

GDP NEWS



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Did you know..... More than half of Queensland's population lives outside the greater metropolitan area of Brisbane - a large proportion compared with the rest of highly urbanised Australia.

PIONEERING NEW DEVELOPMENT



GDP's contribution to projects in north Queensland has continued with our active involvement in the Pioneer Estate, comprising 148 residential lots in Bowen, for Buildev Development QLD.

Our planning, survey, environmental and landscape staff have all played lead roles in achieving functional outcomes for the Pioneer Estate.

GDP has solved a number of challenges presented by Pioneer including the design of a functional and vibrant yet cost effective landscape design, managing ecological values over the site, and ensuring on site cultural heritage artefacts were incorporated into the design. These challenges have now been resolved to the point where construction is due to commence shortly.

Through innovation and sound management skills, GDP has driven the creation of an attractive and functional community for Bowen.

Introducing.....

Quinn McIntyre

Environmental Consultant



Joining GDP in the latter half of 2009, Quinn utilises his appreciation of environmental management and experience gained as a resource management planner in New Zealand to now create efficient and functional environmental solutions across 'the ditch'.

Quinn is responsible for preparing environmental assessments and management plans over a wide range of environmental disciplines such as bushfire hazard assessments, open space management plans and ecological assessments. He is also responsible for carrying out environmental monitoring and auditing for Clients and commercial activities based on our natural resources.

Quinn's work ensures our Clients continually meet environmental standards in constantly evolving field through regular legislative reform.

OFFICIAL OFFICE OPENING

On the 27th November 2009, GDP was proud to announce the official opening of our Gold Coast and Logan Office by the Minister for Infrastructure and Planning, the Hon Stirling Hinchcliffe MP.

Over 100 consultants, clients and government representatives attended the opening, including Logan City Mayor Pam Parker, the Member for Albert Margaret Keech MP, the Member for Waterford Evan Moorhead, the Member for Forde Brett Raguse, the Member for Mermaid Beach Ray Stevens and Logan City Planning Chairperson Cr Cherie Dalley.

Our new office represents GDP's continued commitment to better service our clients throughout all of QLD.



CHECK BEFORE YOU CLEAR

The legislative framework regulating the clearing of vegetation in Queensland is now even more complex for landholders, developers, consultants, Councils and agency officers.

In October 2009, vegetation clearing changes occurred in Queensland under the Vegetation Management Act 1999 (VMA). The changes affect the way in which remnant vegetation is assessed. These changes include revisions to the triggers associated with identifying Remnant Vegetation, including a questionnaire to identify whether a proposal needs to be referred to the Department of Environment and Resource Management (DERM). Also important to note is that DERM now requires a fee for assessing vegetation clearing applications.

High-Value Regrowth Vegetation mapping has also been introduced. Where a site contains such vegetation, clearing is exempt if it complies with the Regrowth Vegetation Code. However DERM must be notified before clearing takes place, and therefore onus is on the developer to ensure compliance is achieved prior to, and during tree clearing.

The new legislation is arguably tougher than that previously in place, and can have substantial implications on particular development sites to the point where previous development potential may now be sterilised. GDP has an intricate understanding of identifying and addressing potential state-level vegetation on development sites.

For more information relating to vegetation clearing regulations in Queensland, contact Dean Jones.



ESSENCIA – THE ESSENCE OF NORTHSIDE LIVING

Moreton Bay Regional Council needs to accommodate an additional 84,000 dwellings by the year 2031. GDP has continued its involvement in the Northern Growth Corridor by assisting Villawood Properties gain approval for, and lodge additional development applications for 274 dwellings for their Essencia estate at Dakabin.

Stages 1 to 5 of Essencia have been approved by Council, with construction due to commence on site shortly. The remaining stages 6 to 9 are currently being assessed by Council and State agencies. The proposal involves a range of detached and attached housing choices to allow people to 'age in place', on a site that presented significant ecological challenges by virtue of koala habitat on site.



Our planning, survey, spatial, environmental and landscape staff have all been involved with Essencia. Villawood's reliance on such a diverse range of skills under the one umbrella has meant critical issues were considered and addressed early and collectively, resulting in a quicker turnaround for responding to Council and State requests.

Introducing....

Ian Stewart

Landscape Architect



Ian joined GDP as a Landscape Architect last year and has quickly become an integral component of our environmental division. Ian has a wide range of experience in residential, commercial and industrial projects, and enjoys the challenge that the new greener and sustainable future brings.

Ian's landscape designs have an environmental flavour and has combined well with Quinn our environmental consultant to provide an integrated environmental and landscape service that provide practical design solutions from conceptual through to detailed design.

25 YEARS OF SERVICE

This year marks 25 years in the industry for GDP. GDP has grown from a traditional surveying company into a multi-disciplinary development consultancy that can meet the needs of clients and developers.

We have has diversified into town planning, landscape design, environmental management and spatial analysis. GDP is looking forward into the future to provide clients with a continued high quality service that meets the ever changing needs of the market.

KOALAS AND URBAN DEVELOPMENT – STRIKING A BALANCE

Increasing awareness of South East Queensland's ecological values has seen the State Government introduce a Draft SEQ Koala State Planning Regulatory Provision for consultation. Its aim is to urgently halt the dwindling koala population.

The Draft State Planning Regulatory Provisions requires demanding new development controls on the clearing of koala habitat vegetation and the introduction of mandatory koala managements plans as part of new developments.

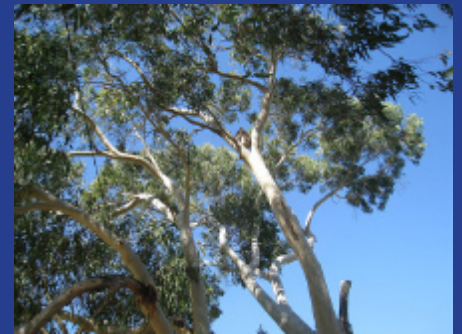
Mapping has been updated to identify sites affected by koala habitat. Both urban and rural-zoned land within the former Pine Rivers Shire and the Koala Coast (parts of Brisbane, Logan and all of Redland local government areas) has been identified as priority koala management areas. Strict development and clearing controls have been put in place for those areas.

What are the ramifications?

Where a site is identified as containing High, Medium or Low Bushland Habitat Value, and identified within a priority koala management area, no clearing of vegetation identified as koala habitat can occur.

The Draft State Planning Regulatory Provisions are currently in draft form and open for submissions. It will be implemented later this year following the State's consideration of submissions.

GDP has a number of development applications subject to the draft provisions under assessment, and can advise on the implications of interim and future mapping for your site, and the potential benefits of lodging applications under the interim koala provisions in effect.



For more information relating to koala management regulations and how it may affect your site, contact Melissa Ross.

A thought to leave you with.....

The steeper the mountain the harder the climb the better the view from the finishing line. Anon.

If you could invite any three people to a dinner who would they be?



Peter Todd

- David Duchovny
- Amanda Peet
- Dean Kamen



Ashleigh Lutton

- Marilyn Monroe
- Terri Hatcher
- David Beckham



Brendan Walkinshaw

- WC Fields
- Ewan McKenzie
- Wayne Dyer



David Hansen

- Steven Gerrard
- Harold Hansen
- Jessica Alba



David Kretchmann

- Elvis Presley
- Nelson Mandela
- Gordon Ramsey



Philippa Yardley

- Dean Karnazes
- Brad Pitt
- P.D. James



Melissa Ross

- Nathan Hindmarsh
- Coco Chanel
- Dave Grohl



Travis Polomski

- Will Ferrell
- Bear Grylls
- Matt Hall



Caitlin Smith

- Waris Dirie
- Elvis
- John Mayer



Sarah Holt

- Chuck Bass
- Alex Glenn
- Audrey Hepburn



Jeff Day

- Peter Brock
- Mick Doohan
- Elle Mcpherson



Dean Jones

- Dylan Moran
- Peter Harvey
- Jennifer Hawkins



Jeff Turner

- Paul McCartney
- Elton John
- Angus Young



Chris Austin

- Richard Dawkins
- Dali Lama
- The Pope



Ian Stewart

- Michael Parkinson
- Hawkeye Pierce
- Michael McIntyre



Quinn McIntyre

- Dave Grohl
- Colin Meads
- Billy Connolly



Tanya Hunt

- Brad Pitt
- Ellen DeGeneress
- Keith Urban



Brian Gassman

- John O'Neil
- Don Waters
- John Eales



Alan Macdonald

- Sir Edmund Hillary
- Vicor of Dibley
- Hugh Hefner (&entourage)



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