

ECOLOGICAL ASSESSMENT REPORT

Priority Development Area | Greater Flagstone

Material Change of Use – Child Care Centre

166 – 168 East Sentinel Drive, Greenbank

Lot 2 SP110580



April 2023

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2023/1400

Date: 24/10/2023



Property Details

Address:	166-168 East Sentinel Drive, Greenbank, 4124
Real Property Description:	Lot 2 SP 110580
Site Area:	5,150m ²
Current Use of Site:	Single Residential Dwelling
Zoning / Precinct:	Urban Living – Priority Development Area – Greater Flagstone
Local Plan:	N/A
Overlays:	- OM – 02.01 – Secondary Vegetation Management Area - OM – 02.04 – Matters of Local Environmental Significance - OM – 03.01 – Bushfire Hazard – Medium Potential - OM – 03.01 – Bushfire Hazard – Potential Impact Buffer Area
Road Frontage:	East Sentinel Drive and Cunningham Drive
Existing Services:	Water, Electricity and Telecommunications
Owner:	Debra and Cameron Whitehouse

Application Details

Type of Application:	Development Permit – Material Change of Use – Child Care Centre
Proposal:	Child Care Centre – 120 places
Category of Assessment:	Assessment for Permissible Development in accordance with column 3A of the development Scheme
Building Height:	Less than 8.5m
Site Cover:	Less than 30%
GFA:	850 m ² (approx.)
Referral Triggers:	N/A
Applicant:	Parmac Property Investments Pty Ltd c/- Parmac Property Group
Contact Person:	Planning Manager admin@parmacproperty.com.au
Our Ref:	2023/166-168 East Sentinel Drive, Greenbank

Attachments

Appendix A	Matters of State Environmental Significance Report
Appendix B	Tree Plot
Appendix C	Tree Survey
Appendix D	Site Plan
Appendix E	EDQ Pre-Lodgement Minutes
Appendix F	Tree Retention & Removal Plan

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Executive Summary

The project site is 166-168 East Sentinel Drive, Greenbank, within the suburb of Greenbank in the Economic Development Queensland Priority Development Area (described as Lot 2 SP 110580). The project area covers approximately 5,150 square metres (m²). East Sentinel Drive bounds the site to the west, Cunningham Drive bounds the site to the North and residential allotments bound the site to the east and south.

The proposed development is for a Child Care Centre with supporting infrastructure such as a carpark with a single residential lot to the east. The lot is zoned as Urban Living under the Greater Flagstone Development Scheme.

A desktop analysis conducted prior to the commencement of field surveys examined the site's ecological characteristics and potential constraints captured under state and local legislative mapping and database search tools. These layers depict the site as relatively unconstrained by environmental planning matters. Detailed field surveys were supportive of desktop assessment, and identified the proposed development is located outside areas of highest ecological value.

The field survey found the existing environmental characteristics on-site mostly reflected the general lack of legislative mapping overlays. The site overall is highly modified due to its use as a rural residential property, where vegetation has been cleared for a dwelling. Stands of vegetation remain in the western, northern and eastern portion of the lots.

Recommendations have been made following field survey and analysis of data. As the existing state of the site can be described as a modified environment due to the current rural residential uses, it is considered that the proposed development will not significantly exacerbate existing disturbance levels from an ecological perspective.

1 Introduction

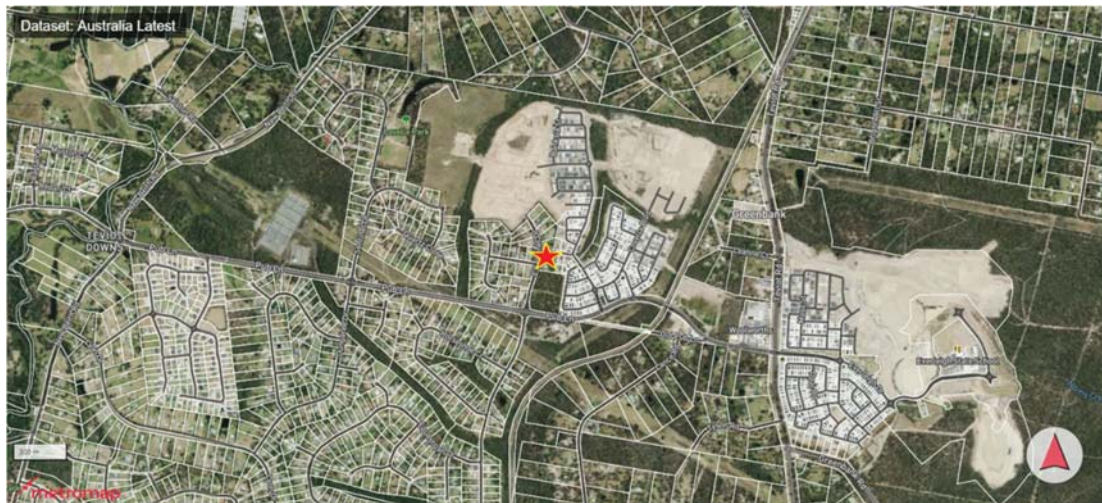
1.1 Report Overview

An Ecological Assessment Report (**EAR**) has been prepared for land located at 166-168 East Sentinel Drive, Greenbank. The subject site is described as Lot 2 on SP 110580. This EAR is intended to support a development application for a Material Change of Use and reconfiguration of a lot for a Child Care Centre and potential residential allotment to Economic Development Queensland (**EDQ**). This report provides a review of the site's ecological values in accordance with State and Local legislation.

1.2 Purpose of this Report

The purpose of this EAR is to present the outcomes of ecological field surveys, identify environmental site constraints and assess the potential of the project to impact on ecological features. The ecological constraints across the subject site were assessed and are presented herein.

Figure 1 – Site Context



Subject Site (Source – Metromaps, 2023)

Figure 2- Site Aerial



Site Aerial (Source – Metromaps, 2023)

2 Ecological Assessment Methodology and Process

The following steps were undertaken in the preparation of this ecological assessment:

- 1) desktop analysis, including legislation and policy review;
- 2) field survey, including ground-truthing of desktop findings;
- 3) review and assessment of impact associated with the proposed development; and
- 4) conclusion and recommendations.

Details of the desktop analysis and field survey methodologies is provided in **Sections 2.1** and **2.2**.

2.1 Desktop Analysis Methodology

Prior to the commencement of field surveys, a desktop analysis of Queensland Government's Matters of State Environmental Significance (**MSES**) database was completed for the property (refer to **Appendix A**). This MSES report checks the proposed site for:

- Wetlands of international importance under the Ramsar Convention;
- Endangered or vulnerable species of flora and fauna;
- Threatened ecological communities;
- Areas of high conservation value;
- Places of cultural heritage significance to Aboriginal or Torres Strait Islander peoples;
- Places with significant geological or geomorphological values;
- Areas of critical habitat for threatened or migratory species; and
- Places of high scenic or landscape value

2.2 Field Survey Methodology

Ecological field surveys were conducted on the development site to ascertain the presence and absence of any potential matters of ecological significance.

2.2.1 Observational survey for significant flora and fauna, habitat trees and biodiversity values

The development site was walked to observe and record all flora and fauna species. Particular attention was paid to any threatened species listed as possibly occurring within or proximal to the site. This survey included observations for vertebrate fauna present within or proximal to the study area, faunal lists and significant species under the MSES report. Incidental searches for evidence of Koala were also performed throughout the survey.

The observational survey included identification of ecological features and values such as broad vegetation communities, fauna habitats and ecological values. Recording fauna habitat features within the project area included habitat trees protected under the MSES.

2.2.2 Tree Plot

The observational survey included identification of ecological features and values such as broad vegetation communities, fauna habitats and ecological values. A handheld laser rangefinder was used to record locations (accuracy $\pm 1\text{m}$), and the following parameters of each tree specimen were recorded:

- Tree species;
- Diameter of the trunk of the tree measured using the standard method of Diameter at Breast Height (DBH); and
- Health assessment.

3 Desktop Results

3.1 Matters of State Environmental Significance

The Queensland government has identified a range of MSES under the *Environmental Protection Act 1994 (Qld)*. These are natural or cultural resources or features that are considered to be of special environmental significance to the state of Queensland.

A MSES report was produced and obtained for the subject property. A summary of MSES present within the proposed development site are summarised below in **Table 1**:

1a Protected Areas- estates	0.0 ha	0.0 %
1b Protected Areas- nature refuges	0.0 ha	0.0 %
1c Protected Areas- special wildlife reserves	0.0 ha	0.0 %
2 State Marine Parks- highly protected zones	0.0 ha	0.0 %
3 Fish habitat areas (A and B areas)	0.0 ha	0.0 %
4 Strategic Environmental Areas (SEA)	0.0 ha	0.0 %
5 High Ecological Significance wetlands on the map of Referable Wetlands	0.0 ha	0.0 %
6a High Ecological Value (HEV) wetlands	0.0 ha	0.0 %
6b High Ecological Value (HEV) waterways	0.0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0.01 ha	1.57%
7b Special least concern animals	0.0 ha	0.0 %
7c i Koala habitat area - core (SEQ)	0.0 ha	0.0 %
7c ii Koala habitat area - locally refined (SEQ)	0.0 ha	0.0 %
7d Sea turtle nesting areas	0.0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0.0 ha	0.0 %
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0.01 ha	1.57%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0.0 ha	0.0 %
8d Regulated Vegetation - Essential habitat	0.01 ha	1.57%
8e Regulated Vegetation - intersecting a watercourse	0.0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0.0 ha	0.0 %
9a Legally secured offset areas- offset register areas	0.0 ha	0.0 %
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0.0 ha	0.0 %

The matters considered to be of ecological significance to the site are therefore:

- 7a – Threatened (endangered or vulnerable) wildlife
- 8b – Regulated Vegetation – Endangered/Of Concern in Category C (regrowth)
- 8d – Regulated Vegetation – Essential Habitat

3.1.1 7a – Threatened (endangered or vulnerable) Wildlife

The MSES report identifies threatened (endangered or vulnerable) wildlife are present on the site to the extent of 1.57%. Map 3a in **Appendix A** reveals there is a presence of a wildlife habitat for endangered or vulnerable species on the eastern boundary of the site:



3.1.2 8b – Regulated Vegetation

The MSES report identifies Regulated Vegetation Category C and Essential Habitat are present on the site to the extent of 1.57% respectively. Map 4 in **Appendix A** reveals there is Category C (endangered or of concern) and essential habitat regulated vegetation on the eastern boundary of the site:



4 Ecological Survey Results

4.1 Tree Plot

The tree plot conducted on Wednesday 5 April 2023 can be found in **Appendix B**.

4.2 Tree Survey Results

The tree survey conducted on Wednesday 5 April 2023 can be found in **Appendix C**.

5 Assessment and Development Analysis

5.1 Proposed Development

The subject site is located at 166-168 East Sentinel Drive, Greenbank, described as Lot 2 on SP 110580. The proposed development layout includes a Child Care Centre and supporting infrastructure such as a car park and proposes a single residential allotment to the east (refer **Appendix D**).

The childcare development is proposed in the northern portion of the lot away from the neighbouring dwelling. The approximate gross floor area for the Child Care Centre is 850 m². For the purpose of this application, it is proposed that all vegetation located within this area will be removed as a part of the development.

The majority of the site is highly modified consisting of cleared land with scattered eucalypts and *Corymbia Intermedia* in the northern, western and eastern portions of the lot. There is a dwelling central to the lot. As a result, the site has been subject to historical disturbance in the form of clearing and general landscaping from the previous owner. The ground layer is dominated by grasses with minimal native ground cover species. Ecological value is limited in the southern portion of the site.

The impacts from the proposed Child Care Centre are considered low level. A 10m vegetated buffer will be required to be provided and maintained to the rear boundary (east). This was advised by EDQ in the pre-lodgement meeting on 27 March 2023 – refer to pre-lodgement minutes in **Appendix E**. The 10m vegetation buffer will be achieved by maintaining the 5 most eastern trees – see tree retention and removal plan in **Appendix F**. In doing so, the 3 MSES items identified in section 3 will be untouched.

5.2 Potential Impacts

The key potential ecological impacts associated with the development will exist predominantly during the construction phase. However, with the implementation of standard mitigation measures, the project is likely to result in a temporary and minor impact to ecological values due to:

- Vehicle movements;
- Earthworks and generation of dust; and
- Noise and vibration.

6 Conclusion

This EAR was prepared for Parmac Property Group for the purposes of supporting a Child Care Centre and reconfiguration of a lot development application. The subject site is described as Lot 2 on SP 110580. This EAR provides a contemporary review of the ecological values across the site in accordance with State and Local Government Legislation.

Overall, the following conclusions can be made:

- The project area contains limited diversity of native flora and fauna species, with a dominance of eucalypt species occurring.
- Majority of the site is highly modified, consisting of a cleared lot with rural residential dwelling. The vegetation located on the eastern portion of the lots is of some ecological. Landscape of mown lawn and gardens surround the dwelling. To the west, some scattered eucalypt species remain.
- A 10m vegetation buffer will exist off the eastern boundary of the site. The 10m buffer proposed by EDQ will ensure the MSES are left undisturbed.
- The five (5) most western trees will be retained on the block to ensure the streetscape can remain as undisturbed as possible.
- The eleven (11) trees in the centre of the site will be removed to make way for the proposed Child Care Centre and associated car parking.

Appendix A



Queensland Government

Department of Environment and Science

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest
Lot: 2 Plan: SP110580

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

Disclaimer

Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness, or suitability, for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.



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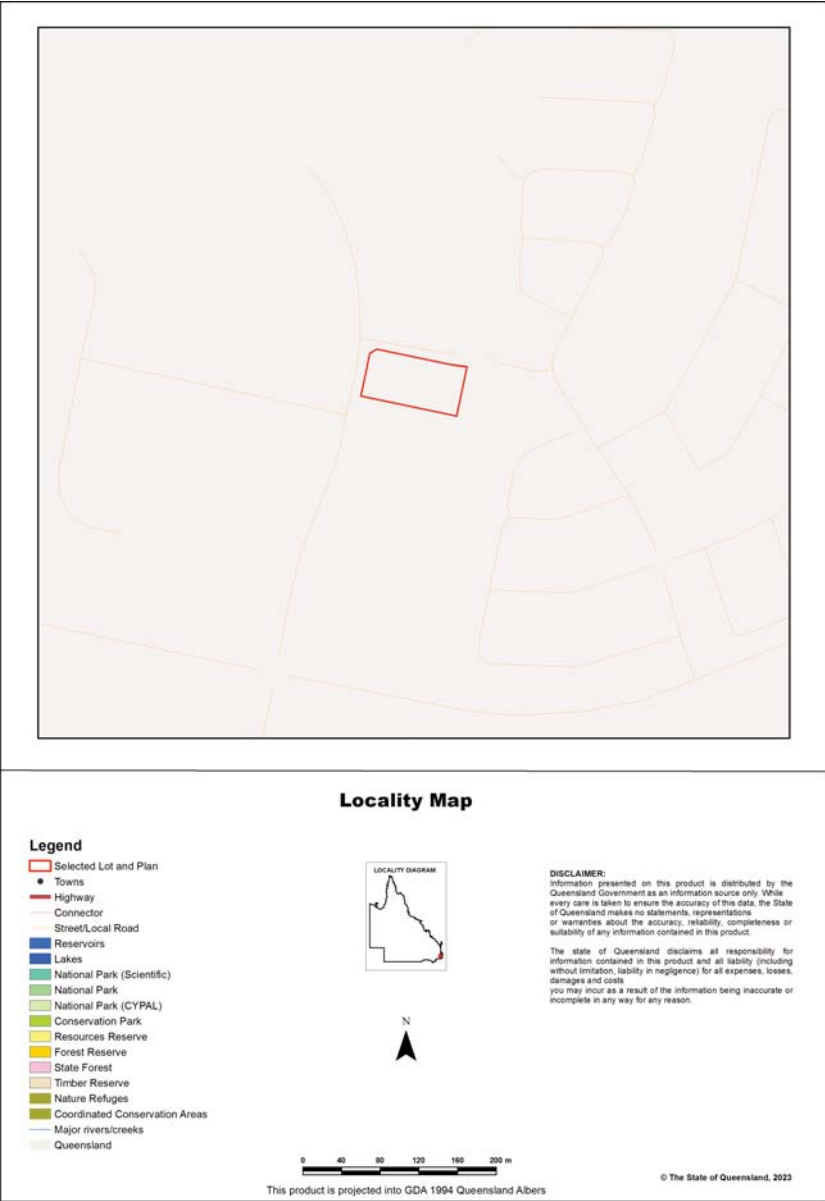
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Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI Lot: 2 Plan: SP110580

Size (ha)	0.51
Local Government(s)	Logan City
Bioregion(s)	Southeast Queensland
Subregion(s)	Moreton Basin
Catchment(s)	Brisbane



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992* ;
- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the *Marine Parks Act 2004* ;
- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;
- Threatened wildlife under the *Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;
- Regulated vegetation under the *Vegetation Management Act 1999* that is:
 - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
 - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
 - Category R areas on the regulated vegetation management map;
 - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
 - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;
- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;
- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;
- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0.0 ha	0.0 %
1b Protected Areas- nature refuges	0.0 ha	0.0 %
1c Protected Areas- special wildlife reserves	0.0 ha	0.0 %
2 State Marine Parks- highly protected zones	0.0 ha	0.0 %
3 Fish habitat areas (A and B areas)	0.0 ha	0.0 %
4 Strategic Environmental Areas (SEA)	0.0 ha	0.0 %
5 High Ecological Significance wetlands on the map of Referable Wetlands	0.0 ha	0.0 %
6a High Ecological Value (HEV) wetlands	0.0 ha	0.0 %
6b High Ecological Value (HEV) waterways	0.0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0.01 ha	1.57%
7b Special least concern animals	0.0 ha	0.0 %
7c i Koala habitat area - core (SEQ)	0.0 ha	0.0 %
7c ii Koala habitat area - locally refined (SEQ)	0.0 ha	0.0 %
7d Sea turtle nesting areas	0.0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0.0 ha	0.0 %
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0.01 ha	1.57%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0.0 ha	0.0 %
8d Regulated Vegetation - Essential habitat	0.01 ha	1.57%
8e Regulated Vegetation - intersecting a watercourse	0.0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0.0 ha	0.0 %
9a Legally secured offset areas- offset register areas	0.0 ha	0.0 %
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0.0 ha	0.0 %

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(no results)

1b. Protected Areas - nature refuges

(no results)

1c. Protected Areas - special wildlife reserves

(no results)

2. State Marine Parks - highly protected zones

(no results)

3. Fish habitat areas (A and B areas)

(no results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(no results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Values are present

7b. Special least concern animals

Not applicable

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
<i>Boronia keysii</i>		V	None
<i>Calyptorhynchus lathamii</i>	Glossy black cockatoo	V	None
<i>Casuaris casuaris johnsonii</i>	Sthn population cassowary	E	None
<i>Crinia tinnula</i>	Wallum froglet	V	None
<i>Denisonia maculata</i>	Ornamental snake	V	None
<i>Litoria freycineti</i>	Wallum rocketfrog	V	None
<i>Litoria olongburensis</i>	Wallum sedgefrog	V	None
<i>Macadamia integrifolia</i>		V	None
<i>Macadamia ternifolia</i>		V	None
<i>Macadamia tetraphylla</i>		V	None
<i>Melaleuca irbyana</i>		E	None
<i>Petaurus gracilis</i>	Mahogany Glider	E	None
<i>Petrogale persephone</i>	Proserpine rock-wallaby	E	None
<i>Pezoporus wallicus wallicus</i>	Eastern ground parrot	V	None
<i>Phascolarctos cinereus</i>	Koala - outside SEQ*	E	None
<i>Taudactylus pleione</i>	Kroombit tinkerfrog	E	None
<i>Xeromys myoides</i>	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

Scientific name	Common name	NCA status	EPBC status	Migratory status
<i>Adelotus brevis</i>	tusked frog	V		

Special least concern animal species records

(no results)

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL).
Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E),
Vulnerable (V)*

*Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J),
Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)*

To request a species list for an area, or search for a species profile, access Wildlife Online at:

<https://www.qld.gov.au/environment/plants-animals/species-list/>

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals**, **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

<https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/>

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

<https://environment.ehp.qld.gov.au/regional-ecosystems/>

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Regional ecosystem	Vegetation management polygon	Vegetation management status
12.9-10.2/12.9-10.12/12.9-10.7	E-subdom	hvr_end

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Values are present

8e. Regulated Vegetation - intersecting a watercourse**

(no results)

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland

Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

MSES - Offsets

9a. Legally secured offset areas - offset register areas

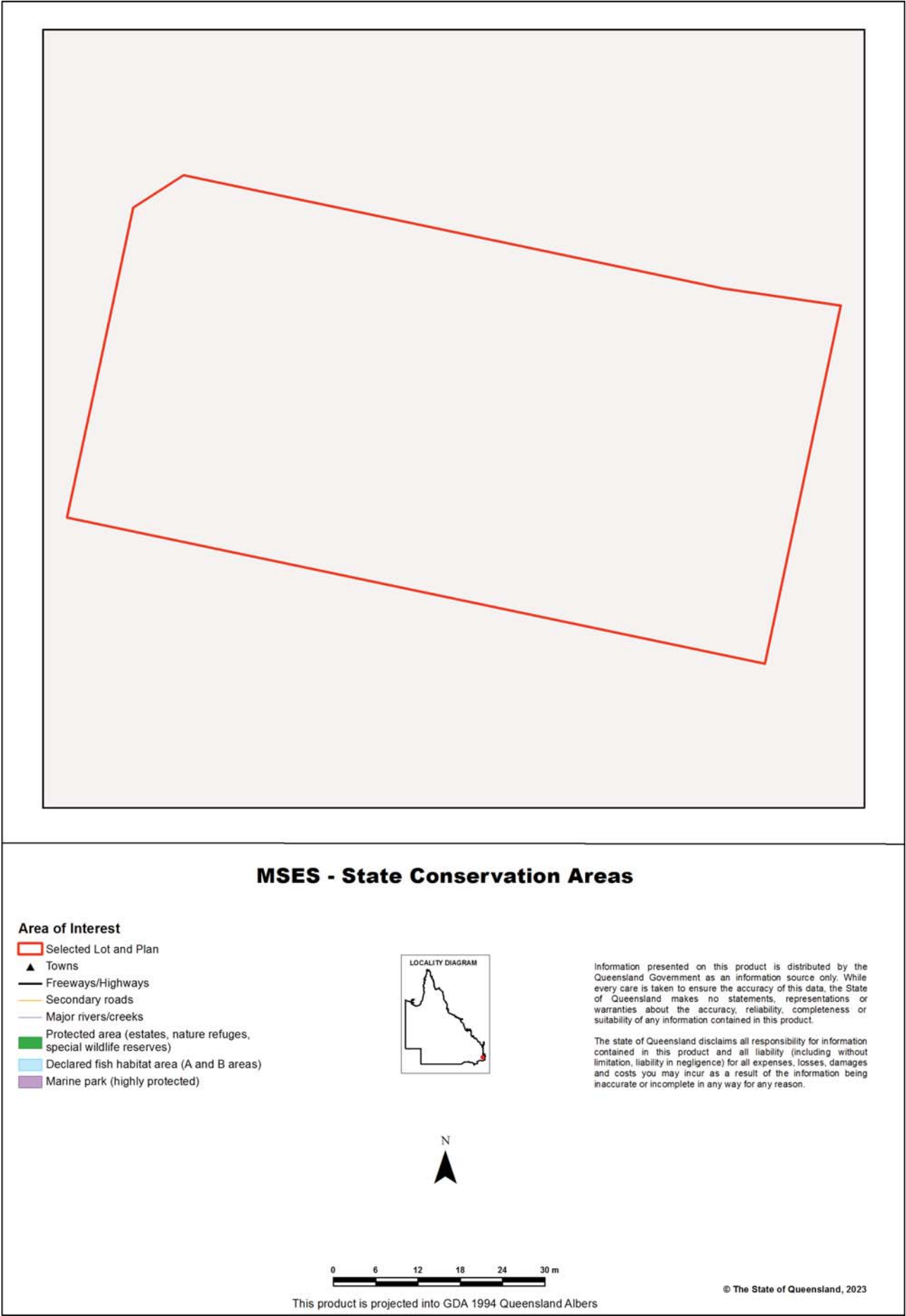
(no results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation

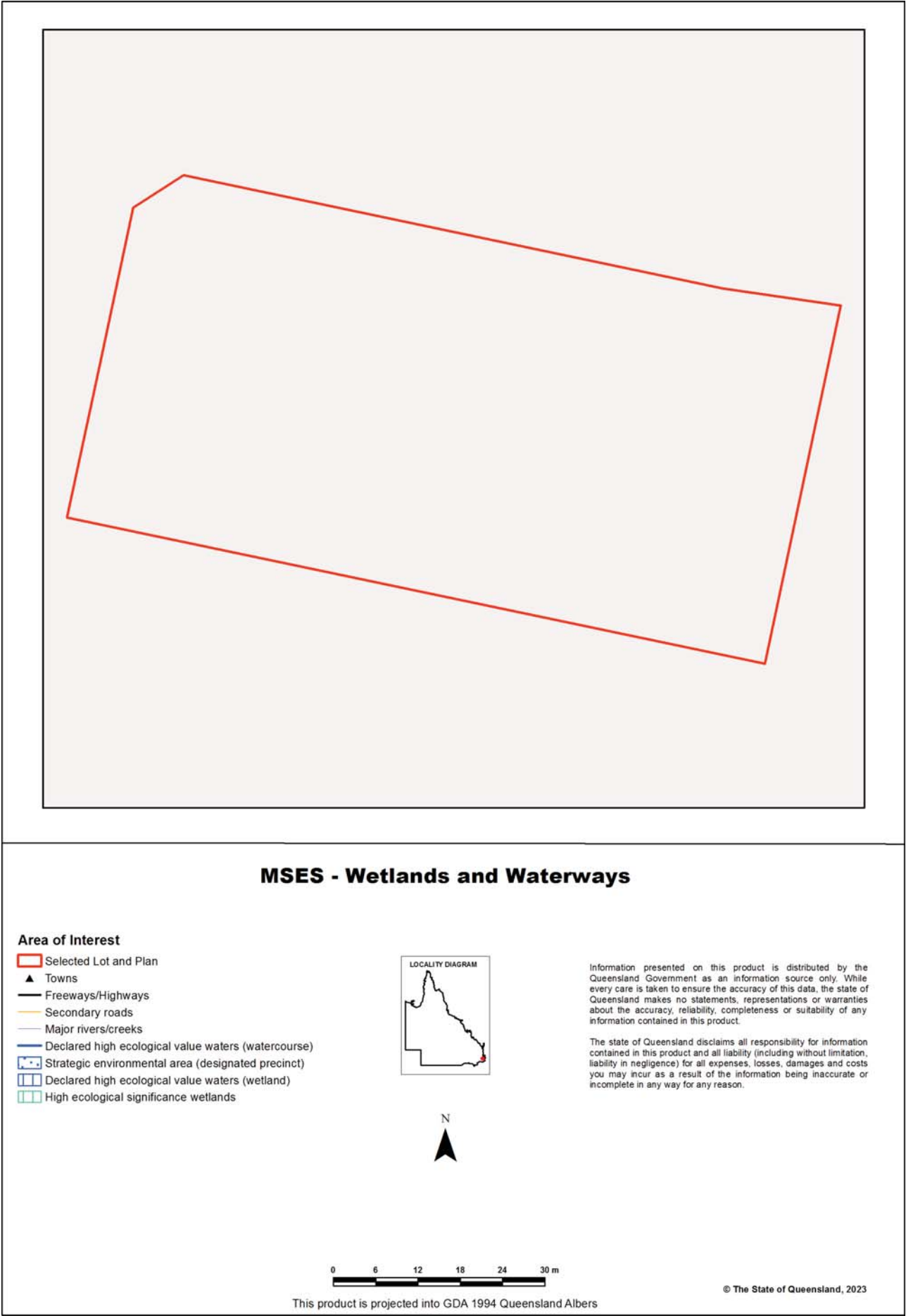
(no results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

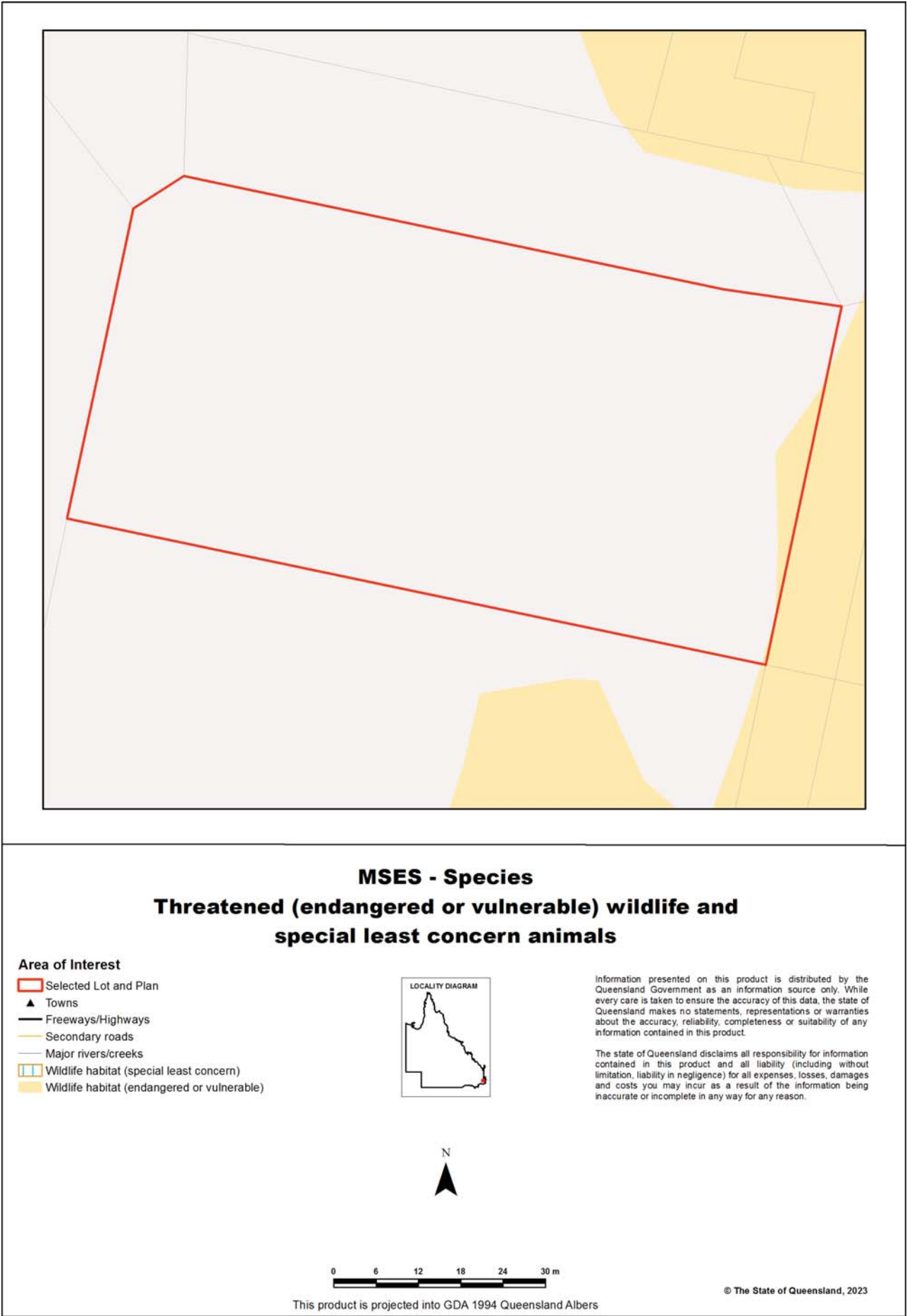
Map 1 - MSES - State Conservation Areas



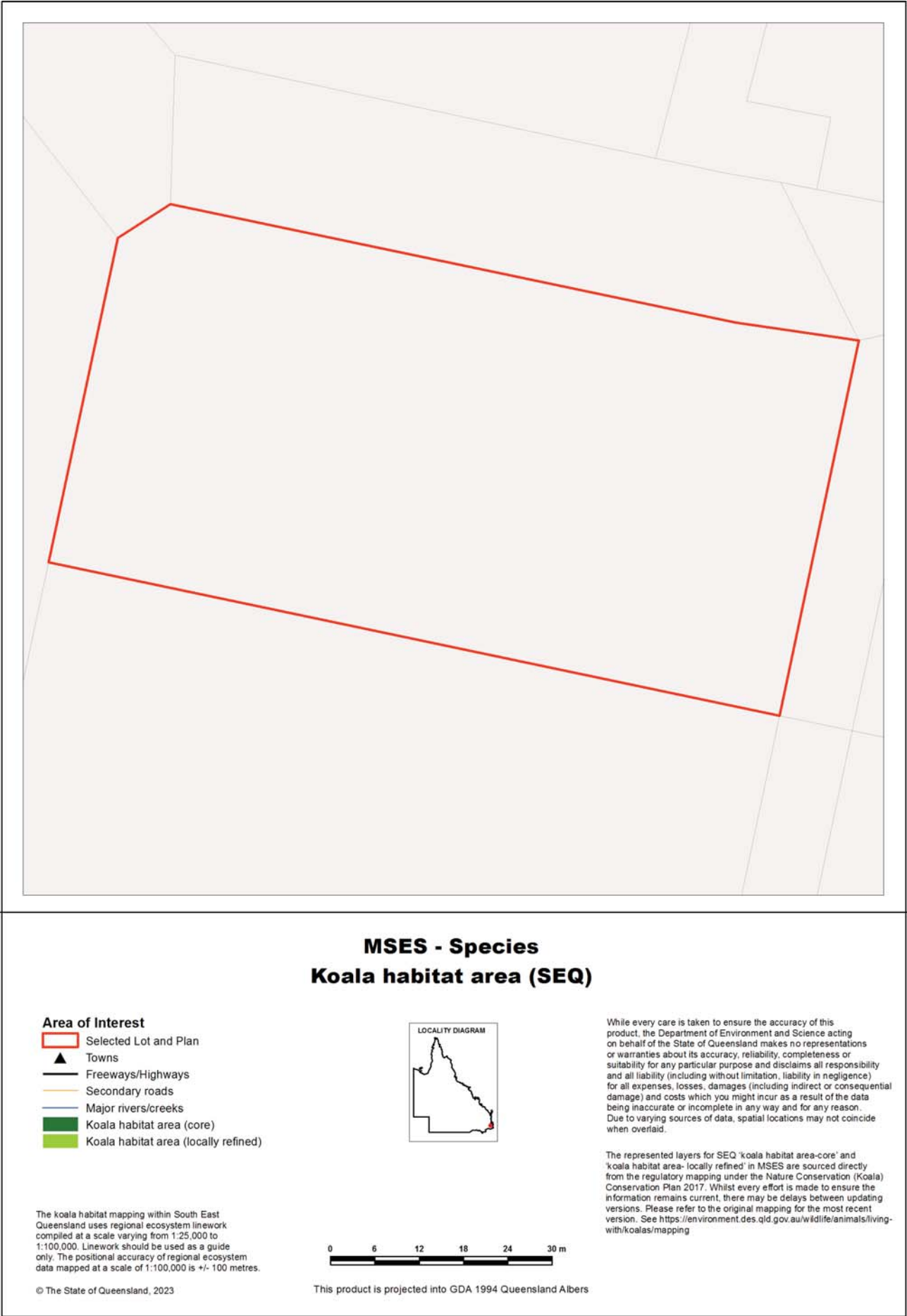
Map 2 - MSES - Wetlands and Waterways



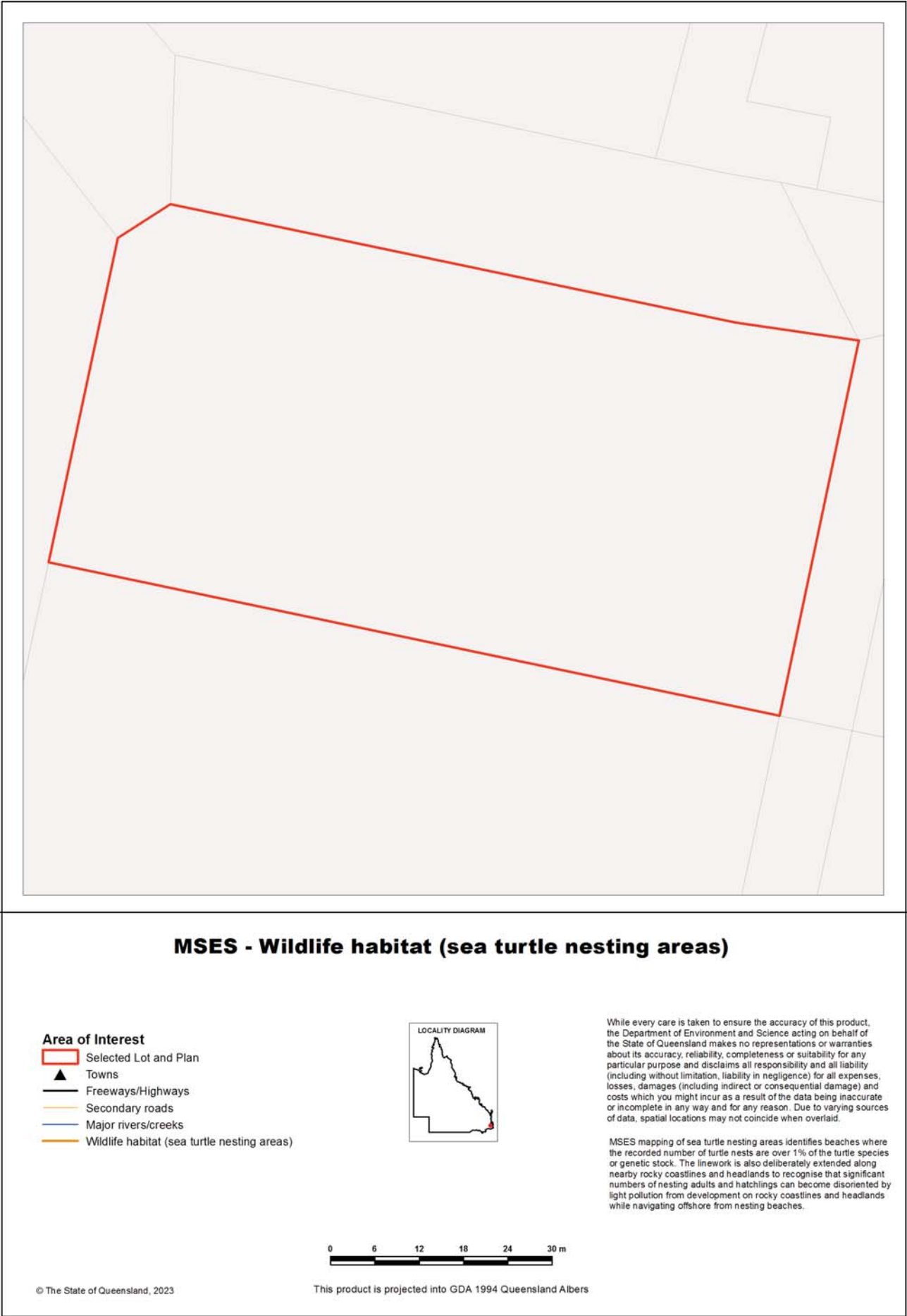
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



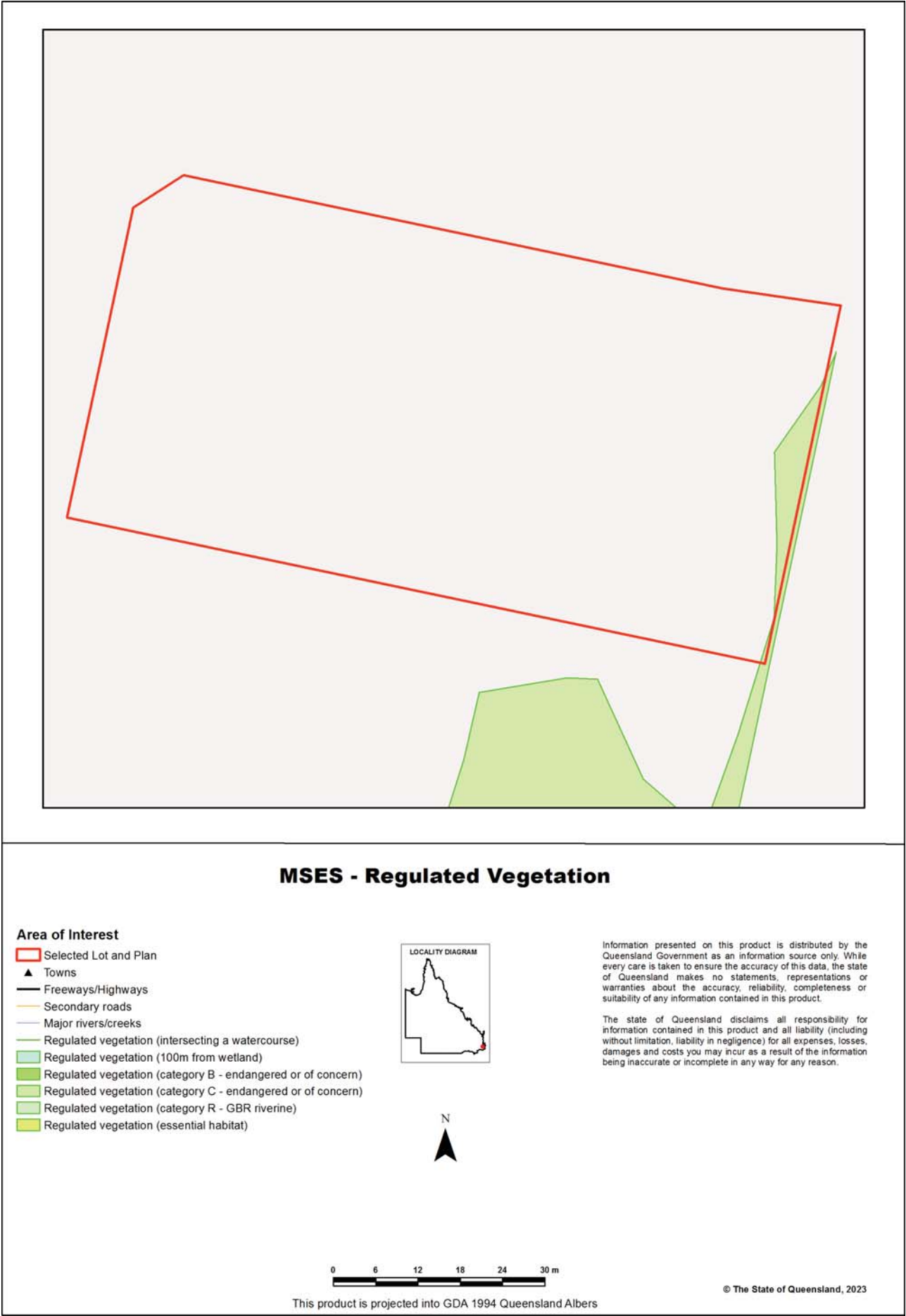
Map 3b - MSES - Species - Koala habitat area (SEQ)



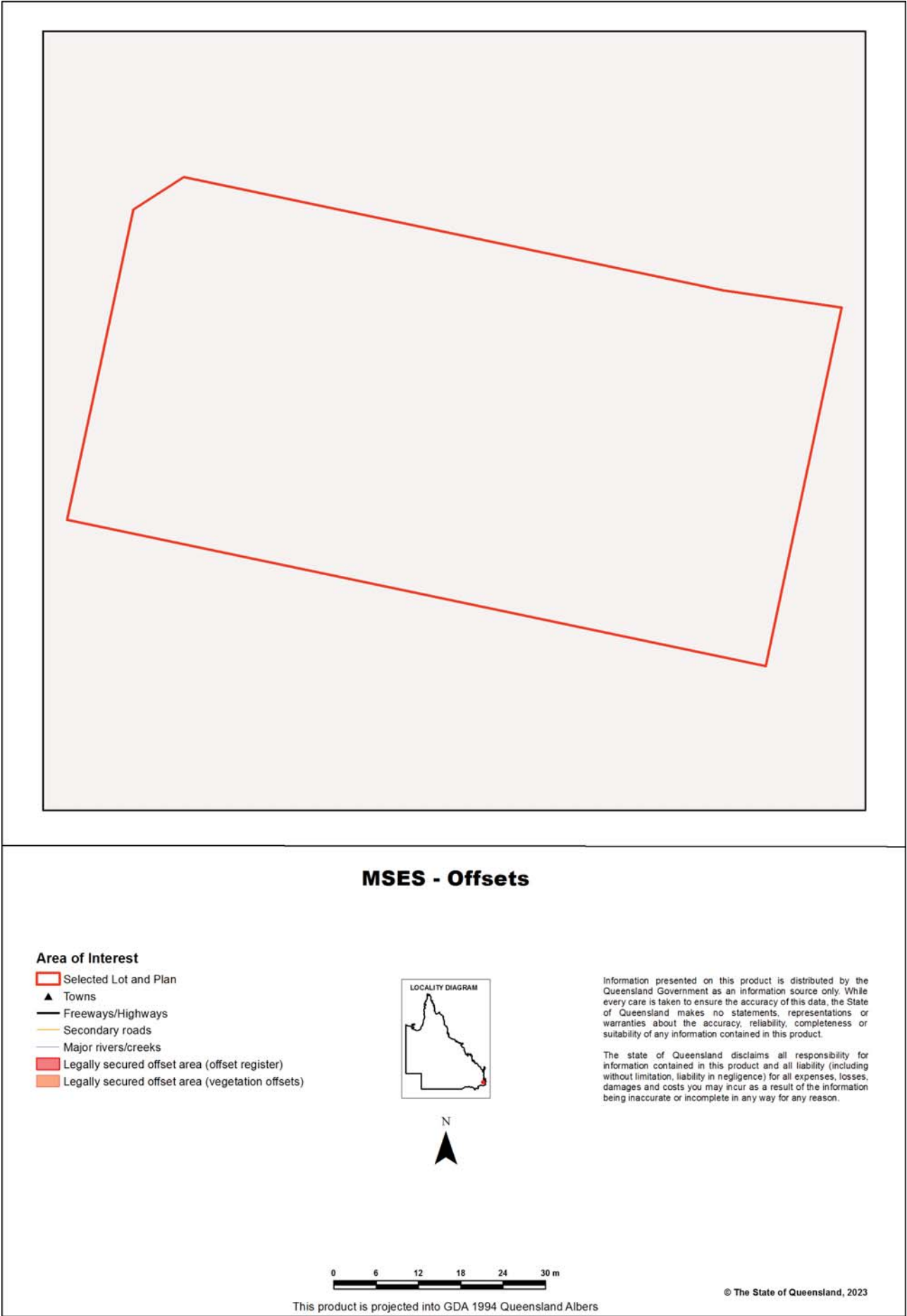
Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)



Map 4 - MSES - Regulated Vegetation



Map 5 - MSES - Offset Areas



Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). The compiled MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

The Queensland Government's "Method for mapping - matters of state environmental significance for use in land use planning and development assessment" can be downloaded from:

<http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html> .

Appendix 2 - Source Data

The datasets listed below are available on request from:

<http://qldspatial.information.qld.gov.au/catalogue/custom/index.page>

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

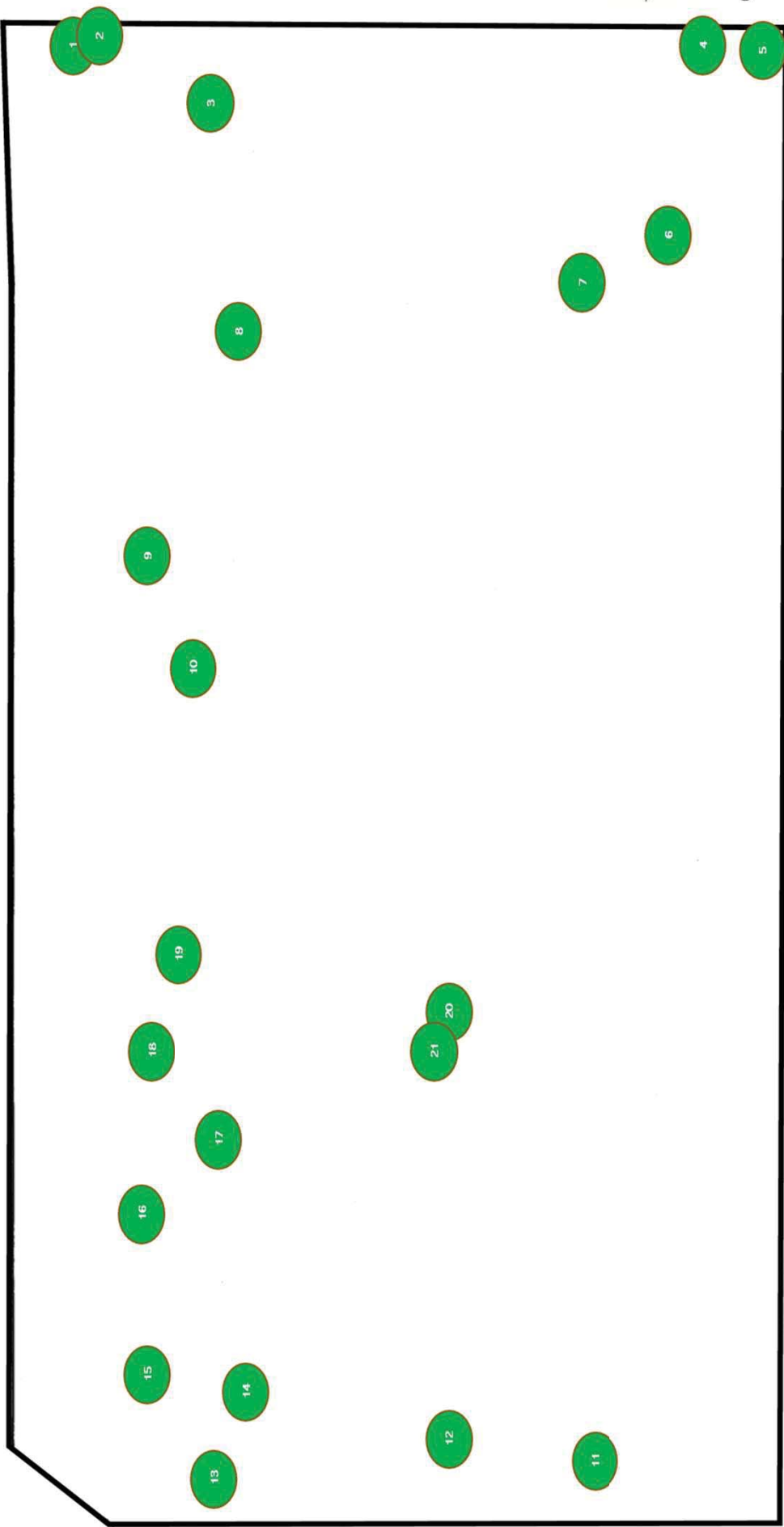
Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	current QSpatial data (http://qspatial.information.qld.gov.au)
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	- WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019 - Sea Turtle Nesting Areas records
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DES
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DES	- Department of Environment and Science
EP Act	- <i>Environmental Protection Act 1994</i>
EPP	- Environmental Protection Policy
GDA94	- Geocentric Datum of Australia 1994
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- <i>Nature Conservation Act 1992</i>
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- <i>Vegetation Management Act 1999</i>

Appendix B



0m 3m 6m
1:300 @ A3

DATE: 05.04.2023

DRAWING TITLE: Tree Plot

PROJECT: Child Care Centre at Cnr of East
Sentinel Dr and Cunningham Drive

Appendix C

Specimen Details					Trunk Condition Details				
Tree ID	Botanical Name	Common Name	Trunk DBH (mm)	Additional Trunks DBH (mm)	Leaning	Trunk Damage	Fire Damage	Trunk Health	Retention
1	<i>Eucalyptus Maculata</i>	Spotted Gum	400	-	No	No	No	Typical	Retain
2	<i>Eucalyptus Crebra</i>	Ironbark	300	-	No	No	No	Typical	Retain
3	<i>Eucalyptus Tereticornis</i>	Forest Red Gum	300	250	Yes	No	No	Typical	Retain
4	<i>Eucalyptus Moluccana</i>	Grey Box	400	-	No	No	No	Typical	Retain
5	<i>Melaleuca Quinquenervia</i>	Broad-leaved Paperbark	200	-	No	No	No	Typical	Retain
6	<i>Eucalyptus Tereticornis</i>	Forest Red Gum	800	-	No	No	No	Typical	Remove
7	<i>Eucalyptus Maculata</i>	Spotted Gum	400	400	No	No	No	Typical	Remove
8	<i>Corymbia Intermedia</i>	Pink Bloodwood	500	-	No	No	No	Typical	Remove
9	<i>Corymbia Intermedia</i>	Pink Bloodwood	500	-	No	No	No	Typical	Remove
10	<i>Corymbia Intermedia</i>	Pink Bloodwood	300	300	No	No	No	Typical	Remove
11	<i>Corymbia Intermedia</i>	Pink Bloodwood	400	400	Yes	No	No	Typical	Retain
12	<i>Corymbia Intermedia</i>	Pink Bloodwood	400	200	No	No	No	Typical	Retain
13	<i>Eucalyptus Tereticornis</i>	Forest Red Gum	550	-	No	No	No	Typical	Retain
14	<i>Eucalyptus Tereticornis</i>	Forest Red Gum	300	300	No	No	No	Typical	Retain
15	<i>Corymbia Intermedia</i>	Pink Bloodwood	250	250	No	No	No	Typical	Retain
16	<i>Corymbia Intermedia</i>	Pink Bloodwood	400	200	No	No	No	Typical	Remove
17	<i>Corymbia Intermedia</i>	Pink Bloodwood	200	200	Yes	No	No	Typical	Remove
18	<i>Corymbia Intermedia</i>	Pink Bloodwood	500	-	No	No	No	Typical	Remove
19	<i>Corymbia Intermedia</i>	Pink Bloodwood	400	400	Yes	No	No	Typical	Remove
20	<i>Corymbia Intermedia</i>	Pink Bloodwood	350	350	No	No	No	Typical	Remove
21	<i>Eucalyptus Tereticornis</i>	Forest Red Gum	400	350	No	No	No	Typical	Remove

Tree 1



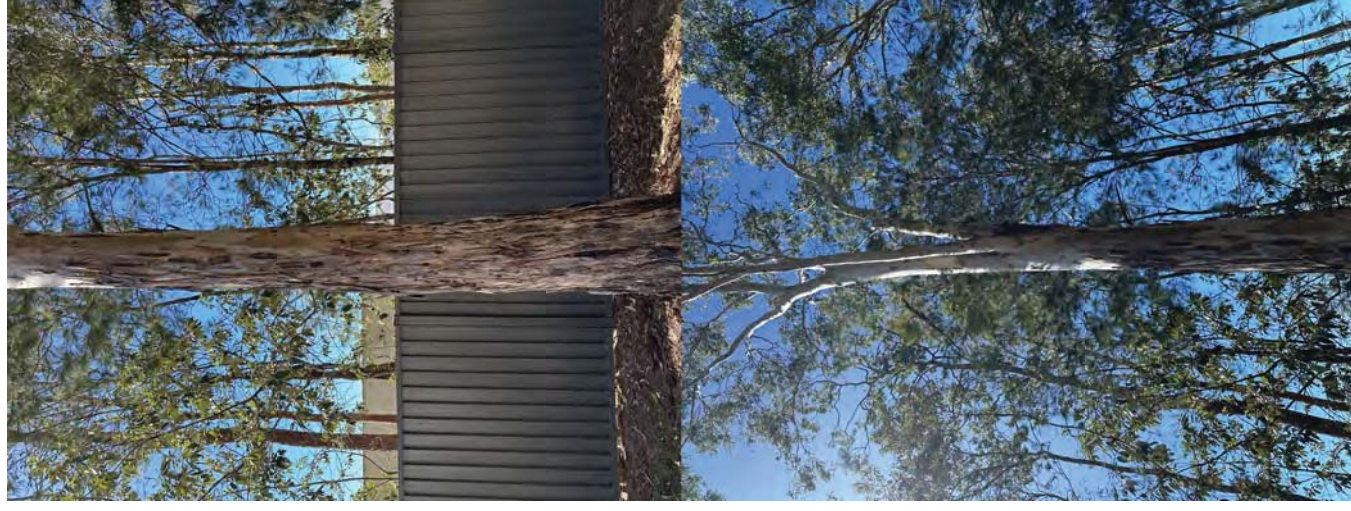
Tree 2



Tree 3



Tree 4



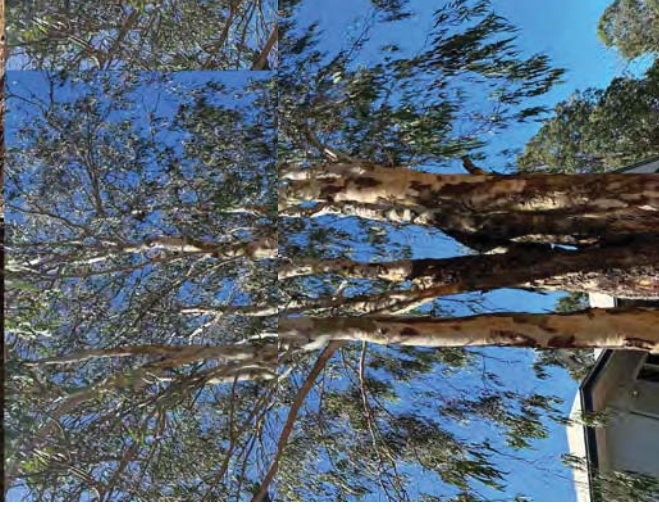
Tree 5



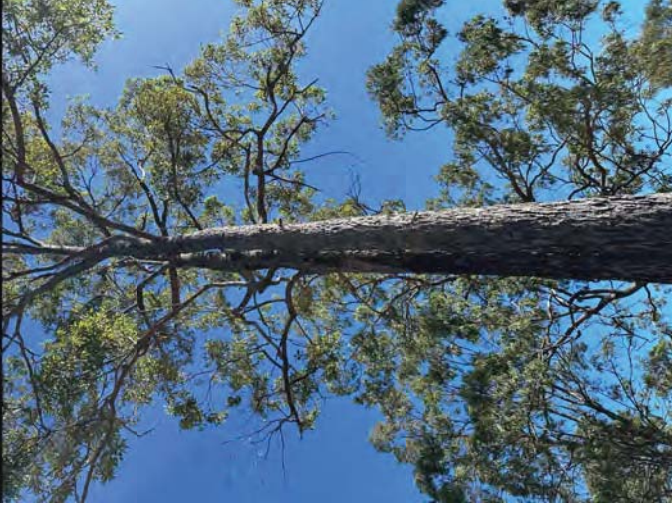
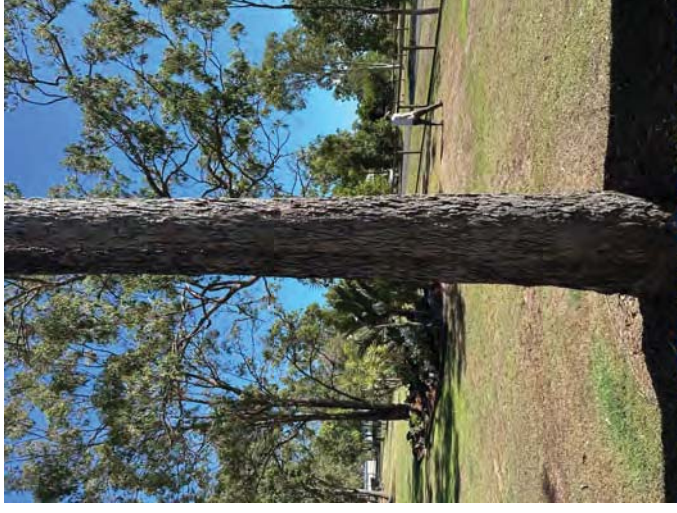
Tree 6



Tree 7



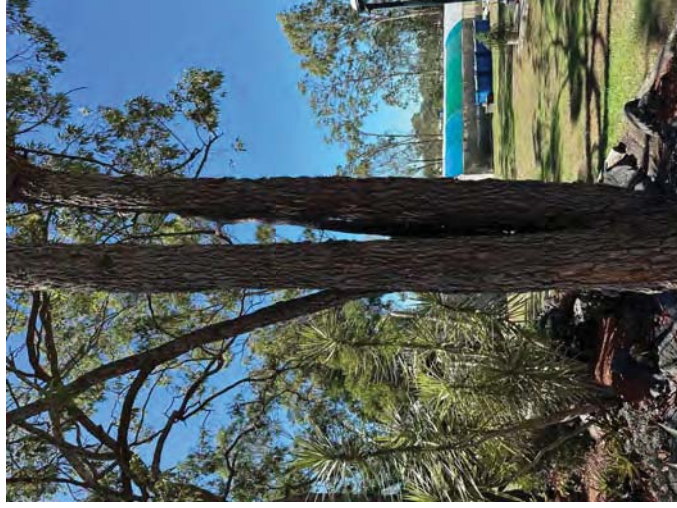
Tree 8



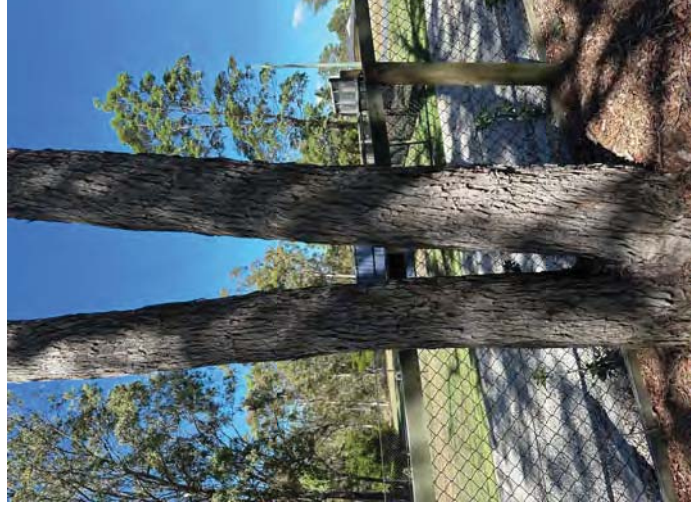
Tree 9



Tree 10



Tree 11



Tree 12



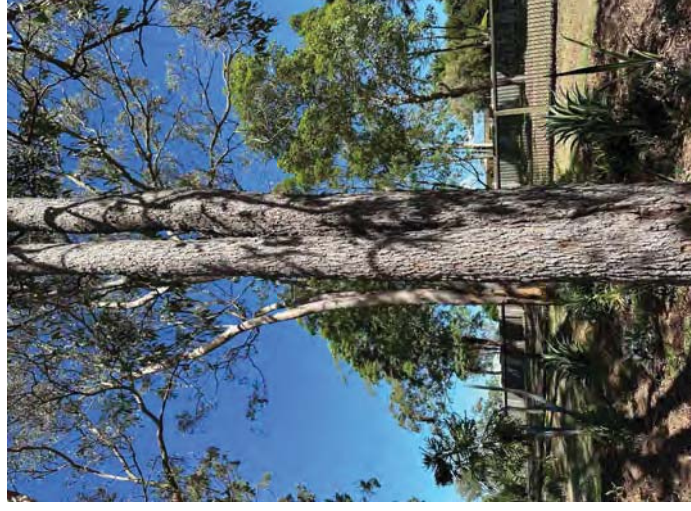
Tree 13



Tree 14



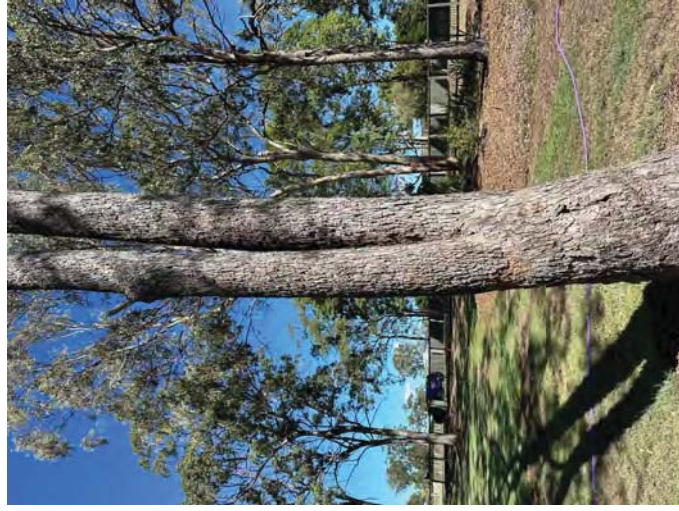
Tree 15



Tree 16



Tree 17



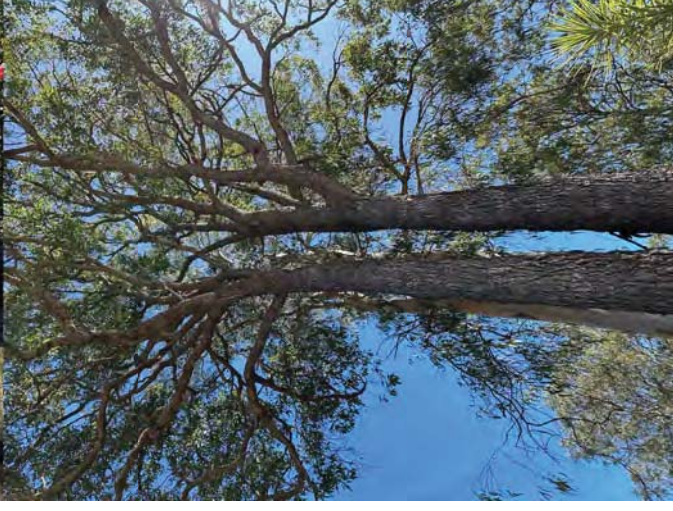
Tree 18



Tree 19



Tree 20



Tree 21

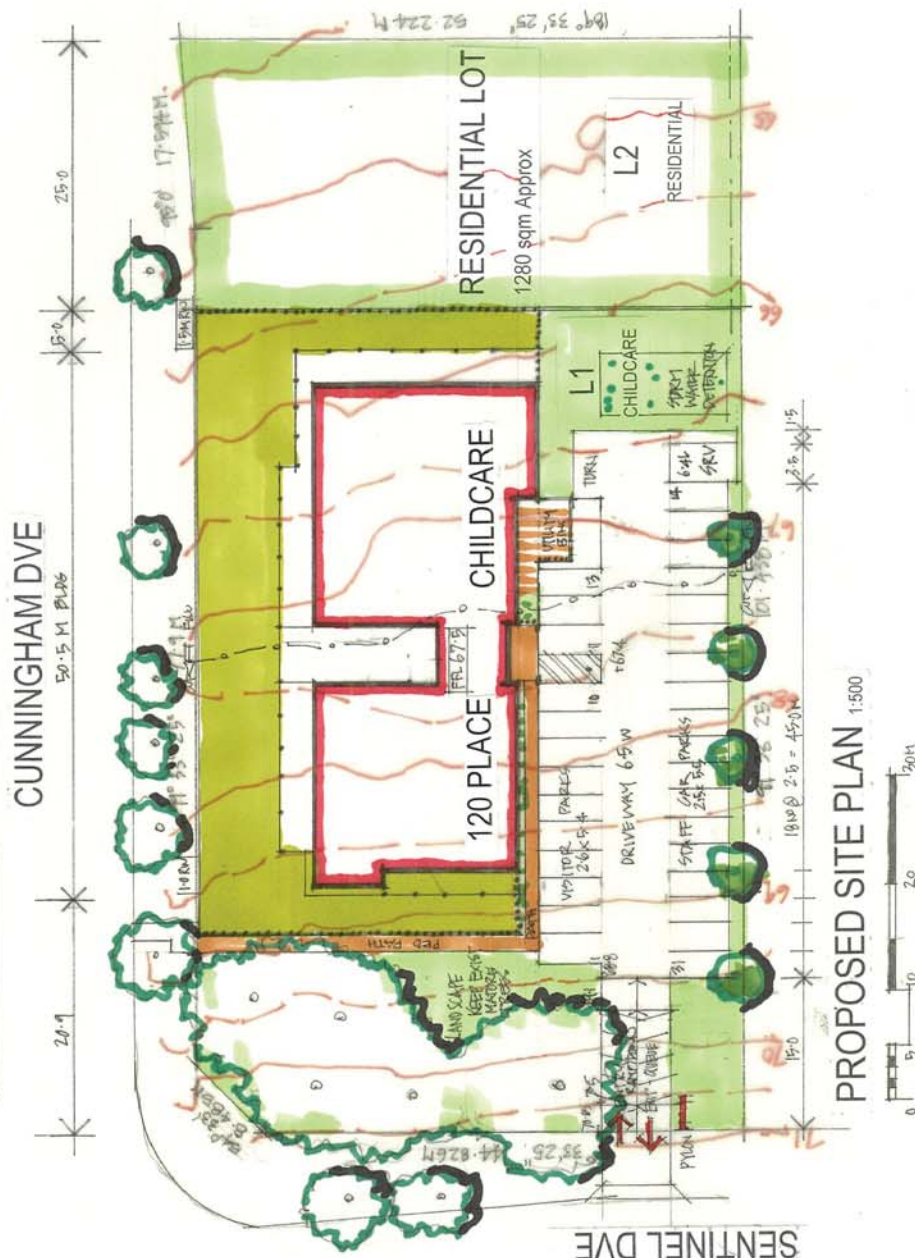


Appendix D

TOTAL PROVIDED

800.445.4330
www.mhfi.com.au

Tel: 01 3379-1611. E: info@psd.com.au



PROPOSED SITE PLAN 1:500

PROPOSED SITE PLAN 1:500

Appendix E

PRE2022/648– 166-168 East Sentinel Drive, 1-7
Cunningham Drive, Greenbank

MEETING NOTES

1 William Street, Brisbane City

10-11am, 27 March 2023

ATTENDEES

Name	Role (e.g. Planning Consultant) and Organisation
Bryan Fitzgerald	Parmac Property Group
Thomas Parker	Parmac Property Group
Brandon Bouda	Manager, EDQ Development Assessment
Marissa Bais	Planner, EDQ Development Assessment
Manjurul Alam	Engineer, EDQ Infrastructure Solutions

PROPERTY DESCRIPTION

Priority Development Area	Greater Flagstone
Property Address	166-168 East Sentinel Drive, Greenbank; or 1-7 Cunningham Drive, Greenbank
Lot on Plan Description	Lot 2 on SP110580
Proposal	Material Change of Use for Child Care Centre

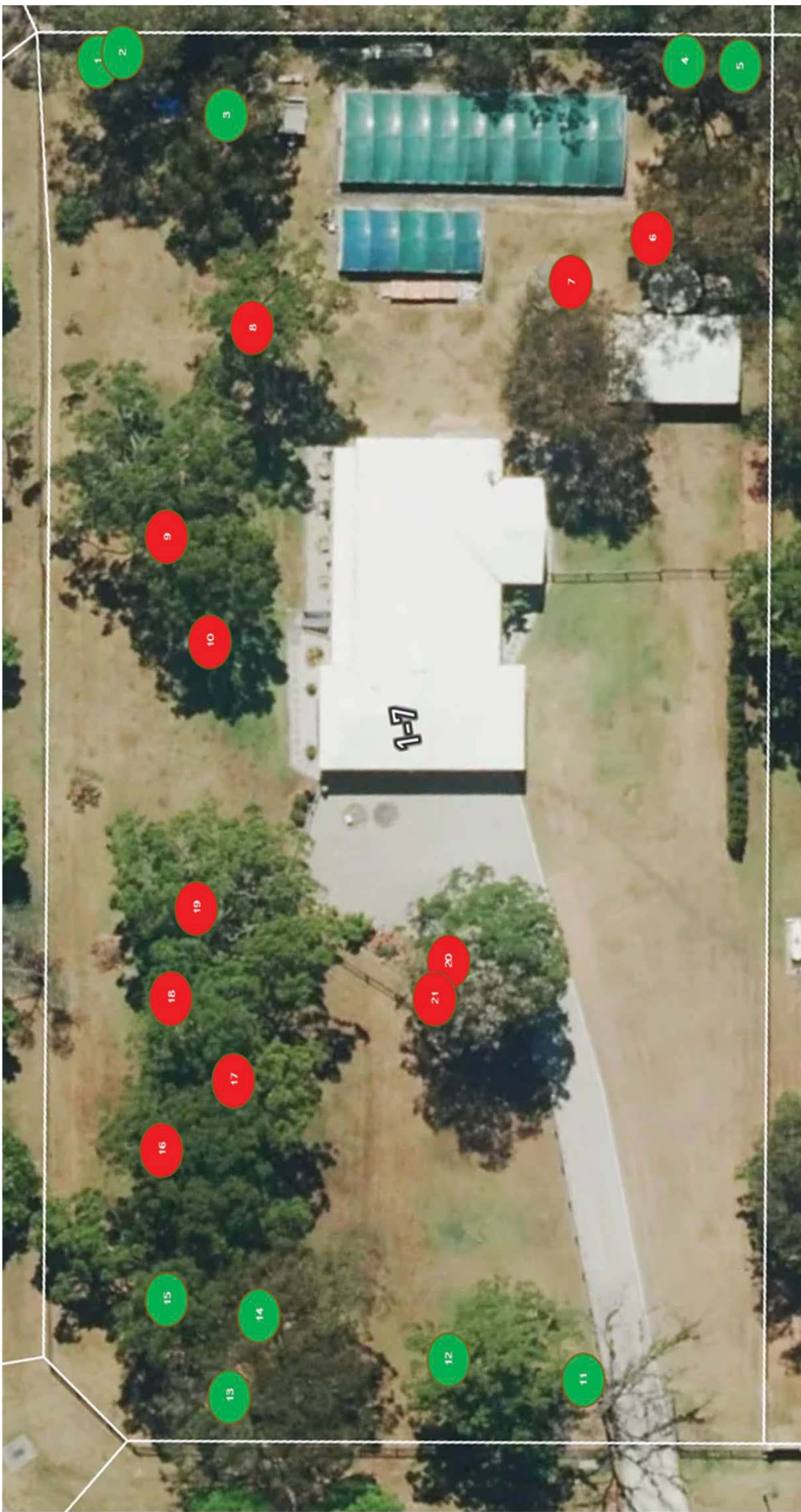
PRIORITY ITEMS DISCUSSED;

1.	Site Details - The site is included within the Urban Living Zone of the Greater Flagstone PDA. - The site is located at 166-168 East Sentinel Drive, Greenbank; or 1-7 Cunningham Drive, Greenbank. The site has an area of 5,150m². - The site is currently occupied by a single residential dwelling and sheds.
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2.	Proposed development • The proposed development is defined as Child Care Centre in accordance with the Greater Flagstone PDA Development Scheme (the Scheme) and can therefore the use can be supported. • The proposal looks to establish a single storey, 120 place Child Care Centre with an approximate GFA of 950m². It was advised the design would be a 'range style design' in keeping with the rural-residential outcomes. • The proposal includes approximately 34 car parking spaces including tandem parks. EDQ advised tandem car parking spaces will only be supported for staff car parking. • The proposal includes maintenance of the existing vegetation to the East Sentinel and Cunningham Drive frontages. EDQ advised a 10m wide vegetated buffer would be required to be provided and maintained to the rear boundary (east) for consistency with the vegetated buffer sought on the adjoining property within the Covella estate. The 10m buffer can still be used for outdoor play however, must maintain larger trees and planting to support the function of the ecological corridor. • Access to the site is proposed to be maintained from East Sentinel Drive. EDQ suggested exploring access points from Cunningham Drive as well to determine best fit for purpose while managing impacts and amenity to surrounding residential land uses. • Servicing is proposed to occur internally of the site. EDQ noted that bin storage areas would need to be adequately screened and confirmed servicing should be provided in accordance with Logan City Council's (Council) standards. • EDQ advised this proposal would require public notification to understand and manage community expectations in the Greenbank area. • The applicant sought confirmation regarding connection to nearby stormwater and sewer infrastructure located within the Covella estate. EDQ advised these assets have been handed over to Council. The applicant has requested EDQ provide as-constructed drawings for the relevant connection points within Hibiscus Place. EDQ further notes that there may be a need for detention and quality treatment on-site, however this will be confirmed with the as-cons to establish if Covella have sized the stormwater system to capture this external property. • The applicant advised a needs analysis would need to be prepared and submitted in support of the proposed development noting the existing childcare centres in proximity to this one. • Bushfire will also need to be considered with the proposal. EDQ advised that for a childcare centre a maximum Bushfire Attack Level of BAL10 needs to be achieved. EDQ cannot approve a childcare centre that has a Bushfire Attack Level greater than BAL10.	
3.	Required supporting information The development application will be required to be supported by: • Town planning report; • Architectural drawings including sections and elevations and materials pallet; • Landscape drawings including planting schedule; • Traffic engineering report addressing car parking, site access and manoeuvring; • Stormwater management plan and Service Advice Noticed from LWIA; and	

	• Acoustic report; • Waste management plan • Engineering services report (ESR).
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Appendix F



 = Retain
 = Remove



NORTH

PROJECT: Child Care Centre at Cnr of East
Sentinel Dr and Cunningham Drive

DRAWING TITLE: Tree Retention &
Removal

DATE: 05.04.2023

SCALE: NTS... Refer to tree plot