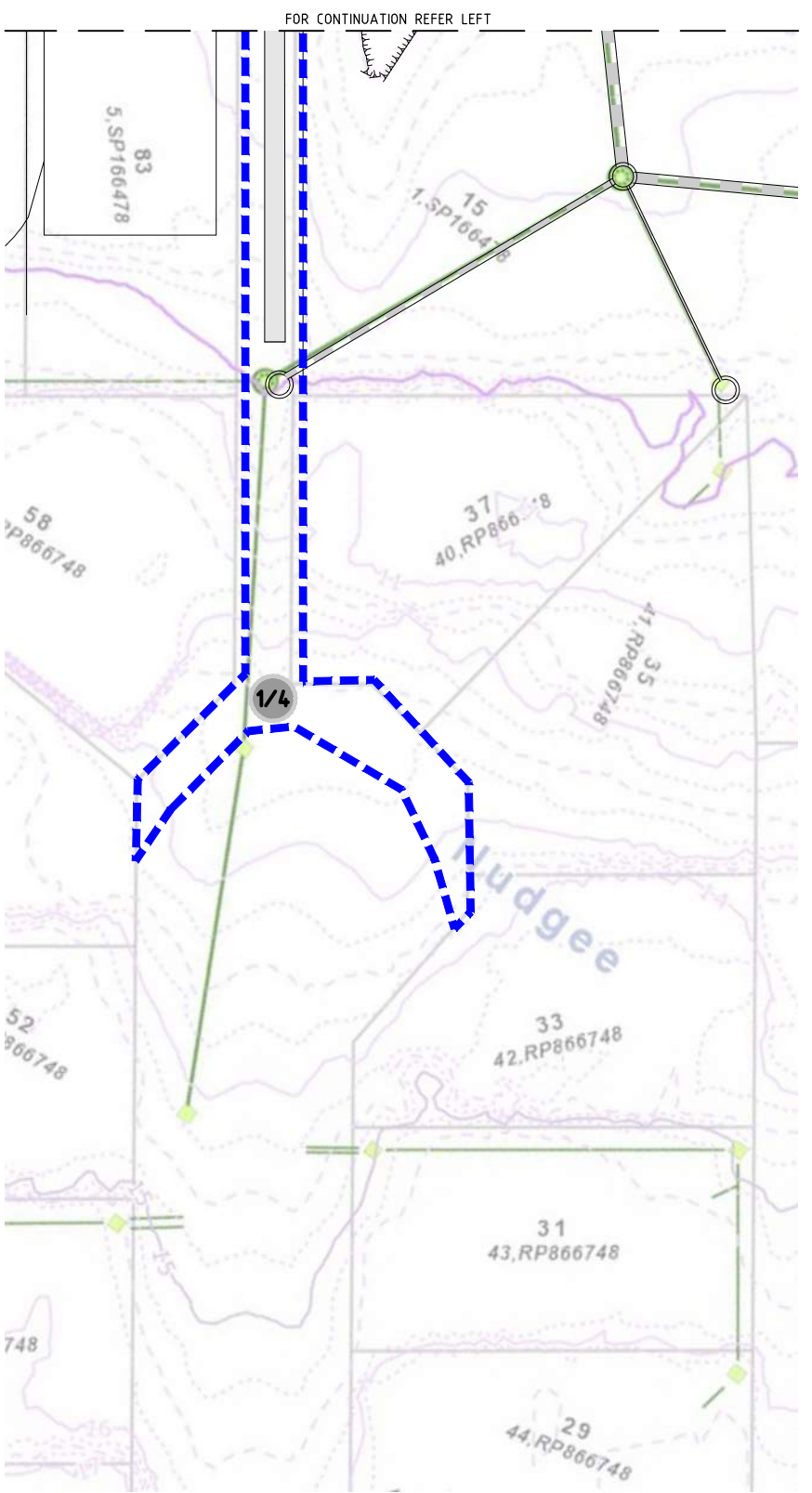
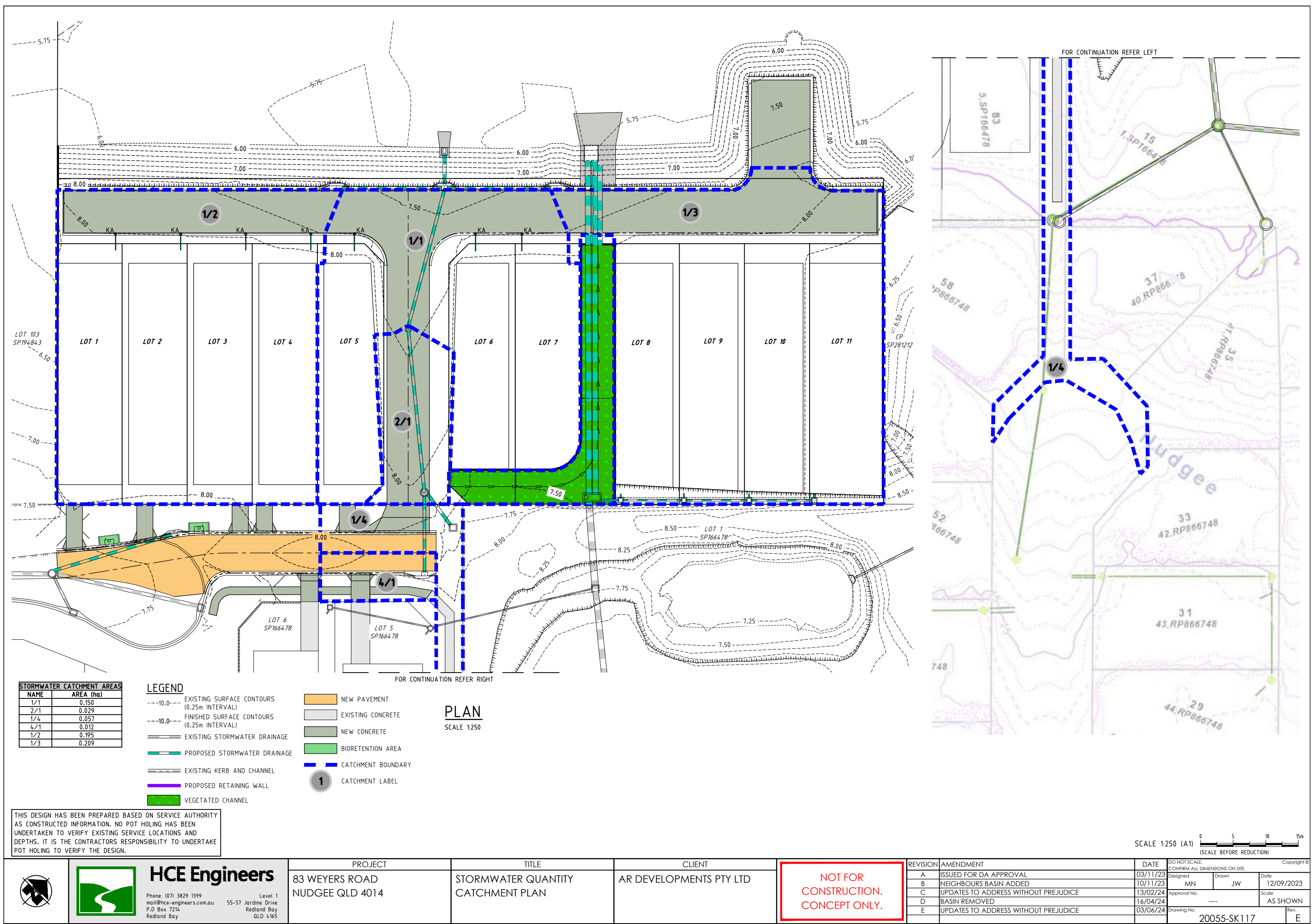


LOCATION					TIME			SUB-CATCHMENT RUNOFF						INLET DESIGN						DRAIN DESIGN												HEADLOSSES										PART FULL		DESIGN LEVELS							
DESIGN ARI	STRUCTURE No.	DRAIN SECTION	SUB-CATCHMENTS CONTRIBUTING	LAND USE	SLOPE OF CATCHMENT	Sub-Catchment Time of Conc.	Rainfall Intensity	10yr Runoff Co-efficient of Runoff	Sub-Catchment Area	Equivalent Area	Sum of (C x A)	Sub-Catchment Discharge	Flow in K&C (Inc. Bypass)	Road Grade at Inlet	Minor Flow Road Capacity	Inlet Type	Flow into Inlet	Bypass Flow	Bypass Structure No.	Critical Time of Conc.	Rainfall Intensity	Total (C x A)	Major Total Flow	Major Surface Flow Capacity	Major Surface Flow	Pipe Flow	Reach Length	Pipe Grade	Pipe / Box Dimensions (Class)	Flow Velocity Full (Pipe Grade Velocity)	Time of Flow in Reach	Structure Chart No.	Structure Ratios for 'K' Value Calculations	Velocity Head	U/S Headloss Coefficient	U/S Pipe Struct. Headloss	LAT. Headloss Co-efficient	LAT. Pipe Struct. Headloss	W.S.E Co-efficient	Change in W.S.E	Pipe Friction Slope	Pipe Friction Headloss (L x Sf)	Depth	Velocity	Obvert Levels	Drain Section H.G.L	Upstream H.G.L	LAT. H.G.L	W.S.E.	Surface or K&C Invert Level	Structure No.
yrs					%	min	mm/h		ha	ha	ha	L/s	L/s	%	L/s		L/s	L/s		min	mm/h	ha	L/s	L/s	L/s	L/s	m	%	mm	m/s	min			m		m	%	m	m	m/s	m	m	m	m	m	m	m	m	m		
250	4/1	4/1 to 3/1	4/1			5.00	151		0.66	0.012	0.008	3	3	0.80	0	7	3	0	1/4	5.00	151	0.008	9		3	12.567	0.40	375(3)	0.03	0.21		Qg 0.003 Do 0.003 Do 375 CHART 32: Vo2/2gDo 0.00 H/Do 0.00 Kg side flow 10.88 end flow 7.57 Part full downstream pipe	0.000	1.00	0.000	Upstream pipe obv 7.337 Set Kp to 1	HGL 7.100 below outlet	1.00	0.000	0.00	0.000	0.047 (0.041 ty)	0.46 (0.43 ty)	7.337 7.287	7.100 7.100	7.100		7.100	7.846	4/1	
250	1/4	1/4 to 3/1	1/4			7.00	133		0.66	0.057	0.038	14	14	0.00	61	#0.07L3.53A.77	14	0	2/1	7.00	133	0.038	37		14	6.971	0.50	375(3)	0.13	0.12		Qg 0.014 Qo 0.014 Do 375 CHART 32: Vo2/2gDo 0.00 H/Do 0.00 Kg side flow 10.81 end flow 7.54 Part full downstream pipe	0.001	1.00	0.006	Upstream pipe obv 7.322 Set Kp to 1	HGL 7.106 below outlet	1.00	0.006	0.01	0.000	0.085 (0.076 ty)	0.74 (0.70 ty)	7.322 7.287	7.100 7.100	7.106		7.106	7.703	1/4	
250	3/1	3/1 to 2/1	4/1,1/4												24					7.12	132	0.046	44		17	25.291	0.40	375(3)	0.15	0.42		Qo 0.017 Do 375 Routine 2.15 Join Pipes: 4/1 and 1/4 Vel1 0.027 Vel2 0.126 Eq Dia 444 Angle 153 Flow 0.017 CHART 50 Du/Do1.18 alpha 27	0.001	1.00	0.004	K'w 0.22 Ku 0.95 Kw 1.07 Part full downstream pipe Upstream HGL 7.100 below outlet pipe obv 7.267 Set Kp to 1	W.S.E 0.00	1.00	0.004	0.01	0.002	0.100 (0.088 ty)	0.73 (0.68 ty)	7.267 7.166	7.096 7.094	7.100		7.100	8.025	3/1	
250	2/1	2/1 to 1/1	4/1,1/4,2/1			5.00	151		0.74	0.029	0.021	9	9	1.16	2	#0.01L2.4A.36	2	7	1/1	7.54	129	0.067	63		18	21.884	0.40	375(3)	0.16	0.36		Qg 0.001 Do 0.018 Do 375 CHART 34 Angle 21 Case3 S/Do 2.5 Du/Do 1.00 Qg/Do 0.08 K 0.55 S/Do 1.00 cor 0.14 Ku 0.69 Kw 0.69	0.001	1.00	0.002	Part full downstream pipe Upstream HGL 7.094 below outlet pipe obv 7.146 Set Kp to 1	1.00	0.002	0.01	0.002	0.103 (0.091 ty)	0.74 (0.69 ty)	7.146 7.058	7.092 7.090	7.094		7.094	7.697	2/1		
250	1/2	1/2 to 1/1	1/2			5.00	151		0.74	0.195	0.144	60	60	1.00	0	7	48	12	1/1	5.00	151	0.144	158		48	16.143	0.50	300(3)	0.69	0.27		Qg 0.048 Do 0.048 Do 300 CHART 32: Vo2/2gDo 0.08 H/Do 0.22 Kg side flow 7.64 end flow 5.81	0.024	7.64	0.185			7.64	0.185	0.25	0.041		7.064 6.983	7.131 7.090	7.316		7.316	7.557	1/2		
250	1/3	1/3 to 1/1	1/3			6.00	141		0.74	0.209	0.155	61	61	1.00	0	7	49	12	1/1	6.00	141	0.155	158		49	19.432	0.50	300(3)	0.69	0.32		Qg 0.049 Do 0.049 Do 300 CHART 32: Vo2/2gDo 0.08 H/Do 0.20 Kg side flow 7.72 end flow 5.87	0.024	7.72	0.188			7.72	0.188	0.25	0.049		7.080 6.983	7.139 7.090	7.327		7.327	7.599	1/3		
250	1/1	1/1 to OUT/1	4/1,1/4,2/1,1/2,1/3,1/1			5.00	151		0.74	0.150	0.111	47	78	1.00	156	175.07	78	0	LOST	7.90	127	0.477	443		168	3.250	0.40	450(3)	1.05	0.05		Qg 0.065 Do 0.168 Do 450 Routine 3.2 Join Pipes: 1/2 and 2/1 Vel1 0.577 Vel2 0.160 Eq Dia 406 Angle 24.7 Flow 0.058 Routine 2.10 CHART 49 High vel lat 1/3 Dhv 300 Ohv 0.044 Dhv/Div 0.7 Dhv/Do 0.67 Ohv/Do 0.26 H 2.17 Low vel lat/ri Eqv 1/2 & 2/1 Div 406 Qlv 0.058 Div/Do 0.90	0.056	1.00	0.084	Qlv/Do 0.35 L 0.20 H-L 1.97 Ku=Kw= 1.97 CHART 44 Du/Do 0.90 Qo/Do 0.35 K 1.72 d/Do 2.0 hrt Qg/Do 0.39 Kg 0.88 d/Do 1.5 hrt Qg/Do 0.39 Kg 0.82 d/Do 1.00 Interp value Kg 0.96 Ku=Kw= 2.68 Interpolated Ku= 2.15 Kw= 2.15 Part full downstream pipe Upstream HGL 7.090 below outlet pipe obv 7.113 Set Kp to 1	1.00	0.084	0.35	0.011	0.343 (0.285 ty)	1.29 (1.24 ty)	7.113 7.100	7.006 6.993	7.090		7.090	7.405	1/1		

CALCULATIONS TABLE

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 HCE Engineers Phone: (07) 3829 1399 mail@hce-engineers.com.au P.O Box 7214 Redland Bay Level 1 55-57 Jardine Drive Redland Bay QLD 4165	PROJECT	TITLE	CLIENT	NOT FOR CONSTRUCTION. CONCEPT ONLY.	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE.			Copyright ©	
	A	ISSUED FOR DA APPROVAL	03/11/23		Designed	Drawn	Date					
					MN	JW	12/09/2023					
					Approval No.		Scale					
					AS SHOWN							
					Drawing No.		Rev.					
			20055-SK116		A							



STORMWATER CATCHMENT AREAS	
NAME	AREA (ha)
1/1	0.150
2/1	0.029
1/4	0.057
4/1	0.012
1/2	0.195
1/3	0.209

- LEGEND**
- 10.0--- EXISTING SURFACE CONTOURS (0.25m INTERVAL)
 - 10.0--- FINISHED SURFACE CONTOURS (0.25m INTERVAL)
 - EXISTING STORMWATER DRAINAGE
 - PROPOSED STORMWATER DRAINAGE
 - EXISTING KERB AND CHANNEL
 - PROPOSED RETAINING WALL
 - VEGETATED CHANNEL
 - NEW PAVEMENT
 - EXISTING CONCRETE
 - NEW CONCRETE
 - BIORETENTION AREA
 - CATCHMENT BOUNDARY
 - CATCHMENT LABEL

PLAN
SCALE 1:250

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.

SCALE 1:250 (A1)
(SCALE BEFORE REDUCTION)

	 HCE Engineers Phone: (07) 3829 1399 mail@hce-engineers.com.au P.O. Box 7214 Redland Bay Level 1 55-57 Jardine Drive Redland Bay QLD 4165	PROJECT	TITLE	CLIENT	NOT FOR CONSTRUCTION. CONCEPT ONLY.	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©			
		83 WEYERS ROAD NUDGENE QLD 4014	STORMWATER QUANTITY CATCHMENT PLAN	AR DEVELOPMENTS PTY LTD		A	ISSUED FOR DA APPROVAL	03/11/23	Designed	Drawn	Date	
						B	NEIGHBOURS BASIN ADDED	10/11/23	MN	JW	12/09/2023	
						C	UPDATES TO ADDRESS WITHOUT PREJUDICE	13/02/24	Approval No.		Scale	
						D	BASIN REMOVED	16/04/24	Drawing No.		Rev.	
						E	UPDATES TO ADDRESS WITHOUT PREJUDICE	03/06/24	20055-SK117		E	

Amended Referral Agency Response 10 July 2024

Note: This document has no force or effect unless it is subject to an order of the Court.

Development:	Development permit for Reconfiguring a lot (1 into 15), park, new road and common property
Street address:	83 Weyers Road and 58A Penhill Street, Nudgee
Real property description:	Lot 501 on SP281211 and Lot 50 on SP166478
Applicant:	AR Developments Pty Ltd C/- Mills Oakley Level 23, 66 Eagle Street Brisbane QLD 4000 Via email: rnelms@millssoakley.com.au
SARA Ref:	DEPC22/1040 (2106-23041 SRA)
SARA trigger(s):	Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017) – Development interfering with koala habitat in koala habitat areas outside koala priority area
P&E Court Matter:	2618 of 2022
SARA delegate:	Danielle Fitzpatrick
Attachment(s):	Attachment 1 - Referral agency conditions Attachment 2 – Advice to the applicant Attachment 3 – Plans and documents referred to in the referral agency response

Attachment 1—Referral agency conditions

(The following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at **Attachment 3**)

No.	Conditions	Condition timing
Reconfiguring a Lot		
The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Interfering with koala habitat is limited to the clearing of 144 non-juveniles koala habitat trees as shown on <i>Tree Survey Plan</i> , drawing numbers TSP-01, TSP-02, TSP-03, and TSP-04, and the accompanying Table, in Appendix A of <i>Ecology Assessment Report</i> , prepared by Base Consulting Group and dated 16/02/2024.	At all times.
2.	a) Enter into a preservation covenant with the Department of Environment, Science and Innovation for the purpose of preserving koala habitat. The covenant must comply with section 97A of the <i>Land Title Act 1994</i> and: i) be for the area identified as 'Park & Stormwater Drainage (Overland Flow)' on the <i>Plan of Reconfiguration 83 Weyers Road, Nudgee</i>, drawing number 17-0825P-02, Version E, prepared by Wolter Consulting Group and dated 27/06/2024. ii) prohibit interference with koala habitat within the Covenant Area, except where permitted by this condition iii) require that native vegetation must be not cleared for any purpose within the Covenant Area, except as otherwise stated in any covenant documentation iv) require that all boundary fences, which transect the Covenant Area, must be koala-friendly, and must be designed and constructed in accordance with Table 1 of the Koala Sensitive Design Guideline, prepared by the Department of Environment and Science and dated December 2022. b) Lodge the Covenant Form 31 with the Registrar of Titles and the relevant Queensland State Government Authority. c) Submit a copy of registered Covenant to the Department of Environment, Science and Innovation at: Koala.Compliance@des.qld.gov.au or PO Box 15187, City East, Queensland, 4002.	a) – c) Prior to the sealing of the plan of subdivision with the local government and to be maintained at all times. d) At all times.
3.	a) Where any new fencing is to be installed (excluding dog containment areas), fencing must be constructed and maintained as koala-friendly fencing in accordance with the Koala Sensitive Design Guideline, prepared by the Department of Environment and Science and dated December 2022. b) Where new fencing is to be installed to contain domestic dogs, fencing must be constructed and maintained as one-way koala exclusion fencing in accordance with the Koala Sensitive Design Guideline, prepared by the Department of Environment and Science and dated December 2022.	At all times.

4.	a) Undertake rehabilitation in accordance with the <i>Rehabilitation Plan – 83 Weyers Road, Nudgee QLD 4014</i>, prepared by Base Consulting Group, dated 16/02/2024, including (but not limited to) the following: i) Plant koala habitat trees on site; ii) Undertake weed management in accordance with the plan. b) Maintain any vegetation planted as a result of the rehabilitation work. c) Submit confirmation by an ecologist that part (a) of this condition has been fulfilled to the Department of Environment, Science and Innovation at Koala.Compliance@des.qld.gov.au or by post to PO Box 15187 City East Queensland 4002.	a) Prior to submitting the plan of survey to the local government for approval and to be maintained at all times. b) In accordance with the rehabilitation plan. c) Within 20 business days of completing rehabilitation works.
5.	Engage an appropriately qualified person to prepare a Koala Management Plan, which must: a) Identify all clearing and construction activities that may increase the risk of stress, injury or death of koalas; b) Detail the management measures that will be implemented during the clearing and construction works to prevent the risks identified in part (a) of this conditions, including but not limited to all of the following: i) Details of pre-clearing inspections of the vegetation to the cleared; ii) Requirements for staging and sequencing of clearing and provisions for a koala spotter during clearing operations; iii) Procedures for dealing with trapped, injured, orphaned, and deceased koalas; iv) Contact details for the contractor for reports of trapped or injured koalas; v) The use of fauna exclusion fencing; vi) Measures to minimize the impact of construction related dust on adjacent koala habitat; vii) Signage in areas of vehicular traffic on site; viii) Procedures for checking machinery for fauna prior to use; ix) Measures to manage the risks posed by dogs (e.g., guard dogs) on site; x) Measures to protect retained koala habitat and vegetation (including open land) in accordance with <i>Australian Standard AS4970-2009</i>; xi) Measures to raise awareness amongst construction workers of koalas on and near the construction activities. c) The Koala Management Plan must be submitted to the Department of Environment, Science and Innovation at Koala.Compliance@des.qld.gov.au or by post to PO Box 15187 City East Queensland 4002. d) Implement all measures contained in the Koala Management Plan. <i>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience</i>	a) – c) Prior to interfering with koala habitat. d) At all times during clearing and construction activities.

	<i>relevant to ecology and can give authoritative assessment, advice and analysis in relation to koalas using the relevant protocols, standards, methods or literature.</i>	
6.	Deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts on the matter of state environmental significance, being 144 non-juvenile koala habitat trees. <i>Note: Section 16 of the Environmental Offsets Act 2014 provides that when an offset condition is imposed on an authority a number of deemed conditions are taken to apply. These deemed conditions are detailed in sections 19B, 22, 24, and 25 of the Environmental Offsets Act 2014. Contravention of a deemed condition is taken to be contravention of an imposed condition.</i> More information on offset delivery can be found here: https://www.qld.gov.au/environment/pollution/management/offsets/delivering. Please send the notice of election to: BrisbaneSARA@dsdilqp.qld.gov.au	Prior to interfering with koala habitat .

Attachment 2—Advice to the applicant

General advice	
1.	SDAP Terms and phrases used in this document are defined in the <i>Planning Act 2016</i>, its regulation or the State Development Assessment Provisions (SDAP) version 3.0. If a word remains undefined it has its ordinary meaning.
2.	A development permit for operational work to implement the material change of use/reconfiguring a lot is required to be obtained before any interfering with koala habitat can be carried out, and the permit application must be lodged with the Chief Executive administering the <i>Planning Act 2016</i>.
3.	The <i>Nature Conservation (Koala) Conservation Plan 2017</i> includes mandatory requirements that apply to all persons undertaking the clearing of koala habitat trees, including that clearing be undertaken sequentially and in the presence of a koala spotter. Penalties for non-compliance apply. For further information please contact the Department of Environment, Science and Innovation at Koala.Compliance@des.qld.gov.au.
4.	In addition to this development approval, other permits or approvals may be required for the clearing of koala habitat. To determine if the proposed clearing requires other approvals under other local, State or federal laws go to www.qld.gov.au (search 'vegetation clearing requirements'). It is the responsibility of the landowner to ensure that all necessary permits and approvals have been obtained before undertaking any clearing.
5.	Clearing of vegetation has the potential to disturb the roots of the trees of proposed retained vegetation thereby resulting in the death of trees not approved to be cleared under this development approval. It is recommended clearing and excavation activities be undertaken in accordance with the '<i>Australian Standards for the Protection of Trees on Development Site (AS4970-2000)</i>' to avoid any consequential unauthorised clearing.
6.	The development site contains habitat for threatened and special least concern fauna species. If the development requires tampering with a protected animal breeding place, a species management program may be required. More information on protected animal breeding places and species management programs can be found here: https://environmental.des.qld.gov.au/licences-permits/plants-animals/species-management-program

Attachment 3—Plans and documents referred to in the referral agency response

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Tree Survey Plan and Tree Schedule

Development Lot
(Lot 501 on SP28/211)

DCDB

Easement

State Controlled Roads

Roads

Rail

Watercourse / Drainage Features

Development Layout

Common Property / Road

Proposed Lots

Sewage

Earthworks Extent

Bushfire Buffer

Stormwater Easement

Tree Plot

Tree to be Removed

Tree to be Retained

Dead

Introduced/Planted

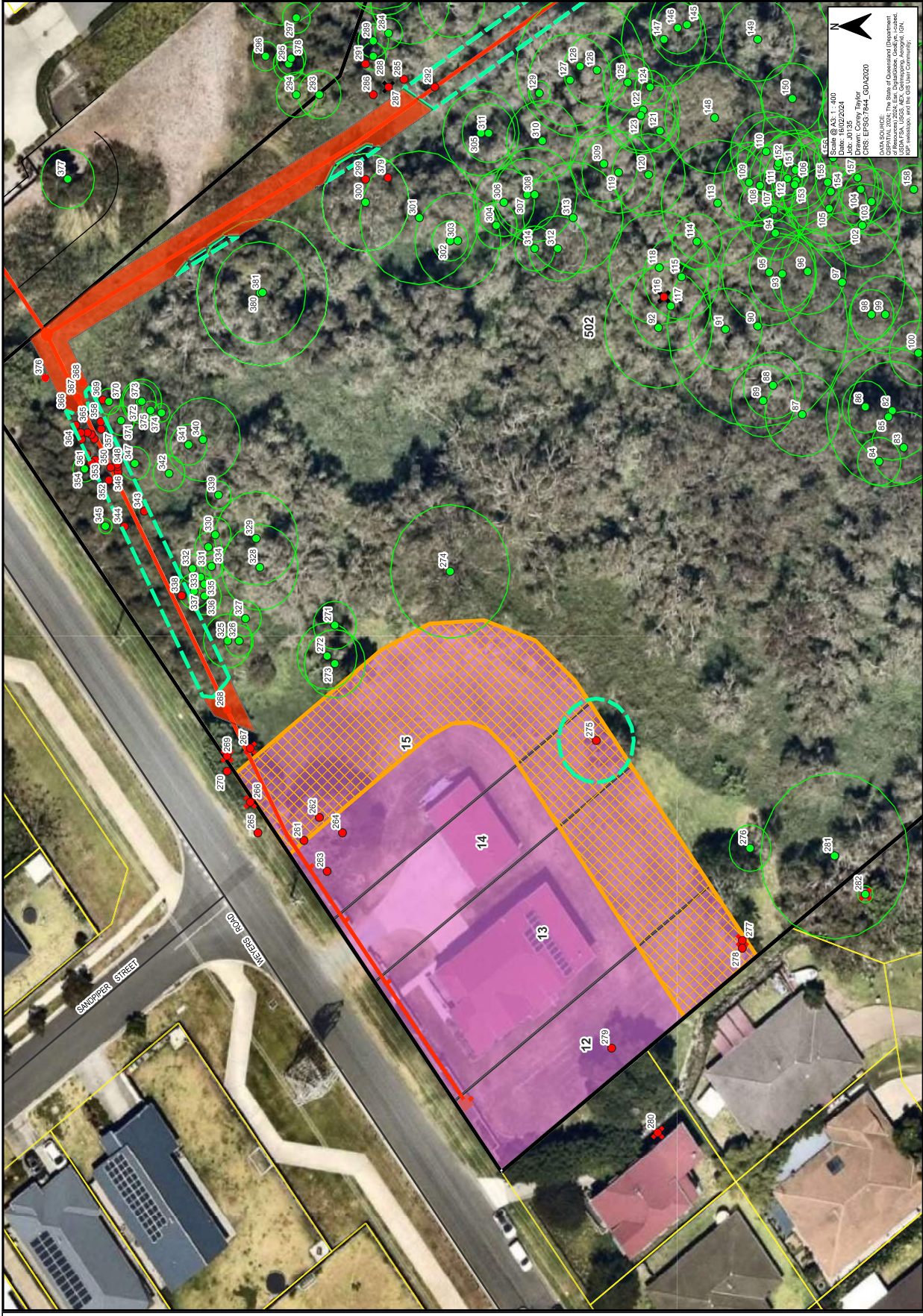
Tree Protection Zones

Impacted Biodiversity Area Canopy

Impacted Biodiversity area
(High ecological significance strategic)

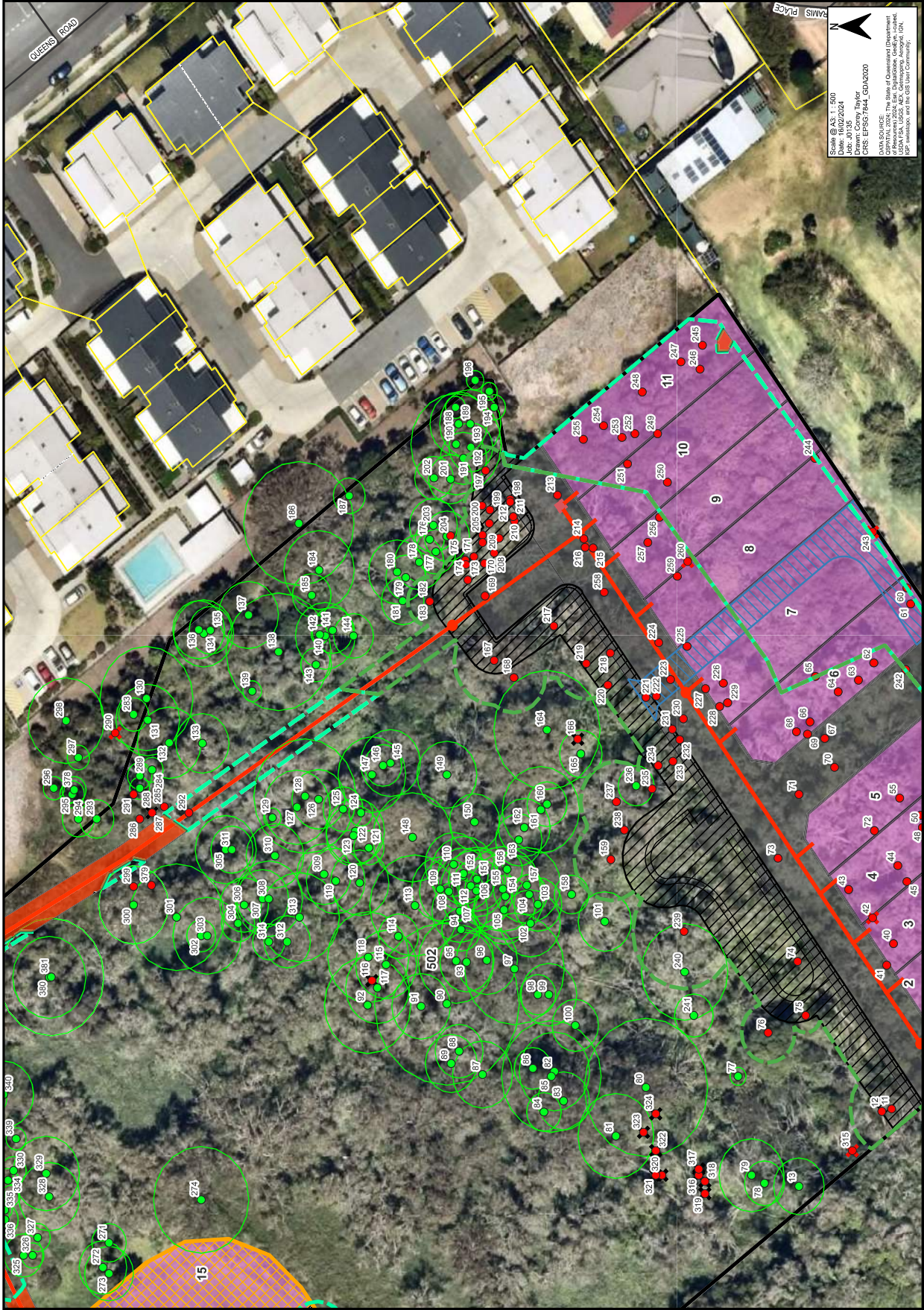
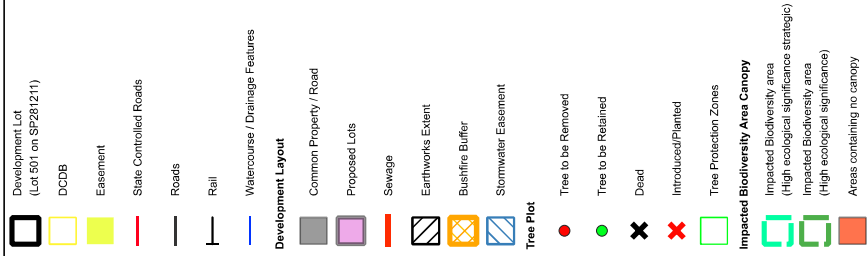
Impacted Biodiversity area
(High ecological significance)

Areas containing no canopy



Tree Survey Plan - 83 Weyers Road, Nudgee 4014 QLD

CLIENT: AR Development	DRAWING NO: TSP- 02	SCALE: 0 10 20 m	DISCLAIMER: The Proposed Clearing Plan is provided for advisory purposes and represents the intended clearing activities on-site. Prior to commencing any proposed clearing activities, it is essential to ensure that all necessary permits, approvals, and confirmations from the State or Council have been obtained. Data Disclaimer: Trees identified on this Tree Retention Plan were located using a handheld GPS. Timbers with an accuracy range of between +/- 0.5 metres to 5.0 metres in (X, Y) coordinates were observed within property fencing. In cases where property fencing is absent, the location of vegetation may require confirmation through line survey methods.



Tree Survey Plan - 83 Weyers Road, Nudgee 4014 QLD

CLIENT:

AR Development

DRAWING NO:

TSP-03

SCALE:

0 10 20 m

DISCLAIMER:

The Proposed Clearing Plan is provided for advisory purposes and represents the intended clearing activities on-site. Prior to commencing any proposed clearing activities, it is essential to ensure that all necessary permits, approvals, and confirmations from the State or Council have been obtained.

Data Disclaimer: Trees identified on this Tree Retention Plan were located using a handheld GPS. Timbers with an accuracy range of between ± 0.5 metres to 5.0 metres in (X, Y) coordinates were observed within property fencing. In cases where property fencing is absent, the location of vegetation may require confirmation through line survey methods.

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
1	<i>Celtis sinensis</i> *	Chinese celtis	290	7	12	3480	3.48	Introduced/Planted	Fruiting	Tree to be Removed
2	<i>Cinnamomum camphora</i> *	Camphor laurel	360	113	10	4320	4.32	Introduced/Planted	Arboreal termite nest with large hollow	Tree to be Removed
3	<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	330	17	9	3960	3.96	Koala Habitat Tree	-	Tree to be Removed
4	<i>Cinnamomum camphora</i> *	Camphor laurel	310	15	8	3720	3.72	Introduced/Planted	-	Tree to be Removed
5	<i>Cinnamomum camphora</i> *	Camphor laurel	330	15	9	3960	3.96	Introduced/Planted	-	Tree to be Removed
6	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	280	13	5	3360	3.36	Koala Habitat Tree	-	Tree to be Removed
7	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	830	18	11	9960	9.96	Koala Habitat Tree	--	Tree to be Removed
8	<i>Cinnamomum camphora</i> *	Camphor laurel	200	10	5	2400	2.4	Introduced/Planted	-	Tree to be Removed
9	<i>Cinnamomum camphora</i> *	Camphor laurel	150	12	4	1800	1.8	Introduced/Planted	-	Tree to be Removed
10	Dead	-	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
11	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	620	20	9	7440	7.44	Koala Habitat Tree	-	Tree to be Removed
12	<i>Acacia concurrens</i>	Black Wattle	200	10	6	2400	2.4	Native Tree	-	Tree to be Removed
14	<i>Acacia concurrens</i>	Black Wattle	160	11	4	1920	1.92	Native Tree	-	Tree to be Removed
15	<i>Commersonia bartramia</i>	Brown Kurrajong	160	9	8	1920	1.92	Native Tree	-	Tree to be Removed
16	<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	300	19	5	3600	3.6	Koala Habitat Tree	New scratches	Tree to be Removed
17	<i>Acacia concurrens</i>	Black Wattle	230	14	6	2760	2.76	Native Tree	-	Tree to be Removed
18	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	220	6	3	2640	2.64	Koala Habitat Tree	Native vine	Tree to be Removed
19	<i>Acacia concurrens</i>	Black Wattle	190	9	4	2280	2.28	Native Tree	-	Tree to be Removed
20	<i>Acacia concurrens</i>	Black Wattle	220	9	4	2640	2.64	Native Tree	-	Tree to be Removed
21	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	470	10	9	5640	5.64	Koala Habitat Tree	-	Tree to be Removed
22	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	450	10	7	5400	5.4	Koala Habitat Tree	-	Tree to be Removed
23	<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	130	9	3	1560	1.56	Koala Habitat Tree	-	Tree to be Removed
24	<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	150	9	4	1800	1.8	Koala Habitat Tree	-	Tree to be Removed

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
25	Acacia concurrens	Black Wattle	350	13	8	4200	4.2	Native Tree	-	Tree to be Removed
26	Melaleuca quinquenervia	Broad-leaved Paperbark	430	11	7	5160	5.16	Koala Habitat Tree	-	Tree to be Removed
27	Brachychiton acerifolius	Illawarra flame tree	150	5	5	1800	1.8	Native Tree	-	Tree to be Removed
28	Melaleuca quinquenervia	Broad-leaved Paperbark	260	16	4	3120	3.12	Koala Habitat Tree	-	Tree to be Removed
29	Celtis sinensis*	Chinese celtis	200	10	4	2400	2.4	Introduced/Planted	-	Tree to be Removed
30	Brachychiton acerifolius	Illawarra flame tree	170	10	5	2040	2.04	Native Tree	-	Tree to be Removed
31	Eucalyptus tereticornis	Queensland Blue Gum	260	13	6	3120	3.12	Koala Habitat Tree	-	Tree to be Removed
32	Eucalyptus tereticornis	Queensland Blue Gum	880	23	13	10560	10.56	Koala Habitat Tree	Large hollow	Tree to be Removed
33	Ficus sp.	A Fig	140	9	4	1680	1.68	Native Tree	-	Tree to be Removed
34	Acacia disparrima	Hickory wattle	120	8	3	1440	1.44	Native Tree	-	Tree to be Removed
35	Melaleuca quinquenervia	Broad-leaved Paperbark	300	12	7	3600	3.6	Koala Habitat Tree	-	Tree to be Removed
36	Celtis sinensis*	Chinese celtis	230	12	9	2760	2.76	Introduced/Planted	-	Tree to be Removed
37	Lophostemon suaveolens	Swamp box	220	16	5	2640	2.64	Koala Habitat Tree	Native vine	Tree to be Removed
38	Lophostemon suaveolens	Swamp box	120	11	3	1440	1.44	Koala Habitat Tree	-	Tree to be Removed
39	Eucalyptus tereticornis	Queensland Blue Gum	170	11	5	2040	2.04	Koala Habitat Tree	-	Tree to be Removed
40	Acacia disparrima	Hickory wattle	270	14	8	3240	3.24	Native Tree	-	Tree to be Removed
41	Melaleuca quinquenervia	Broad-leaved Paperbark	600	13	10	7200	7.2	Koala Habitat Tree	Native vine	Tree to be Removed
42	Corymbia torelliana*	Cadaghi	160	16	5	1920	1.92	Introduced/Planted	-	Tree to be Removed
43	Melaleuca quinquenervia	Broad-leaved Paperbark	280	13	4	3360	3.36	Koala Habitat Tree	Native vine	Tree to be Removed
44	Melaleuca quinquenervia	Broad-leaved Paperbark	240	16	5	2880	2.88	Koala Habitat Tree	-	Tree to be Removed
45	Lophostemon suaveolens	Swamp box	290	13	8	3480	3.48	Koala Habitat Tree	Native vine	Tree to be Removed
46	Melaleuca quinquenervia	Broad-leaved Paperbark	140	14	4	1680	1.68	Koala Habitat Tree	-	Tree to be Removed
47	Melaleuca quinquenervia	Broad-leaved Paperbark	220	14	8	2640	2.64	Koala Habitat Tree	-	Tree to be Removed

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Status
48	Melaleuca quinquenervia	Broad-leaved Paperbark	250	17	9	3000	3	Koala Habitat Tree	-	Tree to be Removed
49	Melaleuca quinquenervia	Broad-leaved Paperbark	170	13	3	2040	2.04	Koala Habitat Tree	-	Tree to be Removed
50	Melaleuca quinquenervia	Broad-leaved Paperbark	320	18	8	3840	3.84	Koala Habitat Tree	-	Tree to be Removed
51	Melaleuca quinquenervia	Broad-leaved Paperbark	350	18	8	4200	4.2	Koala Habitat Tree	-	Tree to be Removed
52	Dead	-	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
53	Commersonia bartramia	Brown Kurrajong	180	15	8	2160	2.16	Native Tree	-	Tree to be Removed
54	Melaleuca quinquenervia	Broad-leaved Paperbark	230	12	6	2760	2.76	Koala Habitat Tree	-	Tree to be Removed
55	Melaleuca quinquenervia	Broad-leaved Paperbark	800	23	15	9600	9.6	Koala Habitat Tree	-	Tree to be Removed
56	Acacia concurrens	Black Wattle	120	5	3	1440	1.44	Native Tree	-	Tree to be Removed
57	Eucalyptus tereticornis	Queensland Blue Gum	110	5	2	1320	1.32	Koala Habitat Tree	-	Tree to be Removed
58	Eucalyptus tereticornis	Queensland Blue Gum	120	5	3	1440	1.44	Koala Habitat Tree	-	Tree to be Removed
59	Eucalyptus tereticornis	Queensland Blue Gum	170	16	3	2040	2.04	Koala Habitat Tree	-	Tree to be Removed
60	Eucalyptus tereticornis	Queensland Blue Gum	180	8	4	2160	2.16	Koala Habitat Tree	-	Tree to be Removed
61	Acacia concurrens	Black Wattle	120	7	8	1440	1.44	Native Tree	-	Tree to be Removed
62	Melaleuca quinquenervia	Broad-leaved Paperbark	710	17	13	8520	8.52	Koala Habitat Tree	-	Tree to be Removed
63	Melaleuca quinquenervia	Broad-leaved Paperbark	350	13	9	4200	4.2	Koala Habitat Tree	-	Tree to be Removed
64	Melaleuca quinquenervia	Broad-leaved Paperbark	350	16	8	4200	4.2	Koala Habitat Tree	Native vine	Tree to be Removed
65	Melaleuca quinquenervia	Broad-leaved Paperbark	400	19	9	4800	4.8	Koala Habitat Tree	-	Tree to be Removed
66	Commersonia bartramia	Brown Kurrajong	140	8	4	1680	1.68	Native Tree	-	Tree to be Removed
67	Melaleuca quinquenervia	Broad-leaved Paperbark	400	18	8	4800	4.8	Koala Habitat Tree	Native vine	Tree to be Removed
68	Commersonia bartramia	Brown Kurrajong	180	10	11	2160	2.16	Native Tree	-	Tree to be Removed
69	Melaleuca quinquenervia	Broad-leaved Paperbark	310	17	7	3720	3.72	Koala Habitat Tree	Native vine	Tree to be Removed
70	Corymbia intermedia	Pink bloodwood	280	18	7	3360	3.36	Koala Habitat Tree	-	Tree to be Removed

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
71	Melaleuca quinquenervia	Broad-leaved Paperbark	1030	22	14	12360	12.36	Koala Habitat Tree	-	Tree to be Removed
72	Grevillea robusta	Silky oak	120	8	5	1440	1.44	Native Tree	-	Tree to be Removed
73	Melaleuca quinquenervia	Broad-leaved Paperbark	350	20	5	4200	4.2	Koala Habitat Tree	-	Tree to be Removed
74	Melaleuca quinquenervia	Broad-leaved Paperbark	220	8	3	2640	2.64	Koala Habitat Tree	-	Tree to be Removed
75	Lophostemon suaveolens	Swamp box	230	18	5	2760	2.76	Koala Habitat Tree	-	Tree to be Removed
76	Ficus sp.	A Fig	400	17	15	4800	4.8	Native Tree	-	Tree to be Removed
116	Dead	-	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
159	Melaleuca quinquenervia	Broad-leaved Paperbark	550	18	6	6600	6.6	Koala Habitat Tree	-	Tree to be Removed
166	Dead	-	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
167	Melaleuca quinquenervia	Broad-leaved Paperbark	600	21	12	7200	7.2	Koala Habitat Tree	-	Tree to be Removed
168	Eucalyptus tereticornis	Queensland Blue Gum	470	24	12	5640	5.64	Koala Habitat Tree	-	Tree to be Removed
169	Melaleuca quinquenervia	Broad-leaved Paperbark	130	7	3	1560	1.56	Koala Habitat Tree	-	Tree to be Removed
170	Melaleuca quinquenervia	Broad-leaved Paperbark	360	20	7	4320	4.32	Koala Habitat Tree	-	Tree to be Removed
171	Melaleuca quinquenervia	Broad-leaved Paperbark	330	21	9	3960	3.96	Koala Habitat Tree	-	Tree to be Removed
172	Melaleuca quinquenervia	Broad-leaved Paperbark	200	14	3	2400	2.4	Koala Habitat Tree	-	Tree to be Removed
173	Melaleuca quinquenervia	Broad-leaved Paperbark	400	24	12	4800	4.8	Koala Habitat Tree	-	Tree to be Removed
174	Melaleuca quinquenervia	Broad-leaved Paperbark	180	19	4	2160	2.16	Koala Habitat Tree	-	Tree to be Removed
182	Melaleuca quinquenervia	Broad-leaved Paperbark	260	23	8	3120	3.12	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
183	Melaleuca quinquenervia	Broad-leaved Paperbark	330	15	6	3960	3.96	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
197	Melaleuca quinquenervia	Broad-leaved Paperbark	320	17	6	3840	3.84	Koala Habitat Tree	-	Tree to be Removed
198	Melaleuca quinquenervia	Broad-leaved Paperbark	270	15	5	3240	3.24	Koala Habitat Tree	-	Tree to be Removed
199	Melaleuca quinquenervia	Broad-leaved Paperbark	370	18	9	4440	4.44	Koala Habitat Tree	-	Tree to be Removed
200	Melaleuca quinquenervia	Broad-leaved Paperbark	270	18	7	3240	3.24	Koala Habitat Tree	-	Tree to be Removed

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Status
204	Melaleuca quinquenervia	Broad-leaved Paperbark	340	19	8	4080	4.08	Koala Habitat Tree	-	Tree to be Removed
205	Melaleuca quinquenervia	Broad-leaved Paperbark	360	22	9	4320	4.32	Koala Habitat Tree	-	Tree to be Removed
206	Melaleuca quinquenervia	Broad-leaved Paperbark	340	22	9	4080	4.08	Koala Habitat Tree	-	Tree to be Removed
207	Melaleuca quinquenervia	Broad-leaved Paperbark	240	18	3	2880	2.88	Koala Habitat Tree	-	Tree to be Removed
208	Melaleuca quinquenervia	Broad-leaved Paperbark	330	18	9	3960	3.96	Koala Habitat Tree	-	Tree to be Removed
209	Melaleuca quinquenervia	Broad-leaved Paperbark	340	22	6	4080	4.08	Koala Habitat Tree	-	Tree to be Removed
210	Melaleuca quinquenervia	Broad-leaved Paperbark	180	18	3	2160	2.16	Koala Habitat Tree	Poor health	Tree to be Removed
211	Melaleuca quinquenervia	Broad-leaved Paperbark	450	25	9	5400	5.4	Koala Habitat Tree	-	Tree to be Removed
212	Melaleuca quinquenervia	Broad-leaved Paperbark	190	15	5	2280	2.28	Koala Habitat Tree	-	Tree to be Removed
213	Eucalyptus tereticornis	Queensland Blue Gum	130	4	3	1560	1.56	Koala Habitat Tree	-	Tree to be Removed
214	Brachychiton acerifolius	Illawarra flame tree	130	6	3	1560	1.56	Native Tree	-	Tree to be Removed
215	Melaleuca quinquenervia	Broad-leaved Paperbark	380	12	5	4560	4.56	Koala Habitat Tree	-	Tree to be Removed
216	Melaleuca quinquenervia	Broad-leaved Paperbark	470	21	8	5640	5.64	Koala Habitat Tree	-	Tree to be Removed
217	Melaleuca quinquenervia	Broad-leaved Paperbark	700	22	11	8400	8.4	Koala Habitat Tree	-	Tree to be Removed
218	Eucalyptus tereticornis	Queensland Blue Gum	430	26	13	5160	5.16	Koala Habitat Tree	New scratches	Tree to be Removed
219	Eucalyptus tereticornis	Queensland Blue Gum	480	25	14	5760	5.76	Koala Habitat Tree	New scratches	Tree to be Removed
220	Brachychiton acerifolius	Illawarra flame tree	120	7	3	1440	1.44	Native Tree	-	Tree to be Removed
221	Brachychiton acerifolius	Illawarra flame tree	130	9	2	1560	1.56	Native Tree	-	Tree to be Removed
222	Melaleuca quinquenervia	Broad-leaved Paperbark	600	20	10	7200	7.2	Koala Habitat Tree	Native vine	Tree to be Removed
223	Eucalyptus tereticornis	Queensland Blue Gum	400	28	15	4800	4.8	Koala Habitat Tree	Nest box	Tree to be Removed
224	Eucalyptus tereticornis	Queensland Blue Gum	620	28	16	7440	7.44	Koala Habitat Tree	New scratches	Tree to be Removed
225	Melaleuca quinquenervia	Broad-leaved Paperbark	350	16	3	4200	4.2	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
226	Melaleuca quinquenervia	Broad-leaved Paperbark	380	16	3	4560	4.56	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
227	Melaleuca quinquenervia	Broad-leaved Paperbark	510	16	9	6120	6.12	Koala Habitat Tree	-	Tree to be Removed
228	Melaleuca quinquenervia	Broad-leaved Paperbark	320	17	4	3840	3.84	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
229	Melaleuca quinquenervia	Broad-leaved Paperbark	600	17	5	7200	7.2	Koala Habitat Tree	-	Tree to be Removed
230	Melaleuca quinquenervia	Broad-leaved Paperbark	270	20	4	3240	3.24	Koala Habitat Tree	Poor health	Tree to be Removed
231	Melaleuca quinquenervia	Broad-leaved Paperbark	370	17	5	4440	4.44	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
232	Melaleuca quinquenervia	Broad-leaved Paperbark	360	17	5	4320	4.32	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
233	Melaleuca quinquenervia	Broad-leaved Paperbark	370	19	6	4440	4.44	Koala Habitat Tree	-	Tree to be Removed
234	Melaleuca quinquenervia	Broad-leaved Paperbark	300	16	3	3600	3.6	Koala Habitat Tree	Poor health	Tree to be Removed
235	Melaleuca quinquenervia	Broad-leaved Paperbark	320	19	5	3840	3.84	Koala Habitat Tree	-	Tree to be Removed
237	Melaleuca quinquenervia	Broad-leaved Paperbark	540	20	13	6480	6.48	Koala Habitat Tree	-	Tree to be Removed
238	Melaleuca quinquenervia	Broad-leaved Paperbark	570	23	12	6840	6.84	Koala Habitat Tree	Native vine	Tree to be Removed
239	Melaleuca quinquenervia	Broad-leaved Paperbark	770	20	13	9240	9.24	Koala Habitat Tree	Native vine	Tree to be Removed
242	Eucalyptus tereticornis	Queensland Blue Gum	130	6	2	1560	1.56	Koala Habitat Tree	-	Tree to be Removed
243	Psidium guajava*	Guava	120	4	6	1440	1.44	Introduced/Planted	-	Tree to be Removed
244	Eucalyptus tereticornis	Queensland Blue Gum	190	10	4	2280	2.28	Koala Habitat Tree	-	Tree to be Removed
245	Melaleuca quinquenervia	Broad-leaved Paperbark	80	4	2	960	0.96	Koala Habitat Tree	-	Tree to be Removed
246	Melaleuca quinquenervia	Broad-leaved Paperbark	120	6	1	1440	1.44	Koala Habitat Tree	-	Tree to be Removed
247	Lophostemon suaveolens	Swamp box	290	6	3	3480	3.48	Koala Habitat Tree	-	Tree to be Removed
248	Melaleuca quinquenervia	Broad-leaved Paperbark	600	11	9	7200	7.2	Koala Habitat Tree	Poor health	Tree to be Removed
249	Eucalyptus tereticornis	Queensland Blue Gum	80	8	4	96	0.1	Koala Habitat Tree	-	Tree to be Removed
250	Eucalyptus tereticornis	Queensland Blue Gum	350	14	8	4200	4.2	Koala Habitat Tree	Native vine	Tree to be Removed
251	Eucalyptus tereticornis	Queensland Blue Gum	130	5	3	1560	1.56	Koala Habitat Tree	-	Tree to be Removed
252	Eucalyptus tereticornis	Queensland Blue Gum	130	4	2	1560	1.56	Koala Habitat Tree	-	Tree to be Removed

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
253	<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	140	6	3	1680	1.68	Koala Habitat Tree	-	Tree to be Removed
254	<i>Corymbia intermedia</i>	Pink bloodwood	90	5	2	1080	1.08	Koala Habitat Tree	-	Tree to be Removed
255	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	80	4	2	960	0.96	Koala Habitat Tree	-	Tree to be Removed
256	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	610	16	7	7320	7.32	Koala Habitat Tree	Native vine, Poor health	Tree to be Removed
257	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	110	6	3	1320	1.32	Koala Habitat Tree	-	Tree to be Removed
258	<i>Lophostemon suaveolens</i>	Swamp box	140	9	3	1680	1.68	Koala Habitat Tree	-	Tree to be Removed
259	<i>Commersonia bartramia</i>	Brown Kurrajong	120	7	6	1440	1.44	Native Tree	-	Tree to be Removed
260	<i>Celtis sinensis</i> *	Chinese celtis	340	9	8	4080	4.08	Introduced/Planted	-	Tree to be Removed
261	<i>Lophostemon suaveolens</i>	swamp box	310	16	5	3700	3.7	Koala Habitat Tree	-	Tree to be Removed
262	<i>Lophostemon suaveolens</i>	swamp box	470	16	5	5600	5.6	Koala Habitat Tree	-	Tree to be Removed
263	<i>Lophostemon suaveolens</i>	swamp box	310	14	4	3700	3.7	Koala Habitat Tree	-	Tree to be Removed
264	<i>Cupaniopsis anacardioides</i>	Tuckaroo	693	14	7	8300	8.3	Native Tree	-	Tree to be Removed
265	<i>Lophostemon suaveolens</i>	swamp box	372	6	5	4500	4.5	Koala Habitat Tree	-	Tree to be Removed
266	<i>Cinnamomum camphora</i> *	Camphor laurel	263	6	4	3200	3.2	Introduced/Planted	-	Tree to be Removed
267	<i>Cinnamomum camphora</i> *	Camphor laurel	270	6	4	3200	3.2	Introduced/Planted	-	Tree to be Removed
268	<i>Grevillea robusta</i>	Silky oak	297	10	5	3600	3.6	Native Tree	-	Tree to be Removed
269	<i>Cinnamomum camphora</i> *	Camphor laurel	222	6	5	2700	2.7	Introduced/Planted	-	Tree to be Removed
270	<i>Lophostemon suaveolens</i>	swamp box	160	8	4	1900	1.9	Koala Habitat Tree	-	Tree to be Removed
275	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	447	6	5	5400	5.4	Koala Habitat Tree	-	Tree to be Removed
277	<i>Ulmus parvifolia</i> *	Chinese elm	420	12	7	5000	5	Introduced/Planted	-	Tree to be Removed
278	<i>Cupaniopsis anacardioides</i>	Tuckaroo	150	4	3	1800	1.8	Native Tree	-	Tree to be Removed
279	<i>Cupaniopsis anacardioides</i>	Tuckaroo	821	10	10	9800	9.8	Native Tree	-	Tree to be Removed
280	<i>Ulmus parvifolia</i> *	Chinese elm	180	7	4	2200	2.2	Introduced/Planted	-	Tree to be Removed

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Status
285	Melaleuca quinquenervia	Broad-leaved Paperbark	475	15	11	5700	5.7	Koala Habitat Tree	Introduced vines	Tree to be Removed
286	Melaleuca quinquenervia	Broad-leaved Paperbark	430	17	8	5200	5.2	Koala Habitat Tree	Native vines	Tree to be Removed
287	Melaleuca quinquenervia	Broad-leaved Paperbark	190	4	1	2300	2.3	Dead	Dead/Stag	Tree to be Removed
290	Ulmus parvifolia *	Chinese elm	261	10	7	3100	3.1	Introduced/Planted	-	Tree to be Removed
291	Melaleuca quinquenervia	Broad-leaved Paperbark	768	0	0	9200	9.2	Koala Habitat Tree	Native vines	Tree to be Removed
292	Brachychiton acerifolius	Illawarra flame tree	90	5	2	1100	1.1	Native Tree	-	Tree to be Removed
299	Melaleuca quinquenervia	Broad-leaved Paperbark	636	15	10	7600	7.6	Koala Habitat Tree	-	Tree to be Removed
315	Heptapleurum actinophyllum *	Umbrella	100	10	2	1200	1.2	Introduced/Planted	-	Tree to be Removed
316	Cinnamomum camphora *	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
317	Cinnamomum camphora *	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
318	Cinnamomum camphora *	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
319	Cinnamomum camphora *	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
320	Cinnamomum camphora *	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
321	Cinnamomum camphora *	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
322	Cinnamomum camphora *	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
323	Cinnamomum camphora *	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
324	Cinnamomum camphora *	Camphor laurel	N/A	N/A	N/A	N/A	N/A	Dead	Dead/Stag	Tree to be Removed
338	Melaleuca quinquenervia	Broad-leaved Paperbark	200			2400	2.4	Koala Habitat Tree		Tree to be Removed
343	Melaleuca quinquenervia	Broad-leaved Paperbark	270	6	2	3240	3.24	Koala Habitat Tree		Tree to be Removed
344	Melaleuca quinquenervia	Broad-leaved Paperbark	180	6	2	2160	2.16	Koala Habitat Tree		Tree to be Removed
346	Melaleuca quinquenervia	Broad-leaved Paperbark	210	6	2	2520	2.52	Koala Habitat Tree		Tree to be Removed
348	Melaleuca quinquenervia	Broad-leaved Paperbark	100	7	2	1200	1.2	Koala Habitat Tree		Tree to be Removed
349	Melaleuca quinquenervia	Broad-leaved Paperbark	200	6	2	2400	2.4	Koala Habitat Tree		Tree to be Removed

ID	Scientific Name	Common Name	DBH (mm)	Height (m)	Spread (m)	TPZ (mm)	TPZ (m)	Native Status	Notes	Tree Statuts
350	Melaleuca quinquenervia	Broad-leaved Paperbark	100	6	2	1200	1.2	Koala Habitat Tree		Tree to be Removed
351	Melaleuca quinquenervia	Broad-leaved Paperbark	210	6	2	2520	2.52	Koala Habitat Tree		Tree to be Removed
352	Melaleuca quinquenervia	Broad-leaved Paperbark	180	6	2	2160	2.16	Koala Habitat Tree		Tree to be Removed
353	Melaleuca quinquenervia	Broad-leaved Paperbark	170	6	2	2040	2.04	Koala Habitat Tree		Tree to be Removed
355	Melaleuca quinquenervia	Broad-leaved Paperbark	120	6	2	1440	1.44	Koala Habitat Tree		Tree to be Removed
356	Melaleuca quinquenervia	Broad-leaved Paperbark	170	6	2	2040	2.04	Koala Habitat Tree		Tree to be Removed
357	Melaleuca quinquenervia	Broad-leaved Paperbark	100	6	2	1200	1.2	Koala Habitat Tree		Tree to be Removed
358	Melaleuca quinquenervia	Broad-leaved Paperbark	160	6	2	1920	1.92	Koala Habitat Tree		Tree to be Removed
359	Melaleuca quinquenervia	Broad-leaved Paperbark	180	7	2	2160	2.16	Koala Habitat Tree		Tree to be Removed
360	Melaleuca quinquenervia	Broad-leaved Paperbark	260	6	3	3120	3.12	Koala Habitat Tree		Tree to be Removed
361	Melaleuca quinquenervia	Broad-leaved Paperbark	190	6	2	2280	2.28	Koala Habitat Tree		Tree to be Removed
362	Melaleuca quinquenervia	Broad-leaved Paperbark	90	6	1	1080	1.08	Koala Habitat Tree		Tree to be Removed
363	Melaleuca quinquenervia	Broad-leaved Paperbark	160	6	2	1920	1.92	Koala Habitat Tree		Tree to be Removed
364	Melaleuca quinquenervia	Broad-leaved Paperbark	140	6	2	1680	1.68	Koala Habitat Tree		Tree to be Removed
365	Melaleuca quinquenervia	Broad-leaved Paperbark	90	6	2	1080	1.08	Koala Habitat Tree		Tree to be Removed
366	Melaleuca quinquenervia	Broad-leaved Paperbark	200	6	2	2400	2.4	Koala Habitat Tree		Tree to be Removed
367	Melaleuca quinquenervia	Broad-leaved Paperbark	140	5	1	1680	1.68	Koala Habitat Tree		Tree to be Removed
368	Melaleuca quinquenervia	Broad-leaved Paperbark	130	6	2	1560	1.56	Koala Habitat Tree		Tree to be Removed
369	Melaleuca quinquenervia	Broad-leaved Paperbark	190	6	3	2280	2.28	Koala Habitat Tree		Tree to be Removed
376	Lophostemon suaveolens	Swamp box	470	12	10	5640	5.64	Koala Habitat Tree		Tree to be Removed
379	Melaleuca quinquenervia	Broad-leaved Paperbark	690	12	6	8280	8.28	Koala Habitat Tree		Tree to be Removed

Rehabilitation Plan

Rehabilitation Plan



83 Weyers Road, Nudgee QLD 4014
Rehabilitation Plan
16/02/2024



DRAWING SCHEDULE

RP-01	SITE PLAN
RP-02	REHABILITATION OBJECTIVE
RP-03	CONCEPT REHABILITATION PLAN
RP-04	REHABILITATION MANAGEMENT AREAS

CLIENT: AR Development	DRAWING NO: RP- 01	SCALE: N/A	DATE 16/02/2024	Disclaimer: This Rehabilitation Plan has been prepared for development assessment and approval purposes.
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INTRODUCTION

BASE Consulting Group were engaged by **AR Development** to prepare this Rehabilitation Plan as part of the development application for **Lot 501 on SP 281211 at 83 Weyers Road, Nudgee QLD 4014** (hereby referred to as the Project Area).

REHABILITATION OBJECTIVES

The Rehabilitation Plan will enhance biodiversity, native habitat and fauna movement as the proposed rehabilitation will be undertaken in accordance with the requirements of the South East Queensland Restoration Framework (SEQRF) and Brisbane City Council (BCC) *City Plan 2014*. As per the SEQRF, the proposed rehabilitation method to be undertaken will be Assisted Natural Regeneration. Assisted Natural Regeneration Rehabilitation will include the following:

- Remove rubbish and areas of spoil to improve the areas aesthetics and provide a stable basis for rehabilitation actions.
- Remove dense weed encroachment to facilitate safe wildlife movement.
- Remove exotic species which are alienating native species recruitment.
- Infill planting will also be undertaken where areas of invasive weed species are removed

Planting species and densities are to be consistent with the Regional Ecosystem / Pre-Clear Mapping vegetation community and historical records of the area, being *Melaleuca quinquenervia* open forest on coastal alluvium, RE12.3.5. Table 1 provides a summary description of the RE vegetation community.

Table 1: Regional Ecosystem Communities

Regional Ecosystem	Description
12.3.5	<i>Melaleuca quinquenervia</i> open forest to woodland. Understorey depends upon duration of water logging: sedges and ferns, especially <i>Blechnum indicum</i> , in wetter microhabitats and grasses and shrubs in drier microhabitats. Ground layer species include the grasses <i>Leersia hexandra</i> and <i>Imperata cylindrica</i> , the sedges/rushes, <i>Machaerina rubiginosa</i> , <i>Gahnia sieberiana</i> , <i>Lepironia articulata</i> , <i>Schoenus brevifolius</i> and <i>Schoenus scabripes</i> and the fern <i>Lygodium microphyllum</i> . Other tree species that may be present as scattered individuals or clumps include <i>Lophostemon suaveolens</i> , <i>Eucalyptus robusta</i> , <i>E. tereticornis</i> , <i>E. bancroftii</i> , <i>E. latissinensis</i> , <i>Corymbia intermedia</i> , <i>Melaleuca salicina</i> , <i>Livistona australis</i> , <i>Casuarina glauca</i> , <i>Endiandra sieberi</i> , <i>Melastoma malabathricum</i> subsp. <i>malabathricum</i> , <i>Glochidion sumatranum</i> and <i>Melicope elleryana</i> are often in understorey. Occurs on Quaternary alluvium in coastal areas. Palustrine. (BVG1M: 22a).

REHABILITATION NOTES

Rehabilitation of the Assisted Natural Regeneration Zone will include the following implementation schedule:

1. Preparation (4 weeks) – rubbish removal, weed management, tree removal and minor land forming
2. Planting and establishment (12 weeks) – planting set out, installation, maintenance (weed management, watering, replacement)
3. Monitoring and Maintenance (12 Months) – weed management, infill planting (if required).

Table 2 outlines the species and associated planting densities where infill planting is required. The species composition is designed to achieve the rehabilitation objectives as described in RP-02.

PLANTING NOTES

Any planting will be planted within the Assisted Natural Rehabilitation Zone as described in RP-03. As per RP-03, areas of invasive weeds will be rehabilitated with infill planting where required, consistent with the pre-clearing regional ecosystems. It is recommended that planting should occur in accordance with Table 2.

Table 2 Planning Densities

Species	Density	Comments
<i>Melaleuca quinquenervia</i>	1 per 100m ²	Provide infill planting where required.
<i>Eucalyptus racemosa</i>	1 per 100m ²	
<i>Eucalyptus robusta</i>	1 per 100m ²	
<i>Corymbia intermedia</i>	1 per 100m ²	

Guidelines for Planting

- Planting will be supervised and directed by the appointed landscape contractor and shall be completed in accordance with this approved rehabilitation plan, the preliminary vegetation management plan, local government policies and Australian Standards.
- Species utilised shall be in accordance with revegetation species schedules (Table 2) as detailed within the approved rehabilitation plan and undertaken in conjunction with the Landscape Plan.
- Tube Stock utilised within infill planting areas is to be well-formed without being tube bound or having roots extruding from pots.
- Plantings shall generally follow the method for planting seedlings – Figure 1 – Rehabilitation Site Guide.
- Plants are to be watered as recommended by the appointed landscape contractor through the construction and establishment phase to maximise success rates.
- Poison or removal of any exotic grasses in an 800mm diameter from tube stock and place an 800mm – 1500mm diameter mulch ring to a depth of 100mm.

Monitoring and maintenance

Monitoring to measure the success of the restoration project is advisable. Monitor plant vigour and shape. Slow growth or poor form may indicate fungal, insect, worm, nutrition, or water problems- consult reference materials or a nursery and treat accordingly. Excessive weed growth can outcompete for native plants- treat with herbicide. Take care of spray drift. Monitor for soil erosion, install sediment traps and other erosion control methods if needed. Avoid chemical use near water and always comply with product labels.

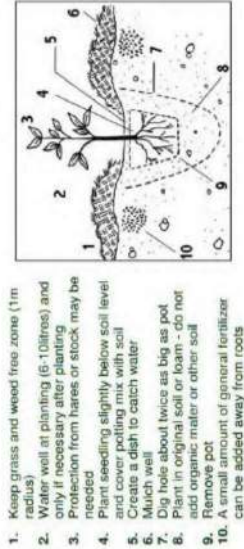


Figure 1: Rehabilitation Site Guide

Rehabilitation Plan – 83 Weyers Road, Nudgee QLD 4014

CLIENT:	DRAWING NO:
AR Development	RP-02

SCALE:	DATE
N/A	16/02/2024

Disclaimer: This Concept Rehabilitation Plan has been prepared for development assessment and approval purposes

- Development Lot (Lot 501 on SP281211)
- DCDB
- Easement
- State Controlled Roads
- Roads
- Rail
- Watercourse / Drainage Features
- Development Layout
- Common Property / Road
- Proposed Lots
- Sewage
- Earthworks Extent
- Bushfire Buffer
- Stormwater Easement
- Proposed Rehabilitation Zones
- Assisted Natural Rehabilitation Zone



Scale @ A3: 1:800
 Date: 12/02/2025
 Drawn: Corey Taylor
 Job: J0135
 CUS: TP501141_CD4020
 DATA SOURCE: The State of Queensland Department of Resources 2022 Data. Topographic, Geospatial, and Environmental Data. Data is provided for informational purposes only. All rights reserved. The QPS User Community.

BASE/

Rehabilitation Plan - 83 Weyers Road, Nudgee 4014 QLD

CLIENT:
AR Development

DRAWING NO:
RP- 03

SCALE:
0 10 20 30 40 m

WEED MANAGEMENT NOTES:

Weeds present within the subject property will fluctuate due to seasonal conditions and through the introduction from surrounding areas. Table 4 provides a list of weed species observed within the Project area.

The following principles of weed removal shall be adopted:

- 1. Work from areas in good condition towards weed-infested areas
- 2. Create minimal disturbance as weeds favour disturbed areas
- 3. In areas with large weed infestations work in small patches
- 4. Remove weeds more often from areas that are slower to regenerate
- 5. In sensitive areas (waterways and wetland environments) avoid erosion by removing weeds in stages and revegetating immediately after removal.
- 6. Keep ~1.5m weed free around each planted tree until it reaches a stage where its height and root system provides an advantage over smaller weeds.

The rehabilitation (landscape) contractor shall inspect the site to determine the preferred methods of weed removal as detailed below.

Table 3: Methods of Weed Removal

Method of Weed Removal	Description
Hand Removal	Suitable for plants that re-shoot directly from the roots. Remove all roots and bulbs to minimise the chance of re-shooting.
Crowning	Suitable for weeds with a clumped, fibrous root systems. These plants re-shoot from the stem. Cut the stem from the roots.
Herbicide Spotting	Suitable for large weed infestations. Spray herbicide directly onto the leaves. Avoid use in wet or windy conditions or near water. All herbicide is toxic – follow the instructions on the label.
Cut and Stump	Suitable for plants with woody stems and vines. Cut the base of the stem, close to the ground and immediately apply herbicide to the cut.
Tree Injection	Suitable for larger plants and trees. Drill several holes around the stem below the lowest branch and pour herbicide into the holes.

Table 4: Site Weed Species List

Scientific name	Common name
<i>Ageratum houstonianum</i> *	blue billygoat weed
<i>Archontophoenix alexandrae</i> *	alexander palm
<i>Asparagus africanus</i> *	climbing asparagus
<i>Aster subulatus</i> *	wild aster
<i>Baccharis halimifolia</i> *	grounset bush
<i>Calypocarpus vialis</i> *	creeping cindarella plant
<i>Celtis sinensis</i> *	chinese celtis
<i>Cinnamomum camphora</i> *	camphor laurel
<i>Commelina bengalensis</i> *	hairy commelina
<i>Conyza sumatrensis</i> *	Tall fleabane
<i>Corymbia torelliana</i> *	cadaghi
<i>Cynodon dactylon</i> *	couch
<i>Cyperus involucratus</i> *	umbrella sedge
<i>Dyschoriste depressa</i> *	Butterfly heaven
<i>Emilia sonchifolia</i> *	Emilia
<i>Erechthites valerianifolius</i> *	Brazilian fireweed
<i>Erigeron bonariensis</i> *	flaxleaf fleabane
<i>Gomphocarpus physocarpus</i> *	balloon cotton bush
<i>Gomphrena celosioides</i> *	Gomphrena Weed
<i>Helianthus annuus</i> *	common sunflower
<i>Heptasterum actinophylla</i> *	umbrella tree
<i>Macropitium lathyroides</i> *	phasey bean
<i>Megathyrsus maximus</i> *	guinea grass
<i>Musa sp. *</i>	banana
<i>Ochna serrulata</i> *	mickey mouse bush
<i>Paspalum urvillei</i> *	vasey grass
<i>Phytolacca octandra</i> *	inkweed
<i>Psidium guajava</i> *	guava
<i>Rhaphiolepis indica</i> *	indian hawthorn
<i>Schefflera actinophylla</i> *	umbrella tree
<i>Schinus terebinthifolius</i> *	broad leaf pepper tree
<i>Senna pendula</i> var. <i>galbrata</i> *	easter cassia
<i>Senna pendula</i> *	easter cassia
<i>Setaria sphacelata</i> *	setaria
<i>Sida rhombifolia</i> *	paddy's lucerne
<i>Solanum nigrum</i> *	blackberry nightshade
<i>Solanum torvum</i> *	devil's fig
<i>Sonchus oleraceus</i> *	sow thistle
<i>Spathodea campanulata</i> *	African tulip tree
<i>Syragrus romanzoffiana</i> *	cocos palm
<i>Urochloa mosambicensis</i> *	sabi grass

Scientific name	Common name
<i>Urochloa mutica</i> *	para grass
<i>Yucca aloifolia</i> *	yucca

