

Q&As – March 2021

Was there a fauna spotter/ catcher on site during the vegetation removal required for this project?

The approved Vegetation Clearing and Fauna Management Plan (VCFMP) dated 9 December 2020, which was prepared by a suitably qualified ecologist, required a fauna spotter catcher be present during all vegetation clearing.

The fauna spotter was present during removal of trees and conducted daily visual inspections of the area to be cleared to ensure that no native fauna was present during the tree removal process.

During construction works, Shadforth, EDQ's civil contractor, takes all reasonable measures to ensure that native fauna is not injured or isolated. Should a native animal be identified as injured, isolated, or distressed, Shadforth removes machinery from the area, until the animal has moved on or has been tended to by a suitably qualified person.

Shadforth is monitoring this issue and continues to investigate all fauna sightings in the vicinity of these works.

Further to this, fauna can be transient during construction. It is the responsibility of Shadforth and the fauna spotter to identify any fauna situated within the construction site and move it on to a safe place which is the 3.15ha conservation area situated within the Oxley PDA.

It is EDQ's qualified ecologists' professional opinion, that fauna will concentrate in the 3.15ha conservation area during construction. This will be closely monitored by Shadforth (as per approved VCFMP). Additional measures i.e. installation of fauna friendly fencing, would be considered if circumstance of fauna regularly moving across the construction site was experienced.

What is the proposed landscaping at the rear of my property?

The 9 December 2020 approved Plan of Development (image 1 below) highlights a tree planting zone at the rear of proposed lots 1, 10, 14 – 22.

EDQ is required to plant a minimum of 60 tree species at the rear of these lots (averaging approximately 6 trees per rear of lot) pursuant to condition 33 a) of the Stage 1 Development Approval (DEV2020/1099). Planting of these 60 trees (minimum) will be positioned approximately 4 metres off the rear boundary line of the lots. The planting of these trees will maintain and enhance slope stability (at rear of lots) and provide a level of privacy for existing and new resident owners.

Planting of trees on proposed lots 1, 10, 14 – 22 is subject to completion of boundary works, which include:

- removal of any encroachment structures and replace with a new 1.5 metre high black powder coated tubular pool style permeable fence (on the correct property boundary) at EDQ's cost
- replacement of any existing retaining wall deemed structurally unsound by a suitable qualified engineer, subject to agreement between resident owners and EDQ
- installation of a concrete spoon drain to capture overland flow and roof water from existing adjoining properties to deal with slope stability; and
- providing a roof connection point for existing residents to connect to if they wish.

EDQ is presently reviewing its Stage 1 landscape plans including tree species. It is envisioned that the 60 trees (minimum) planted along proposed lots 1, 10, 14 – 22 will be at least 3 metres in height with the expectation that a canopy will be formed in the ensuing years. Tree species which are being considered for re vegetation include Tuckeroo, Brush Box and Brush Cherry. Subject to finalisation of agreements with lot owners and weather permitting, the landscaping work at rear of lots is forecast to commence during June/July 2021.

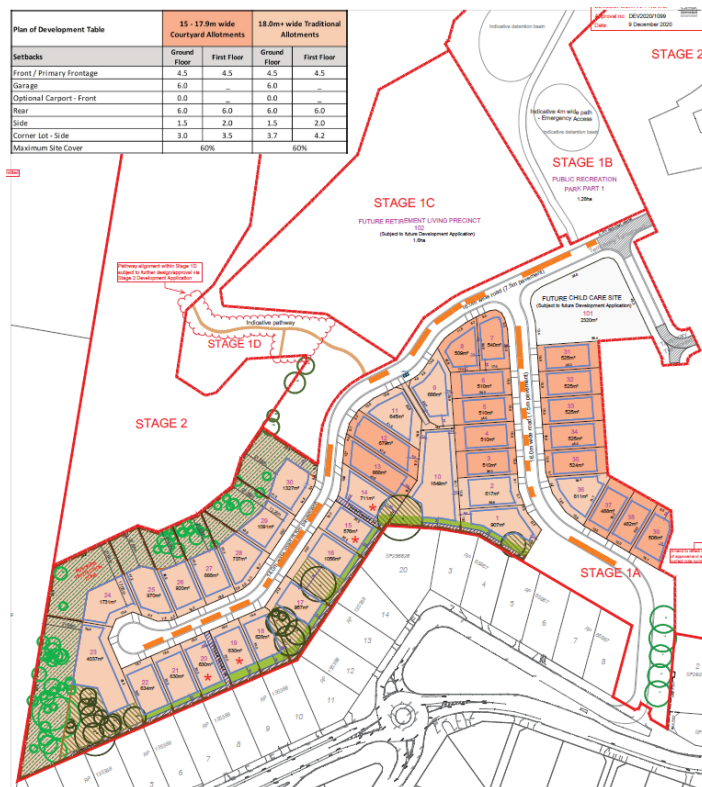


Image 1. Green shading (approved Stage 1 plan of development) at rear of lots 1, 10, 14 – 22 represents a tree planting zone where EDQ is required to plant a minimum of 60 suitable tree species

33. Landscape Works (Residential Lots) – Deep Tree Planting (Lots 1, 10 and 14 – 22) – Compliance Assessment

- a) Submit to EDQ DA, for compliance assessment detailed vegetation planting plans for the rear of lots 1, 10 and 14 to 22 in the Tree Planting Zone as shown on Plan of Development Stage 1A, reference 1018015_35 revision D prepared by Place Design Group dated 22 September 2020 to maintain and enhance slope stability in accordance with the recommendations/mitigation measures of the Slope Stability Assessment Stage 1A, reference 018-118D prepared by Butler Partners dated 29 September 2020.

The vegetation planting shall include a minimum of 60 suitable tree species to be planted within this zone, distributed at an approximately even spacing. The vegetation planting landscape proposal to be submitted to EDQ TS, RPEQ certified by a geotechnical engineer for slope stability purposes.

Image 2. Details condition 33 a) of Stage 1 Development Approval (DEV2020/1099) stipulating EDQ's requirement for rear of lot planting along lots 1, 10, 14 – 22.



Cupaniopsis anarcardioides 'Tuckeroo'
Approx. size at maturity (15-20yrs)
6-8m high x 4-5m spread.



Elaeocarpus reticulatus 'Blueberry Ash'
Approx. size at maturity (15-20yrs)
5-6m high x 4-5m spread.

Image 3. Demonstrates identified Native tree species being considered by EDQ to plant along lots 1, 10, 14 - 22

How will EDQ retain and manage trees to be planted?

Pursuant to condition 41 b) of the Stage 1 Development Approval (DEV2020/1099), a vegetation notice is required to be placed on the newly registered titles (in Stage 1a area). The vegetation is to be retained by EDQ as noted on the approved Stage 1 Plan of Development (refer to image 1 above).

What are the specifics for the concrete spoon drain at the rear of my property?

The concrete spoon drain is being designed to collect overland and roof water flow from the rear of existing properties along Seventeen Mile Rocks Road, then conveyed into a piped drainage system. Construction of the concrete spoon drain and subsequent rear of lot planting (proposed lots 1, 10, 14 – 22) will maintain and enhance slope stability (by capturing water flow) at the rear of existing property boundaries and the rear of proposed lot boundaries i.e. lots 1, 10, 14-23.

EDQ will provide a roof water connection point at the rear boundary line of existing properties on Seventeen Mile Rocks Road for property owners to connect into if they wish, ensuring a legal point of discharge.

In terms of constructing the concrete spoon drain, refer to the preliminary engineering concept image below. The concrete spoon drain will run along the rear of proposed lots 1, 10, 14 – 23 and be situated approximately 3 metres inside the rear proposed lot boundary line. Construction of the concrete spoon drain is likely to commence in May 2021 and forecast for completion in June/July 2021.

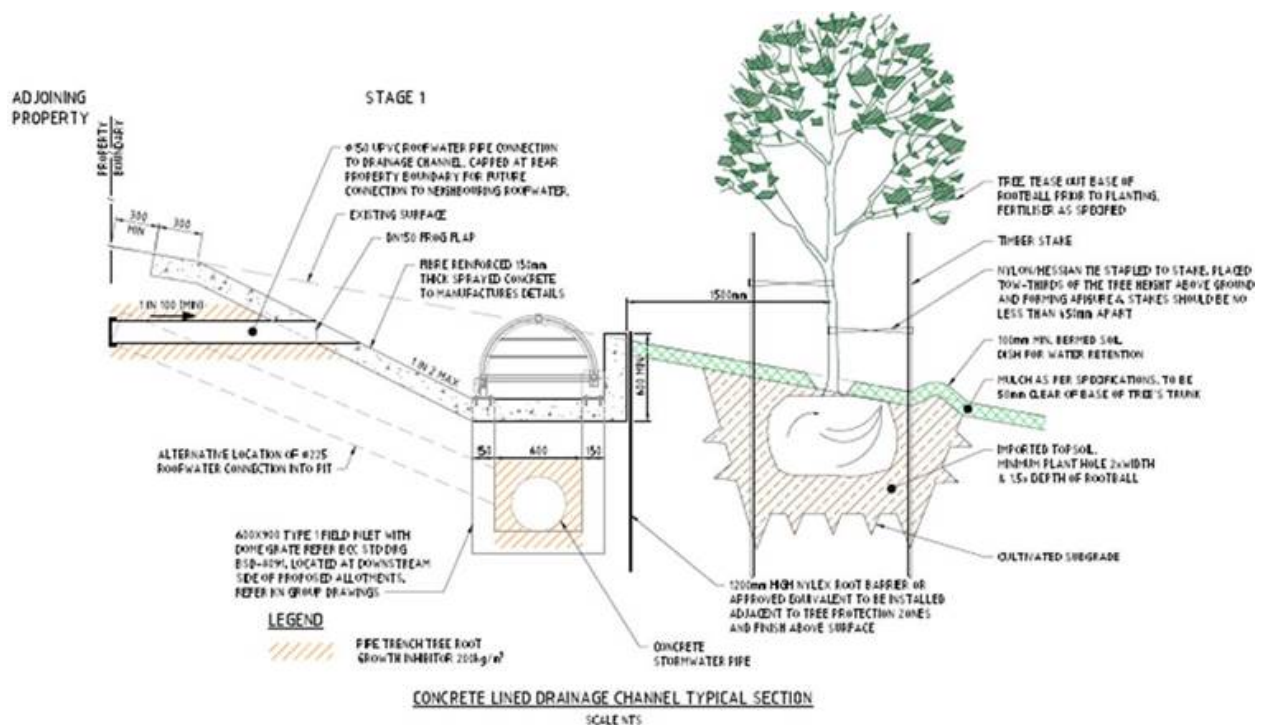


Image 4. Preliminary concept of concrete spoon drain, at rear of EDQ lots and indicative tree planted into rear of EDQ lot.

Do trees have to be removed within my property due to construction of the concrete spoon drain?

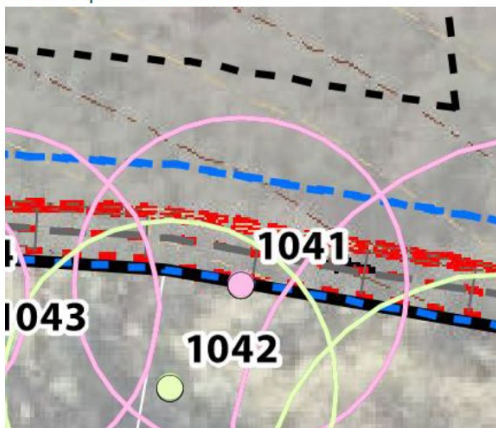
EDQ's qualified arborist has identified 14 isolated trees situated along the rear of existing property owner's boundaries on Seventeen Mile Rocks Road adjacent to the proposed concrete spoon drain. The arborist assessed the impact of the proposed concrete spoon drain on each of the 14 trees and identified that a major incursion into the structural root zone would occur from construction of the concrete spoon drain works (refer to Image 5 below). A major incursion into the structural root zone compromises the long-term health and viability of the tree and poses a risk to life and property.

Construction of the proposed concrete spoon drain is required to capture overland and roof water flow from the Seventeen Mile Rocks Road properties and assists in maintaining slope stability.

EDQ and its representatives have met with many of these impacted property owners and are currently in discussions regarding the status of these trees. EDQ confirmed in recent meetings that it cannot remove these trees in the neighbouring resident properties unless EDQ firstly obtain owners consent and in some cases a National Assets Local Law 2003 (NALL) permit approval from Brisbane City Council, approving the removal of the subject tree.

EDQ will work with affected residents to obtain owners consent for tree removal and offer offset planting within owners' property. This would be subject to the qualified arborist confirming that the root system of the newly planted replacement trees would not impact the structural integrity of the proposed concrete spoon drain.

Tree Impacts: Tree 1041



Tree 1041: *Eucalyptus fibrosa* (Broad-leaved Red Ironbark)

TPZ: 4.8 metres (radius)

Level of Incursion – Major (>50%)(within Structural Root Zone).

Impact: Major incursion from the stormwater easement and required earthworks.

Recommendation: Remove and Replace based on the level of incursion. The proposed incursion would represent a major incursion under AS4970-2009 Protection of Trees on Development Sites and affect the long-term health and structural viability of the trees.

Trees 1041 – Cross Sections

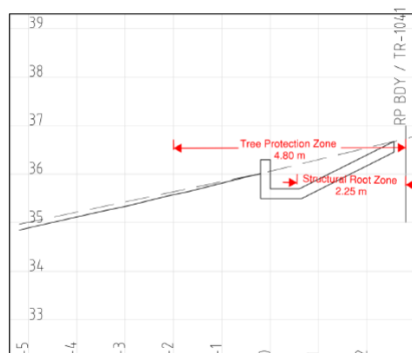


Image 5 demonstrates a cross section of a neighbouring tree where incursion of the structural root zone would be major.

What are the details regarding the new boundary fencing between the rear of my property and the Songbird development?

The development of Songbird, Oxley necessitates that property boundaries are clearly identified, and that fencing meets a standard acceptable to condition 32 of the Stage 1 Oxley PDA Development Approval (DEV2020/1099) as referred below.

Accordingly, EDQ will construct a 1.5 metre high black powder coated aluminium (or steel) tubular pool style fence on the correct rear property boundary at EDQ's cost. This fence will allow water to move freely from adjacent properties on Seventeen Mile Rocks Road with overland and roof water flow being captured in the proposed concrete spoon drain. The planting of a minimum of 60 trees at the rear of proposed lots 1, 10 – 14 to 22 will provide a level of privacy for existing and new future property owners.

The 1.5 metre high black powder coated aluminium (or steel) fence will have narrow tube baluster/pickets spacing (as approved by Australian standards) approximately 82-84mm between each baluster/picket (refer to image 6 below). The 1.5 metre high black powder coated aluminium (or steel) fence will be raked at the top and bottom rail (approximately 100mm clearance from bottom of post to ground surface) to follow the natural contour of the land and maintaining a consistent fence height (please refer to image 7 below for indicative example of a raked fence installed on sloping terrain).

The fence footing will be incorporated into the design and construction of the concrete spoon drain, this will provide a consistent drainage channel along the boundary and minimizes impact on properties. Construction of the 1.5 metre pool style fence is forecast to commence in June/July 2021 with completion forecast in July/August 2021.

32. | Landscape Works (Residential Lots) – Fencing/Barrier Edge Protection

- b) Erect a 1.5m high black powder coated aluminum tubular 'pool' style permeable fencing as nominated in the approved Oxley PDA Landscape Master Plan Stage 1, drawing reference 1018015C Revision E, Drawing number 10, dated 21 August 2020 (as amended in red), with ground clearance in accordance with Condition 25 on the following proposed lots:
 - i) eastern side boundary of Lot 1 where interfacing with the landscaped entry open space (road verge) to provide passive surveillance of the open space (road verge);
 - ii) rear boundaries of Lots 23 (partial extent), 24– 30, and common boundaries between these lots where within the Bushfire Protection Zone, as nominated on the approved Plan of Development Stage 1A, drawing reference 1018015_35, prepared by Place Design Group, dated 17 August 2020;
 - iii) Lots 1, 10, 14 – 22 and 23 (partial extent) and
 - iv) north-eastern side boundary of Lot 30.

Image 6. Illustrates fencing requirements stipulated in Oxley Stage 1 Development approval (DEV2020/1099)



Image 7. **For illustrative purposes only** demonstrating an example of a raked fence installed on sloping terrain

Specifications

Standard sizes

PANEL HEIGHT (MM):	From 900 - 1800
PANEL WIDTH (MM):	2400 or 3000 R
AIL SPECS (MM):	38 x 25 x 1.6
TUBE SPECS:	16mm and 19mm
TUBE SPACING:	98mm - 103mm centres



Posts

INGROUND POST HEIGHT (MM):	From 1500 to 2500
FLANGED POST HEIGHTS (MM):	From 1050 to 2000
STANDARD POSTS SPECS (MM):	50 x 50 x 1.6



Image 8. Indicative 1.5 metre pool style fencing specifications proposed for EDQ rear of lots 1, 10, 14 - 23

Will EDQ require access at the rear of my property to undertake the proposed concrete spoon drain works and installation of the new 1.5 metre pool style fence?

EDQ's contractor, Shadforth, will likely require some minor rear access into existing resident properties along Seventeen Mile Rocks Road to undertake the proposed concrete spoon drain works (located inside the proposed new lots) and the installation of new 1.5 metre pool style fencing. EDQ will be in contact with residents prior to works commencing requesting minor access and provide necessary indemnities to residents against any unlikely incidents which could occur during construction.

How will my pets be secure during the proposed concrete spoon drain works if my existing fence is to be removed and replaced?

EDQ's contractor, Shadforth, will work in with existing residents on Seventeen Mile Rocks Road who have pets and install temporary fencing on the resident's property boundaries to ensure pets remain secure in their premises during works. Shadforth would remove the temporary fence following installation of the new 1.5 metre pool style fence.

What will the height of homes on the new lots and freeboard requirements be?

The Stage 1 approved Plan of Development (DEV2020/1099) and Songbird Oxley Design Guidelines applicable to Stage 1a (146977-Oxley-Design-Guidelines_LR-WEB-VERSION.pdf (songbirdoxley.com.au)) sets out that the maximum height for a home is 9.5 metres from ground level or changed natural ground level. The minimum rear setback of homes is 6 metres from rear property boundary.

The maximum building height for Lots 14, 15, 19 and 20 situated in Stage 1 (with drainage easements situated downside boundary) is 9.5 metres from ground level or changed natural ground level and considers necessary Queensland Urban Drainage Manual freeboard requirements.

BUILDING HEIGHT

Maintaining an appropriate building height will protect the character of the streetscape, provide optimal solar exposure and ensure no adverse impacts to your neighbours.

- Building height is measured from the finished ground level to the highest point of the building roof (apex) or parapet at any point. This excludes any load bearing antenna, aerials, chimneys, flagpoles or similar objects.
- Ground level means the level of natural ground, or if the level of the natural ground has changed, the level lawfully changed (the prescribed level).
- The maximum height of buildings shall not exceed two (2) storeys or 9.5m, whichever is lesser.

Image 9. Illustrates section of Songbird Oxley Design Guidelines relevant to Stage 1A.