Redland Bay State School
Forecourt Landscape

Information Request Response Report
Reference: QHR No. 601369
Permit No: 201907-9124 EC

30 August 2019
for
Redland Bay State School

Catherine Brouwer
Landscape Architects
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  - LSK 02 Landscape Concept Plan
  - LSK 03 Plants & Trees Palette
  - LSK 04 Materials Palette
Attachment 3 - Design and construction information about the two shelters.
Heritage Place QHR Details

Redland Bay State School

Place ID  601369
Address  125-141 Gordon Road, Redland Bay, QLD  4165
LGA  Redland City Council
RPD  434 SP198331, and 1ROAD0
Place Type  Education, research, scientific facility: Teacher’s residence
Themes  9.1 Educating Queenslanders: Providing primary schooling

Prepared by
Catherine Brouwer Landscape Architects
250 Harcourt Street  New Farm  Q  4005
ph  07 3254 1817
email  brouwer@eis.net.au
For  Redland Bay State School
Date  30 August 2019
1.0 Information Request

1.1 Background

The exemption certificate application was submitted to the Department of Environment and Science on 23 June, 2019.

1.2 Information Request

An information request was received 25 June 2019, reference QHR No: 601369 Permit No: 201907-9124 EC.

"Information Requested"

- A copy of the Assistant Director General (ADG) of Queensland Department of Education’s approval to remove trees of cultural heritage significance from a school site.
- Evidence that alternative design solutions that do not involve the removal of trees of cultural heritage significance have been considered.
- Evidence of consultation with the Queensland Department of Education regarding the exploration of other funding options for the maintenance of fruit drop and leaf litter from a tree of cultural heritage significance.
- Explanation of why a Waterhousia floribunda (weeping lilly pilli) tree is an appropriate replacement for a Mangifera indica (mango) tree in its appearance and size.
- Identification of tree species proposed to replace Mangifera indica (mango) tree adjacent to the hall.
- Plans and elevations detailing the proposed shade structures, including their scale and form.
- Explanation of why a new footpath and seating are proposed to run under significant mango trees along Gordon Road.*

These requests for information are all addressed in the following section, 2.0 IR Responses, with a subsection for each dot point.
2.0 IR Responses

2.1 Department Approval to Remove Trees
IR dot point: "A copy of the Assistant Director General (ADG) of Queensland Department of Education’s approval to remove trees of cultural heritage significance from a school site."

The Queensland Education Department Senior Infrastructure Manager, Barb Kropp, has advised the school:

“I know that one of the points from Heritage was about getting ADG approval for removal of trees, however, we cannot seek ADG Infrastructure approval to remove the trees until we get Heritage Approval to remove the trees. We cannot get Heritage Approval until we answer the questions asked by Heritage.”

We trust that this situation can be recognised. The school would be happy to accept a condition of approval that the ADG approval be obtained before any works are undertaken or similar.

2.2 Alternative Design Solutions
IR dot point: "Evidence that alternative design solutions that do not involve the removal of trees of cultural heritage significance have been considered."

1. The school advises: Alternative design solutions were considered. Additional design solutions that do not involve the removal of existing trees have not been researched due to the following:
   • Restricted access from existing school crossing;
   • Inability to change existing Council infrastructure: two stairways and pathways; retaining walls, pedestrian crossing and build-outs; barriers and signs associated with the pedestrian crossing; the service road to the Gordon Road east side car parking; and the car parking arrangement marked along Gordon Road in a layout tailored to suit the existing pedestrian crossing and build-outs.
   • Cost of engaging landscape architect to design multiple plans (as other option is not viable).

2. The IR gave further advice as follows: "Alternate design solutions that do not involve the removal of significant trees could include the relocation of the school entrance and its associated footpaths further to the east of the mango trees."

The 2018 CMP states that landscape works, or "site specific development" which "has been assessed as having a minimal or no impact on the cultural heritage significance" of the place, is as follows:
- Repair and replacement of existing front fence in galvanised chain mesh providing entrance locations remain the same. CMP, p. 82.

3. The 2018 draft CMP has established that the "View of mature trees on frontage from the street" is of Exceptional significance, noting that "the trees are the primary marker of the historic site." CMP, p. 40.

The heritage significance and attractive amenity of the trees along the frontage are acknowledged and recognised in the proposed landscape Concept Plan by the replacement tree planting. The replacement tree will be in the same alignment / location as the tree to be removed. The fence is to be set a little further inside the school grounds to provide the necessary circulation space at the footpath (Council land) which is missing now (and possibly unsafe). The tree will be planted as an advanced tree, however as it grows the tree will become even more visible from the street and become part of the treed presentation and identity of the school.
2.3 Consultation with Department

IR dot point: "Evidence of consultation with the Queensland Department of Education regarding the exploration of other funding options for the maintenance of fruit drop and leaf litter from a tree of cultural heritage significance."

The school has discussed options for funding with the DES and the department has responded that funding cannot be made available.

Refer to Attachment 1 - correspondence between the department and the school.

The necessity to remove the subject mango tree was acknowledged in the CMP where it stated:
"An alternative option (see appendix 3) which involves more impact on cultural heritage significance is:
- Remove one mango tree (to the south east of the main entrance) and plant new ornamental shade trees between the entrance and the large camphor laurel near the hall, . . . " source: explanation of Policy 19, p. 94, on Landscape Features.

In a meeting with the school the feasibility of mango removal was discussed and Jinx Miles prepared a report on that.

- The school does not have the financial resources to collect the mangoes daily. A few mangoes can be as dangerous as a lot of mangoes as people are less aware of the danger.
- The options presented in the CMP are not viable because the management of mangoes on the pavements is not addressed. The costs of constructing shelters and covered walkways and then clearing the roofs would be excessive when there are other more important educational demands.
- It is not feasible to net the mangoes as suggested by the Arborist as this is quite a complicated and expensive process.
- The cost of annual pruning with a certification 5 arborist in attendance is too high."

Source: Jinx Miles meeting report with heading: Redland Bay State School CMP: BAS project no. 83919 Mango trees: 31/05/2018, p. 6.

Refer to this document as lodged with the EC Application.

2.4 Replacement Tree

IR dot point: "Explanation of why a Waterhousia floribunda (weeping lilly pilli) tree is an appropriate replacement for a Mangifera indica (mango) tree in its appearance and size."

A Waterhousia floribunda is no longer proposed.

Replacement tree proposed: Brachychiton populneus

In the explanation of Policy 19 on Landscape Features, the CMP states that:
"From a heritage perspective the preferred option is
An alternative option (see appendix 3) which involves more impact on cultural heritage significance is:
- Remove one mango tree (to the south east of the main entrance) and plant new ornamental shade trees between the entrance and the large camphor laurel near the hall, . . . "

Refer to Attachment 2
- the revised drawing LSK 02 B Landscape Concept Plan
2.5 Replacement Tree at Hall
IR dot point: "Identification of tree species proposed to replace Mangifera indica (mango) tree adjacent to the hall."

   Tree species: Harpullia pendula   tulipwood
   Refer to Attachment 2
   - the revised Landscape Concept Plan and Plant Palette sheet LSK 02 B and LSK 03 B

2.6 Shade Structures
IR dot point: "Plans and elevations detailing the proposed shade structures, including their scale and form."

Shelters from Gossi Park and Street Furniture are proposed.
   **Shelter Near Entry**  Gossi Park   model 'Hinterland'
   Footprint size - 6m x 3m  Roof Shape: gable, same as existing shelter, as per the CMP.
   The gable to have additional non-structural members in the gable to match the existing shelter (a similarity of roof form is indicated by the CMP).
   This shelter would be in the same colours as the existing shelter which commemorates the school's 125th anniversary.

![existing commemorative shelter](image)

   **Shelter at Preschool**  Gossi Park   model 'Seaside'
   Footprint size - 7m x 4m
   Refer to Attachment 3
   - Design and construction information about the two shelters.

2.7 Works Under Mango Tree
IR dot point: "Explanation of why a new footpath and seating are proposed to run under significant mango trees along Gordon Road."

   The footpath extension under the mango tree canopy is a very small triangle necessitated to provide the path in the same width as the path all along the frontage of the school. The current narrowing of the path forms a pinch point at the top of the flight of stairs which is potentially unsafe.
   The seating has all been removed in the revised design. The area under the mango trees will continue as a mulched space which is not used by the children.
   Refer to Attachment 2
   - the revised Landscape Concept Plan and Plant Palette sheets LSK 02 B and LSK 03 B.
**Subject:** Funding for the Clean up of the fruit drop from Mango Trees  
**From:** "VAN WANROOY, Megan" <Megan.VANWANROOY@qed.qld.gov.au>  
**Date:** 13/8/19, 3:15 pm  
**To:** "NIXON, Debra (dnixo4)" <dnixo4@eq.edu.au>, "BUNCE, Alan (abunc3)" <abunc3@eq.edu.au>

Good Afternoon Alan and Deb

As advised in previous CMP meetings and ongoing discussions about your Mango trees, I am confirming that the clean-up of fruit drop and leaf litter, sits outside any funding allocation that the Department of Education would provide.

Our Department Provide a Maintenance allocation to Schools which is relevant to ‘built’ Infrastructure only, as per the Governments Maintenance Management Framework. Tree maintenance and landscaping fall outside this criteria, therefore we would not be able to supplement your schools budget annually to allow for the suggested costs of the clean-up.

Grounds officers and cleaners are not entitled to additional hours for such a clean-up, therefore this Unfortunately would mean your school would have to fund such works through hiring additional staff or allocating additional grounds care or cleaners hours.

Regards

Megan Van Wanrooy  
Infrastructure Advisor  
Hope Island Regional Office | South East Region  
Department of Education  
M: 0439 737 611  
E: megan.vanwanrooy@qed.qld.gov.au  
Building C, Level 1 | 340 Hope Island Road | Hope Island Qld 4212  
PO Box 492 | Oxenford Qld 4210

**Working together to lift learning and skilling outcomes for Queensland.**  
Please consider the environment before printing this email.

Stay in the know: South East Studio
landscape
Concept Plan Proposal
for the grounds at
Redland Bay State School
125-141 Gordon Road, Redland Bay
NOTES

1. Heritage Register Place No. 601369
   - This part of the school is on the QLD Heritage Register.
   - Refer to the Register entry for the boundary location.

2. Tree Protection Measures
   - Existing trees to be protected at all times.
   - Temporary barriers to be erected during works.
   - Refer to Arborist’s report.

3. Existing Services
   - Existing underground and surface services to be located prior to any works on this site.

- Retained
- Removed
- Retain & Protect
- To Remain
- Not for construction
- To Temporary relocation during works
- To Remove
- To Relocate
- To Retain
- Fix

not / disclaimer
This drawing is subject to Qld Govt. Project Services Contour & Detail Survey drawing no’s. G08, G09, G010, Mode Design drawing no. 129535-RBY-MH-H-201, PDT Architects drawing no. 8312/T/A02-11 Issue 2, and DES Qld Heritage Register Map for place #601369, and site notes taken by Catherine Brouwer Landscape Architects. Location and size of boundaries, buildings, fences, trees & existing features are based on these drawings and observations and are approximate only. Do not scale from drawing.

amendments
issue amendment date
A EC application 20.06.19

associated sheets
- LSK 02 Landscape Concept Plan
- LSK 03 Plants & Trees Palette
- LSK 04 Materials Palette
Historic Arbor Day Trees - to remain
- mango lower branch pruned

LEGEND

existing
- Existing Trees

proposed
- New Trees

Shrubs & Groundcovers
- to Remain

Lawn
- to Remain

LEGEND

existing
- Existing Trees

proposed
- New Trees

Shrubs & Groundcovers
- to Remain

Lawn
- to Remain

Note: Heritage Register Place No. 601369
- This part of the school is on the QLD Heritage Register. Refer to the Register entry for true boundary location.

Note: Historic Arbor Day Trees - to remain
- Mango Lower Branch pruned

Note: Herditary Register Place No. 601369
**Plants Palette**

<table>
<thead>
<tr>
<th>botanical name</th>
<th>common name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Heritage Trees Replacements</strong></td>
<td></td>
</tr>
<tr>
<td>1 BRACHYCHITON populneus</td>
<td>kurrajong</td>
</tr>
<tr>
<td>2 HARPULLIA pendula</td>
<td>tulipwood</td>
</tr>
<tr>
<td>alternative tree if advanced size unavailable*</td>
<td></td>
</tr>
<tr>
<td>3 BRACHYCHITON acerifolius</td>
<td>flame tree</td>
</tr>
<tr>
<td><strong>Concept Plan Trees</strong></td>
<td></td>
</tr>
<tr>
<td>4 BRACHYCHITON acerifolius</td>
<td>flame tree</td>
</tr>
<tr>
<td>5 BUCKINGHAMIA celcissima</td>
<td>ivory curi</td>
</tr>
<tr>
<td>6 CUPANIOPSIS anacardioides</td>
<td>tuckeroo</td>
</tr>
<tr>
<td>7 TRISTANIOPSIS Luscious</td>
<td>crow’s ash</td>
</tr>
<tr>
<td><strong>Shrubs</strong></td>
<td></td>
</tr>
<tr>
<td>8 CALLISTEMON Green John</td>
<td>bottlebrush</td>
</tr>
<tr>
<td>9 CRASSULA ovata</td>
<td>jade plant</td>
</tr>
<tr>
<td>10 PLUMERIA pudica</td>
<td>a frangipani</td>
</tr>
<tr>
<td>11 RAPHIOLEPSIS sp.</td>
<td>Cosmic White</td>
</tr>
<tr>
<td>12 XANTHOSTEMON Fairhill Gold</td>
<td>golden penda</td>
</tr>
<tr>
<td><strong>Clumping / accent plants &amp; groundcovers</strong></td>
<td></td>
</tr>
<tr>
<td>13 CISSUS Ellen Danica</td>
<td>grape ivy</td>
</tr>
<tr>
<td>14 CRINUM pedunculatum</td>
<td>swamp lily</td>
</tr>
<tr>
<td>15 DIANELLA Little Jess</td>
<td>native bluebells</td>
</tr>
<tr>
<td>16 DIATES grandiflora</td>
<td>day iris</td>
</tr>
<tr>
<td>17 LIRIOPE Isabella</td>
<td>liriope</td>
</tr>
<tr>
<td>18 LIRIOPE Just Right</td>
<td>liriope</td>
</tr>
<tr>
<td>19 LOMANDRA Evergreen Baby</td>
<td>a matt rush</td>
</tr>
<tr>
<td>20 LOMANDRA verday</td>
<td>a matt rush</td>
</tr>
<tr>
<td>21 NEOMARICA gracili</td>
<td>walking iris</td>
</tr>
<tr>
<td>22 XEROCHRYSUM bracteatum</td>
<td>paper daisy</td>
</tr>
<tr>
<td><strong>Vines</strong></td>
<td></td>
</tr>
<tr>
<td>23 TRACHELOSPERMUM jasminum</td>
<td>star jasmine</td>
</tr>
</tbody>
</table>

* Replacement Trees:
  - Advanced trees are proposed
  - Typically 1-1.5 metre clear trunk
  - Availability of trees has been checked at the time of this report, however, if the nominated species has become unavailable at an appropriate size for a school planting, the alternate species will be used.
New Fence Section on Gordon Road Boundary
- Powder coated steel and/or aluminium for robustness and low maintenance.

New Paths Pavement
- Concrete, exposed aggregate

Central Lawn Outer Edge - casual seating - concrete
A curved edge between the forecourt lawn and the expansive area under the mangoes and camphor laurel trees

Platform Seating
Under existing trees
- Treated timber and/or aluminium.

Edging for Gardens & Planters
Steel - weathered/rusted ‘Redcor’ (corten) steel

Shelter Structures
Under Ficus & at Pre-School edge
- Powder-coated steel & aluminium
- Colorbond roof
- Alum. batten shade panels

New Paths Pavement
- Concrete, exposed aggregate

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