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DEVELOPMENT APPROVAL

Approval no: DEV2023/1370
Date: 7 December 2023



Ecological Assessment Report

4733-4743 Mount Lindesay Highway, North Maclean

Prepared for Roubaix Properties Pty Ltd

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Report Number: PR22387_EA_4733-4743 Mount Lindesay Highway, North Maclean_VerB

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TITLE	Ecological Assessment Report for 4733-4743 Mount Lindesay Highway, North Maclean
FILED AS	PR22387_EA_4733-4743 Mount Lindesay Highway North Maclean

Revision	Date	Prepared by (name/title)	Reviewed by (name/ title)	Approved by (name/title)
Version A	30/08/2023	Emily Dayman Ecologist	Carla Perkins, Senior Ecologist	Client
Version B	11/09/2023	Emily Dayman Ecologist	Carla Perkins, Senior Ecologist	Client

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Acronyms and Glossary

Term	Definition
ALA	Atlas of Living Australia
DES	Department of Environment and Science (Qld)
DOR	Department of Resources (Qld)
DCCEEW	Department of Climate Change, Energy, the Environment and Water (Cwth)
Development footprint	Refers to the area within which development, over- and under-ground services, access tracks and other associated infrastructure may be located
DSDILGP	Department of State Development, Infrastructure, Local Government and Planning (Qld)
ED Act	<i>Economic Development Act 2012</i> (Qld)
EDQ	Economic Development Queensland
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwth)
EVNT	Endangered, vulnerable and near threatened
GTRE	Ground-truthed regional ecosystem
MLES	Matters of local environmental significance
MNES	Matters of national environmental significance
MSES	Matters of state environmental significance
NC Act	<i>Nature Conservation Act 1992</i> (Qld)
RE	Regional ecosystem
PDA	Priority Development Area
PMST	Protected matters search tool
Site boundary	The extent of the properties that the project is located within
SARA	State assessment and referral agency
SDAP	State development assessment provisions
SPRAT	Species profile and threats database
TEC	Threatened ecological community
VM Act	<i>Vegetation Management Act 1999</i> (Qld)
WoNS	Weeds of national significance

I. Introduction

Green Tape Solutions was engaged by Roubaix Properties Pty Ltd to undertake an ecological assessment of 4733-4743 Mount Lindesay Highway (Lot 6 on RP137101; hereafter referred to as the 'site'), North Maclean.

The site is located within the Greater Flagstone Priority Development Area (PDA) and this report has been prepared to form part of an application to Economic Development Queensland (EDQ) for a PDA Development Permit for Operational Works – Bulk Earthworks and Vegetation Clearing for the site. The development is located within the Logan City Council local government area; however, formal assessment against the Logan Planning Scheme 2015 is not triggered.

Field surveys and assessment undertaken to support preparation of this report have also considered the adjoining lot to the south i.e., 4745-4759 Mount Lindesay Highway (Lot 7 on RP137101 ; hereafter referred to as 'Lot 7'). The purpose of this was to ground-truth ecological values of the adjacent lot and to provide recommendations regarding biodiversity corridor values for strategic context planning. No works are proposed on Lot 7 and this lot does not form part of the development application.

This report identifies the ecological values associated with the site, the presence and potential presence of threatened species and threatened ecological communities listed under Commonwealth, State and Local legislation, fauna and flora habitat values and landscape connectivity values. This report also assesses potential impacts associated within the proposed development and where required, provides mitigation measures to ensure that the proposal complies with relevant environmental legislation.

1.1 Site Description

Table 1 provides property details of the site. **Figure 1** depicts the location of the site.

Table 1: Property Information

Address	4733-4743 Mount Lindesay Highway, North Maclean – Lot 6 on RP 137101
Total Survey Plan Area (m ²)	40, 470 m ² (4.04 ha)
Tenure	Freehold
SEQ Regional Plan Land Use Category	Urban Footprint
Local Government Area (LGA)	Logan City Council
Zoning under local planning scheme	Priority Development Area
Priority development area (PDA)	Greater Flagstone
PDA Precinct	Industry and Business Zone (North Maclean)
Assessment Manager	Economic Development Queensland (EDQ)

The site currently supports a dwelling and associated structures and Lot 7 is currently undeveloped. Both lots are currently accessed via an unsealed access service road to the west of Mount Lindesay Highway. It is envisaged that a future sealed service road and resumption along the property boundary frontage will be completed by others upon completion of the planned Mount Lindesay Highway Chambers Flat Road to Greenbank Road upgrade project planned for delivery 2024 – 2026.

Both lots support native woody vegetation comprising mixed eucalypt and swamp tea-tree (*Melaleuca irbyana*) open forest to woodland; however, vegetation on Lot 7 is more intact. Vegetation on part of the site has been historically cleared and consequently, exhibits a higher degree of disturbance and degradation than Lot 7. Vegetation on both lots was initially cleared in the 1960s (QImagery, 2023) with regrowth vegetation now meeting remnant status. Native vegetation on both lots consists of two vegetation communities. A description of these communities is provided in **Section 4.0**.

The hydrology of both lots has been substantially modified as a result of past development. Lots 6 supports two dams and a man-made drainage feature/channel that follows the northern boundary with Lot 5 that extends along the western boundary of Lots 6 and 7. A waterway mapped Queensland Waterways for Waterway Barrier Works map traverses the western portion of Lot 6. A separate watercourse investigation in relation to watercourse mapping has been prepared by Burchills Engineering (dated 30 August 2023) (refer to Appendix 1).

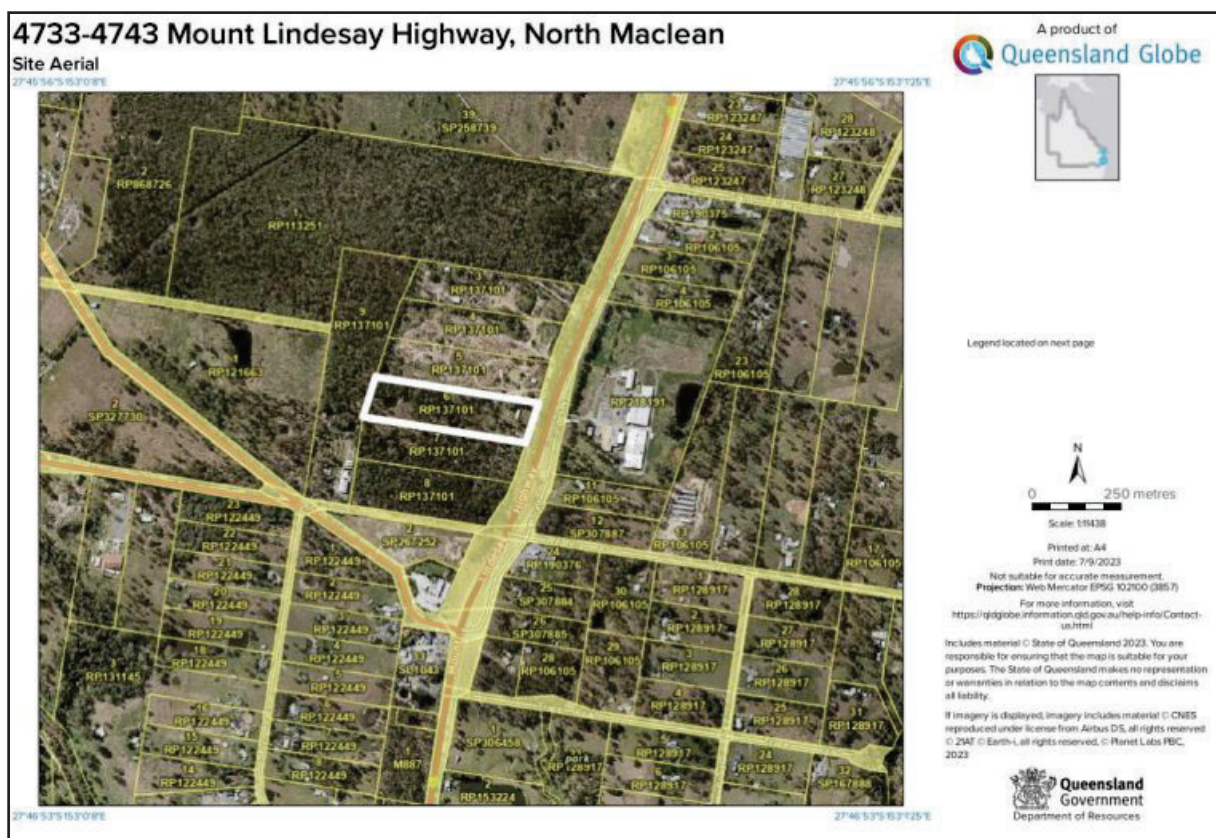


Figure 1: Location of Lots 6 and 7 (Source: Queensland Globe)

1.2 Proposed Development

The proposed development comprises vegetation clearing and bulk earthworks on the site to facilitate the future construction of industrial warehouses and offices. It is envisaged that the property boundary frontage will be resumed for the planned Mount Lindesay Highway - Chambers Flat Road to Greenbank Road upgrade project planned for delivery 2024 – 2026. This is consistent with approvals granted to the north and south of the site for future service road alignment along the highway frontage.

The proposed works involve vegetation clearing across most of the site, except for vegetated buffers along the rear (20m-width) and side (1m-width) boundaries of the site. Existing native vegetation within these buffer areas shall be retained. No works are proposed on Lot 7. The preferred strategic layout for the future proposed sewer line is along the eastern boundaries of all lots and southern boundary of Lot 8, so as to reduce impact to sensitive environmental areas to the west of the property (refer to the Traffic and Sewer Plan prepared by Burchills Engineering).

1.3 Scope of Works

The scope of works for this report includes:

- A detailed desktop assessment, including review of relevant background, database and mapping information to identify applicable Commonwealth, State and Local government overlays/mapping triggers and potential constraints and development opportunities for the site.
- Field surveys to determine the extent and structural integrity of vegetation communities (including the presence of weed species) and fauna habitat values, and to identify and assess ecologically significant areas and features. Targeted surveys were also undertaken to investigate the presence/absence of threatened species.
- Assessment of the site's conservation values with respect to its position within the local and broader landscape, including corridor linkages and riparian areas.
- A description of the ecological values (field survey results) of the site and confirmation of the likelihood of occurrence of flora and fauna species and ecological communities protected under Commonwealth, State and Local legislation.
- Identification of statutory considerations relevant to ecological aspects of the proposed development and assessment of the proposed development against the relevant Local and State legislation (including State Development codes and local planning scheme provisions; where applicable) with recommendations on how to meet the environmental overlay codes and protect environmental values.
- Evaluation of ecological constraints on the site and impacts and provision of management measures to mitigate such impacts.
- Preparation of maps relevant to the report, including vegetation community and clearing maps.

2 Methodology

2.1 Desktop Assessment

A desktop assessment was undertaken prior to field investigations to review relevant environmental databases, technical reports, maps and legislation (Commonwealth, State and Local) to identify ecological values with the potential to occur within and surrounding the site. Recent high-resolution and historical aerial imagery was also reviewed to assist with the verification of remnant and regrowth vegetation. The results of the desktop assessment were used to inform the field survey design.

Searches undertaken as part of the desktop assessment were based on the site's central coordinates (-27.7726, 153.0124) with a standard 10 km buffer or by lot and plan. The following resources were reviewed:

- *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters Search Tool (PMST), Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEE), accessed 12th July 2023 (**Appendix 2**).
- Department of Environment and Sciences (DES) WildNet database (Wildlife Online) records (**Appendix 3**) and Biomaps online mapping portal (DES, 2020) accessed 12th July 2023;
- Department of Resources (DOR) Vegetation Management Report, accessed 12th July 2023 (**Appendix 4**) which includes the following:
 - Regulated vegetation management (RVM) map;
 - Vegetation management supporting map (VM Act Regional Ecosystems) including Essential Habitat;
 - Vegetation management pre-clear regional ecosystem map;
 - Vegetation management watercourse and drainage features map;
 - Protected plants flora survey trigger map (administered by the Department of Environment and Science DES); and
 - Koala priority area (KPA) and Koala habitat area (KHA) mapping (SEQ Koala Conservation Plan Map; administered by DES).
- Watercourse Identification Map under the *Water Act 2000*, accessed 12th July 2023 via Queensland Globe;
- Atlas of Living Australia (ALA) species search, accessed 12th July 2023 (ALA, 2014);
- Logan Planning Scheme 2015 overlay maps, accessed 12th July 2023;
- EDQ Greater Flagstone Urban Development Area, Development Scheme Overlay maps (**Appendix 5**); and
- Aerial imagery (Nearmap / Queensland Globe / Google Earth Pro / ESRI).

2.2 Field Survey

An initial site assessment was conducted on 8th November 2022 by a qualified ecologist experienced in conducting flora and fauna surveys, wildlife ecology and/or environmental management. Additional targeted field surveys were undertaken on 17th-21st July 2023 by four (4) qualified ecologists experienced in conducting flora and fauna surveys, wildlife ecology and/or environmental management.

Field investigation involved the following:

- Validation of desktop findings;
- Verification of the floristic structure and composition of vegetation communities present;
- Assessment and description of fauna habitat present and recording any incidental fauna sightings;
- Searches for potentially occurring significant species (and associated habitat) as listed under the EPBC Act and/or *Nature Conservation Act 1992* (NC Act);
- Identification of weed species and documentation of vegetation disturbance;
- Assessment of the ecological values on site with respect to the mapped environmental values on the site.

2.2.1 Flora Species Survey

General baseline botanical surveys were undertaken to describe the vegetation communities, dominant flora species and their extent. Fauna habitat values and opportunistic sightings of fauna were also recorded. The survey was undertaken in accordance with quaternary survey methods described in Neldner *et al.* (Version 6.0) (2022) by compiling a species inventory and assigning relative dominance of each flora species within the dominant structural layer. Ground-truthed vegetation community boundaries are based on a combination of field observation and survey results and review of high-resolution aerial imagery.

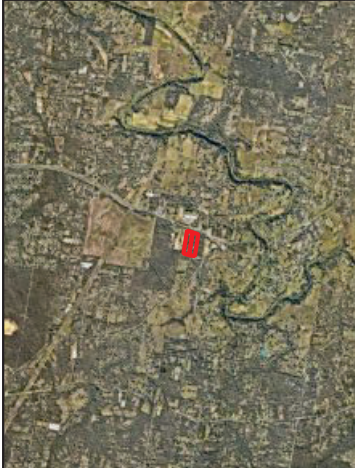
Threatened species searches were undertaken using the random meander technique described by Cropper (1993), which involved traversing areas of suitable habitat in a non-standardised manner. Where identified, samples from each threatened flora species were sent to the Queensland Herbarium to confirm identification.

Refer to **Figure 2** for flora survey locations.

Figure 2: Flora Surveys (June 2023)

Project: PR22387_ 4733-4743 Mount
Lindesay Highway North Maclean

- Property boundary
- RE 12.3.18
- RE 12.3.19
- M. Irbyana within RE 12.3.19
- Flora Survey Tracks



Notes:
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2.2.2 Fauna Species and Habitat Survey

Fauna and habitat values were assessed at the same time as conducting the vegetation survey. The following characteristics were observed to determine fauna likely to occupy or utilise the site based on the type and quality of habitat present:

- Confirmation of habitat units and habitat structure including an analysis of habitat quality;
- Presence of Koala food and habitat trees;
- Targeted searches for Koalas and evidence of Koala presence (scats and scratches);
- Target searches for Yellow-bellied Gliders and Tusked Frogs using call playback and spotlighting;
- Fauna trapping involving Elliot traps;
- Bird surveys morning and afternoon;
- Habitat assessments for threatened species;
- Presence of hollow-bearing trees, their form and size;
- Presence of scratches on tree trunks and scats of wildlife;
- Presence of hollow logs/debris and areas of dense leaf litter cover;
- Level of disturbance (e.g. weed, litter); and
- Habitat connectivity.

The following fauna surveys were undertaken within the site and Lot 7:

- **Diurnal bird surveys** to target threatened and migratory bird species were conducted within at different locations dawn and dusk within both lots by two observers for 20 minutes on five separate occasions for each seasonal survey. The survey involved the observer slowly walking through both lots, taking a different path on each occasion. At least one survey was done in the early morning and one in the evening for each fauna survey site. Opportunistic records were also taken during the wider fauna survey, with flora, fauna teams recording incidental sightings.
- **Spotlighting** for nocturnally active mammals, as well as birds and herpetofauna, was undertaken by two persons for a 30-minute period at each of the fauna habitat sites. Surveys commenced one hour after dusk and involved searching potential habitat on foot for approximately 1-2 hrs. Areas with hollow bearing trees were targeted to detect arboreal mammals, forest owls and bats emerging from diurnal roosts to forage. Spotlighting was also undertaken along walking and vehicle tracks, as this is a species-specific technique for detecting threatened species. Spotlighting was undertaken with a minimum survey effort of 1.5 person hours per hectare of average complexity. Additional survey effort occurred within other habitat types.
- **Elliott trapping** - 40 'Type A' (330 x 100 x 90 mm) Elliott traps (or equivalent) were placed per survey site. Increased effort will be required to target threatened species occurring in an area. Baited Elliott traps were placed 5-10 metres apart in four roughly parallel lines 25 m either side of the centre transect of the generic survey site, starting from five metres. The traps were moved on the third day to obtain results for a wider area. The traps were open for a minimum of four

consecutive nights during a survey period. Traps were baited with vegetable based. Ingredients include peanut butter, rolled oats, honey. Elliott traps were checked each morning within 2 hours of sunrise. Elliott traps had adequate shelter but were closed during the day to prevent animals entering as the risk of heat exposure is particularly high.

- **Call Playback** was undertaken on four consecutive nights across both lots. Approximately half of the call playback sessions were conducted for 30 minutes at twilight, while the remaining sessions were conducted for 30 minutes at least one hour after twilight. Each session began with a five minutes listening period, followed by the broadcasting of pre-recorded calls of each threatened species with potential to occur within the particular habitat type. Each call was played for three minutes, followed by a two minutes listening period. Following each call-playback session, the area was spotlighted for fifteen minutes.
- **Microbat detection.** Acoustic bat detection devices were used to determine the presence/absence and species composition of bats within the study area. A total of three Anabat Swifts were deployed in suitable flyways within a range of different habitats across the Project area. Calls were sampled at a total of five sites, consisting of a total of four consecutive nights. Anabat Swift microphones were set at a height of approximately 4 m above the ground on a tree trunk.
- **Amphibian detection.** An acoustic frog detection device was used to determine the presence/absence and species composition of amphibians within the study area. One Chorus device was deployed near the pond in the western portion of the site. Calls were sampled over four consecutive nights.
- **Koala Spot Assessment Technique (SAT)** (Phillips and Callaghan, 2011) provides an indication of how frequently an area of habitat is utilised by Koalas, giving a measure of Koala activity and habitat importance. This technique was utilised to assess potential presence of Koalas within the study area. The technique involves identifying a centre tree as per the following criteria (in decreasing priority):
 - A tree of any species where one or more koala faecal pellets have been observed; and/or
 - A tree in which a koala has been observed; and/or
 - Any other tree known or considered to be potentially important for koalas.

Two observers walked along transects located within suitable Koala habitat looking out for Koalas or evidence of Koalas (centre tree). When a centre tree was identified, 30 surrounding trees were sampled (trees = >100 mm DBH) by undertaking a systematic search for faecal pellets. A SAT score was assigned based on the percentage of trees identified as having evidence of Koalas (e.g. number of trees containing evidence = 15 / 30 =50%).

Refer to **Figure 3** for fauna survey locations.

2.2.3 Survey Limitations

The ability to detect plants and accurately identify them to species level can vary greatly with season, prevailing climatic conditions and the presence of reproductive material (e.g. flowers, fruit and seed capsules). The survey undertaken as part of this assessment only represents a 'snapshot' in time and therefore may not provide a true indication of plant presence at the site. For example, some cryptic flora

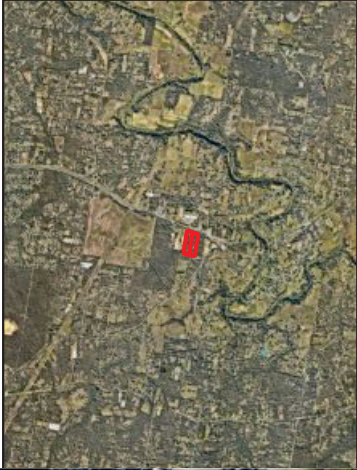
species may only be detected during flowering periods that were not present during the current survey. Hence, this survey should not be regarded as conclusive evidence that certain protected plants do not occur at the site or within Lot 7. However, every effort has been made to detect these species in their preferred habitat areas.

Tree locations depicted in this report have not been accurately surveyed with survey-grade equipment. Green Tape Solutions does not accept responsibility for any use of or reliance upon the contents of these drawings by any third party. All locations on site must be confirmed and any discrepancies clarified prior to commencement of site works. Due to the density of swamp tea-tree (*Melaleuca irbyana*) stands within the site and Lot 7, not all individuals have been surveyed accurately.

Figure 3: Fauna survey records
(June 2023)

Project: PR22387_ 4733-4743/
4745-4759 Mount Lindesay Highway
North Maclean

- Property boundary
- Koala Habitat Area (core)
- Bird Survey and spotlighting
- Call playback
- Koala Survey
- Camera Trap
- Elliott Trap
- Recording Device
- Habitat feature

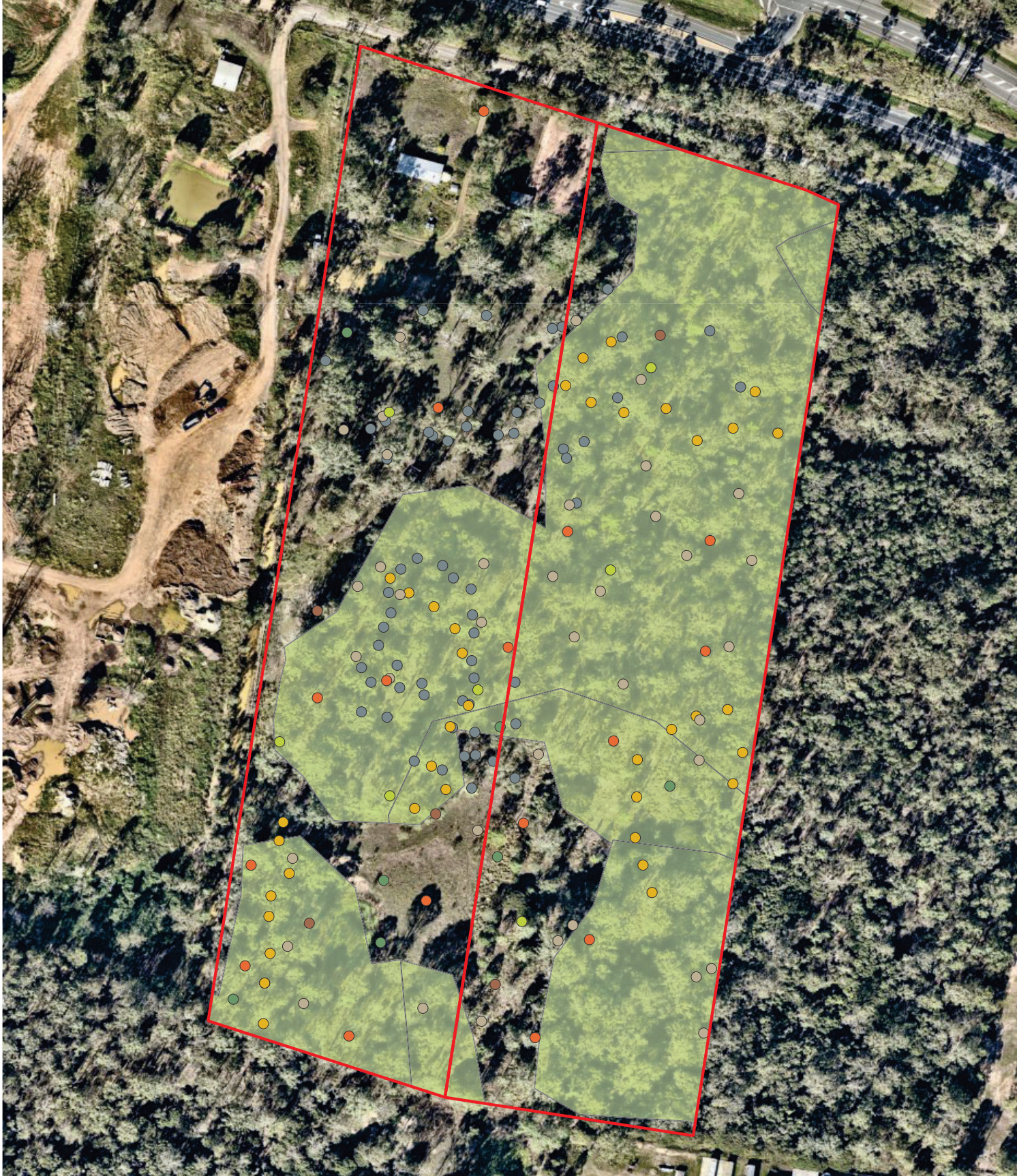


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3 Environmental Regulatory Framework

Table 2 describes Commonwealth, State and Local Government legislative arrangements to manage potential environmental and ecological impacts arising from development. This table details the relevant Acts, Regulations, Policies, Code, Zoning Scheme and overlays for Matters of National Environmental Significance (MNES), Matters of State Environmental Significance (MSES) and Matters of Local Environmental Significance (MLES). Some matters are listed in all three jurisdictions while others are specific to a single authority.

Table 2: Legislative Framework

Legislative Element	Description	Triggers	Database Search	Applicable to report
Australian Government				
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	The EPBC Act protects the environment in relation to Matters of National Environmental Significance (MNES). Under the EPBC Act, if a development proposal involves an action that will or is likely to result in a significant impact on a MNES, the proposal must be referred to the DCCEE (an EPBC Referral).	Action that will have, or is likely to have, a significant impact on any MNES.	EPBC Protected Matters Search Tool (PMST)	Yes – site surveys have confirmed the presence of two TECs listed under the EPBC Act – 1. Swamp Tea-tree (<i>Melaleuca irbyana</i>) Forest of South-east Queensland TEC (Critically Endangered under the EPBC Act) 2. Subtropical eucalypt floodplain forest and woodland of NSW and SEQ bioregions. Site surveys also confirmed the presence of Koala (Endangered) and Yellow-bellied Glider (Vulnerable) and the site supports habitat for Grey-headed Flying-fox (<i>Pteropus poliocephalus</i>) (Vulnerable). Refer to Section 4.
Queensland Government				
<i>Coastal Protection and</i>	The <i>State Coastal Management Plan 2002</i> (Coastal Plan) describes how the coastal zone is to be managed and guides relevant	Proposed development	Coastal Management District (CMD) and Coastal	No. The site is not located within a CMD.

Legislative Element	Description	Triggers	Database Search	Applicable to report
<i>Management Act 1995</i>	decisions by the State and local governments for effective protection and management of the coastal zone. The State Coastal Plan applies to the coastal zone defined in section 11 of the <i>Coastal Protection and Management Act 1995</i> . The determination of the coastal zone depends on the existence of a clear link with the coast or coastal resources.	within a coastal zone.	Hazard Area maps	
<i>Biosecurity Act 2014</i>	The main purpose of the <i>Biosecurity Act 2014</i> is to provide for the risk-based management of biosecurity matters, including prohibited and restricted invasive animals and plants.	Presence of prohibited and/or restricted invasive animals or plants on site.	Review of Schedule 2 of the Act and Weeds of National Significance (WoNS) database	Yes – this site contains invasive species listed under the Act. Refer to Section 4.
<i>Fisheries Act 1994</i>	The <i>Fisheries Act 1994</i> (Fisheries Act) provides for the use, conservation and enhancement of Queensland's fisheries resources and fish habitats. Waterway barrier works are regulated under the <i>Fisheries Act 1994</i> and <i>Planning Act 2016</i> when barriers to fish movement, including partial barriers, are installed across waterways. Any waterway barrier works within a mapped waterway defined under the <i>Fisheries Act 1994</i> as shown on the Queensland Waterways for Waterway Barrier Works Map will require either a development application under the <i>Planning Act 2016</i> or must achieve compliance with the Accepted development requirements for operational works that is constructing or raising waterway barrier works. Barrier works include construction, raising, replacement and some maintenance works on structures such as culvert crossings, bed level and low-level crossings, weirs and dams, both permanent and temporary. Where a waterway determination is questionable, it is the on-ground physical and hydrological attributes that ultimately determines whether a particular feature is a defined waterway that provides for fish passage and consultation with Fisheries Queensland is mandatory. In addition, marine plants are protected under the <i>Fisheries Act 1994</i>. The destruction, damage or disturbance of marine plants without	Action resulting in interference with fish passage in a mapped watercourse defined under the Fisheries Act (waterway barrier work) or interference with marine plants/ mangroves.	Mapped waterway on the Queensland Waterways for Waterway Barrier Works Map.	Yes. The site contains mapped waterways identified on the Queensland Waterways for Waterway Barrier Works Map.

Legislative Element	Description	Triggers	Database Search	Applicable to report
	prior approval from Fisheries Queensland is prohibited			
<i>Nature Conservation Act 1992</i> (NC Act)	The primary purpose of the <i>Nature Conservation Act 1992</i> (NC Act) is to conserve biodiversity by creating and managing protected areas, managing and protecting native wildlife, and managing the spread of non-native wildlife. Unless authorised, it is an offence under the NC Act to take, keep, use, or move protected flora and fauna for commercial, recreational or other purposes. Where a proposed development will result in such impacts to flora and/or fauna protected under the NC Act, authorisation from DES will be required.	Actions resulting in a significant impact upon NC Act listed matters and special least concern fauna and/or impacts to animal breeding places	WildNet database	Yes – the site contains habitat for Koala, Yellow-bellied Glider, Tusked Frog and White-throated Needletail. Refer to Section 4.
		Action occurring within a mapped high-risk area and will directly or indirectly impact (occurring 100 m of) threatened flora species listed under NC Act.	DES Protected Flora Survey Trigger Map – as part of the DOR Vegetation Management Report	Yes. The site is mapped within a high-risk area on the Protected Flora Survey Trigger Map and contains <i>M. irbyana</i> individuals.
<i>Vegetation Management Act 1999</i> (VM Act) <i>Vegetation Management and Other Legislation Amendment Bill 2018</i>	The clearing of native vegetation in Queensland is regulated by the VM Act, which protects the clearing of remnant vegetation as shown by the DOR mapping. The VM Act works in conjunction with the <i>Planning Act 2016</i> and Planning Regulation 2017 to ensure that where vegetation clearing is for a relevant purpose and constitutes assessable development.	Clearing of regulated vegetation communities, unless exempt under the <i>Planning Act 2016</i> and/or Vegetation Management Regulation.	DOR Vegetation Management Report - Regulated Vegetation Management (RVM) Map	No. The site is mapped as supporting regulated vegetation (Category C – High-value regrowth) and wetland area. However, clearing for development related to PDAs is exempt under the VM framework.
		Clearing of habitat that is mapped as essential habitat for endangered, vulnerable or near-threatened wildlife protected under the NC Act.	DOR Vegetation Management Report - Vegetation management supporting map	No. The site is mapped as supporting essential habitat; however, clearing for development related to PDAs is exempt under the VM framework.
<i>Water Act 2000</i>	The <i>Water Act 2000</i> provides for the sustainable management of water and other resources and establishes a framework for the operation of water authorities. The Act aims to provide and manage water resources through the principles of water sharing, cost sharing and pricing principles, planning and water source quality.	Action resulting in interference with overland flow, earthworks, significant disturbance.	Mapped Watercourse on the Watercourse identification map (WIM)	No. The site does not impact on any mapped watercourses identified on the WIM.

Legislative Element	Description	Triggers	Database Search	Applicable to report
<i>Economic Development Act 2012</i>	The purpose of the ED Act is to facilitate economic growth and development in Queensland via a streamlined planning and development assessment framework that applies to declared PDAs. Environmental impacts for PDA-related development are considered under the ED Act.	Action within a Priority Development Area.	SPP Interactive Mapping System	Yes. The site is located within the Greater Flagstone PDA.
<i>Planning Act 2016 and Planning Regulation 2017</i>	The SEQ Koala Conversation Strategy 2020-2025 mapping identifies Koala Priority Areas (KPAs) and Koala Habitat Area (KHA) regulated under the Planning framework.	Action resulting in impact on mapped Koala habitat areas	SEQ Koala Conservation Plan map provided as part of the DOR Vegetation Management Report.	No. The site is mapped in KHA; however, the koala habitat planning controls under the Planning Act do not apply as PDA-related development is exempted under this framework.
	State code 8: Coastal development and tidal works	Refer to <i>Coastal Protection and Management Act 1995</i> section.		No. The site is not mapped within the Coastal Management District.
	State code 9: Great Barrier Reef Wetland Protection Areas	Action resulting in interference with Great Barrier Reef wetland protection areas or wetland of high (HES) or general (GES) ecological significance.	Wetland maps under the <i>Environmental Protection Act 1994</i> -	No. The site is not mapped as supporting a regulated wetland area under the EP Act.
	State code 10: Taking or interfering with water The purpose of this code is to provide for the sustainable management of water by ensuring that development for taking or interfering with water. SDAP Guideline 18: Waterway barrier works	Action resulting in interference with mapped watercourses, lakes, spring, underground water and overland flow water.	Mapped Watercourse on the Watercourse Identification Map (WIM)	No. The site is not mapped as supporting a mapped watercourse on the WIM.
	State code 11: Removal, destruction or damage of marine plants and State Code 12: Development in a declared fish habitat area	Refer to <i>Fisheries Act 1994</i> section		No.
	State code 16: Native vegetation clearing	Refer to <i>Vegetation Management Act 1999</i> section		No. The site is mapped in as having regulated vegetation; however, the

Legislative Element	Description	Triggers	Database Search	Applicable to report
				planning regulation Planning Act do not apply as PDA-related development is exempted.
Logan City Council				
<i>Logan Planning Scheme 2015 (v8.1)</i>	Biodiversity areas and Waterway corridor and wetland overlays	Development within mapped overlays that is assessable under the local planning scheme	Logan PD Hub Interactive mapping	No. Environmental impacts for PDA-related development are considered under the ED Act. EDQ is the assessment manager for the Greater Flagstone PD and the development does not require assessment against the local planning scheme.

4 Ecological Values Assessment

4.1 Ground-truthed Vegetation Communities

The site assessment determined that the proposed development site and Lot 7 supports two (2) vegetation communities.

4.1.1 Vegetation Community 1: Mixed eucalypt and swamp tea-tree (*Melaleuca irbyana*) open forest to woodland

Vegetation on both the site and Lot 7 corresponds to remnant native woody vegetation comprising mixed eucalypt and swamp tea-tree (*Melaleuca irbyana*) open forest to woodland. Canopy species present include Queensland blue gum (*Eucalyptus tereticornis*), pink bloodwood (*Corymbia intermedia*), narrow-leaved ironbark (*Eucalyptus crebra*), gum-topped box (*Eucalyptus moluccana*), northern grey ironbark (*Eucalyptus siderophloia*), broad-leaved paperbark (*Melaleuca quinquenervia*) and swamp box (*Lophostemon suaveolens*). The midstorey is predominantly sparse and contains juvenile eucalypt species, swamp tea-tree (*Melaleuca irbyana*), wattle (*Acacia*) species, soap tree (*Alphitonia excelsa*) and juvenile canopy species. The ground layer comprises a mix of exotic pasture grass, native grass and forb species and non-native forb species. The canopy height is up to 20 m with an estimated canopy cover of 20-90%. Swamp tea-tree (*Melaleuca irbyana*) is present predominantly along the site and Lot 7 boundaries and is likely to have historically occurred more extensively across the site prior to clearing for agricultural use (in the 1960s where most of the site was cleared) and fish farming (constructed in the 1980s on the adjacent lots).

The RVM map published by the DOR identifies vegetation as Category C (high-value regrowth) and Category B (remnant vegetation) containing the regional ecosystems (REs) 12.3.18 and 12.3.19. The site assessment determined that native woody vegetation within the site and Lot 7 corresponds to both RE 12.3.18 - *Melaleuca irbyana* low open forest on alluvial plains and RE 12.3.19 - *Eucalyptus moluccana* and/or *Eucalyptus tereticornis* and *E. crebra* open forest to woodland, with a sparse to mid-dense understorey of *Melaleuca irbyana* on alluvial plains (listed as Endangered under the *Vegetation Management Act 1999*) and meets remnant status (i.e. the predominant canopy height exceeds 70% of canopy height benchmark of 8m (RE 12.3.18) and 18m (RE 12.3.19), exceeds 50% of the canopy cover benchmark of 73% (RE12.3.18) and 41% (RE12.3.19) and is composed of species characteristics of the community's undisturbed predominant canopy). Remnant vegetation within the site and Lot 7 is contiguous with mixed eucalypt and swamp tea-tree (*Melaleuca irbyana*) open forest to woodland on adjacent lots to the south and west of the site.

Both REs corresponds to the Swamp Tea-tree (*Melaleuca irbyana*) Forest of South-east Queensland TEC, which is listed as Critically Endangered under the EPBC Act. The site and Lot 7 is mapped as containing Essential Habitat for *Melaleuca irbyana* under the Vegetation management supporting map (Qld). RE 12.3.19 also conforms to the Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions TEC. No other TECs listed under the EPBC Act were recorded on site during the site assessment.

State-mapped regional ecosystems are provided in **Figure 4**. Ground-truthed regional ecosystems are shown in **Figure 5**.



Plate 1: Eucalypt woodland in central portion of the site (lot 6).



Plate 2: Eucalypt woodland with *Melaleuca irbyana* present in the understorey (lot 7).



Plate 3: Woodland within the western portion of the site (lot 6).



Plate 4: Understorey regeneration in lot 6



Plate 5: *Melaleuca irbyana* within lot 7



Plate 6: *Melaleuca irbyana* within lot 7

4.1.2 Vegetation Community 2: Exotic Grassland

Historically cleared areas within the site and Lot 7 support grassland dominated by exotic species with few canopy trees scattered within the community. Earthworks across the site and Lot 7 has resulted in a high abundance of ruderal and weed species growing within disturbed areas. Dominant species within this community consists of Queensland blue gum (*Eucalyptus tereticornis*), swamp box (*Lophostemon suaveolens*), northern grey ironbark (*Eucalyptus siderophloia*), and ground cover including kangaroo grass (*Themeda triandra*), blady grass (*Imperata cylindrica*), spiny-headed mat-rush (*Lomandra longifolia*), and blue billy goat weed (*Ageratum houstonianum*).

This community is mapped as Category X (non-remnant) under DOR mapping (Plates 7-8). The accuracy of this mapping was confirmed during the site assessment.



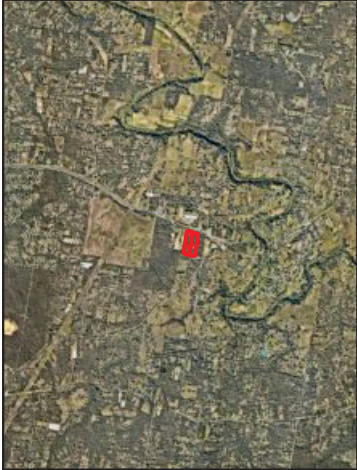
Plate 7: Grassland in western portion of the site (lot 6)



Plate 8: Non-remnant vegetation within the eastern portion of the site (lot 6).

Figure 4: State-mapped Regional Ecosystems

Project: PR22387_ 4733-4743 Mount
Lindesay Highway North Maclean



Notes:
-REs by SPP
-Base map Copyright (c) Esri and its data suppliers.

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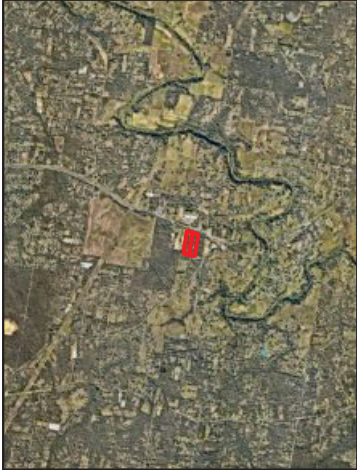
Green Tape
SOLUTIONS



Figure 5: Ground-truthed Regional Ecosystems and Non-remnant communities

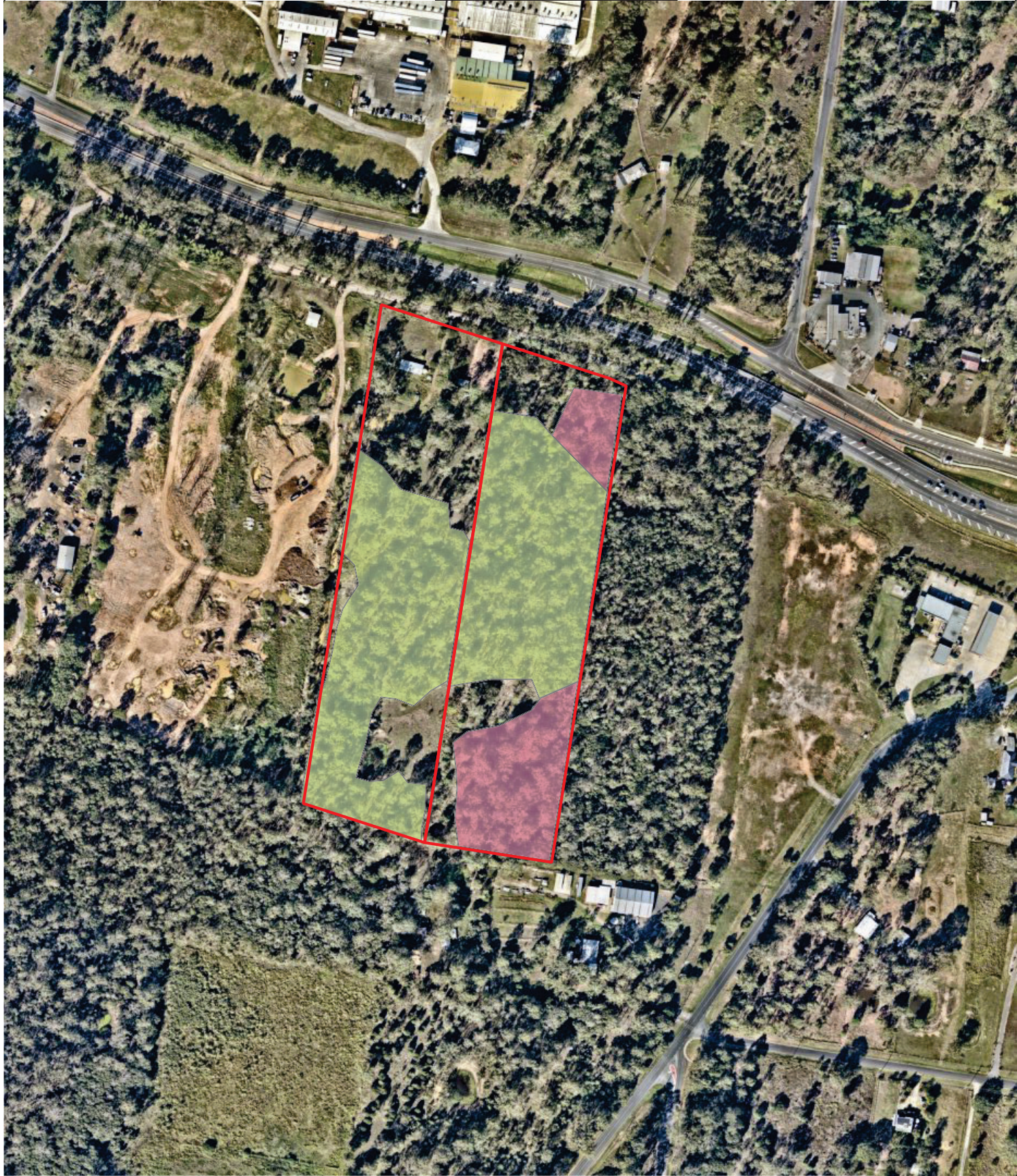
Project: PR22387_ 4733-4743 Mount Lindesay Highway North Maclean

- Property boundary
- RE 12.3.18
- RE 12.3.19



Notes:
-REs by SPP
-Base map Copyright (c) Esri and its data suppliers.

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4.2 Weed Species

Many invasive plant species are present on site and Lot 7, including species listed as restricted under the *Biosecurity Act 2014* (Qld) and as Weeds of National Significance (WoNS), including:

- lantana (*Lantana camera*) – Restricted: Category 3 and WoNS;
- ground asparagus (*Asparagus aethiopicus*) - Restricted: Category 3 and WoNS;
- asparagus fern (*Asparagus virgatus*) - Restricted: Category 3 and WoNS; and
- giant rat's tail grass (*Sporobolus pyramidalis*) - Category 3.
- cat's claw creeper (*Dolichandra unguis-cati*) - Restricted: Category 3;
- climbing asparagus (*Asparagus africanus*) - Restricted: Category 3 and WoNS.

A full list of weed species present on site and Lot 7 is provided in **Appendix 6**.

4.3 Flora Species Assessment

The site and Lot 7 are mapped within a mapped high-risk area (i.e., an area where endangered, vulnerable or near threatened native plants are present or are likely to be present) on the Protected plants flora survey trigger map. When clearing within a high-risk area is proposed (where exemptions do not apply), a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the DES flora survey guidelines (DES, 2020). The survey must undertake targeted searches for all endangered, vulnerable or near threatened plants that may occur in the clearing impact area, which is defined as area to be cleared and typically, a 100m buffer around that area. A flora survey report must be prepared and submitted to DES as part of either an exempt clearing notification (where no threatened plants are within the clearing impact area) or a protected plant clearing permit application; approval for which must be obtained from DES prior to commencement of clearing.

Swamp tea-tree (*Melaleuca irbyana*) (individually listed as Endangered under the NC Act) is present on both the site and Lot 7. This species is present in large, dense stands in the western corner of Lot 7 and more sparsely scattered throughout the central and eastern portion of Lot 7 and along the boundary of the both lots. Dense stands of *M. irbyana* on Lot 7 form part of a larger contiguous patch that extends across the adjacent lot to the south (Lot 8 on RP137101). The adjacent road reserve to the east of the site also supports *M. irbyana* individuals. Due to the density of stands, not all individuals have been surveyed accurately, particularly those on Lot 7.

The development shall require vegetation clearing across most of the site, except for vegetated buffers along the rear (20m-width) and side (1m-width) lot boundaries. However, all *M. irbyana* individuals will be retained on lots 6 & 7. Existing native vegetation within these buffer areas shall be retained. A protected plant flora survey undertaken in accordance with DES flora survey guidelines and a flora survey report shall be required to be submitted as part of the future clearing permit for the site. This shall be required prior to commencement of any operational works on this lot. The results of the flora survey report shall be provided within a separate report to be prepared for submission to the DES for the permit.

The site and Lot 7 supports suitable habitat for Bailey's cypress (*Callitris baileyi*) and *Lagenophora fimbriata*; however, these species were not recorded on site or within 100m of the buffer area during the

protected plants flora survey. The site does not support suitable supporting or preferred habitat for any other species identified by desktop searches as potentially occurring within the surrounding area.

4.4 Fauna Species Assessment

Fauna recorded on site and Lot 7 include White-faced Heron (*Egretta novaehollandiae*), Australian Wood Duck (*Chenonetta jubata*), Red-backed Fairywren (*Malurus melanocephalus*), Australian Magpie (*Cracticus tibicen*), Blue-faced Honeyeater (*Entomyzon cyanotis*), Grey Fantail (*Rhipidura albiscapa*), Superb Fairywren (*Malurus cyaneus*), Olive-backed Oriole (*Oriolus sagittatus*), Laughing Kookaburra (*Dacelo novaeguineae*), Scarlet Honeyeater (*Myzomela sanguinolenta*), Spangled Frongo (*Dicrurus bracteatus*), Black-faced Cuckoo-shrike (*Coracina novaehollandiae*), Eastern Sign-bearing Froglet (*Crinia parinsignifera*) and Eastern Grey Kangaroo (*Macropus giganteus*). A complete list of fauna recorded as occurring on site and Lot 7 during site surveys undertaken to date is provided in **Appendix 6**.

Two threatened fauna species were recorded on site and Lot 7 during the site assessment. Yellow-bellied glider (southern subspecies) (*Petaurus australis australis*) was observed and heard during spotlighting surveys on two nights. Koala (*Phascolarctos cinereus*) scats and scratches were found in abundance across the site and Lot 7. Further discussion regarding the presence of suitable supporting habitat for threatened fauna species is provided in Section 4.5.

4.5 Habitat Assessment

Fauna habitat features of the site and Lot 7 consist of resources (e.g., foraging, breeding, refuge, shelter and roosting opportunities) of varying quality and condition, including:

- Foraging resources associated with native flowering plants - nectar, pollen and insect prey items;
- Coarse and fine woody debris;
- Dense areas of undergrowth vegetation;
- Dry grass, long grass and leaf litter;
- Arboreal termitaria and tree hollows;
- Stick nests and dreys; and
- Permanent water sources (dam).

Overall, the site and Lot 7 contains some hollows and provides moderate habitat values. Small to medium sized hollows are sparse though evident in mature trees on both lots.

Table 3 provides a summary of rare and threatened species listed under the *Nature Conservation Act 1992* that have been recorded within a 10 km radius of the site since 1980 (based on WildNet database records – refer to **Appendix 2**) and an assessment of the likelihood of occurrence of these species based on the habitat suitability and resources present within the site.

Table 3: Habitat suitability

Species	Status	Habitat suitability and assessment of likelihood of occurrence
Tusked Frog (<i>Adelotus brevis</i>)	EPBC Act - Vulnerable NC Act - Vulnerable	Suitable habitat – Potentially present Tusked frog may be present within the constructed dam and waterway areas on site, at least periodically. This species has been found in urban and degraded areas and is somewhat resilient to human disturbance. The WildNet database contains records of Tusked Frog nearby to the site. Targeted amphibian surveys (call playback, spotlighting and recording devices) were undertaken within the site during the July 2023 surveys - this species was not detected during these surveys; however, it is noted that survey timing (winter) was not ideal for detection of amphibians.
Glossy Black-cockatoo (<i>Calyptorhynchus lathami lathami</i>)	EPBC Act – Vulnerable NC Act – Vulnerable	Marginally suitable foraging habitat - Unlikely to regularly utilise the site Lot 7 contains suitable feed tree species (<i>Allocasuarina littoralis</i>); however, the abundance of feed trees is very low and these trees are currently very small (i.e. no reproductively mature). The site does not provide adequate food resources for Glossy Black-cockatoos. This species requires large hollow-bearing trees for breeding – the site does not currently provide suitable hollows for breeding. Glossy Black-cockatoos are unlikely to regularly utilise the site.

Species	Status	Habitat suitability and assessment of likelihood of occurrence
Spotted-tailed Quoll (<i>Dasyurus maculatus maculatus</i>) (southern subspecies)	EPBC Act – Endangered NC Act – Endangered	Marginally suitable foraging habitat - Unlikely to regularly utilise the site This species requires suitable hollows for denning (rock shelters and overhangs, small caves, hollow logs and tree hollows) as well as an adequate density of suitable prey species. Spotted-tailed Quolls usually prefer more intact eucalypt forest and woodlands; however, they are sometime observed in open country and grazed areas. This species is highly mobile and has large territories. The site does not support denning resources for this species. Spotted-tailed Quolls may utilise site vegetation during foraging forays from core habitat patches; however, there are no records of this species occur on site or nearby. Site surveys did not detect the presence of this species.
White-throated Needletail (<i>Hirundapus caudacutus</i>) EPBC Act Status - Vulnerable NC Act Status - Vulnerable	EPBC Act - Vulnerable NC Act - Vulnerable	Suitable foraging habitat - likely to be present in season The White-throated Needletail is a migratory, non-breeding visitor to Australia during the austral summer. The site supports suitable foraging habitat for this migratory species and this species is likely to forage over the site under suitable conditions (e.g. ahead of storm fronts). This species would not utilise the site for breeding and given that they are almost exclusively aerial, it is unlikely to utilise the site for roosting.
Central Greater Glider (<i>Petauroides armillatus</i>)	EPBC Act - Endangered NC Act – Endangered	Unsuitable habitat - unlikely to be present The Central Greater Glider (<i>Petauroides armillatus</i>) is predominantly restricted to eucalypt forests and woodlands of eastern Australia where it is typically found in highest abundance in taller, montane, moist eucalypt forests with relatively old trees and abundant hollows; however, it is also found in drier habitats in south-eastern QLD. The site does not contain enough mature /large trees (>46cm DBH; in accordance with the Guide to greater glider habitat in Queensland published by DES (2022)) to be considered habitat for large glider species.
Yellow-bellied Glider (<i>Petaurus australis australis</i>) (southern subspecies)	EPBC Act - Vulnerable NC Act - Vulnerable	Suitable foraging habitat – confirmed to be present This species shows a preference for mature, old-growth forest containing suitable trees for shelter and foraging (Eyre, 2002) and strongly prefers forests with a high proportion of winter-flowering and smooth-barked eucalypts (Woinarski et al., 2014). The Yellow-bellied Glider has a large home range due to the dispersal of feed trees and the requirement for some level of floristic diversity to provide for year-round food supply. Due to these large home ranges, large areas of forest are required to maintain sub-population viability and the study by Eyre (2002) suggests that a minimum area of 320 km ² is required for sub-population viability in southern Queensland. The site is connected to a larger patch of remnant eucalypt forest

Species	Status	Habitat suitability and assessment of likelihood of occurrence
		to the west, thereby providing the area required for this species' home range extent. Additionally, the site supports suitable shelter/breeding resources and foraging habitat for Yellow-bellied Gliders. Yellow-bellied Gliders were observed and heard on two consecutive nights during the July 2023 spotlighting/ call playback surveys.
Grey-headed Flying-fox (<i>Pteropus poliocephalus</i>)	EPBC Act – Vulnerable NC Act – Not listed	Suitable foraging habitat – May be present The Grey-headed Flying-fox occurs in a range of habitats including subtropical and temperate rainforests, dry and wet sclerophyll forests, Banksia woodland, heaths and Melaleuca swamps (Duncan et al, 1999; NPWS, 2001). This species forages on the nectar and pollen of native trees, in particular Eucalyptus, Melaleuca and Banksia (Eby, 2000a) and fruits of rainforest trees and vines. The site provides suitable seasonal foraging habitat. No flying-fox roost sites ('camps') were observed within the site during the site surveys; however, roost sites are known to occur within the area and this species is likely to utilise the site for foraging.
Powerful Owl (<i>Ninox strenua</i>)	EPBC Act – Not listed NC Act - Vulnerable	Suitable foraging habitat - May be present The site supports suitable foraging habitat for this species, with suitable prey species (possum species) present. However, the site does not support preferred nesting and roosting habitat and does not provide suitably large hollows for breeding.
Koala (<i>Phascolarctos cinereus</i>)	EPBC Act - Endangered NC Act - Endangered	Suitable habitat – Confirmed Present The WildNet database contains a total of 1327 Koala records within 10km of the site over a period of many years, including recent records from 2018 within the immediate surrounding area. The development site contains Koala habitat and preferred feed tree species. An abundance of Koala activity was present throughout the entire site (trunk scratches and scats). The scats ranged from being a day to a week old. Additionally, the site supports Koala habitat trees, including preferred feed tree species (for example, Queensland blue gum <i>E. tereticornis</i>). Given the occurrence and abundance of koala activity and the presence of suitable habitat and the contiguity of site vegetation with larger and more intact patches of Koala habitat, it is likely that Koalas occupy or utilise the site for feeding, shelter and movement frequently; particularly for foraging forays and during the breeding season and natal dispersal.
Grey Falcon (<i>Falco hypoleucos</i>)	EPBC Act - Vulnerable NC Act - Vulnerable	Not suitable – unlikely to be present The Grey Falcon is essentially confined at all time to arid and semi-arid areas that receive rainfall of less than 500 mm per annum, except when wet years are followed by drought, when the species might become marginally more widespread and may be occasionally

Species	Status	Habitat suitability and assessment of likelihood of occurrence
		vagrant to coastal areas (Schoenjahn 2018). The site is outside of the usual range of this species
Regent Honeyeater (<i>Anthochaera phrygia</i>)	EPBC Act – Critically Endangered NC Act – Critically Endangered	Marginally suitable habitat – Unlikely to regularly utilise the site The species mainly inhabits temperate woodlands and open forests on the inland slopes of south-eastern Australia (particularly Box-Ironbark woodland and riparian gallery forest dominated) and are present in drier coastal woodlands and forests in some years. This species is a generalist forager, although it feeds mainly on the nectar from a relatively small number of eucalypt species that produce high volumes of nectar. Key eucalypt species include Mugga Ironbark, Yellow Box, White Box and Swamp Mahogany. The site is unlikely to be regularly utilised by Regent Honeyeaters as it does not support key foraging species and this species is a rare non-breeding visitor to south-east Queensland.
Swift parrot (<i>Lathamus discolor</i>)	EPBC Act – Critically Endangered NC Act – Endangered	Marginally suitable habitat – Unlikely to regularly utilise the site The Swift Parrot is endemic to south-eastern Australia, breeding in Tasmania and migrating to the Australian mainland for winter. This species is a rare non-breeding visitor to south-east Queensland and will usually only visit this region in dry years when eucalypt flowering within its usual mainland wintering grounds is poor. Key tree species within mainland foraging habitat include <i>Eucalyptus leucoxylon</i> (yellow gum), <i>E. tricarpa</i> (red ironbark), <i>E. sideroxylon</i> (mugga ironbark), <i>E. microcarpa</i> (grey box), <i>E. albens</i> (white box), <i>E. melliodora</i> (yellow box), <i>E. robusta</i> (swamp mahogany), <i>E. tereticornis</i> (Queensland blue gum), <i>E. pilularis</i> (blackbutt) and <i>Corymbia maculata/C.citriodora</i> (spotted gum). The site provides a very low abundance of key foraging tree species and is not likely to provide important foraging resources and outside of the usual range of this species. The site is unlikely to be regularly utilised by this species.
Australian Painted Snipe (<i>Rostratula australis</i>)	EPBC Act - Endangered NC Act - Endangered	Marginally suitable habitat – Unlikely to regularly utilise the site Prefers fringes of swamps, dams and nearby marshy areas where there is a cover of grasses, lignum, low scrub or open timber. Forages nocturnally on mud-flats and in shallow water. Feeds on worms, molluscs, insects and some plant-matter. Nests on the ground amongst tall vegetation, such as grasses, tussocks or reeds. The site does not support optimal breeding or foraging resources for this species.



Plate 9: Tusked frog habitat - Dam in western portion of the site



Plate 10: Dam in eastern section of the site



Plate 11: Channel between Lot 6 and Lot 5 to the north



Plate 12: Woody debris (lot 6)



Plate 13: Stick nest

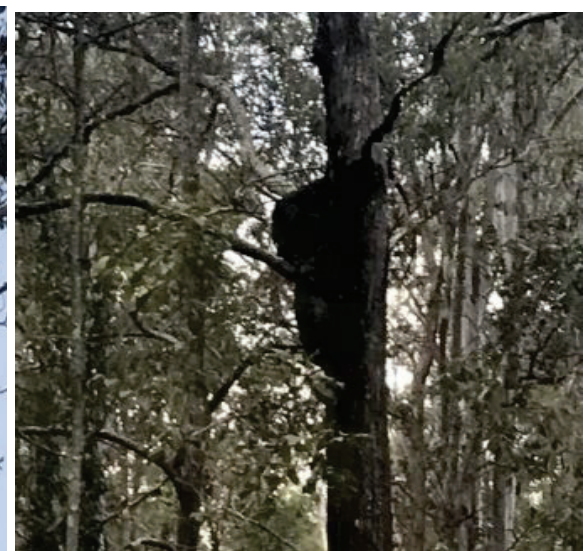


Plate 14: Hollow in arboreal termite mound

4.6 Corridors and Linkages

Vegetation within both lots is contiguous with vegetation on adjacent lots to the south and west and thus forms part of larger patch of woody vegetation approximately 83 ha in area that extends to the south, west and north-west of the site. Linkages to the east are more limited due to historical clearing associated with agriculture, grazing and development (including road, residential and industrial development), with vegetation being restricted to paddock trees, trees along boundaries and within road reserve.

Under the Greater Flagstone PDA development scheme – Endorsed North Maclean Context Plan (refer Appendix 10), the site and land to the immediate north, west and south is zoned as Industry and business. Vegetation patches are unlikely to be retained in their current extent and configuration. Ongoing development within the PDA shall result in increased habitat loss and fragmentation, and stepping-stone habitat is thus likely to become important in maintaining biodiversity corridors and wildlife movement throughout the area. Retention of vegetation within the vegetated buffers within the site shall contribute to linkages within the landscape by the provision of stepping-stone habitat and refugia for threatened species.

The site itself is not located within a Biodiversity corridor or indicative future biodiversity corridor identified by the context plan; however land to the west is identified as an indicative future biodiversity corridor. Vegetation to the south and west of the site is nominated as a future biodiversity corridor based on current values (**Figure 6**).

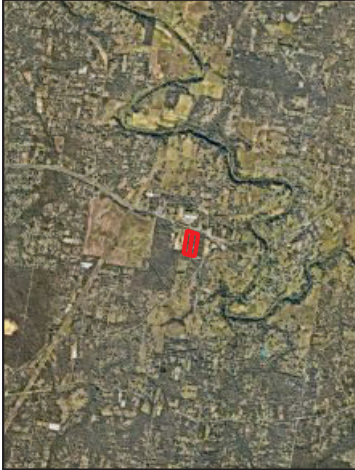
Figure 6: Current Biodiversity Corridor Values

Project: PR22387_ 4733-4743/
4745-4759 Mount Lindesay Highway
North Maclean

Property boundary

Biodiversity corridor

Vegetation proposed to be retained and protected



Notes:
- Refer to external development applications and referrals for context regarding surrounding development

Created by: ED

Date: 23/08/2023

Version: 1

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100

200 m



4.7 Summary of Ecological Values

Table 4 details the findings of the desktop review, site assessment and analysis of these findings against relevant Commonwealth, state and local government environmental legislation, policies, codes and planning instruments. This analysis includes the following matters:

- Ground-truthed vegetation communities, including EPBC-listed TECs, state-listed vegetation communities, wetlands and essential habitat reported within a 10km buffer from the site;
- Invasive species on site and significance of the infestations;
- Listed threatened fauna and flora species recorded within a 10 km buffer and within the site;
- Habitat assessment to determine fauna habitat features of the site, including corridors and linkages that the site may form part of and the potential impact to landscape connectivity; and

Table 4: Summary of desktop and site assessment results.

Legislative Element / Compliance	Desktop Assessment Results	Field Survey Results and Assessment
Australian Legislation		
<i>Environmental Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	One (1) wetland of international importance: • Moreton Bay Eight (8) listed TEC: • Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of New South Wales and South East Queensland ecological community (Endangered); • Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland (Endangered); • Grey box-grey gum wet forest of subtropical eastern Australia (Endangered); • Lowland Rainforest of Subtropical Australia (Critically Endangered); • Poplar Box Grassy Woodland on Alluvial Plains (Endangered); • Swamp Tea-tree (<i>Melaleuca irbyana</i>) Forest of South-east Queensland (Critically Endangered); • Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions (Endangered); • White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Critically Endangered). 54 threatened species; and	The site assessment confirmed that the remnant vegetation on both lots conforms to REs 12.3.18 and 12.3.19 – these communities correspond to two (2) TECs listed under the EPBC Act: 1. Swamp Tea-tree (<i>Melaleuca irbyana</i>) Forest of South-east Queensland TEC; and 2. Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions. Based on the results of the site surveys, no other TECs listed under the EPBC Act are present on site or Lot 7. Yellow-bellied Gliders were heard and observed on two separate occasions on site during the spotlighting and call playback surveys in July 2023. Koala activity was evident in high volume. Koala scats were found across the whole site and Lot 7 every day of the surveys in July 2023; some being a day to weeks old. Koala habitat trees exist on site and it is highly likely they frequent the site for foraging and breeding purposes. Tusked frog habitat exists on site, in the form of temporary and permanent water bodies. Given that MNES have been confirmed or are highly likely to be present within the site, more detailed assessment is required to assess all direct and indirect impacts of the project against the Significant Impact Guidelines 1.1 – Matters of National Environmental Significance. If this assessment determines that the project will have, or is likely to have, a significant impact on any MNES, the project must be referred to the DCCEEW.

Legislative / Compliance Element	Desktop Assessment Results	Field Survey Results and Assessment
	17 migratory species.	
Queensland Legislation		
<i>Biosecurity Act 2014</i>	The DES WildNet database records multiple weed species to occur within two kilometres of the site, including Weeds of National Significance (WoNS). The site is located within Fire Ant Biosecurity Zone 2 and there are known fire ant infestations within the surrounding area.	The site assessment determined that Category 3 restricted species under the <i>Biosecurity Act 2014</i> (Qld) and WoNS species are present within the site and Lot 7. A full list of weed species present on site and Lot 7 is provided in Appendix 6. The Act imposes a General Biosecurity Obligation (GBO) on everyone to take all reasonable and practical steps to minimise the risks associated with invasive plants under their control. The Act requires that Category 3 restricted matter not be distributed into the environment. Category 3 restricted species within the site should be managed before construction commences to prevent further distribution and appropriate measures must be taken to ensure that transportation of any material to or from the site (e.g. fill) does not spread pests (including weed species) and diseases. Ongoing management of weed species following construction is also recommended to ensure weeds are controlled during post-construction phases (e.g. during operation). Fire ants are a Category 1 restricted pest under the Act. All reasonable steps must be taken to ensure that fire ants are not spread. The Biosecurity Regulation 2016 prescribes procedures that must be followed when moving or storing a fire ant carrier.
<i>Nature Conservation Act 1992</i> - DES WildNet database	WildNet database shows records of 14 species within a 10 km buffer of the site (see Appendix 2)	Five (5) threatened species listed under the NC Act have been confirmed or likely to occur within or utilise site and Lot 7 – - Swamp tea-tree (<i>Melaleuca irbyana</i>) (Endangered) - Confirmed - Koala (<i>Phascolarctos cinereus</i>) (Endangered) – Confirmed - Yellow-bellied glider (<i>Petaurus australis australis</i>) (Vulnerable) – Confirmed - White-throated Needletail (<i>Hirundapus caudacutus</i>) (Vulnerable) –

Legislative / Compliance Element	Desktop Assessment Results	Field Survey Results and Assessment
		Likely Tusked frog (<i>Adelotus brevis</i>) (Vulnerable) - Possible
<i>Nature Conservation Act 1992</i> - Protected Plants Flora Survey Trigger Map	The site is mapped within a mapped high-risk trigger area for protected plants.	Swamp tea-tree (<i>Melaleuca irbyana</i>) is present within the site and Lot 7. A flora survey in accordance with the Flora Survey Guidelines – Protected Plants (DES, 2019) shall be required prior to commencing any operational works on the site. The results of the flora survey report shall be provided within a separate report to be prepared for submission to the Department of Environment and Science (DES). Depending on the extent of the disturbance footprint for the project, a protected plant clearing permit may be required.
<i>Vegetation Management Act 1999</i> (VM Act) Regulated Vegetation Management Map	The Vegetation Management Report maps the site as: - The site – Category X and Category C (high-value regrowth) containing REs 12.3.18 (Endangered) and 12.3.19 (Endangered). - Lot 7 – Category X and Category C (high-value regrowth) containing REs 12.3.18 (Endangered) and 12.3.19 (Endangered).	The site assessment determined that vegetation on both lots conforms to remnant status and is analogous to the RE 12.3.19 and 12.3.18. Clearing for development related to PDAs is exempt under the VM framework.
<i>Vegetation Management Act 1999</i> (VM Act) Vegetation management supporting map	The site is mapped as supporting Essential Habitat for endangered, vulnerable and near threatened wildlife listed under the NC Act – Koala (<i>Phascolarctos cinereus</i>) and swamp tea-tree (<i>Melaleuca irbyana</i>). Lots 6 and Lot 7 are also mapped as containing a wetland area on the Vegetation management wetlands map i.e. regulated wetlands under the VM Act). This wetland area is associated with vegetation mapped as	The site assessment confirmed the presence of habitat for Koala (<i>Phascolarctos cinereus</i>), Yellow-bellied glider (<i>Petaurus australis australis</i>), Tusked frog (<i>Adelotus brevis</i>) and swamp tea-tree (<i>Melaleuca irbyana</i>). The site assessment determined that vegetation of the site and Lot 7 is analogous to RE 12.3.18 and RE 12.3.19. RE 12.3.18 is identified as a wetland RE under the VM Act.

Legislative / Compliance Element	Desktop Assessment Results	Field Survey Results and Assessment
	Category C – RE 12.3.18.	
SEQ Koala Conservation Strategy 2020-2055 mapping	The site is mapped within a Koala priority area (KPA) and core Koala habitat area (KHA) is mapped on the site and adjacent land.	The Koala habitat planning controls do not apply as PDA-related development is exempted under Schedule 24 of the <i>Planning Regulation 2017</i> .
<i>Environmental Protection Act 1994</i> and <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i>	No regulated wetlands are mapped on the site.	The site assessment confirmed that the site does not support a referable wetland area.
Local Legislation		
Logan City Plan 2015	The site is mapped as the following: Biodiversity areas and Waterway corridor and wetland overlays – • Biodiversity corridor; • Vegetation Management Areas – Primary and Secondary VMA; • Locally Significant Vegetation – <i>Melaleuca irbyana</i> (swamp tea-tree) community, 50m edge effect buffer zone and 100m hydrology protection zone; and • Matters of local and state environmental significance – MLES and Both MSES and MLES. Waterway corridor and wetland overlay • Waterway corridor trigger; • Wetland buffer trigger; • Waterway – Minor; and	Environmental impacts for PDA-related development are considered under the ED Act and EDQ is the assessment manager for the Greater Flagstone PDA. The PDA is exempt from formal assessment against the local planning scheme.

Legislative / Compliance Element	Desktop Assessment Results	Field Survey Results and Assessment
	Wetland buffer.	

5 Proposed Development Impact Assessment

5.1 Impact and Mitigation Measures

The site assessment determined that the following MNES and MSES occur within or are associated with the site and Lot 7 –

- Tusked frog (*Adelotus brevis*) habitat – listed as Vulnerable under the NC Act on both lots;
- Koala (*Phascolarctos cinereus*) – Koala area listed as Endangered under the NC Act and EPBC Act on both lots;
- Yellow-bellied glider (*Petaurus australis australis*) - listed as Vulnerable under the NC Act and EPBC Act on both lots;
- White-throated Needletail (*Hirundapus caudacutus*) – listed as Vulnerable under the NC Act and EPBC Act on both lots;
- *Melaleuca irbyana* listed as Endangered under the NC Act on both lots; and
- Vegetation on both lots with which *M. irbyana* individuals are associated conforms with two (2) EPBC-listed TECs – Swamp Tea-tree (*Melaleuca irbyana*) Forest of SEQ (listed as Critically Endangered) and Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions.

Under the EPBC Act, if a development proposal involves an action that will or is likely to result in a significant impact on a MNES, the proposal must be referred to the DCCEE (an EPBC Referral). Whilst it is possible to retain and protect all *M. irbyana* individuals within the site (lots 6 & 7), the EPBC Act requires consideration of all potential direct and indirect impacts upon the associated ecological community. The EPBC framework requires application of the ‘avoid, mitigate and offset’ hierarchy i.e., impacts to the TEC are either avoided or reduced as much as reasonably possible and then mitigated and offset where there remains a significant impact. It is recommended that all options be investigated whereby as much of the supporting community as possible is retained in the first instance through refinement of the development location and design. The project should seek to retain and avoid indirect impacts to swamp tea-tree individuals (both within and adjacent to the site) and associated habitat to the greatest extent possible by avoiding clearing, disturbance and impacts to hydrology. Where retention is not possible, translocation should be undertaken (e.g., through revegetation).

The proposed works involve vegetation clearing across most of the site, except for vegetated buffers along the rear (20m-width) and side (1m-width) lot boundaries. Existing native vegetation within these buffer areas shall be retained. No works are proposed on Lot 7. The preferred strategic layout for the future proposed sewer line is along the eastern boundaries of all lots and southern boundary of Lot 8, so as to reduce impact to sensitive environmental areas to the west of the property (refer to the Traffic and Sewer Plan prepared by Burchills Engineering).

The development will require the removal of approximately 19,980 m² (1.99 ha) of remnant mixed eucalypt and swamp tea-tree open woodland to forest. This vegetation comprises two (2) EPBC-listed TECs and provides supporting habitat for a range of threatened species.

Figure 7 provides the location of swamp tea-tree (*Melaleuca irbyana*) individuals recorded by field surveys undertaken to date and the ground-truthed extent of RE 12.3.18 and RE 12.3.19 within the site and Lot 7. Due to the density of *M. irbyana* stands within the site and Lot 7, not all individuals have been accurately surveyed.

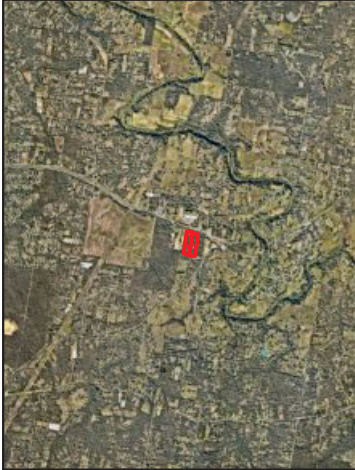
The project will require clearing of approximately 1.99 ha Koala habitat and Yellow-bellied glider habitat, 0.4 ha of potential Tusked frog habitat (constructed dam from previous rural uses). The proponent proposes to retain and protect vegetation buffers proposed on Lot 6 and further recommend Lot 7 and 8 form part of a biodiversity corridor for future strategic context planning to be determined by EDQ. The proponent also proposes some significant mitigation measures including:

- Given that the site does not support a sufficient area to completely compensate for the loss of this vegetation and associated supporting habitat, a formal external offset will be required to mitigate impacts to the loss of threatened species (e.g. as condition of approval under a protected plants clearing permit under the NC Act) and/or to mitigate a significant residual impact to MNES and MSES.
- Pursuant to PDA Guideline No. 14 – the proponent recommends in future context planning that Lots 7 and 8 be retained as a biodiversity corridor, providing ecological value and habitat for the existing and likely threatened species within and surrounding the site. This remaining remnant vegetation provides safe and effective access for threatened species in the North Maclean PDA. A vegetated buffer shall be provided between the development site and the proposed biodiversity corridor.
- To mitigate potential impacts upon wildlife during site works to ensure duty of care obligations under the NC Act and *Animal Care and Protection Act 2001* are met. The potential for injury, mortality and orphaning of fauna species will be minimised by implementing the fauna management and mitigation measures outlined in this plan. These measures include the engagement of an appropriately experienced and suitably qualified fauna spotter catcher with experience in Koala spotting to conduct a pre-clearing fauna survey and relocate any fauna present within vegetation to be cleared. Fauna spotters will also specifically search for koalas. If any Koalas are determined to be present, they will be managed on site in line with legislative requirements.

Figure 6: Location of swamp tea-tree (Melaleuca irbyana) individuals and swamp tea-tree TEC

Project: PR22387_ 4733-4743/
4745-4759 Mount Lindesay Highway
North Maclean

- Property boundary
- M. Irbyana within RE 12.3.19
- RE 12.3.18
- RE 12.3.19



Notes:
-Survey Data by Green Tape Solutions
-Base map Copyright (c) Esri and its data suppliers.

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Date:
14/08/2023
Version: 1



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Table 5: Summary of potential impacts and associated mitigation measures

Potential Impacts	Mitigation measures
Planning and Design Phase - Removal of vegetation shall, or is likely to result, in direct impacts to threatened species and threatened ecological communities, loss of ecological values including foraging and habitat resources and loss of landscape amenity values. - New weed species introduction, increase in existing weed infestations and spread of listed pest species into the environment. - Increased light pollution resulting in light spill, noise, erosion, etc and associated impacts to adjacent residents and urban fauna.	<u>Avoid the impact:</u> - The development seeks to avoid removal of and indirect impacts to listed threatened species (i.e. swamp tea-tree (<i>M. irbyana</i>) individuals) and supporting habitat (i.e. the Swamp Tea-tree (<i>Melaleuca irbyana</i>) Forest of SEQ TEC) within lots 7 and 8, to the greatest extent possible by avoiding clearing, disturbance and impacts to hydrology. - Retention of Lot 7 and 8 as part of a biodiversity corridor from the south to the remnant vegetation to the west and north-west. This corridor will support the existing wildlife corridor by providing habitat for threatened species and other native species, allow for effective wildlife movement across the landscape and provides a buffer to the future development. - Native vegetation including non-juvenile Koala habitat trees will also be retained within these corridors (within lots 7 and 8). <u>Mitigate the impact:</u> - Development design should incorporate the provision of fauna friendly/exclusion fencing to prevent native fauna from accessing the industrial area and traffic control measures (e.g., speed bumps) to ensure that wildlife that manage to enter can move safely across the site without an increased risk of vehicle strike. - To improve driver awareness and reduce Koala vehicle strikes, static Koala signage should be installed as part of the development. - Fauna exclusion fencing will be erected between industrial uses and retained vegetation to prevent harm to wildlife. This will occur between lots 6 and 7 and between the retained vegetation to the west.

Potential Impacts	Mitigation measures
	○ Directional lighting guards should be installed to minimise light spill. Any lights will comply with the dark surrounds lighting levels in National Light Pollution Guidelines for Wildlife (DoEE, 2019). ○ A weed management plan shall be prepared prior to commencement of any operational works. ○ An Erosion and Sediment Control Plan shall be prepared and erosion and sediment control measures installed prior to commencement of any operational works.
Clearing and Construction Phase	
• Loss and degradation of food and shelter resources for urban fauna due to vegetation clearing. • Potential injury and mortality of fauna due to vegetation clearing. This includes direct mortality, injury or orphaning of wildlife because of vegetation clearing and indirect impacts such as displacement and dispersal into adjacent habitats that may be at their carry-capacity. • Loss of potential breeding habitat and resources (e.g. hollows and nests), including future breeding habitat. • Temporary disturbance (noise, light, etc.) to local fauna species.	• The construction contractor shall take all reasonable and practicable management measures to avoid environmental harm and environmental nuisance to native fauna and known fauna habitat and breeding places. • Category 3 restricted species within the site should be managed before construction commences to prevent further distribution and appropriate measures must be taken to ensure that transportation of any material to or from the site (e.g. fill) does not spread pests (including weed species) and diseases. • Contractors will be supplied with a construction protocol regarding clearing requirements through a work site start-up and induction program. • Prior to the commencement of any vegetation clearing on site, tree protection/exclusion fencing is to be installed around the tree protection zone/s (TPZ) of vegetation to be retained and trees to be removed shall be visibly marked and identified with flagging tape or similar. No disturbance should occur outside the clearance zone or within exclusion zones without appropriate approvals and/or further assessments. • Erosion and sediment control measures are to be implemented in line with the Erosion and Sediment control plan and maintained for the duration of the construction phase.

Potential Impacts	Mitigation measures
• Introduction and spread of biosecurity matters such as invasive species e.g. from fill material or machinery.	• Construction activities will be restricted to daylight hours to minimise noise, dust and light impacts. • No domestic animals will be allowed onto the construction site. • Avoid high risk construction activities such as earthworks during severe wet weather. • An appropriately experienced and suitably qualified fauna spotter catcher with experience in Koala spotting is to be engaged to conduct a pre-clearing fauna survey to identify fauna habitat and breeding places and remove fauna from vegetation to be cleared. Only a designated and trained person (fauna spotter catcher) can handle and remove fauna. The fauna spotter catcher shall be present during all vegetation clearing to supervise clearing. Injury or mortality of fauna species will be minimised by managing habitat clearing and by having a qualified fauna spotter supervising all clearing activities. If Koalas are found to be present, they will be managed on site in line with the Nature Conservation (Koala) Conservation Plan 2017. Clearing and post clearing activities (including fauna spotter activities) are detailed below. • The <i>Biosecurity Act 2014</i> (Qld) imposes a general biosecurity obligation of landowners and managers to minimise biosecurity risks. This includes risks associated with invasive flora and fauna species. • Fire ants are a Category 1 restricted pest under the Act. All reasonable steps must be taken to ensure that fire ants are not spread. The Biosecurity Regulation 2016 prescribes procedures that must be followed when moving or storing a fire ant carrier. Fire ant movement controls shall be implemented to restrict and monitor the movement of materials that may carry fire ants. These controls may include obtaining a Biosecurity Instrument Permit to move soil and other landscaping materials where required. The site foreman/supervisor shall be responsible for ensuring all fire ant compliance requirements are met at all times. Further advice regarding fire ant compliance can be obtained on the Business Queensland website at https://www.business.qld.gov.au/industries/farms-fishing-forestry/agriculture/land-management/health-pests-weeds-diseases/pests/fire-ants/advice-tool

Potential Impacts	Mitigation measures
	- Monitoring shall be undertaken to detect new infestations of invasive flora species listed under the <i>Biosecurity Act 2014</i> (Qld) and to ensure that listed invasive flora species do not spread beyond the site into the environment. - Monitor the effectiveness of controls and establish triggers for corrective action where potential impacts are observed. - Landscaping using locally indigenous plant species shall provide foraging and shelter resources and assist in compensating for these values.
Operational Phase	
- New weed species introduction and an increase in existing weed infestations. - Increased light pollution resulting in light spill and associated impacts to adjacent residents and urban fauna. - Increased heavy vehicle traffic	- Monitoring should be undertaken to detect new infestations and to ensure that existing infestations of species listed under <i>Biosecurity Act 2014</i> (Qld) do not spread into the environment. - Light shall not be left all night in the effort to reduce light pollution. Any new outside lights shall be sensor lights. - To improve awareness and reduce Koala kill from traffic accidents, signs will be installed across the development - Barbed wire will be avoided to prevent harm to glider and flying fox species. If barbed wire must be used it should include high visibility tags and be located away from any suitable glider and flying fox feed trees e.g <i>Melaleuca spp</i>, <i>palm spp</i> should not be planted adjacent to barbed wire fencing

5.2 Assessment of Compliance

5.2.1 Commonwealth Legislation

Under the EPBC Act, if a development proposal involves an action that will or is likely to result in a significant impact on a MNES, the proposal must be referred to the DCCEEW (an EPBC Referral). The EPBC Act requires consideration of all potential direct and indirect impacts upon all MNES confirmed to be present or likely to be present. The EPBC framework requires application of the 'avoid, mitigate and offset' hierarchy i.e., impacts to MNES are either avoided or reduced as much as reasonably possibly and then mitigated and offset where there remains a significant impact.

Site surveys have confirmed that the site supports MNES. The development will require the removal of approximately 19,980 m² (1.99 ha) of remnant vegetation that conforms to two (2) TECs listed under the EPBC Act:

- Swamp Tea-tree (*Melaleuca irbyana*) Forest of South-east Queensland TEC (listed as Critically Endangered); and
- Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions (listed as Endangered).

In addition, field surveys have confirmed the presence of the following threatened species:

- Koala (*Phascolarctos cinereus*) (listed as Endangered under the EPBC Act) and Koala habitat;
- Yellow-bellied Glider (*Petaurus australis australis*) (listed as Vulnerable under the EPBC and NC Act).

Vegetation to be cleared for the development shall result in the loss of supporting habitat:

- Koala (*Phascolarctos cinereus*);
- Yellow-bellied Glider (*Petaurus australis australis*);
- White-throated Needletail (*Hirundapus caudacutus*) (listed as Vulnerable under the EPBC Act);
- Grey-headed Flying-fox (*Pteropus poliocephalus*) (listed as Vulnerable under the EPBC Act).

Given that MNES have been confirmed to be present, a more detailed assessment is required to assess all direct and indirect impacts of the project against the Significant Impact Guidelines 1.1 – Matters of National Environmental Significance. If this assessment determines that the project will have, or is likely to have, a significant impact on any MNES, the project must be referred to the DCCEEW. Offsets are likely to be required for any significant residual impact on any MNES.

It is understood that the proponent intends to submit an EPBC referral. Given the extent of clearing proposed on The site, it is likely that the project will be determined to be a Controlled Action under the EPBC Act, thereby requiring further assessment and approval by the Commonwealth Minister for the Environment.

5.2.2 State Legislation

SEQ Koala Conservation Plan 2020-2025

The Koala habitat planning controls do not apply as PDA-related development is exempted.

Vegetation Management Act 1999

Clearing for development related to PDAs is exempt under the VM framework.

Greater Flagstone Priority Development Area

Greater Flagstone Urban Development Area Development Scheme

provides an assessment against relevant environmental and ecological criteria in the Greater Flagstone PDA Development Scheme (8 October 2011). All development applications for this PDA are assessed against the development scheme by EDQ.

Table 6: Greater Flagstone PDA Development Scheme Land Use Plan Criteria

Land Use Plan: UDA-wide criteria	Response
3.3.6 - Community greenspace network	
Development contributes to the provision of an integrated, high quality, regional community greenspace network that caters for a range of environmental needs by:	
- retaining where possible locally significant wetlands, remnant vegetation and habitat for fauna	Whilst degraded, the site supports remnant vegetation that corresponds to a threatened ecological community and supports threatened flora and fauna species. Impacts to this vegetation should be either avoided or where avoidance is not possible, minimised and mitigated as much as reasonably possible through development design and siting i.e. retain and avoid indirect impacts to Koala habitat trees, Yellow-bellied glider habitat trees, Tusked frog habitat and swamp tea-tree (<i>Melaleuca irbyana</i>) individuals (both within and adjacent to the site) and associated habitat to the greatest extent possible by avoiding clearing, disturbance and impacts to hydrology. Where retention is not possible, translocation should be undertaken (e.g., through revegetation/compensatory planting). Offsets are likely to be required under the NC Act and/or EPBC Act for significant residual impact to protected matters of state and national environmental significance. No wetlands are present on site.
- protecting important landscape and visual quality values including scenic amenity areas.	No scenic amenity areas are present within the site. The site is low-lying and there are no nearby vantage points.
- enhancing wetland communities as part of the rehabilitation of biodiversity corridors	No wetland communities are present within the site.

- providing biodiversity corridors and linkages including areas outside neighbourhood or community	Under the North Maclean context plan, the site is not located within a Biodiversity corridor or future indicative biodiversity corridor. An identified future biodiversity corridor is located directly to the west and south (Lots 7 and 8) of the site. Retention of vegetation would contribute to linkages within the landscape by the provision of stepping-stone habitat and refugia for threatened species.
- locating and designing fauna connectivity structures in road infrastructure that traverses an identified or potential fauna and flora corridor.	Fauna movement solutions will be implemented including fauna-friendly/exclusion fencing and signage to exclude native fauna from the industrial area and traffic control measures (e.g., speed bumps) to ensure that wildlife that manage to enter can move safely across the site. To improve driver awareness and reduce Koala vehicle strikes, static Koala signage should also be installed.
3.3.8 - Natural and cultural values	
Development responds to the constraints of the land and delivers:	
- Protection of significant environmental and ecological values	The site supports matters of state and national environmental significance – swamp tea-tree (<i>M. irbyana</i>) (listed as a threatened species under the Qld NC Act) (MSES) and its associated EPBC-listed TEC (MNES), Koalas and Koala habitat, Yellow-bellied gliders and habitat, sked frog habitat and potentially Tusked frogs (MSES and MNES). Impacts to these matters should be either protected through either avoidance of impacts to individuals and supporting habitat to or where avoidance is not possible, minimised and mitigated as much as reasonably possible through development design and siting i.e. retain and avoid indirect impacts to Koala habitat trees, Yellow-bellied glider habitat trees, Glossy-black cockatoo feed trees, Tusked frog habitat and swamp tea-tree (<i>M. irbyana</i>) individuals (both within and adjacent to the site) and associated habitat to the greatest extent possible by avoiding clearing, disturbance and impacts to hydrology. Where retention is not possible, appropriate mitigation measures shall be provided for example, translocation of <i>M. irbyana</i> (e.g., through revegetation/compensatory planting) and supervision of vegetation clearing by a Koala spotter. Offsets may be required under the NC Act and/or EPBC Act for any significant residual impact to protected matters of state and national environmental significance.
- Protection of remnant Endangered vegetation where proven by ground truthing to be viable	The site assessment confirmed that vegetation on both the site and lot 7 corresponds to RE 12.3.18/19. This vegetation is contiguous with vegetation on adjacent lots to the south and west and thus forms part of larger patch of woody vegetation approximately 83 ha in area. RE 12.3.18/19 are both listed as Endangered under the <i>Vegetation Management Act 1999</i> and corresponds to the Swamp tea-tree (<i>Melaleuca irbyana</i>) Forest of South-east Queensland TEC, which is listed under the EPBC Act as Critically Endangered. Impacts to these matters should be either protected through either avoidance of impacts to individuals and supporting habitat to or where avoidance is not possible, minimised and mitigated as much as reasonably possible through development design and siting i.e. retain

	and avoid indirect impacts to Koala habitat trees, Yellow-bellied glider habitat trees, Glossy-black cockatoo feed trees, Tusked frog habitat and swamp tea-tree (<i>M. irbyana</i>) individuals (both within and adjacent to the site) and associated habitat to the greatest extent possible by avoiding clearing, disturbance and impacts to hydrology. Where retention is not possible, appropriate mitigation measures shall be provided for example, translocation of <i>M. irbyana</i> (e.g., through revegetation/compensatory planting) and supervision of vegetation clearing by a Koala spotter. Subject to further assessment, the significance of impacts on these matters shall be required and offsets may be required under the NC Act and/or EPBC Act for any significant residual impacts. The proponent intends to retain all vegetation within Lots 7 and 8 in order to maintain a wildlife corridor from the south to the west. The proposed vegetation clearing within the site is 2.2 ha of endangered remnant RE/TEC, the site does not have sufficient area to completely compensate for the loss of this vegetation, a formal offset is likely to be required to mitigate impacts to this species (e.g. as condition of approval under a protected plants clearing permit under the NC Act) and/or any significant residual impact to the Swamp Tea-tree (<i>Melaleuca irbyana</i>) Forest of SEQ TEC, threatened species including Koala, Yellow-bellied Glider, Tusked Frog and the Glossy-black Cockatoo (where conditioned under an EPBC approval).
The design, siting and layout of development:	
- Preserves and enhances important environmental values, and respects local landforms	The landform of the site has been significantly modified through historical and ongoing development and land use. Watercourses and features are minor and are also highly modified or man-made (e.g. dams).
- Avoids, minimises and offsets development impacts and areas of biodiversity values and Koala habitat values	The development should seek to minimise and mitigate impacts to swamp tea-tree (<i>M. irbyana</i>) individuals and its supporting habitat and Koala habitat trees as much as reasonably possible through development design and siting. The significance of impacts on protected values shall require more detailed assessment and offsets may be formally required under the NC Act and/or EPBC Act for any significant residual impacts. The proponent will require an offset to compensate for the impact and loss of threatened species. However, retained areas within site do not provide sufficient area to completely accommodate the offset obligation and an external offset area is likely to be required.
- Maintains or improves ecological connectivity in the local urban context	Vegetation within the site is contiguous with vegetation on adjacent lots to the south and west and thus forms part of larger patch of woody vegetation approximately 83 ha in area to the west, north-west, south and north of the site. Under the Greater Flagstone PDA development scheme – Endorsed North Maclean Context Plan, the site and land to the north, west and south is zoned as Industry and business and thus, vegetation patches are unlikely to be retained in their current form. Ongoing development within the PDA shall result in increased habitat loss and fragmentation and stepping stone habitat is thus likely to become important in

	maintaining biodiversity corridors and wildlife movement throughout the area. Retention of vegetation within the site would contribute to linkages and ecological connectivity within the landscape by the provision of stepping stone habitat and refugia for threatened species.
- Minimises adverse impacts on natural landforms and the visual amenity of the site	The natural landform of the site has already been significantly modified through historical and ongoing development and land use. The site itself has low visual amenity as it is low-lying and there are no significant vantage points in the immediate area. Earthworks are likely to only require minor fill (up to 1m), thereby minimising impacts on existing landform within the site. Stormwater shall be managed to ensure minimal or no adverse impacts on adjacent properties.
- Maintains or improves the ecological health and environmental values of surface and groundwater, including wetlands and waterways in and adjacent to the UDA	Drainage lines/waterways that traverse the site are minor and highly degraded. Site hydrology has been historically altered in the past. The development will be designed to reinstate appropriate hydrology for the site which will maintain the ecological health of adjacent water features and values associated with surface and groundwater.
- Maintains and improves the functioning and characteristics of the hydrological network (including surface and groundwater) and generally maintains the natural flow regime.	The development will be designed to reinstate appropriate hydrology for the site, which will contribute to maintenance of the function and characteristics of the hydrological network.
- Incorporates total water cycle management and water sensitive urban design principles to appropriately manage floodwater and stormwater	WSUD principles will be incorporated where possible into stormwater management of the site.
- Applies best practice sediment and erosion control techniques giving particular regard to the local dispersive soils.	Best-practice ESC methods will be implemented prior to commencement of any operational works and maintained during construction until the site is stable.
Koala conservation	
The design, siting and layout of development:	
- incorporates Koala conservation and habitat protection outcomes in a way that contributes to a net increase in Koala habitat and assists in the long term viability of Koala populations in SEQ	Both the site and lot 7 contains Koala habitat trees (including preferred Koala feed tree species). Removal of vegetation within the site shall result in the loss of Koala habitat. Retention of vegetation to retain as much remnant vegetation and supporting habitat for swamp tea-tree (<i>M. irbyana</i>) would also contribute to Koala conservation and habitat protection outcomes; however, the site is unable to be developed for industrial use in a way that contributes to a net gain in Koala habitat.

	Koala conservation measures to be implemented shall include supervision of a Koala spotter during vegetation clearing, installation of fauna friendly/exclusion fencing to prevent native fauna (including koalas) from accessing the industrial area, traffic control measures (e.g., speed bumps) to ensure that wildlife that manage to enter can move safely across the site without an increased risk of vehicle strike and Koala signage to improve driver awareness. Fencing shall designed in accordance with the Koala-sensitive Design Guideline (DES, 2022). An offset will be required for the removal of Koala habitat under the EPBC Act, in addition to the removal of habitat for Yellow-bellied gliders, Tusked frogs and Glossy-black cockatoos.
- avoids (to the greatest extent possible) the clearing of areas mapped as high value bushland on the relevant State Planning Policy 2/10: Koala Conservation in South East Queensland (SPP) Koala Habitat Values Map.	It is noted that mapping to support the SPP 2/10 is now superseded by Koala habitat mapping under the South East Queensland Koala Conservation Strategy 2020-2025. Vegetation ground-truthed as remnant on both lots is identified as Koala Habitat Area (KHA) – Core. The development should be designed to minimise clearing of this vegetation to the greatest extent possible.
- caters for Koala movement between conserved areas of bushland Koala habitat.	The development should be designed to conserve Koala habitat as much as possible. Where existing Koala habitat is retained, Koala movement solutions shall be provided to allow movement between conserved areas on the site and adjacent land. Fauna friendly/exclusion fencing shall be installed to prevent Koalas from accessing the industrial area.
- ensures impacts on Koala habitat are offset though the delivery of a net benefit to koalas, including through the expansion of habitat on lands as suitable for rehabilitation	The site is unable to be developed for industrial use in a way that contributes to a net gain in Koala habitat. Subject to further assessment, any requirement for a Koala habitat offset would most likely need to be fulfilled via an external offset e.g. rehabilitation of an external site that is capable of permanently supporting koalas.
- incorporates Koala sensitive urban design.	The development will incorporate principles and methods outlined in the Koala-sensitive Design Guideline (DES, 2022).

5.3 Offsets

The Greater Flagstone PDA Development Scheme specifies that offsets be provided for development impacts on areas of biodiversity values and Koala habitat values. Offset obligations are outlined in the PDA Guideline No. 17 - Remnant vegetation and Koala habitat obligations in Greater Flagstone and Yarrabilba PDAs (May 2015) when development results in clearing of remnant vegetation containing Endangered regional ecosystems (as identified on Vegetation management regional ecosystem maps published the State) and areas defined in Schedule 1 of the guidelines as koala habitat areas (i.e. areas mapped as bushland habitat or as having high and medium value suitable for rehabilitation habitat types on the now-superseded State Planning Policy 2/10: Koala Conservation in South East Queensland, SEQ Koala Protection Area Koala Habitat Values map).

Under the Queensland Environmental Offsets framework, an offset condition cannot be imposed for impacts or matters that are the 'same or substantially the same'. An EPBC referral shall be submitted

on the basis that the project is likely to constitute a Controlled action and given the extent of clearing, that offsets will be required. Offsets for any significant residual impact upon protected matters shall be considered as part of the EPBC process.

6 Conclusion

This ecological assessment report identifies ecological values within and associated with the site and Lot 7. Site assessments undertaken in November 2022 and July 2023 determined that both lots have a moderate level of habitat quality, given that most vegetation is intact and of remnant status.

The site assessment determined that the following MNES and MSES have been confirmed present, or are likely to be present, within the site and Lot 7–

- Swamp tea-tree (*Melaleuca irbyana*) (Endangered under the NC Act) – confirmed present;
- Swamp Tea-tree (*Melaleuca irbyana*) Forest of SEQ TEC (Critically Endangered under the EPBC Act) (REs 12.3.18 and 12.3.19) – confirmed present;
- Subtropical eucalypt floodplain forest and woodland of the NEW South Wales North Coast and South East Queensland bioregions (RE 12.3.19) - confirmed present;
- Koala (*Phascolarctos cinereus*) (Endangered under the NC Act and EPBC Act) and koala habitat – confirmed present;
- Yellow-bellied glider (*Petaurus australis australis*) (Vulnerable under the NC Act and EPBC Act) – confirmed present;
- Grey-headed Flying-fox (*Pteropus poliocephalus*) (Vulnerable under the NC Act and EPBC Act) – habitat present; likely to be present.
- Tusked frog (*Adelotus brevis*) (Vulnerable under the NC Act) – habitat present; likely to be present.

In accordance with the 'avoid, mitigate and offset' hierarchy, it is recommended that all options be investigated whereby as much remnant vegetation on site as possible be retained in the first instance. The project should seek to retain and avoid indirect impacts to swamp tea-tree individuals (both within and adjacent to the site) and associated habitat to the greatest extent possible by avoiding clearing, disturbance and impacts to hydrology. Where retention is not possible, translocation should be undertaken (e.g., through revegetation).

Offsets are likely to be required under the NC Act for the removal of protected plants (i.e. clearing of swamp tea-tree (*M. irbyana*) individuals) and the EPBC Act (i.e. for significant residual impact on MNES).

By implementing the key recommendations designed to minimise impacts during the construction and operational phases, the proposed development will reduce its impact on the ecological values of the site and surrounding area. The report also provides mitigation measures to ensure that the development complies with the relevant environmental legislation.

7 References

- ALA. 2014. *Atlas of Living Australia Database* [Online]. Available: Available online at: <http://spatial.ala.org.au/> [Accessed].
- DES 2019. Flora Survey Guidelines - Protected Plants – Nature Conservation Act 1992. *In*: DEPARTMENT OF ENVIRONMENT AND SCIENCES (ed.). Brisbane.
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- DOEE 2019. National Light Pollution Guidelines for Wildlife, Including marine turtles, seabirds and migratory shorebirds. *In*: DEPARTMENT OF ENVIRONMENT AND ENERGY (ed.).
- NELDNER, V. J., WILSON, B. A., DILLEWAARD, H. A., RYAN, T. S., BUTLER, D. W., MCDONALD, W. J. F., ADDICOTT, E. P. A. & APPELMAN, C. N. 2019. Methodology for surveying and mapping of regional ecosystems and vegetation communities in Queensland. *In*: QUEENSLAND HERBARIUM, Q. D. O. E. A. S. (ed.). Brisbane.

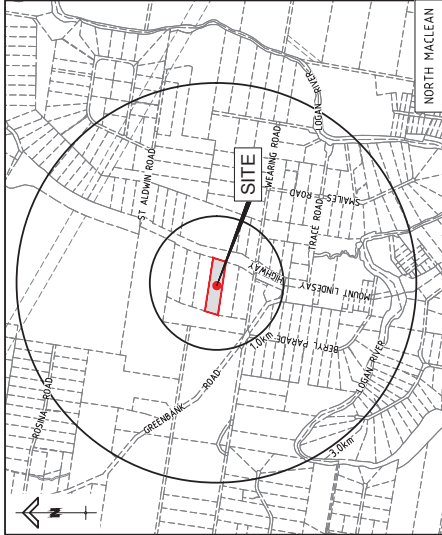
Appendix 1

Proposed Development Plans

PROPOSED DEVELOPMENT AT

4733-4743 MOUNT LINDESAY HIGHWAY
NORTH MACLEAN, QUEENSLAND

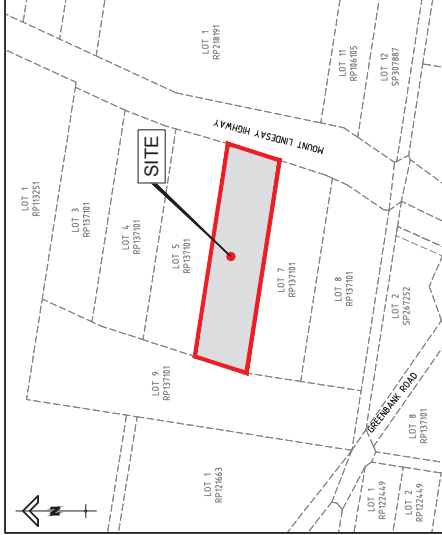
PROJECT No. BE220566-00
BULK EARTHWORKS



LOCALITY PLAN

N.T.S.

DRAWING INDEX		
DRAWING No	DRAWING TITLE	REVISION
C000	COVER SHEET, LOCALITY PLAN AND DRAWING INDEX	B
C001	OVERALL LAYOUT PLAN	B
C001	GENERAL NOTES AND TYPICAL DETAILS	B
C200	EARTHWORKS LAYOUT PLAN	B
C205	EARTHWORKS SECTIONS - SHEET 1 OF 2	B
C206	EARTHWORKS SECTIONS - SHEET 2 OF 2	B
C250	EROSION AND SEDIMENT CONTROL PLAN	B



NEIGHBOURHOOD PLAN

N.T.S.

PREPARED FOR



PREPARED BY

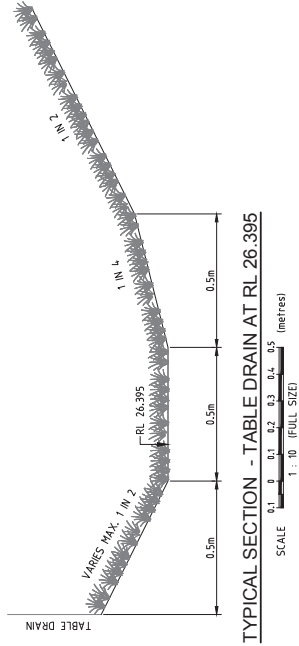


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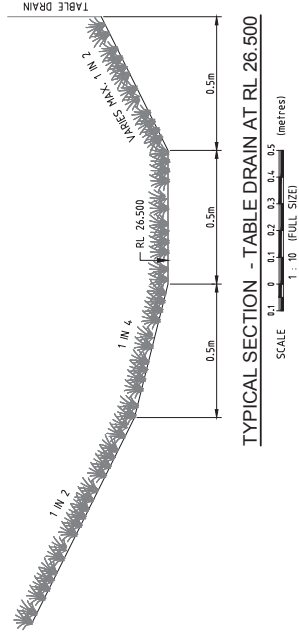


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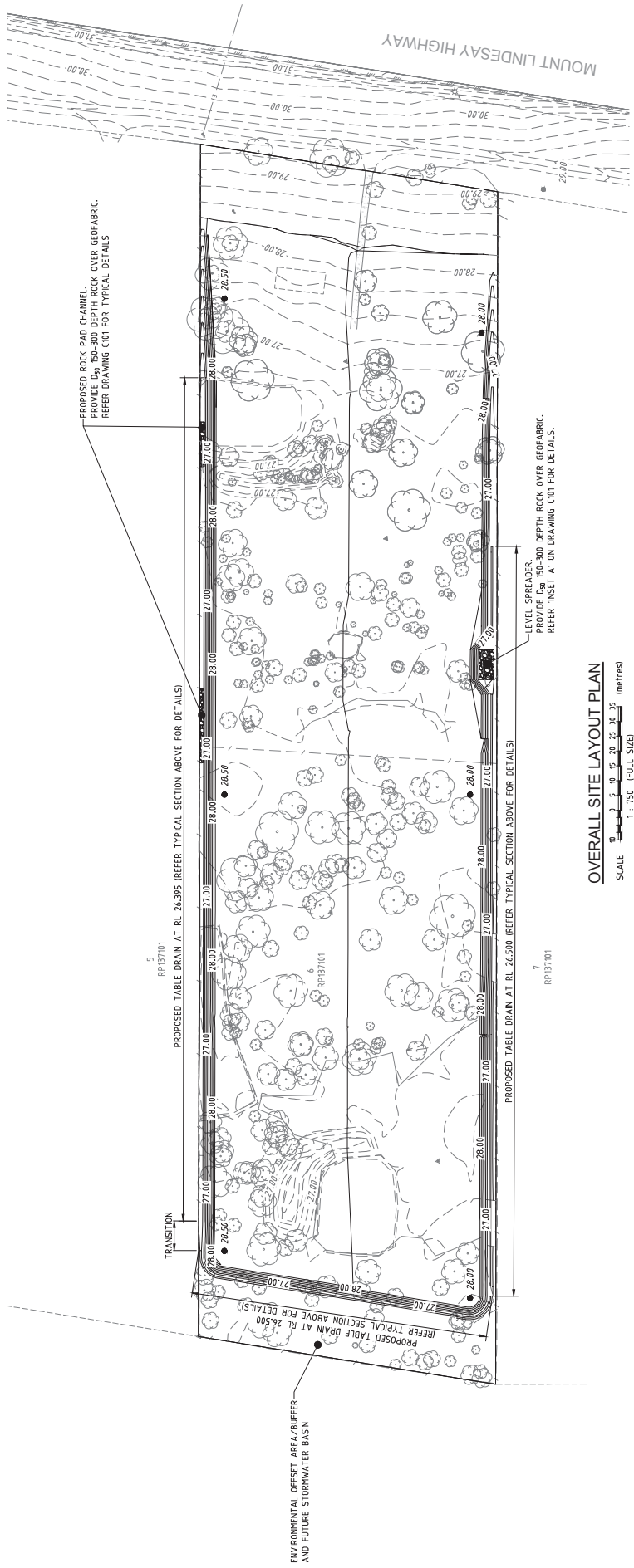
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- EXISTING LOT BOUNDARY
- EXISTING EDGE OF BITUMEN
- EXISTING OVERHEAD ELECTRIC
- EXISTING BUILDING
- EXISTING BATTER
- EXISTING ROAD CONTROL LINE
- EXISTING FENCE
- EXISTING DRIVEWAY
- EXISTING TREE
- PROPOSED LOT BOUNDARY
- PROPOSED LEVEL SPREADER



TYPICAL SECTION - TABLE DRAIN AT RL 26.395



TYPICAL SECTION - TABLE DRAIN AT RL 26.500



OVERALL SITE LAYOUT PLAN



PROPOSED DEVELOPMENT AT
4733-4743 MOUNT LINDESAY HIGHWAY

FOR
ROUBAIX PROPERTIES

A1

ORIGINAL SIZE BEFORE REDUCTION

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VER. DESCRIPTION DATE

B ISSUED FOR APPROVAL 27-01-23

A PRELIMINARY ISSUE 28-01-23

PROJECT:

DRAWING TITLE:

PROPOSED BULK
EARTHWORKS

OVERALL LAYOUT PLAN



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Ipswich | Moreton Bay

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Email: info@burchills.com.au

Code Burchills Engineering Pty Ltd

ABN 75 166 942 365

DEVELOPER: J.T.

DESIGNER: J.T.

CHECKED: LUCAS FALKNER

APPROVED FOR AND ON BEHALF OF:
BURCHILLS ENGINEERING SOLUTIONS ABN 75 166 942 365

SCALE: DATUM: AND FULL SIZE A1

PROJECT NO: BE220566-00 C100

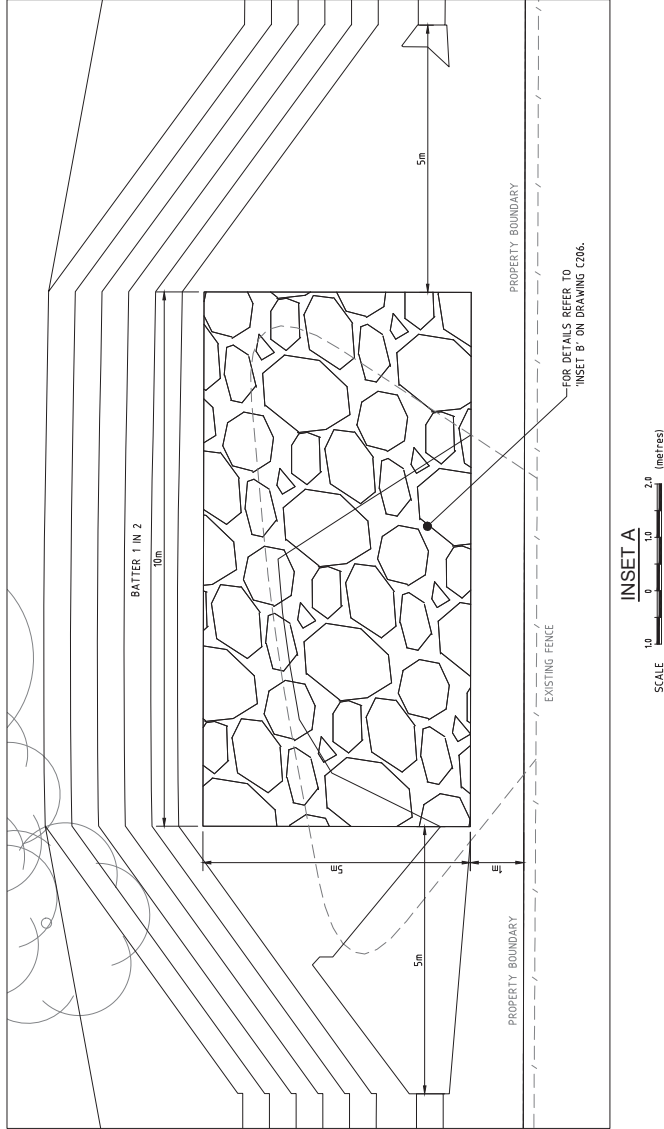
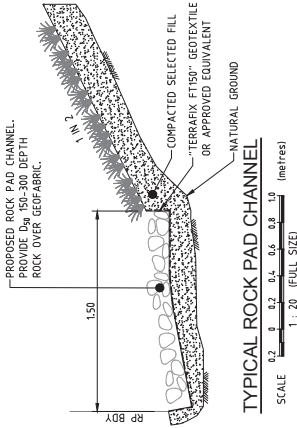
DRAWING NO: VERSION: B

DATE: 27-01-2023



GENERAL NOTES:

- 1. CONTRACT DOCUMENTATION**
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
- 2. SURVEY INFORMATION**
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SET-OUT OF THE WORKS IS TO BE CARRIED OUT BY THE CONTRACTOR FROM THE CONTROL SURVEY PROVIDED. SET-OUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
- 3. DATUM**
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D. DERIVED.
- 4. EXISTING SURVEY CONTROL STATIONS**
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
- 5. EXISTING SERVICES**
THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
- 6. SITE ACCESS**
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT AND IS TO ALLOW FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE AT ALL TIMES.
- 7. PROVISION FOR TRAFFIC**
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCAL AUTHORITY REQUIREMENTS.
- 8. WORK BOUNDARIES**
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS CONTRACT WORK AREAS. AT NO TIME SHALL THE CONTRACTOR ENTER OR CROSS ADJOINING AREAS WITHOUT WRITTEN AUTHORISATION FROM THE SUPERINTENDENT. SITE OFFICE FACILITIES MAY ONLY BE LOCATED WHERE AUTHORISED.
- 9. MAINTENANCE OF SITE CONDITION**
ALL EXISTING TREES AND WORKS ARE TO BE PROTECTED AND NOT DAMAGED OR DISTURBED IN ANY WAY. EXISTING TREES ARE NOT TO BE REMOVED WITHOUT THE APPROVAL OF THE SUPERINTENDENT. AT COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOGAN CITY COUNCIL.
- 10. SITE CLEARING**
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED AND SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES UNLESS NOMINATED TO BE PRESERVED. EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.
- 11. TOP-SOIL STRIPPING**
ALL TOP-SOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILED FOR LATER RE-SPREADING TO ALL BATTERS AND FILL AREAS.
- 12. EARTHWORKS (GENERAL)**
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION. ALL COMPACTION TESTING UNDER THE SUPERINTENDENT'S CLOSE SUPERVISION AND TO THE SATISFACTION OF A NATA-ACCREDITED TESTING AUTHORITY. CERTIFICATION FOR ALL EARTHWORKS CONSTRUCTION AND TESTING IS TO BE PROVIDED BY A REGISTERED PROFESSIONAL ENGINEER (QUEENSLAND (RPEQ) ENGAGED BY THE CONTRACTOR.
- 13. EARTHWORKS MATERIALS**
ALL TOP-SOIL, STRIPPED, UNCOMPACTED FILL ARE TO BE INCORPORATED IN STRUCTURAL FILLING BY SELECTIVELY MIXING WITH OTHER MATERIALS TO CONTROL THE MOISTURE CONTENT AND TO ACHIEVE THE REQUIRED COMPACTION STANDARDS.
- 14. "AS CONSTRUCTED" SURVEY**
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.



PROPOSED DEVELOPMENT AT
4733-4743 MOUNT LINDESAY HIGHWAY
FOR
ROUBAIX PROPERTIES

A1 ORIGINAL SIZE BEFORE REDUCTION

REV	DESCRIPTION	DATE
B	ISSUED FOR APPROVAL	27-01-23
A	PRELIMINARY ISSUE	22-01-23

BURCHILLS
ENGINEERING SOLUTIONS

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PROPOSED BULK
EARTHWORKS

GENERAL NOTES AND
TYPICAL DETAILS

DRAWING TITLE:

PROJECT:

DEVELOPMENT NO.:

DATE: 27-01-2023

PROJECT LEADER: JACK SIMO	DESIGNER: J.T.
DRAWN BY: J.T.	CHECKED: LUCAS FALKNER
APPROVED FOR AND ON BEHALF OF: BURCHILLS ENGINEERING SOLUTIONS	ABN 75 166 942 365
SCALE: 1:50 (FULL SIZE)	REVISION: 1:50 (FULL SIZE)
PROJECT NO.: BE220566-00	DRAWING NO.: C101
VERSION: B	



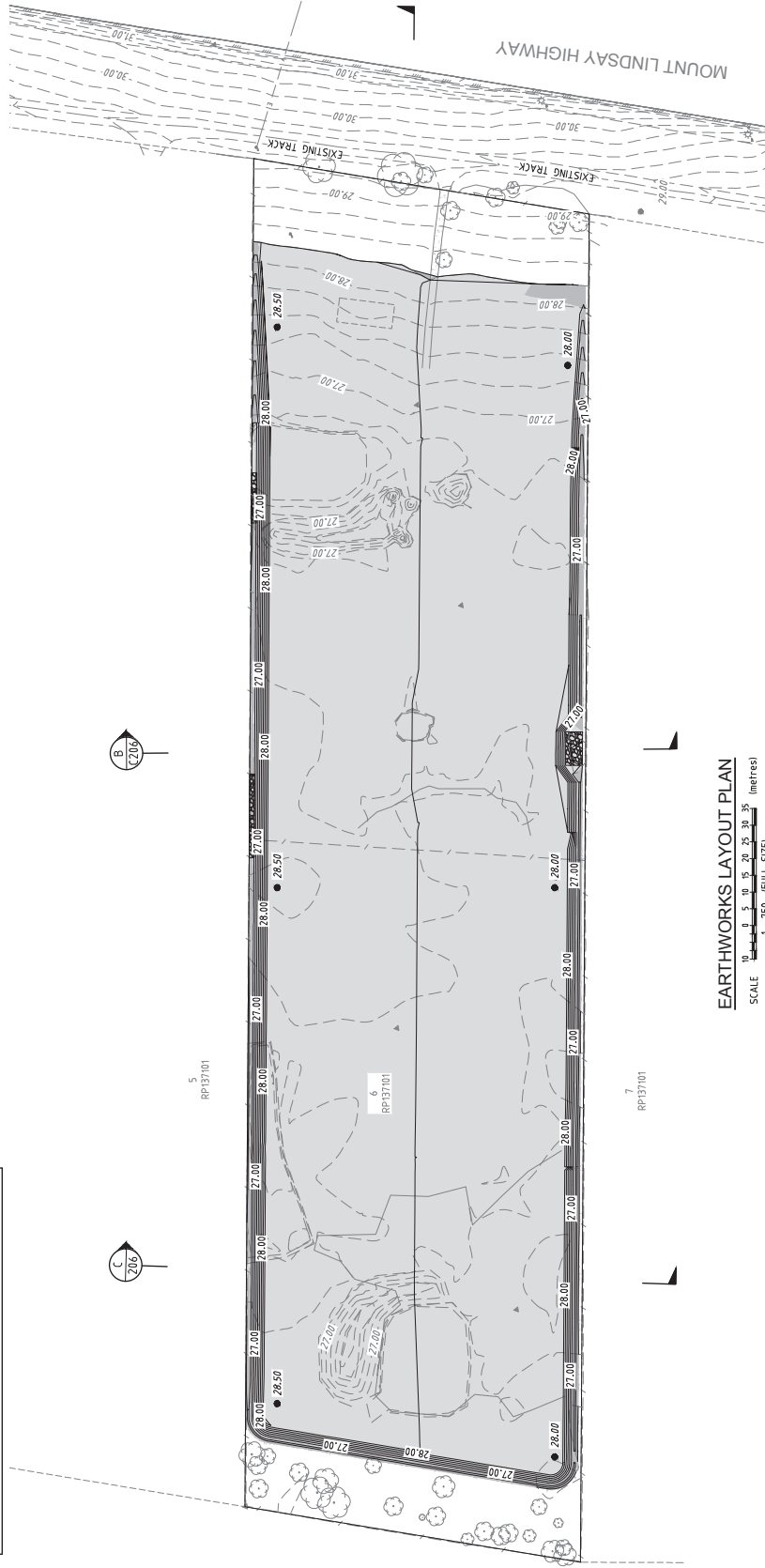
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- EXISTING EDGE OF BITUMEN
- EXISTING OVERHEAD ELECTRIC
- EXISTING BUILDING
- EXISTING BATTER
- EXISTING ROAD CONTROL LINE
- EXISTING FENCE

- EXISTING DRIVEWAY
- 28.00 FINISHED SURFACE LEVEL
- PROPOSED LOT BOUNDARY
- PROPOSED LEVEL SPREADER
- EARTHWORKS AREA OF FILL
- EARTHWORKS AREA OF CUT

BULK EARTHWORKS SUMMARY

STRUCTURAL FILLING	
AREA	NETT SOLID FILL
OVERALL FILLING	49,642 cum.
TOTAL FILL REQUIRED	
49,642 cum.	
EXCAVATION	
AREA	NETT CUT
OVERALL EXCAVATION	150 cum.
TOTAL CUT	
150 cum.	
SUMMARY:	
49,642 cum. = 150 cum. + 49,492 cum. IMPORTED MATERIAL	
NO ALLOWANCE FOR BOXING HAS BEEN CONSIDERED	
NO ALLOWANCE HAS BEEN MADE FOR TOPSOIL STRIP / REPLACEMENT	
NO ALLOWANCE FOR COMPACTION HAS BEEN CONSIDERED	



NOTE:
ALL DESIGN/SETOUT INFORMATION SHOWN ON THIS DRAWING IS AVAILABLE IN DIGITAL FORMAT FROM THE OFFICE OF THE SUPERINTENDENT UPON REQUEST BY THE CONTRACTOR.

WARNING: UNDERGROUND SERVICES
UNDERGROUND SERVICES EXIST IN THIS VICINITY. THE CONTRACTOR IS TO CONTACT THE RELEVANT AUTHORITIES TO CONFIRM EXACT LOCATION OF SERVICES ON SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION COMMENCING.

PROPOSED DEVELOPMENT AT
4733-4743 MOUNT LINDSAY HIGHWAY
FOR
ROUBAIX PROPERTIES

A1 ORIGINAL SIZE BEFORE REDUCTION

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PROPOSED BULK
EARTHWORKS

EARTHWORKS LAYOUT
PLAN

DRAWING TITLE:

PROJECT:

DATE: 27/01/2023

DESIGNER: J.T.

CHECKED: LUCAS FALKNER

APPROVED FOR AND ON BEHALF OF:
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SCALE: 1:150

DATUM: AND

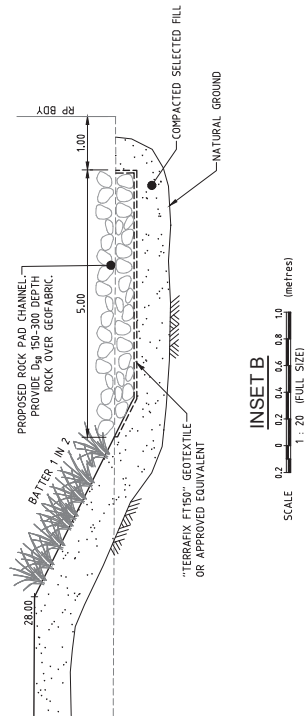
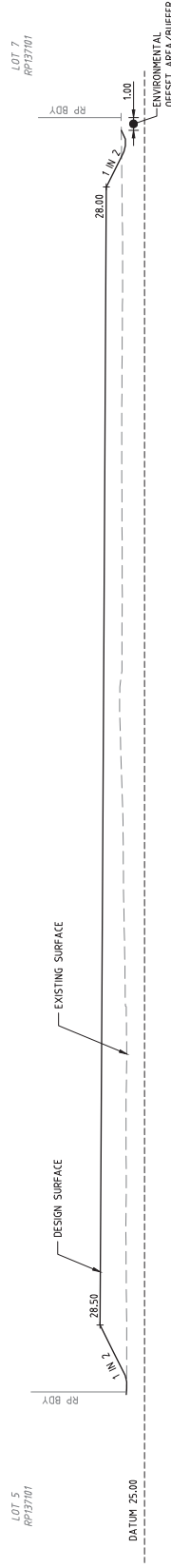
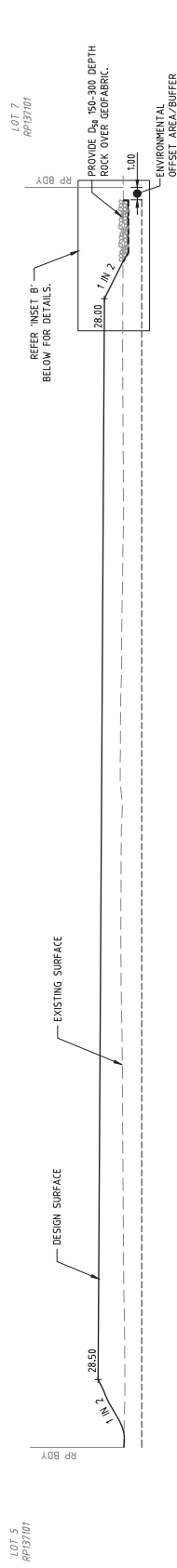
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FULL SIZE: A1

VERSION: B

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PROJECT No: BE220566-00

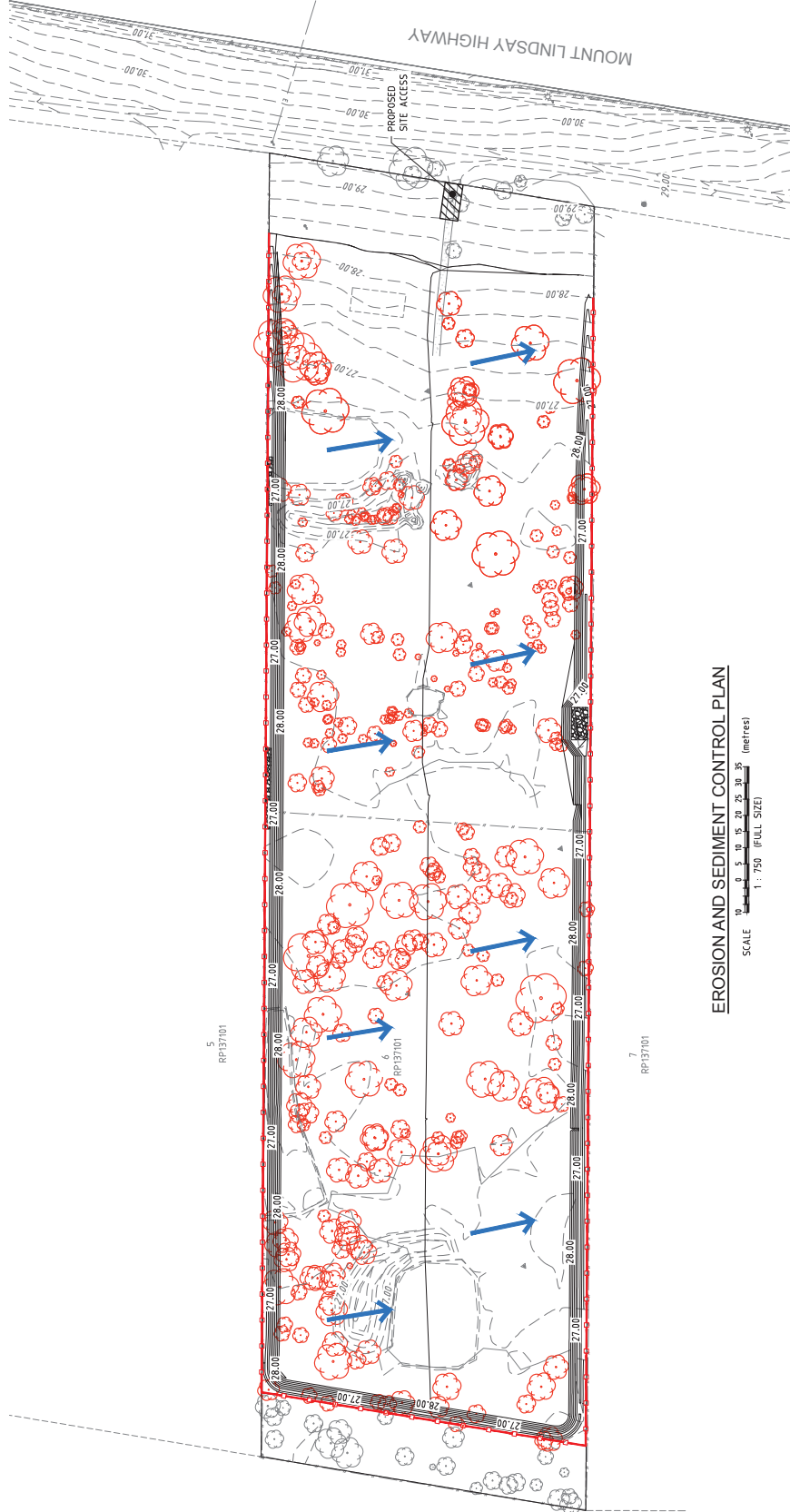
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- EXISTING OVERHEAD ELECTRIC
- EXISTING BUILDING
- EXISTING BATTER
- EXISTING ROAD CONTROL LINE
- EXISTING FENCE
- EXISTING DRIVEWAY
- PROPOSED SEDIMENT FENCE
- PROPOSED DUST FENCE
- STABILISED CONSTRUCTION ACCESS
- FLOW ARROW
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NOTE:
ALL DISTURBED AREAS TO BE HYDROMULCHED.
TOTAL AREA OF DISTURBED SOIL AT ANY
GIVEN TIME TO BE LESS THAN 1.0 h.a.



EROSION AND SEDIMENT CONTROL PLAN

SCALE 1 : 750 (FULL SIZE)

PROPOSED DEVELOPMENT AT
4733-4743 MOUNT LINDSEY HIGHWAY
FOR
ROUBAIX PROPERTIES

A1 ORIGINAL SIZE BEFORE REDUCTION

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VER.	DESCRIPTION	DATE
A	ISSUED FOR APPROVAL	27.01.23
B	PRELIMINARY ISSUE	23.01.23

PROJECT:

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ABN 76 166 942 365

EROSION AND
SEDIMENT CONTROL
PLAN

DEVELOPMENT NO.	PROJECT LEADER: JACK SHAO	DESIGNER: J.T.	DATE: 27.01.2023
DRAWING NO.	DRAFTSPERSON: W.J.	CHECKED: LUCAS PALMER	
SCALE:	DATUM:	AND	FULL SIZE: A1
BE220566-00	C250		VERSION: B

Appendix 2

EPBC Act Protected Matters Search



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 12-Jul-2023

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar)	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	8
Listed Threatened Species:	54
Listed Migratory Species:	17

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	6
Commonwealth Heritage Places:	1
Listed Marine Species:	24
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	4
Regional Forest Agreements:	None
Nationally Important Wetlands:	1
EPBC Act Referrals:	44
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands) [\[Resource Information \]](#)

Ramsar Site Name	Proximity	Buffer Status
Moreton bay	10 - 20km upstream from Ramsar site	In feature area

Listed Threatened Ecological Communities [\[Resource Information \]](#)

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community may occur within area	In feature area
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community likely to occur within area	In feature area
Grey box-grey gum wet forest of subtropical eastern Australia	Endangered	Community likely to occur within area	In buffer area only
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community may occur within area	In feature area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community may occur within area	In feature area
Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions	Endangered	Community likely to occur within area	In feature area
Swamp Tea-tree (Melaleuca irbyana) Forest of South-east Queensland	Critically Endangered	Community likely to occur within area	In feature area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [\[Resource Information \]](#)

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
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Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat known to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area	In feature area
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Critically Endangered	Species or species habitat may occur within area	In feature area
Erythroriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat known to occur within area	In feature area
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area	In feature area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area	In feature area
Turnix melanogaster Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area	In feature area
FISH			
Maccullochella mariensis Mary River Cod [83806]	Endangered	Translocated population known to occur within area	In buffer area only
FROG			
Mixophyes fleayi Fleay's Frog [25960]	Endangered	Species or species habitat may occur within area	In buffer area only
INSECT			
Argynnis hyperbius inconstans Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area	In feature area
MAMMAL			
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Dasyurus maculatus maculatus (SE mainland population)</u> Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Macroderma gigas</u> Ghost Bat [174]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Petauroides volans</u> Greater Glider (southern and central) [254]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Petaurus australis australis</u> Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Petrogale penicillata</u> Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)</u> Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Potorous tridactylus tridactylus</u> Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Pseudomys novaehollandiae</u> New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Pteropus poliocephalus</u> Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area	In feature area
PLANT			
<u>Arthraxon hispidus</u> Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Bosistoia transversa</u> Three-leaved Bosistoia, Yellow Satinheart [16091]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Corchorus cunninghamii Native Jute [14659]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Cupaniopsis shirleyana Wedge-leaf Tuckeroo [3205]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Cupaniopsis tomentella Boonah Tuckeroo [3322]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Dichanthium setosum bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Fontainea venosa [24040]	Vulnerable	Species or species habitat may occur within area	In feature area
Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area	In feature area
Notelaea ipsviciensis Cooneana Olive [81858]	Critically Endangered	Species or species habitat may occur within area	In feature area
Notelaea lloydii Lloyd's Olive [15002]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Picris evae Hawkweed [10839]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Planchonella eerwah Shiny-leaved Condoo, Black Plum, Wild Apple [17340]	Endangered	Species or species habitat known to occur within area	In feature area
Plectranthus habrophyllus [64589]	Endangered	Species or species habitat known to occur within area	In buffer area only
Rhaponticum australe Austral Cornflower, Native Thistle [22647]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area
REPTILE			
Coeranoscincus reticulatus Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area	In feature area
Furina dunmalli Dunmall's Snake [59254]	Vulnerable	Species or species habitat may occur within area	In feature area
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat likely to occur within area	In feature area
Listed Migratory Species		[Resource Information]	

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Cuculus optatus			
Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area	In feature area
Hirundapus caudacutus			
White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Monarcha melanopsis			
Black-faced Monarch [609]		Species or species habitat known to occur within area	In feature area
Motacilla flava			
Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Myiagra cyanoleuca			
Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area
Rhipidura rufifrons			
Rufous Fantail [592]		Species or species habitat known to occur within area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus			
Spectacled Monarch [83946]		Species or species habitat likely to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]		Species or species habitat likely to occur within area	In feature area
Calidris ferruginea			
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands			[Resource Information]
The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.			
Commonwealth Land Name	State	Buffer Status	
Defence			
Defence - GREENBANK TRAINING AREA [31014]	QLD	In buffer area only	
Defence - GREENBANK TRAINING AREA [31006]	QLD	In buffer area only	
Defence - GREENBANK TRAINING AREA [31010]	QLD	In buffer area only	
Defence - GREENBANK TRAINING AREA [31009]	QLD	In buffer area only	
Defence - GREENBANK TRAINING AREA [31013]	QLD	In buffer area only	
Defence - GREENBANK TRAINING AREA [31012]	QLD	In buffer area only	
Commonwealth Heritage Places			[Resource Information]
Name	State	Status	Buffer Status

Name	State	Status	Buffer Status
Natural			
Greenbank Military Training Area (part)	QLD	Listed place	In buffer area only

Listed Marine Species	[Resource Information]
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Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			

Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Anseranas semipalmata			
Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis			
Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]		Species or species habitat likely to occur within area	In feature area
Calidris ferruginea			
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos			
Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Charadrius leschenaultii			
Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
Gallinago hardwickii			
Latham's Snipe, Japanese Snipe [863]		Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Haliaeetus leucogaster White-bellied Sea-Eagle [943]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]		Species or species habitat likely to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]		Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area	In buffer area only
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat likely to occur within area overfly marine area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
A and T Koala Billabong	Nature Refuge	QLD	In buffer area only
Henderson Reserve	Nature Refuge	QLD	In buffer area only
Koolena	Nature Refuge	QLD	In buffer area only
Van der Loos	Nature Refuge	QLD	In buffer area only

Nationally Important Wetlands		[Resource Information]
Wetland Name	State	Buffer Status
Greenbank Army Training Area C	QLD	In buffer area only

EPBC Act Referrals					[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status	
Edelsten Road Upgrade	2020/8858		Post-Approval	In buffer area only	
Kagaru to Acacia Ridge and Bromelton Inland Rail Project	2021/8927		Completed	In buffer area only	

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Land clearing for proposed industrial development	2022/09427		Completed	In buffer area only
New Beith Road Upgrade	2023/09505		Referral Decision	In buffer area only
Proposed Industrial Development at North Maclean	2022/09304		Assessment	In buffer area only
Controlled action				
130 Tully Road New Beith Residential Development v2	2021/8904	Controlled Action	Assessment Approach	In buffer area only
Bushman Drive Residential Development, Jimboomba, Qld	2018/8376	Controlled Action	Further Information Request	In buffer area only
Casino Ipswich Pipeline	2007/3877	Controlled Action	Completed	In buffer area only
Cedar Grove Connector Pipeline	2011/6013	Controlled Action	Completed	In feature area
Crowson Lane Road Upgrade	2021/9084	Controlled Action	Assessment Approach	In buffer area only
Defence Training Facilities at the Greenbank Training Area	2011/5896	Controlled Action	Post-Approval	In buffer area only
Flagstone West Urban Development Project, QLD	2014/7206	Controlled Action	Post-Approval	In buffer area only
Greater Flagstone master planned residential development, Undullah, Qld	2015/7530	Controlled Action	Post-Approval	In buffer area only
Industrial Development in the Greater Flagstone Urban Development Area 4499-4651 Mount Lindesay Hwy.	2013/6941	Controlled Action	Post-Approval	In buffer area only
Mirvac Greater Flagstone Project - Master Planned Development, Greenbank, Qld	2016/7817	Controlled Action	Post-Approval	In buffer area only
Park Ridge residential, mixed use and medium impact industry precinct, Park Ridge, Queensland	2017/8090	Controlled Action	Post-Approval	In buffer area only
Recreation Fields and Ancillary Sporting Facilities for Emmaus College	2009/5187	Controlled Action	Post-Approval	In buffer area only
Residential Development, Lot 4 RP45728, New Beith, Qld	2019/8398	Controlled Action	Further Information Request	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Residential development, Teviot Road, north Beaudesert, Qld	2016/7724	Controlled Action	Post-Approval	In buffer area only
Residential Development (Lot30, SP309195) Mountain Ridge Rd, South Maclean, Qld	2019/8408	Controlled Action	Post-Approval	In buffer area only
Rosia Park Multisport Precinct	2021/9082	Controlled Action	Further Information Request	In buffer area only
Rural Residential Development & Associated Infrastructure	2009/4890	Controlled Action	Post-Approval	In buffer area only
Tarnbrae Greater Flagstone Residential Development, New Beith, QLD	2019/8412	Controlled Action	Further Information Request	In buffer area only
Teviot Downs Residential Estate, Greenbank	2011/6106	Controlled Action	Post-Approval	In buffer area only
Yarrabilba residential development and associated infrastructure	2013/6791	Controlled Action	Post-Approval	In buffer area only
Not controlled action				
Access driveway - Power connection, Qld	2017/8043	Not Controlled Action	Completed	In buffer area only
Building of a secondary dwelling	2012/6549	Not Controlled Action	Completed	In buffer area only
Cedar Grove Weir	2006/2731	Not Controlled Action	Completed	In buffer area only
Construction and Operation of Sport and Recreation Fields Emmaus College	2012/6389	Not Controlled Action	Completed	In buffer area only
Construction and upgrade of approximately 7km of external road corridor, Flagstone, Qld	2014/7319	Not Controlled Action	Completed	In buffer area only
Construction of a new water main (pipeline), Jimboomba, QLD	2010/5576	Not Controlled Action	Completed	In buffer area only
Flagstone Central to Cedar Grove WWTP Conveyance Pipeline	2018/8190	Not Controlled Action	Completed	In buffer area only
GCCC Northern Wastewater Strategy and associated Reclaimed Water Scheme - Stage	2001/282	Not Controlled Action	Completed	In buffer area only
Greenbank to Flagstone Central Conveyance Pipeline Project, Qld	2018/8344	Not Controlled Action	Completed	In buffer area only
Improving rabbit biocontrol: releasing another strain of RHDV,	2015/7522	Not Controlled Action	Completed	In feature area

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
sthru two thirds of Australia				
Loganlea to Jimboomba 110kV network upgrade, SE Qld	2013/7035	Not Controlled Action	Completed	In buffer area only
South West Pipeline and Wyaralong Tanks Project, Qld	2018/8320	Not Controlled Action	Completed	In buffer area only
South West Transport Corridor	2006/2547	Not Controlled Action	Completed	In buffer area only
Spring Mountain Park rural residential estate, stages 15-18, Greenbank/New Beith, Qld	2013/7030	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Construction & Operation 275/330kV Transmission Line	2006/2820	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Construction of a Private Dwelling	2011/6149	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Residential subdivision 348-434 Cusack Lane, Jimboomba, Qld	2015/7617	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
130 Tully Road, New Beith, Residential Development	2020/8848	Referral Decision	Referral Publication	In buffer area only
Rosia Park Multisport Precinct	2021/9016	Referral Decision	Completed	In buffer area only
Bioregional Assessments				
SubRegion	BioRegion	Website		Buffer Status
Clarence-Moreton	Clarence-Moreton	BA website		In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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Appendix 3

Wildlife Online Database

WildNet species list

Search Criteria: Species List for a Specified Point
Species: All
Type: All
Queensland status: Rare and threatened species
Records: All
Date: All
Latitude: -27.7726
Longitude: 153.0124
Distance: 10
Email: carla.perkins@greentapesolutions.com.au
Date submitted: Wednesday 12 Jul 2023 10:28:04
Date extracted: Wednesday 12 Jul 2023 10:30:05

The number of records retrieved = 18

Disclaimer

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The information provided should be appropriately acknowledged as being derived from WildNet database when it is used. As the WildNet Program is still in a process of collating and vetting data, it is possible the information given is not complete. Go to the WildNet database webpage (<https://www.qld.gov.au/environment/plants-animals/species-information/wildnet>) to find out more about WildNet and where to access other WildNet information products approved for publication. Feedback about WildNet species lists should be emailed to wildlife.online@des.qld.gov.au.

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Limnodynastidae	<i>Adelotus brevis</i>	tusked frog		V		2
animals	birds	Apodidae	<i>Hirundapus caudacutus</i>	white-throated needletail		V	V	10
animals	birds	Cacatuidae	<i>Calyptorhynchus lathami lathami</i>	glossy black-cockatoo (eastern)		V	V	6
animals	birds	Falconidae	<i>Falco hypoleucos</i>	grey falcon		V	V	1
animals	birds	Meliphagidae	<i>Anthochaera phrygia</i>	regent honeyeater		CR	CE	3
animals	birds	Psittaculidae	<i>Lathamus discolor</i>	swift parrot		E	CE	1
animals	birds	Rostratulidae	<i>Rostratula australis</i>	Australian painted-snipe		E	E	1
animals	birds	Strigidae	<i>Ninox strenua</i>	powerful owl		V		69
animals	mammals	Dasyuridae	<i>Dasyurus maculatus maculatus</i>	spotted-tailed quoll (southern subspecies)		E	E	13
animals	mammals	Petauridae	<i>Petaurus australis australis</i>	yellow-bellied glider (southern subspecies)		V	V	5
animals	mammals	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala		E	E	1327
animals	mammals	Pseudocheiridae	<i>Petauroides amillatus</i>	central greater glider		E	E	8/1
plants	land plants	Apocynaceae	<i>Leichhardtia coronata</i>			V		2/2
plants	land plants	Asteraceae	<i>Lagenophora fimbriata</i>			V		4/4
plants	land plants	Cupressaceae	<i>Callitris baileyi</i>	Bailey's cypress		NT		1/1
plants	land plants	Lamiaceae	<i>Coleus habrophyllus</i>			E	E	1/1
plants	land plants	Myrtaceae	<i>Melaleuca irbyana</i>			E		56/20
plants	land plants	Proteaceae	<i>Macadamia integrifolia</i>	macadamia nut		V	V	1

CODES

I - Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*.

The codes are Extinct (EX), Extinct in the Wild (PE), Critically Endangered (CR), Endangered (E), Vulnerable (V), Near Threatened (NT), Special Least Concern (SL) and Least Concern (C).

A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999*.

The values of EPBC are Extinct (EX), Extinct in the Wild (XW), Critically Endangered (CE), Endangered (E), Vulnerable (V) and Conservation Dependent (CD).

Records - The first number indicates the total number of records of the taxon (wildlife records and species listings for selected areas).

This number is output as 99999 if it equals or exceeds this value. A second number located after a / indicates the number of specimen records for the taxon.

This number is output as 999 if it equals or exceeds this value.

Appendix 4

DOR Vegetation Management Report



Vegetation management report

For Lot: 6 Plan: RP137101

04/08/2023

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Recent changes

Updated mapping

Updated vegetation mapping was released on 8 September 2022 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, wetland, high-value regrowth and essential habitat mapping.

The Department of Environment and Science have also updated their protected plant and koala protection mapping to align with the Queensland Herbarium scientific updates.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Resources who administer the framework;

Vegetation management framework details for the specified Lot on Plan including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

Protected plant framework - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 6 Plan: RP137101, are listed in Table 1.

Table 1: Lot, plan, tenure and title area information for the property

Lot	Plan	Tenure	Property title area (sq metres)
6	RP137101	Freehold	40,470

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

Does this property have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 6 Plan: RP137101, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Logan City

Bioregion(s)	Subregion(s)
Southeast Queensland	Moreton Basin

Catchment(s)
Logan-Albert

2. Vegetation management framework (administered by the Department of Resources)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2012, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem prescribed under Schedule 5 of the Vegetation Management Regulation 2012; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Resources or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Resources before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Resources prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Resources before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans>

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development>

2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

Visit <https://www.resources.qld.gov.au/?contact=vegetation> to submit an online enquiry.

3. Vegetation management framework for Lot: 6 Plan: RP137101

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 4.05ha

Vegetation category	Area (ha)
Category C	1.6
Category X	2.4

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Resources to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department of Resources to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
12.3.18	Endangered	C	0.19	Melaleuca irbyana low open forest on alluvial plains	Mid-dense
12.3.19	Endangered	C	1.43	Eucalyptus moluccana and/or Eucalyptus tereticornis and E. crebra open forest to woodland, with a sparse to mid-dense understorey of Melaleuca irbyana on alluvial plains	Mid-dense
non-rem	None	X	2.42	None	None

Please note:

1. All area and area derived figures included in this table 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.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.4 Wetlands

Vegetation management wetlands are present on this property and are shown on the vegetation management supporting map in section 4.2 of this report.

3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
26403	Melaleuca irbyana	None	E	Belah scrub with Callitris sp. and Eucalyptus melanophloia; woodland to open forest of Eucalyptus tereticornis, E. melanophloia, or Eucalyptus moluccana or Eucalyptus siderophloia and Eucalyptus moluccana	0 to 600 m	sandy, clay loam, sandy clay to clay soil	creek bank, poorly drained or seasonally flooded areas in undulating terrain, hill slope
860	Phascogale cinerea	koala	E	Open forests and woodlands containing Eucalyptus, Corymbia, Lophostemon or Melaleuca trees having a trunk of a diameter of more than 10cm at 1.3m above the ground. Tree species used for food and habitat varies across the state and can include: Corymbia citriodora, Corymbia henryi, Corymbia intermedia, Eucalyptus acmenoides, Eucalyptus bancroftii, Eucalyptus biturbinata, Eucalyptus blakelyi, Eucalyptus brownii, Eucalyptus camaldulensis, Eucalyptus carnea, Eucalyptus chloroclada, Eucalyptus coolabah, Eucalyptus crebra, Eucalyptus dealbata, Eucalyptus drepanophylla, Eucalyptus dunnii, Eucalyptus eugenioides, Eucalyptus exserta, Eucalyptus fibrosa, Eucalyptus grandis, Eucalyptus helidonica, Eucalyptus latisinensis, Eucalyptus longirostrata, Eucalyptus major, Eucalyptus melanophloia, Eucalyptus melliodora, Eucalyptus microcarpa, Eucalyptus microcorys, Eucalyptus microtheca, Eucalyptus moluccana, Eucalyptus montivaga, Eucalyptus orgadophila, Eucalyptus papuana, Eucalyptus pilularis, Eucalyptus platyphylla, Eucalyptus populnea, Eucalyptus portuensis, Eucalyptus propinqua, Eucalyptus racemosa, Eucalyptus resinifera, Eucalyptus robusta, Eucalyptus saligna, Eucalyptus seeana, Eucalyptus siderophloia, Eucalyptus sideroxylon, Eucalyptus tereticornis, Eucalyptus thozetiana, Eucalyptus tindaliae, Eucalyptus umbra, Lophostemon confertus, Melaleuca leucadendra, Melaleuca quinquenervia.	Sea level to 1000m.	None	Riparian areas, plains and hill/escarpment slopes.
803	Dasyurus maculatus maculatus	spotted-tailed quoll (southern subspecies)	E	Rainforest, wet and dry structurally complex sclerophyll forest (e.g. Eucalyptus andrewsii, E. saligna, E. tereticornis & Corymbia intermedia) on productive soils (gullies & flats) and in rocky areas (ridges), also open woodland (E. alba, E. melliodora, Callitris glaucophylla), coastal heathland (adjacent to forest) and riparian forest. Dens in caves, rock crevices and hollow logs.	Sea level to 1000m.	None	None

Label	Regional Ecosystem (mandatory unless otherwise specified)
26403	11.10.1, 12.3.11, 12.3.18, 12.3.19, 12.5.2x1, 12.9-10.7, 12.9-10.11, 12.9-10.27, 12.11.5, 12.11.18

Label	Regional Ecosystem (mandatory unless otherwise specified)
860	4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.8, 4.3.10, 4.3.11, 4.5.3, 4.5.5, 4.5.6, 4.5.8, 4.5.9, 4.7.1, 4.7.7, 4.7.8, 4.9.6, 4.9.10, 4.9.12, 4.9.17, 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.7, 6.3.8, 6.3.9, 6.3.11, 6.3.12, 6.3.17, 6.3.18, 6.3.22, 6.3.24, 6.3.25, 6.4.1, 6.4.2, 6.4.3, 6.4.4, 6.5.1, 6.5.2, 6.5.3, 6.5.5, 6.5.6, 6.5.7, 6.5.8, 6.5.9, 6.5.10, 6.5.11, 6.5.13, 6.5.14, 6.5.15, 6.5.16, 6.5.17, 6.5.18, 6.5.19, 6.6.2, 6.7.1, 6.7.2, 6.7.5, 6.7.6, 6.7.7, 6.7.9, 6.7.11, 6.7.12, 6.7.13, 6.7.14, 6.7.17, 6.9.3, 7.2.3, 7.2.4, 7.2.7, 7.2.11, 7.3.7, 7.3.8, 7.3.9, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.25, 7.3.26, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.47, 7.3.48, 7.3.50, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.8.7, 7.8.8, 7.8.10, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.5, 7.11.6, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.41, 7.11.42, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.48, 7.11.49, 7.11.50, 7.11.51, 7.12.4, 7.12.5, 7.12.17, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.33, 7.12.34, 7.12.35, 7.12.51, 7.12.52, 7.12.53, 7.12.54, 7.12.55, 7.12.56, 7.12.57, 7.12.58, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.63, 7.12.65, 7.12.66, 7.12.69, 8.1.5, 8.2.3, 8.2.6, 8.2.7, 8.2.8, 8.2.11, 8.2.12, 8.2.13, 8.2.14, 8.3.1, 8.3.2, 8.3.3, 8.3.5, 8.3.6, 8.3.8, 8.3.10, 8.3.11, 8.3.13, 8.5.1, 8.5.2, 8.5.3, 8.5.5, 8.5.6, 8.5.7, 8.9.1, 8.10.1, 8.11.1, 8.11.3, 8.11.4, 8.11.5, 8.11.6, 8.11.8, 8.11.10, 8.11.12, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.12, 8.12.14, 8.12.20, 8.12.22, 8.12.23, 8.12.25, 8.12.26, 8.12.27, 8.12.29, 8.12.31, 8.12.32, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.10, 9.3.11, 9.3.13, 9.3.14, 9.3.15, 9.3.16, 9.3.17, 9.3.19, 9.3.20, 9.3.21, 9.3.22, 9.3.27, 9.4.1, 9.4.2, 9.5.1, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.10, 9.5.11, 9.5.12, 9.5.15, 9.5.16, 9.5.17, 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3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as*

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:
Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

Class B (with urban areas masked as per SPP): 3.49ha

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 6 Plan: RP137101.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:

<https://www.resources.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

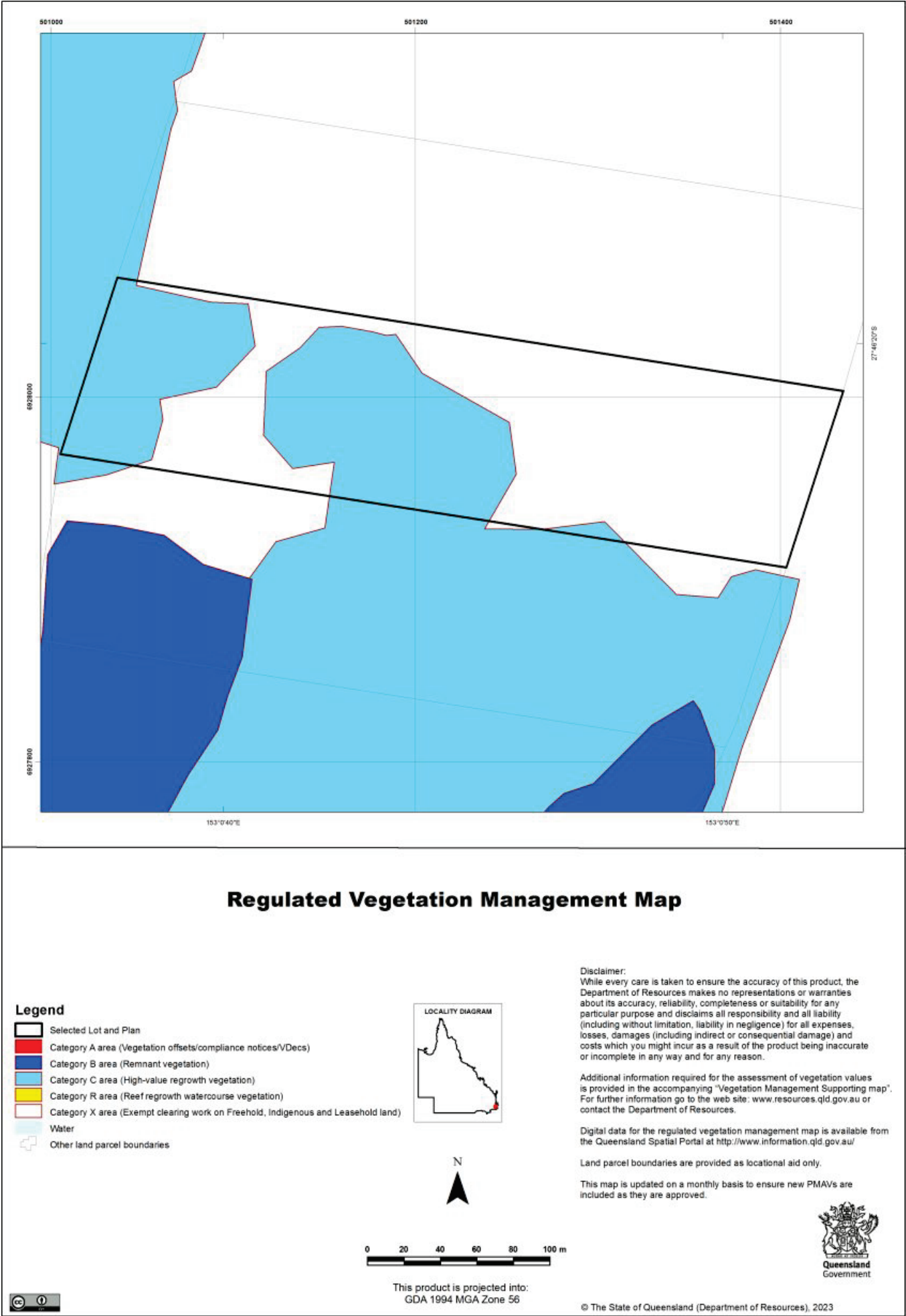
Coastal/non-coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

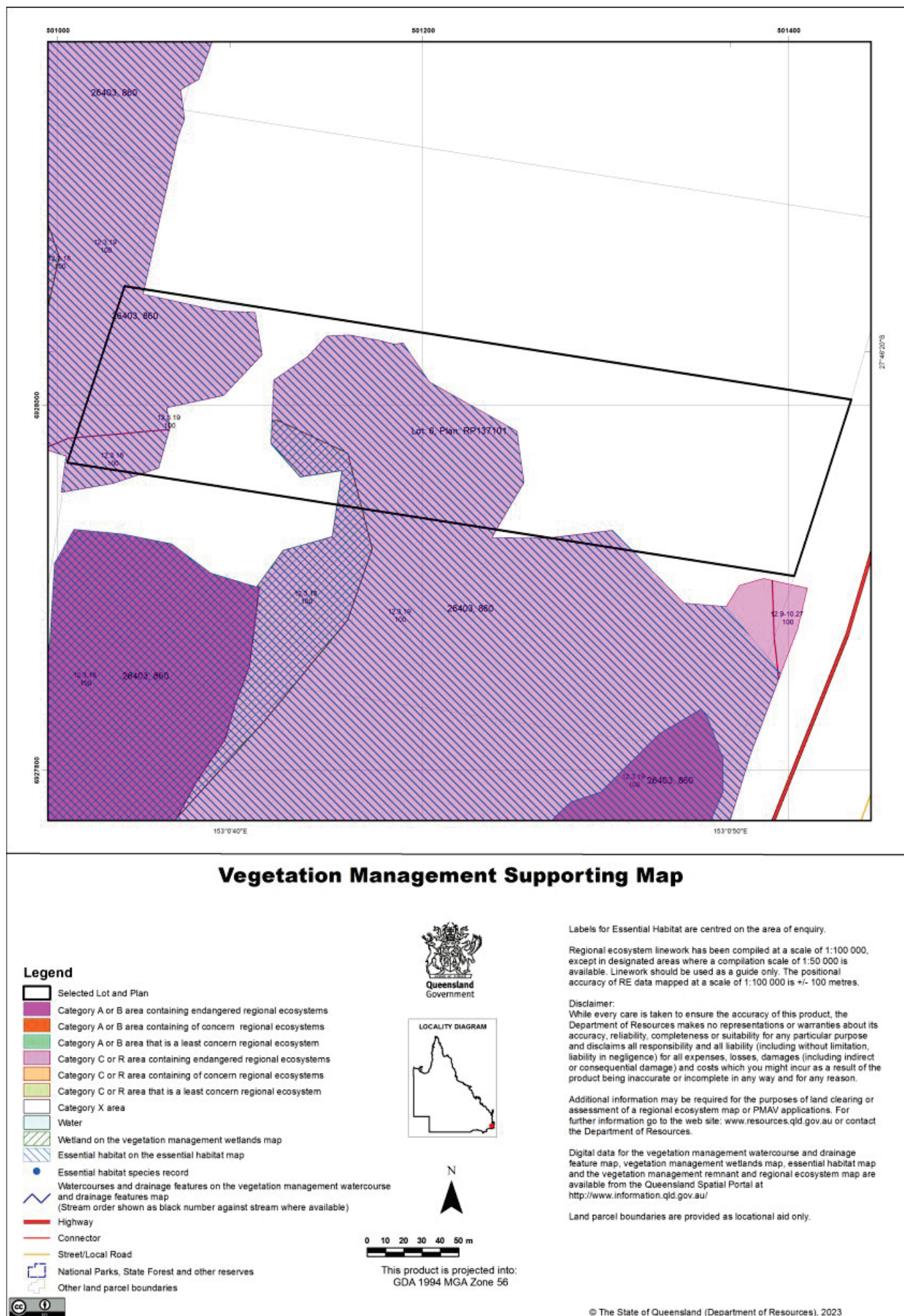
Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

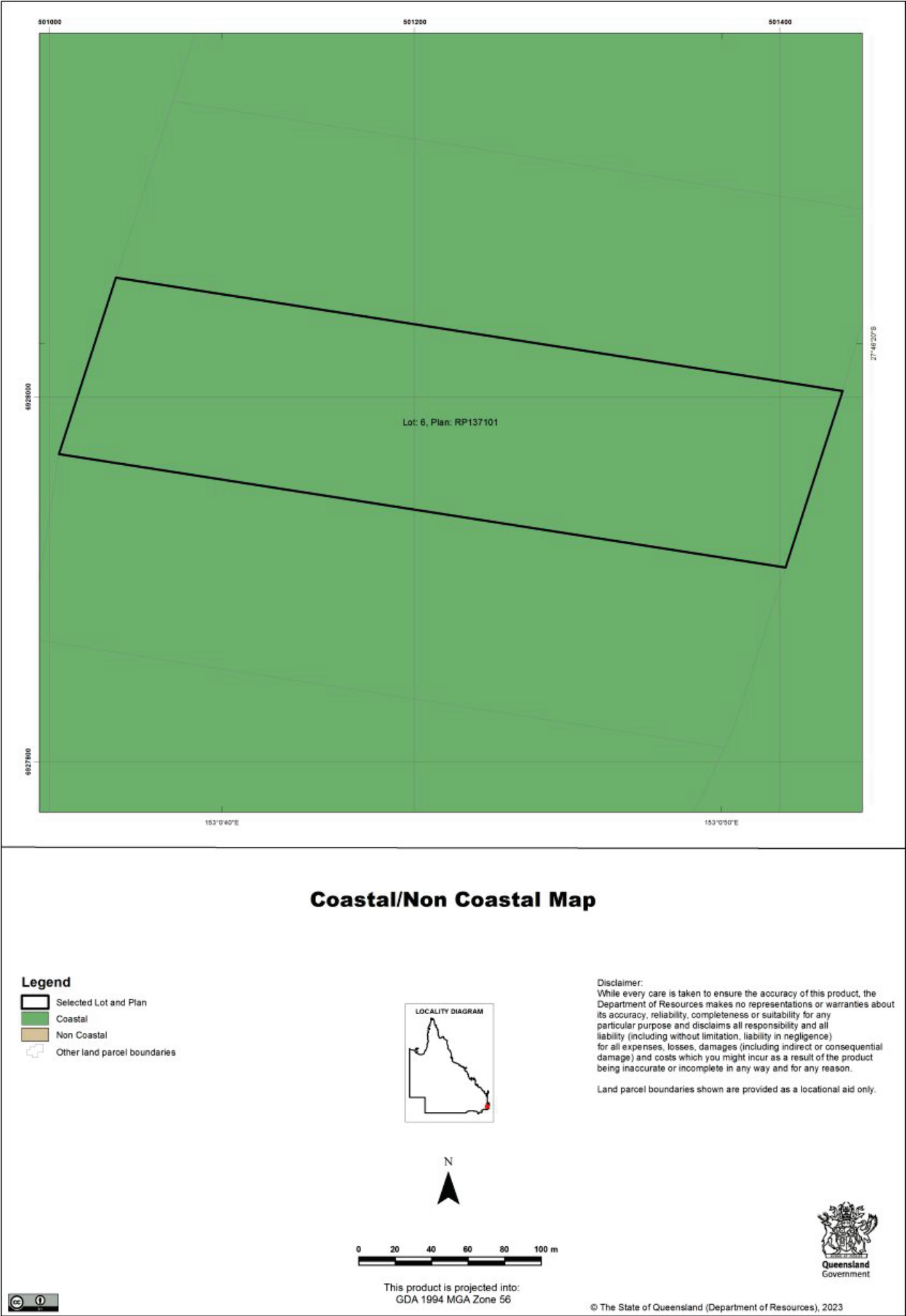
4.1 Regulated vegetation management map



4.2 Vegetation management supporting map



4.3 Coastal/non-coastal map



4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



5. Protected plants framework (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of a threatened or near threatened plant can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Science, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [clearing permit application form](#).

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DES

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@des.qld.gov.au

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

5.5 Protected plants flora survey trigger map

This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

Species information

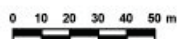
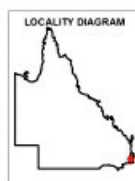
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the [clearing of protected plants](#) for more information.



Protected Plants Flora Survey Trigger Map

Legend

- Selected Lot and Plan
- High risk area
- Other land parcel boundaries
- Freeways / motorways / highways
- Secondary roads / streets



This product is projected into:
GDA 1994 MGA Zone 56

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at palm@des.qld.gov.au

Disclaimer:
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

6. Koala protection framework (administered by the Department of Environment and Science (DES))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document [Spatial modelling in South East Queensland](#).

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document [Guideline - Requests to make, amend or revoke a koala habitat area determination](#).

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley,

Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

- 1) Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
- 2) Does not include destroying standing vegetation by stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:
 - the local government planning scheme makes the development assessable;
 - the premises includes an area that is both a koala priority area and a koala habitat area; and
 - the development does not involve interfering with koala habitat (defined above); and
- development in identified koala broad-hectare areas.

The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

6.4 Contact information for DES

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

Email koala.assessment@des.qld.gov.au

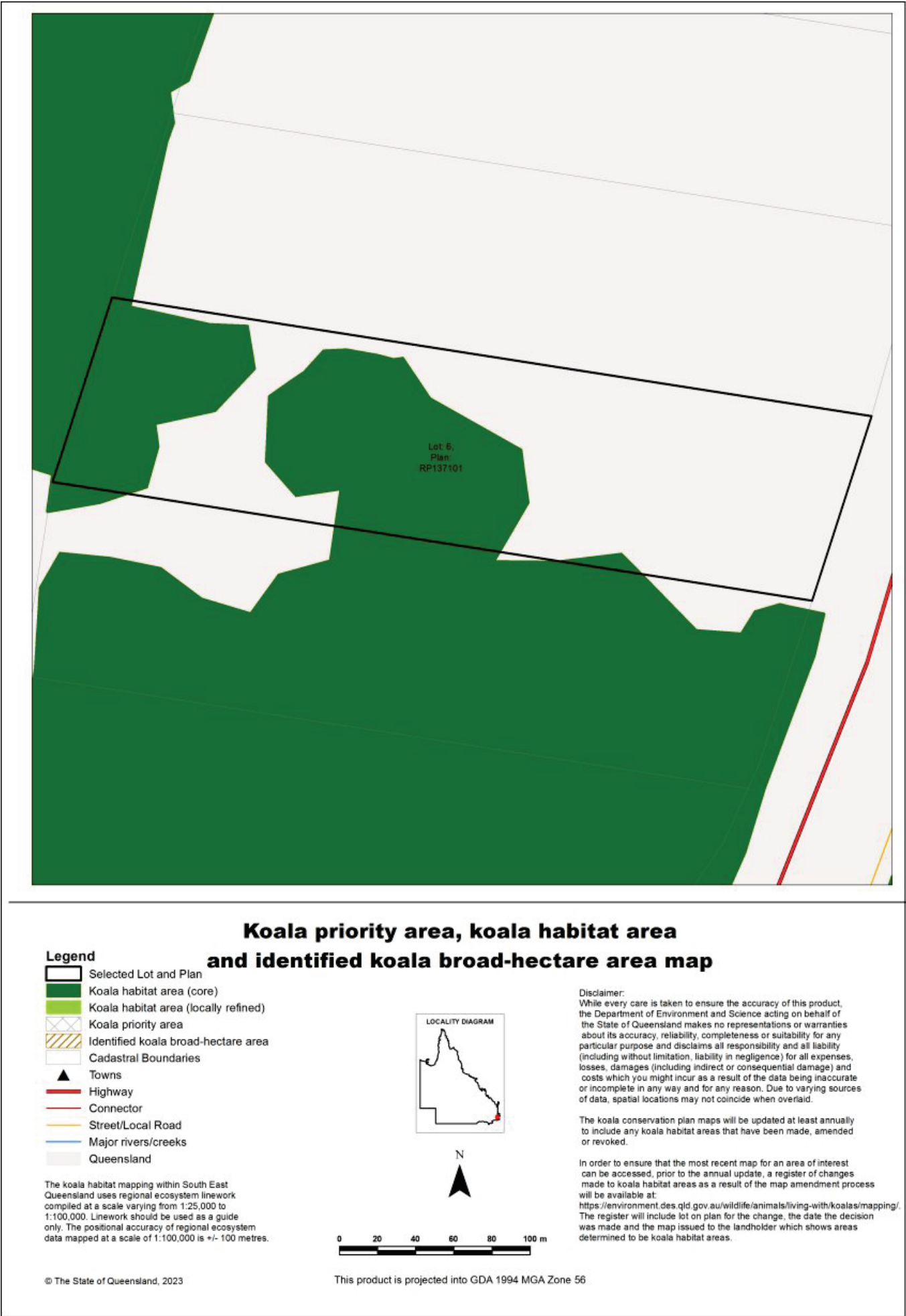
Visit <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

7. Koala protection framework details for Lot: 6 Plan: RP137101

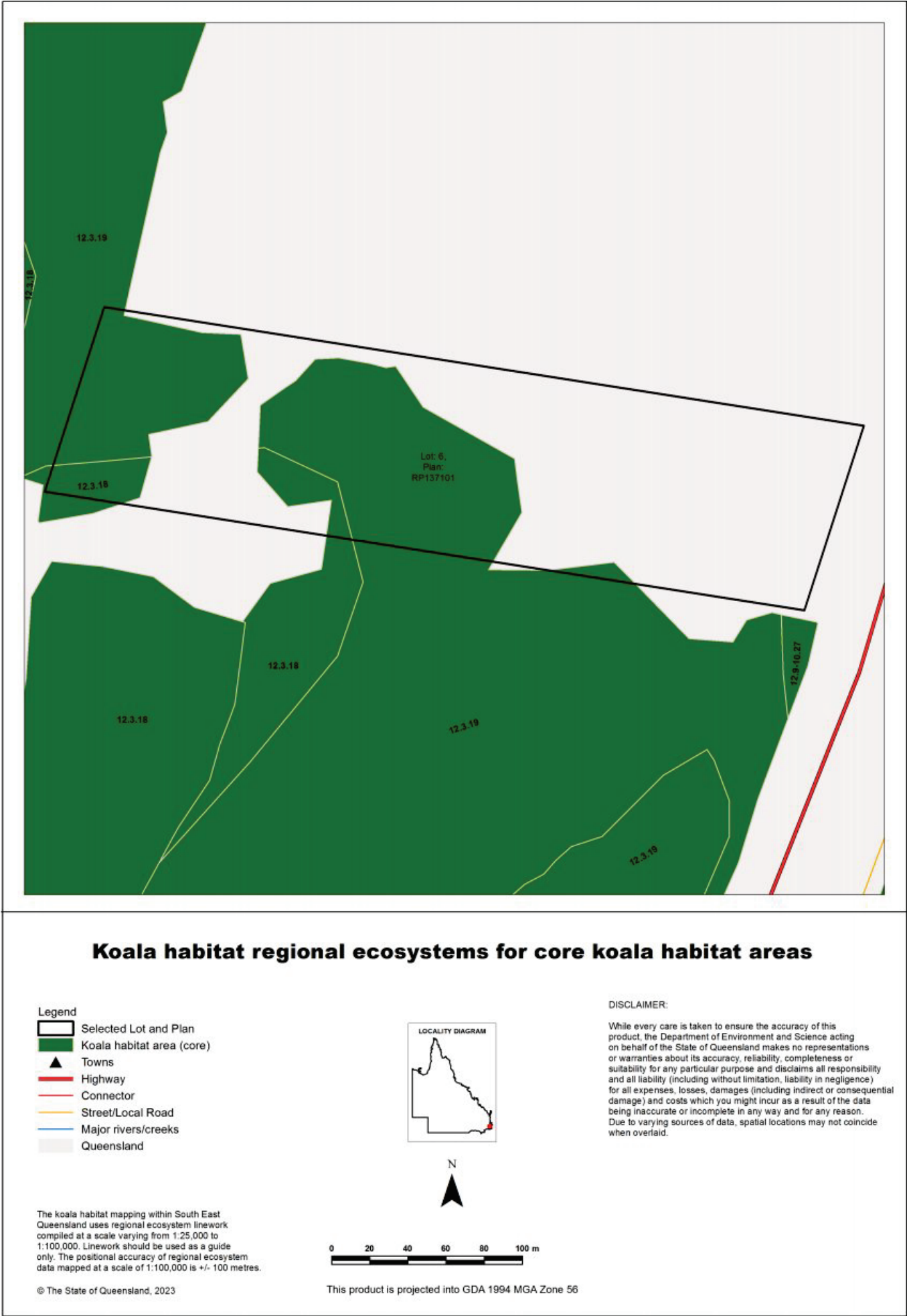
7.1 Koala districts

Koala District A

7.2 Koala priority area, koala habitat area and identified koala broad-hectare area map



7.3 Koala habitat regional ecosystems for core koala habitat areas



8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
• Interference with overland flow • Earthworks, significant disturbance	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Regional Development, Manufacturing and Water (Queensland Government) Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) www.rdmw.qld.gov.au www.resources.qld.gov.au
• Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
• Mining and environmentally relevant activities • Infrastructure development (coastal) • Heritage issues	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
• Protected plants and protected areas	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 1300 130 372 (option 4) palm@des.qld.gov.au www.des.qld.gov.au
• Koala mapping and regulations	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) Koala.assessment@des.qld.gov.au
• Interference with fish passage in a watercourse, mangroves • Forestry activities on State land tenures	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
• Matters of National Environmental Significance including listed threatened species and ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Agriculture, Water and the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
• Development and planning processes	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
• Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office
• Harvesting timber in the Wet Tropics of Qld World Heritage area	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au



Vegetation management report

For Lot: 7 Plan: RP137101

04/08/2023

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Recent changes

Updated mapping

Updated vegetation mapping was released on 8 September 2022 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, wetland, high-value regrowth and essential habitat mapping.

The Department of Environment and Science have also updated their protected plant and koala protection mapping to align with the Queensland Herbarium scientific updates.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Resources who administer the framework;

Vegetation management framework details for the specified Lot on Plan including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

Protected plant framework - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 7 Plan: RP137101, are listed in Table 1.

Table 1: Lot, plan, tenure and title area information for the property

Lot	Plan	Tenure	Property title area (sq metres)
7	RP137101	Freehold	40,490

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

Does this property have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 7 Plan: RP137101, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Logan City

Bioregion(s)	Subregion(s)
Southeast Queensland	Moreton Basin

Catchment(s)
Logan-Albert

2. Vegetation management framework (administered by the Department of Resources)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2012, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem prescribed under Schedule 5 of the Vegetation Management Regulation 2012; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Resources or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Resources before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Resources prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Resources before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans>

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development>

2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

Visit <https://www.resources.qld.gov.au/?contact=vegetation> to submit an online enquiry.

3. Vegetation management framework for Lot: 7 Plan: RP137101

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 4.04ha

Vegetation category	Area (ha)
Category B	0.7
Category C	2.6
Category X	0.7

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Resources to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department of Resources to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
12.3.18	Endangered	B	0.69	Melaleuca irbyana low open forest on alluvial plains	Mid-dense
12.3.18	Endangered	C	0.43	Melaleuca irbyana low open forest on alluvial plains	Mid-dense
12.3.19	Endangered	B	0.05	Eucalyptus moluccana and/or Eucalyptus tereticornis and E. crebra open forest to woodland, with a sparse to mid-dense understorey of Melaleuca irbyana on alluvial plains	Mid-dense
12.3.19	Endangered	C	2.20	Eucalyptus moluccana and/or Eucalyptus tereticornis and E. crebra open forest to woodland, with a sparse to mid-dense understorey of Melaleuca irbyana on alluvial plains	Mid-dense
12.9-10.27	Endangered	C	0.02	Corymbia citriodora subsp. variegata and/or E. moluccana, E. tereticornis, E. crebra open forest with Melaleuca irbyana understorey on sedimentary rocks	Mid-dense
non-rem	None	X	0.66	None	None

Please note:

1. All area and area derived figures included in this table 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.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.4 Wetlands

Vegetation management wetlands are present on this property and are shown on the vegetation management supporting map in section 4.2 of this report.

3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
26403	Melaleuca irbyana	None	E	Belah scrub with Callitris sp. and Eucalyptus melanophloia; woodland to open forest of Eucalyptus tereticornis, E. melanophloia, or Eucalyptus moluccana or Eucalyptus siderophloia and Eucalyptus moluccana	0 to 600 m	sandy, clay loam, sandy clay to clay soil	creek bank, poorly drained or seasonally flooded areas in undulating terrain, hill slope
860	Phascogale cinereus	koala	E	Open forests and woodlands containing Eucalyptus, Corymbia, Lophostemon or Melaleuca trees having a trunk of a diameter of more than 10cm at 1.3m above the ground. Tree species used for food and habitat varies across the state and can include: Corymbia citriodora, Corymbia henryi, Corymbia intermedia, Eucalyptus acmenoides, Eucalyptus bancroftii, Eucalyptus biturbinata, Eucalyptus blakelyi, Eucalyptus brownii, Eucalyptus camaldulensis, Eucalyptus carnea, Eucalyptus chloroclada, Eucalyptus coolabah, Eucalyptus crebra, Eucalyptus dealbata, Eucalyptus drepanophylla, Eucalyptus dunni, Eucalyptus eugenioides, Eucalyptus exserta, Eucalyptus fibrosa, Eucalyptus grandis, Eucalyptus helidonica, Eucalyptus latisinensis, Eucalyptus longirostrata, Eucalyptus major, Eucalyptus melanophloia, Eucalyptus melliodora, Eucalyptus microcarpa, Eucalyptus microcorys, Eucalyptus microtheca, Eucalyptus moluccana, Eucalyptus montivaga, Eucalyptus orgadophila, Eucalyptus papuana, Eucalyptus pilularis, Eucalyptus platyphylla, Eucalyptus populnea, Eucalyptus portuensis, Eucalyptus propinqua, Eucalyptus racemosa, Eucalyptus resinifera, Eucalyptus robusta, Eucalyptus saligna, Eucalyptus seeana, Eucalyptus siderophloia, Eucalyptus sideroxylon, Eucalyptus tereticornis, Eucalyptus thozetiana, Eucalyptus tindaliae, Eucalyptus umbra, Lophostemon confertus, Melaleuca leucadendra, Melaleuca quinquenervia.	Sea level to 1000m.	None	Riparian areas, plains and hill/escarpment slopes.

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
803	Dasyurus maculatus maculatus	spotted-tailed quoll (southern subspecies)	E	Rainforest, wet and dry structurally complex sclerophyll forest (e.g. Eucalyptus andrewsii, E. saligna, E. tereticornis & Corymbia intermedia) on productive soils (gullies & flats) and in rocky areas (ridges), also open woodland (E. alba, E. melliodora, Callitris glaucophylla), coastal heathland (adjacent to forest) and riparian forest. Dens in caves, rock crevices and hollow logs.	Sea level to 1000m.	None	None

Label	Regional Ecosystem (mandatory unless otherwise specified)
26403	11.10.1, 12.3.11, 12.3.18, 12.3.19, 12.5.2x1, 12.9-10.7, 12.9-10.11, 12.9-10.27, 12.11.5, 12.11.18
860	4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.8, 4.3.10, 4.3.11, 4.5.3, 4.5.5, 4.5.6, 4.5.8, 4.5.9, 4.7.1, 4.7.7, 4.7.8, 4.9.6, 4.9.10, 4.9.12, 4.9.17, 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.7, 6.3.8, 6.3.9, 6.3.11, 6.3.12, 6.3.17, 6.3.18, 6.3.22, 6.3.24, 6.3.25, 6.4.1, 6.4.2, 6.4.3, 6.4.4, 6.5.1, 6.5.2, 6.5.3, 6.5.5, 6.5.6, 6.5.7, 6.5.8, 6.5.9, 6.5.10, 6.5.11, 6.5.13, 6.5.14, 6.5.15, 6.5.16, 6.5.17, 6.5.18, 6.5.19, 6.6.2, 6.7.1, 6.7.2, 6.7.5, 6.7.6, 6.7.7, 6.7.9, 6.7.11, 6.7.12, 6.7.13, 6.7.14, 6.7.17, 6.9.3, 7.2.3, 7.2.4, 7.2.7, 7.2.11, 7.3.7, 7.3.8, 7.3.9, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.25, 7.3.26, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.47, 7.3.48, 7.3.50, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.8.7, 7.8.8, 7.8.10, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.5, 7.11.6, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.41, 7.11.42, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.48, 7.11.49, 7.11.50, 7.11.51, 7.12.4, 7.12.5, 7.12.17, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.33, 7.12.34, 7.12.35, 7.12.51, 7.12.52, 7.12.53, 7.12.54, 7.12.55, 7.12.56, 7.12.57, 7.12.58, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.63, 7.12.65, 7.12.66, 7.12.69, 8.1.5, 8.2.3, 8.2.6, 8.2.7, 8.2.8, 8.2.11, 8.2.12, 8.2.13, 8.2.14, 8.3.1, 8.3.2, 8.3.3, 8.3.5, 8.3.6, 8.3.8, 8.3.10, 8.3.11, 8.3.13, 8.5.1, 8.5.2, 8.5.3, 8.5.5, 8.5.6, 8.5.7, 8.9.1, 8.10.1, 8.11.1, 8.11.3, 8.11.4, 8.11.5, 8.11.6, 8.11.8, 8.11.10, 8.11.12, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.12, 8.12.14, 8.12.20, 8.12.22, 8.12.23, 8.12.25, 8.12.26, 8.12.27, 8.12.29, 8.12.31, 8.12.32, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.10, 9.3.11, 9.3.13, 9.3.14, 9.3.15, 9.3.16, 9.3.17, 9.3.19, 9.3.20, 9.3.21, 9.3.22, 9.3.27, 9.4.1, 9.4.2, 9.5.1, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.10, 9.5.11, 9.5.12, 9.5.15, 9.5.16, 9.5.17, 9.7.1, 9.7.2, 9.7.3, 9.7.4, 9.7.5, 9.7.6, 9.8.1, 9.8.2, 9.8.3, 9.8.4, 9.8.5, 9.8.9, 9.8.10, 9.8.11, 9.8.13, 9.10.1, 9.10.3, 9.10.4, 9.10.5, 9.10.7, 9.10.8, 9.11.1, 9.11.2, 9.11.3, 9.11.4, 9.11.5, 9.11.7, 9.11.10, 9.11.12, 9.11.13, 9.11.14, 9.11.15, 9.11.16, 9.11.17, 9.11.18, 9.11.19, 9.11.21, 9.11.22, 9.11.23, 9.11.24, 9.11.25, 9.11.26, 9.11.29, 9.11.29, 9.11.30, 9.11.31, 9.11.32, 9.12.1, 9.12.2, 9.12.3, 9.12.4, 9.12.5, 9.12.6, 9.12.7, 9.12.10, 9.12.11, 9.12.12, 9.12.13, 9.12.14, 9.12.15, 9.12.16, 9.12.17, 9.12.18, 9.12.19, 9.12.20, 9.12.21, 9.12.22, 9.12.23, 9.12.24, 9.12.25, 9.12.26, 9.12.27, 9.12.28, 9.12.29, 9.12.30, 9.12.31, 9.12.32, 9.12.33, 9.12.35, 9.12.36, 9.12.37, 9.12.38, 9.12.39, 9.12.44, 10.3.2, 10.3.3, 10.3.5, 10.3.6, 10.3.9, 10.3.10, 10.3.11, 10.3.12, 10.3.13, 10.3.14, 10.3.15, 10.3.17, 10.3.20, 10.3.27, 10.3.28, 10.4.3, 10.4.9, 10.5.1, 10.5.2, 10.5.4, 10.5.5, 10.5.7, 10.5.8, 10.5.9, 10.5.10, 10.5.11, 10.5.12, 10.7.1, 10.7.2, 10.7.3, 10.7.4, 10.7.5, 10.7.9, 10.7.10, 10.7.11, 10.7.12, 10.9.2, 10.9.3, 10.9.5, 10.10.1, 10.10.3, 10.10.4, 10.10.5, 10.10.7, 11.2.1, 11.2.5, 11.3.1, 11.3.2, 11.3.3, 11.3.4, 11.3.5, 11.3.6, 11.3.7, 11.3.9, 11.3.10, 11.3.12, 11.3.13, 11.3.14, 11.3.15, 11.3.16, 11.3.17, 11.3.18, 11.3.19, 11.3.21, 11.3.23, 11.3.25, 11.3.26, 11.3.27, 11.3.28, 11.3.29, 11.3.30, 11.3.32, 11.3.33, 11.3.35, 11.3.36, 11.3.37, 11.3.38, 11.3.39, 11.4.2, 11.4.3, 11.4.7, 11.4.8, 11.4.9, 11.4.10, 11.4.12, 11.4.13, 11.5.1, 11.5.2, 11.5.3, 11.5.4, 11.5.5, 11.5.7, 11.5.8, 11.5.9, 11.5.12, 11.5.13, 11.5.14, 11.5.17, 11.5.18, 11.5.20, 11.5.21, 11.7.1, 11.7.2, 11.7.3, 11.7.4, 11.7.6, 11.7.7, 11.8.1, 11.8.2, 11.8.4, 11.8.5, 11.8.8, 11.8.11, 11.8.12, 11.8.14, 11.8.15, 11.9.1, 11.9.2, 11.9.3, 11.9.5, 11.9.6, 11.9.7, 11.9.9, 11.9.10, 11.9.11, 11.9.13, 11.9.14, 11.10.1, 11.10.2, 11.10.3, 11.10.4, 11.10.5, 11.10.6, 11.10.7, 11.10.9, 11.10.11, 11.10.12, 11.10.13, 11.11.1, 11.11.2, 11.11.3, 11.11.4, 11.11.6, 11.11.7, 11.11.8, 11.11.9, 11.11.10, 11.11.11, 11.11.12, 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12.5.75, 12.5.76, 12.5.77, 12.5.78, 12.5.79, 12.5.80, 12.5.81, 12.5.82, 12.5.83, 12.5.84, 12.5.85, 12.5.86, 12.5.87, 12.5.88, 12.5.89, 12.5.90, 12.5.91, 12.5.92, 12.5.93, 12.5.94, 12.5.95, 12.5.96, 12.5.97, 12.5.98, 12.5.99, 12.6.1, 12.6.2, 12.6.3, 12.6.4, 12.6.5, 12.6.6, 12.6.7, 12.6.8, 12.6.9, 12.6.10, 12.6.11, 12.6.12, 12.6.13, 12.6.14, 12.6.15, 12.6.16, 12.6.17, 12.6.18, 12.6.19, 12.6.20, 12.6.21, 12.6.22, 12.6.23, 12.6.24, 12.6.25, 12.6.26, 12.6.27, 12.6.28, 12.6.29, 12.6.30, 12.6.31, 12.6.32, 12.6.33, 12.6.34, 12.6.35, 12.6.36, 12.6.37, 12.6.38, 12.6.39, 12.6.40, 12.6.41, 12.6.42, 12.6.43, 12.6.44, 12.6.45, 12.6.46, 12.6.47, 12.6.48, 12.6.49, 12.6.50, 12.6.51, 12.6.52, 12.6.53, 12.6.54, 12.6.55, 12.6.56, 12.6.57, 12.6.58, 12.6.59, 12.6.60, 12.6.61, 12.6.62, 12.6.63, 12.6.64, 12.6.65, 12.6.66, 12.6.67, 12.6.68, 12.6.69, 12.6.70, 12.6.71, 12.6.72, 12.6.73, 12.6.74, 12.6.75, 12.6.76, 12.6.77, 12.6.78, 12.6.79, 12.6.80, 12.6.81, 12.6.82, 12.6.83, 12.6.84, 12.6.85, 12.6.86, 12.6.87, 12.6.88, 12.6.89, 12.6.90, 12.6.91, 12.6.92, 12.6.93, 12.6.94, 12.6.95, 12.6.96, 12.6.97, 12.6.98, 12.6.99, 12.7.1, 12.7.2, 12.7.3, 12.7.4, 12.7.5, 12.7.6, 12.7.7, 12.7.8, 12.7.9, 12.7.10, 12.7.11, 12.7.12, 12.7.13, 12.7.14, 12.7.15, 12.7.16, 12.7.17, 12.7.18, 12.7.19, 12.7.20, 12.7.21, 12.7.22, 12.7.23, 12.7.24, 12.7.25, 12.7.26, 12.7.27, 12.7.28, 12.7.29, 12.7.30, 12.7.31, 12.7.32, 12.7.33, 12.7.34, 12.7.35, 12.7.36, 12.7.37, 12.7.38, 12.7.39, 12.7.40, 12.7.41, 12.7.42, 12.7.43, 12.7.44, 12.7.45, 12.7.46, 12.7.47, 12.7.48, 12.7.49, 12.7.50, 12.7.51, 12.7.52, 12.7.53, 12.7.54, 12.7.55, 12.7.56, 12.7.57, 12.7.58, 12.7.59, 12.7.60, 12.7.61, 12.7.62, 12.7.63, 12.7.64, 12.7.65, 12.7.66, 12.7.67, 12.7.68, 12.7.69, 12.7.70, 12.7.71, 12.7.72, 12.7.73, 12.7.74, 12.7.75, 12.7.76, 12.7.77, 12.7.78, 12.7.79, 12.7.80, 12.7.81, 12.7.82, 12.7.83, 12.7.84, 12.7.85, 12.7.86, 12.7.87, 12.7.88, 12.7.89, 12.7.90, 12.7.91, 12.7.92, 12.7.93, 12.7.94, 12.7.95, 12.7.96, 12.7.97, 12.7.98, 12.7.99, 12.8.1, 12.8.2, 12.8.3, 12.8.4, 12.8.5, 12.8.6, 12.8.7, 12.8.8, 12.8.9, 12.8.10, 12.8.11, 12.8.12, 12.8.13, 12.8.14, 12.8.15, 12.8.16, 12.8.17, 12.8.18, 12.8.19, 12.8.20, 12.8.21, 12.8.22, 12.8.23, 12.8.24, 12.8.25, 12.8.26, 12.8.27, 12.8.28, 12.8.29, 12.8.30, 12.8.31, 12.8.32, 12.8.33, 12.8.34, 12.8.35, 12.8.36, 12.8.37, 12.8.38, 12.8.39, 12.8.40, 12.8.41, 12.8.42, 12.8.43, 12.8.44, 12.8.45, 12.8.46, 12.8.47, 12.8.48, 12.8.49, 12.8.50, 12.8.51, 12.8.52, 12.8.53, 12.8.54, 12.8.55, 12.8.56, 12.8.57, 12.8.58, 12.8.59, 12.8.60, 12.8.61, 12.8.62, 12.8.63, 12.8.64, 12.8.65, 12.8.66, 12.8.67, 12.8.68, 12.8.69, 12.8.70, 12.8.71, 12.8.72, 12.8.73, 12.8.74, 12.8.75, 12.8.76, 12.8.77, 12.8.78, 12.8.79, 12.8.80, 12.8.81, 12.8.82, 12.8.83, 12.8.84, 12.8.85, 12.8.86, 12.8.87, 12.8.88, 12.8.89, 12.8.90, 12.8.91, 12.8.92, 12.8.93, 12.8.94, 12.8.95, 12.8.96, 12.8.97, 12.8.98, 12.8.99, 12.9.1, 12.9.2, 12.9.3, 12.9.4, 12.9.5, 12.9.6, 12.9.7, 12.9.8, 12.9.9, 12.9.10, 12.9.11, 12.9.12, 12.9.13, 12.9.14, 12.9.15, 12.9.16, 12.9.17, 12.9.18, 12.9.19, 12.9.20, 12.9.21, 12.9.22, 12.9.23, 12.9.24, 12.9.25, 12.9.26, 12.9.27, 12.9.28, 12.9.29, 12.9.30, 12.9.31, 12.9.32, 12.9.33, 12.9.34, 12.9.35, 12.9.36, 12.9.37, 12.9.38, 12.9.39, 12.9.40, 12.9.41, 12.9.42, 12.9.43, 12.9.44, 12.9.45, 12.9.46, 12.9.47, 12.9.48, 12.9.49, 12.9.50, 12.9.51, 12.9.52, 12.9.53, 12.9.54, 12.9.55, 12.9.56, 12.9.57, 12.9.58, 12.9.59, 12.9.60, 12.9.61, 12.9.62, 12.9.63, 12.9.64, 12.9.65, 12.9.66, 12.9.67, 12.9.68, 12.9.69, 12.9.70, 12.9.71, 12.9.72, 12.9.73, 12.9.74, 12.9.75, 12.9.76, 12.9.77, 12.9.78, 12.9.79, 12.9.80, 12.9.81, 12.9.82, 12.9.83, 12.9.84, 12.9.85, 12.9.86, 12.9.87, 12.9.88, 12.9.89, 12.9.90, 12.9.91, 12.9.92, 12.9.93, 12.9.94, 12.9.95, 12.9.96, 12.9.97, 12.9.98, 12.9.99, 13.1.1, 13.1.2, 13.1.3, 13.1.4, 13.1.5, 13.1.6, 13.1.7, 13.1.8, 13.1.9, 13.1.10, 13.1.11, 13.1.12, 13.1.13, 13.1.14, 13.1.15, 13.1.16, 13.1.17, 13.1.18, 13.1.19, 13.1.20, 13.1.21, 13.1.22, 13.1.23, 13.1.24, 13.1.25, 13.1.26, 13.1.27, 13.1.28, 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13.2.42, 13.2.43, 13.2.44, 13.2.45, 13.2.46, 13.2.47, 13.2.48, 13.2.49, 13.2.50, 13.2.51, 13.2.52, 13.2.53, 13.2.54, 13.2.55, 13.2.56, 13.2.57, 13.2.58, 13.2.59, 13.2.60, 13.2.61, 13.2.62, 13.2.63, 13.2.64, 13.2.65, 13.2.66, 13.2.67, 13.2.68, 13.2.69, 13.2.70, 13.2.71, 13.2.72, 13.2.73, 13.2.74, 13.2.75, 13.2.76, 13.2.77, 13.2.78, 13.2.79, 13.2.80, 13.2.81, 13.2.82, 13.2.83, 13.2.84, 13.2.85, 13.2.86, 13.2.87, 13.2.88, 13.2.89, 13.2.90, 13.2.91, 13.2.92, 13.2.93, 13.2.94, 13.2.95, 13.2.96, 13.2.97, 13.2.98, 13.2.99, 13.3.1, 13.3.2, 13.3.3, 13.3.4, 13.3.5, 13.3.6, 13.3.7, 13.3.8, 13.3.9, 13.3.10, 13.3.11, 13.3.12, 13.3.13, 13.3.14, 13.3.15, 13.3.16, 13.3.17, 13.3.18, 13.3.19, 13.3.20, 13.3.21, 13.3.22, 13.3.23, 13.3.24, 13.3.25, 13.3.26, 13.3.27, 13.3.28, 13.3.29, 13.3.30, 13.3.31, 13.3.32, 13.3.33, 13.3.34, 13.3.35, 13.3.36, 13.3.37, 13.3.38, 13.3.39, 13.3.40, 13.3.41, 13.3.42, 13.3.43, 13.3.44, 13.3.45, 13.3.46, 13.3.47, 13.3.48, 13.3.49, 13.3.50, 13.3.51, 13.3.52, 13.3.53, 13.3.54, 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Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

Class B (with urban areas masked as per SPP): 3.73ha

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 7 Plan: RP137101.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:

<https://www.resources.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

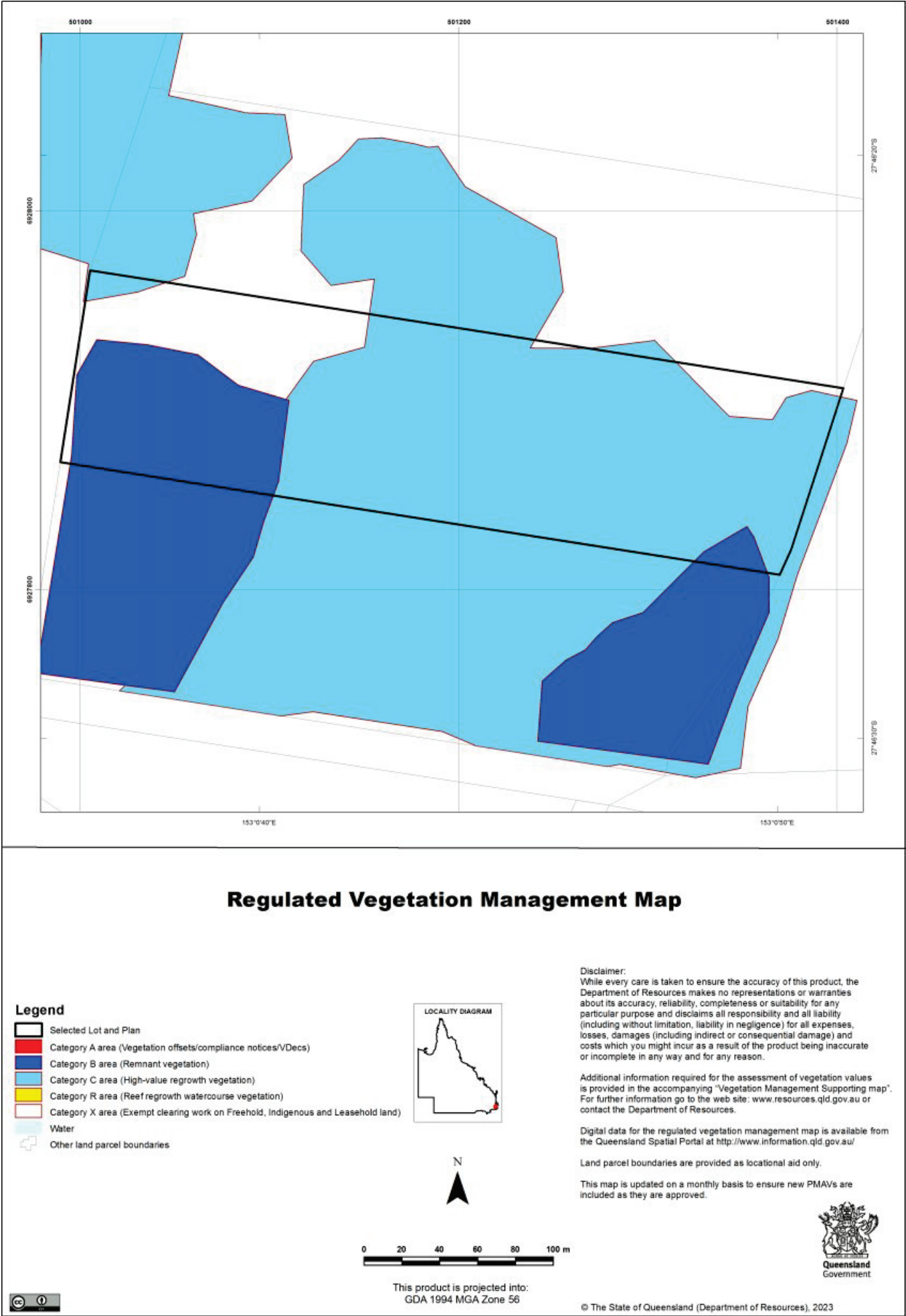
Coastal/non-coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

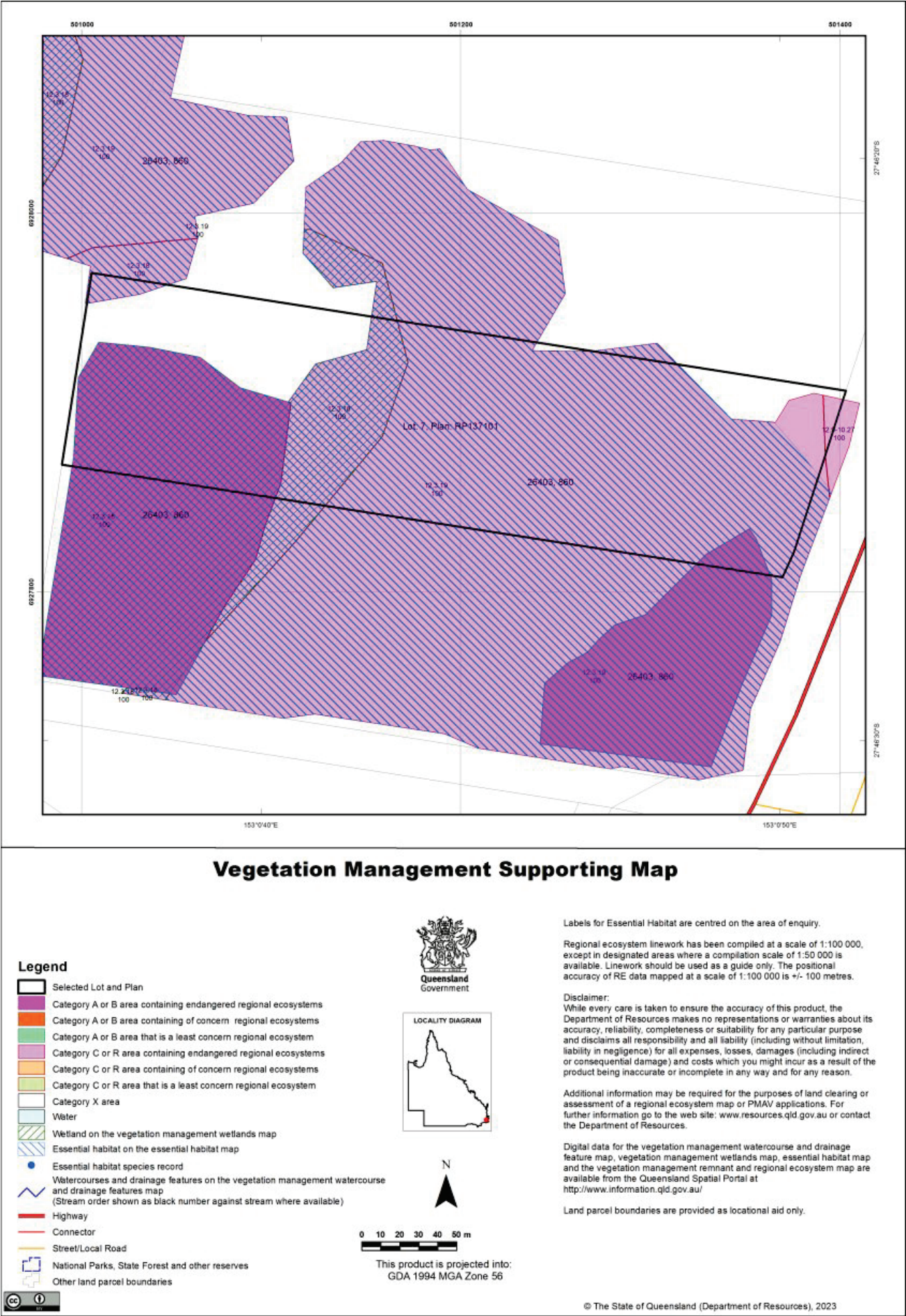
Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

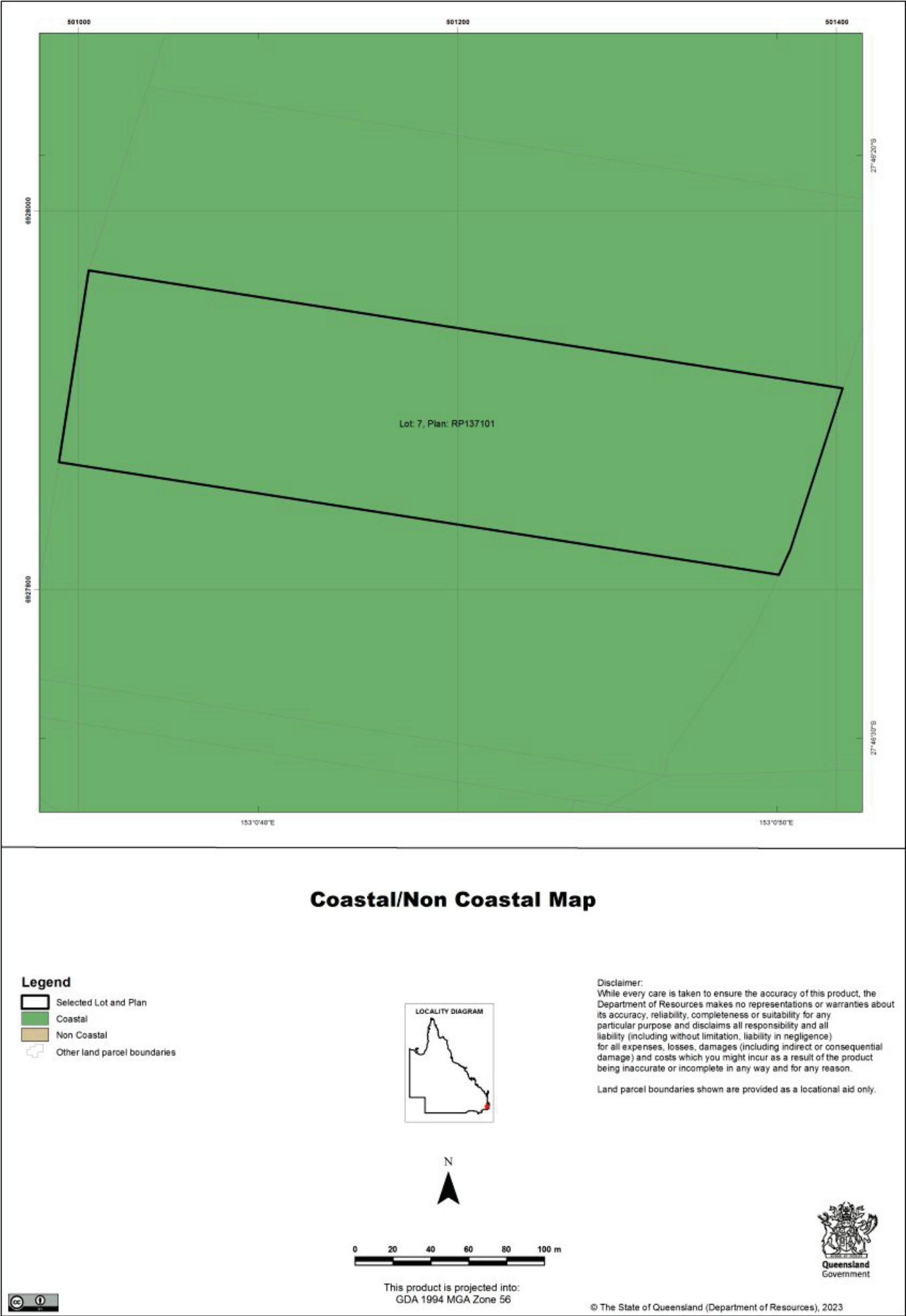
4.1 Regulated vegetation management map



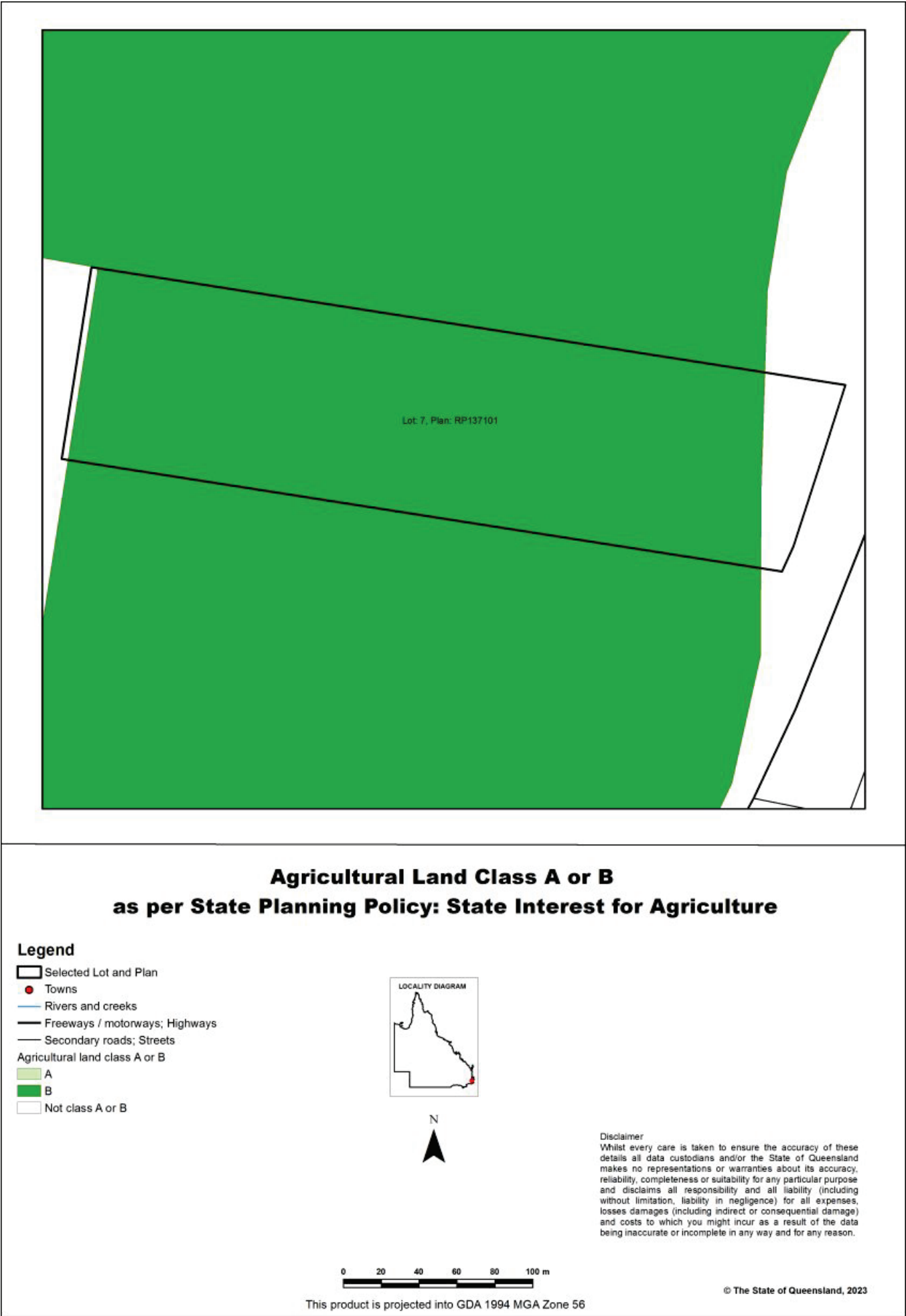
4.2 Vegetation management supporting map



4.3 Coastal/non-coastal map



4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



5. Protected plants framework (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of a threatened or near threatened plant can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Science, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [clearing permit application form](#).

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DES

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@des.qld.gov.au

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

5.5 Protected plants flora survey trigger map

This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

Species information

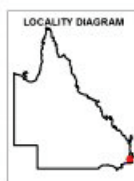
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the [clearing of protected plants](#) for more information.



Protected Plants Flora Survey Trigger Map

Legend

- Selected Lot and Plan
- High risk area
- Other land parcel boundaries
- Freeways / motorways / highways
- Secondary roads / streets



0 10 20 30 40 50 m

This product is projected into:
GDA 1994 MGA Zone 56

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at palm@des.qld.gov.au

Disclaimer:
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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6. Koala protection framework (administered by the Department of Environment and Science (DES))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document [Spatial modelling in South East Queensland](#).

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document [Guideline - Requests to make, amend or revoke a koala habitat area determination](#).

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley,

Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

- 1) Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
- 2) Does not include destroying standing vegetation by stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:
 - the local government planning scheme makes the development assessable;
 - the premises includes an area that is both a koala priority area and a koala habitat area; and
 - the development does not involve interfering with koala habitat (defined above); and
- development in identified koala broad-hectare areas.

The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

6.4 Contact information for DES

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

Email koala.assessment@des.qld.gov.au

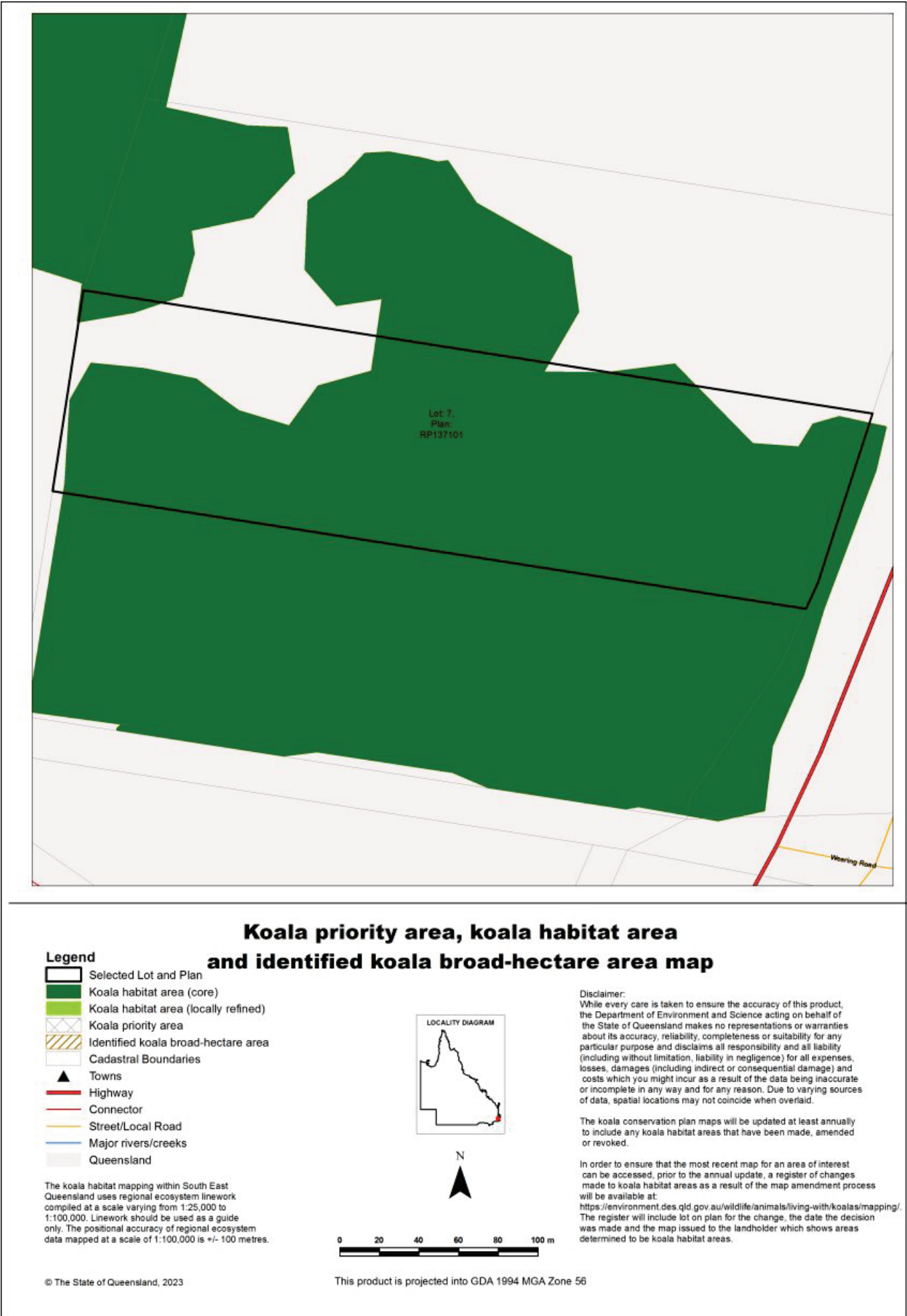
Visit <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

7. Koala protection framework details for Lot: 7 Plan: RP137101

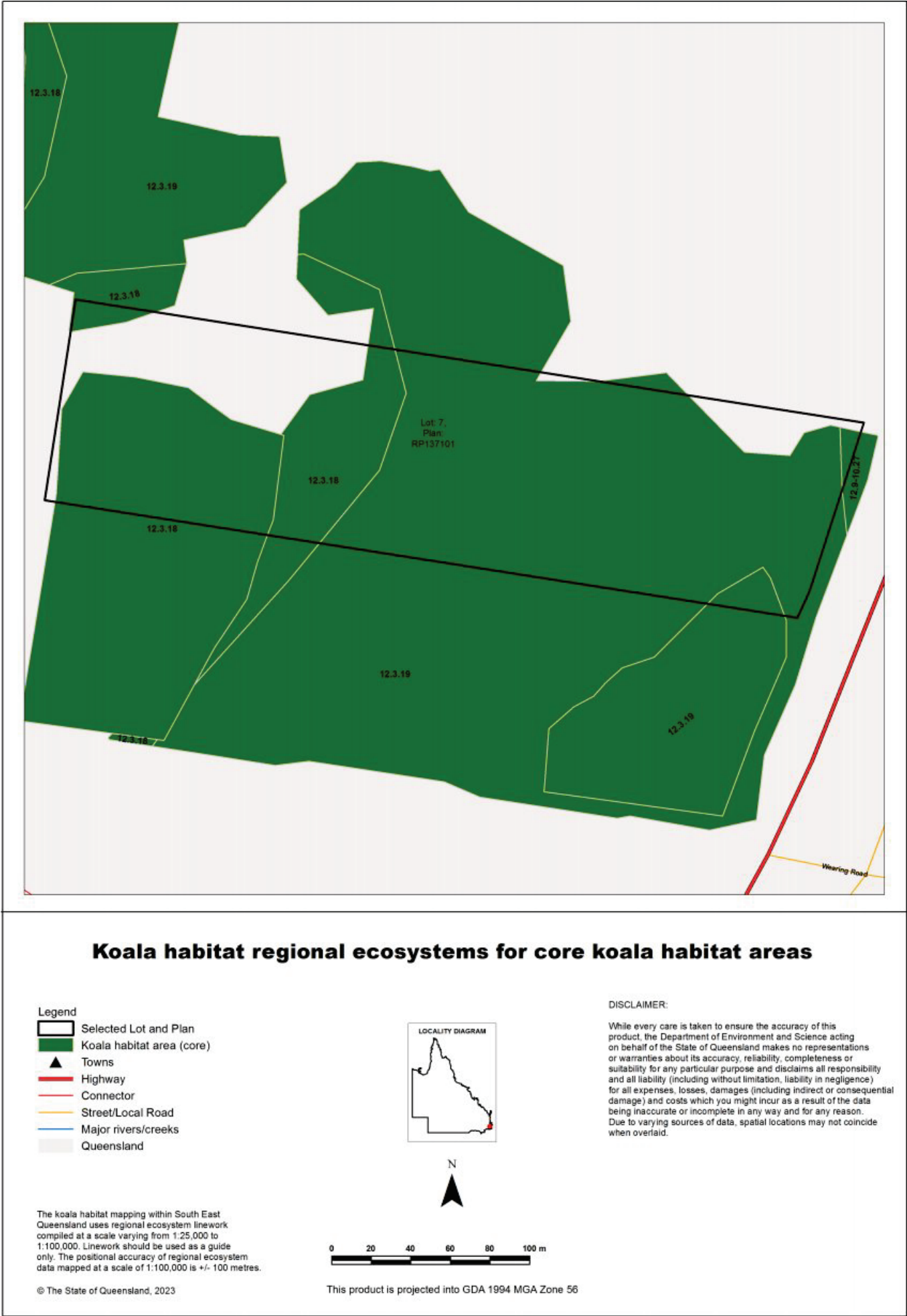
7.1 Koala districts

Koala District A

7.2 Koala priority area, koala habitat area and identified koala broad-hectare area map



7.3 Koala habitat regional ecosystems for core koala habitat areas



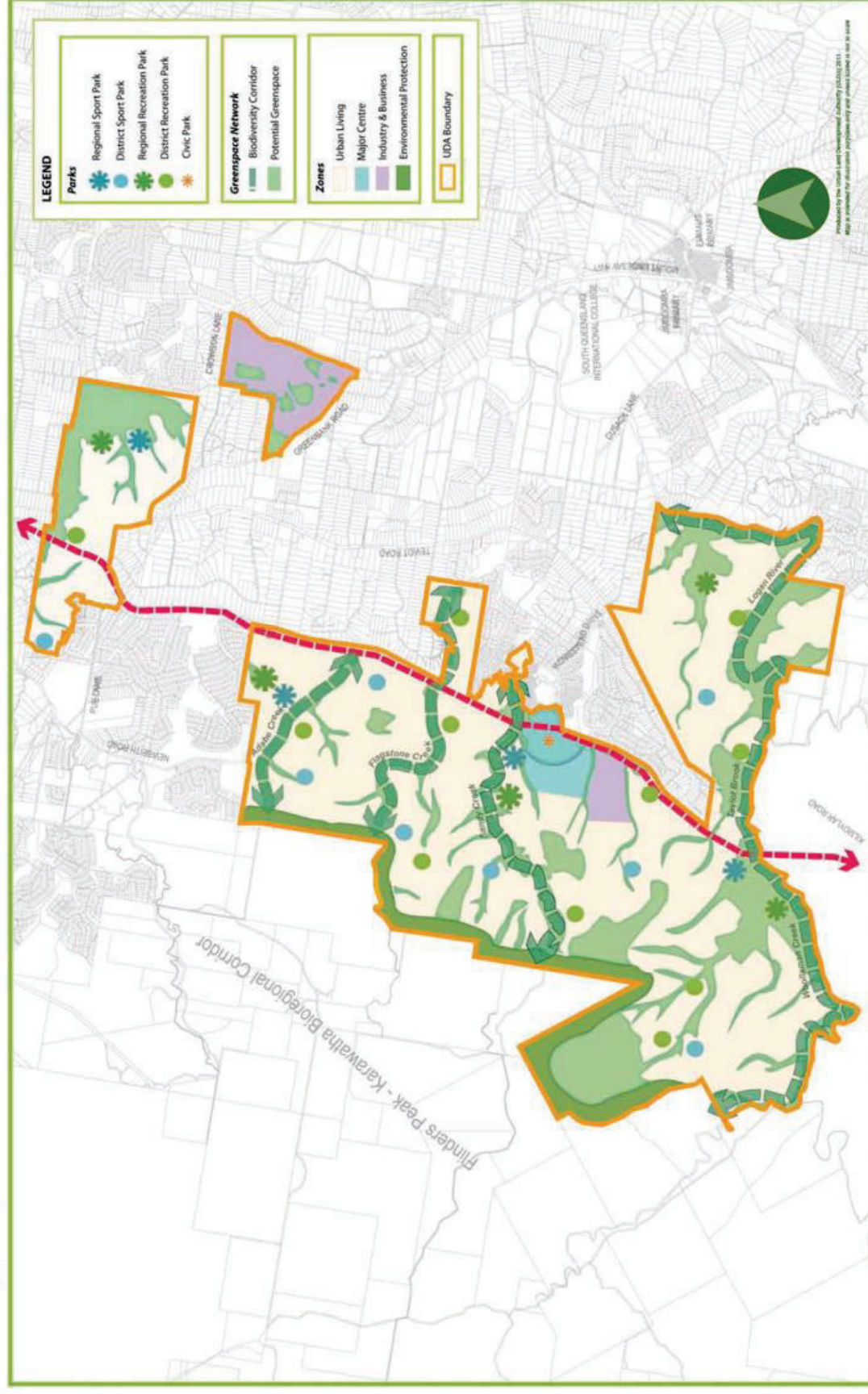
8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
- Interference with overland flow - Earthworks, significant disturbance	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Regional Development, Manufacturing and Water (Queensland Government) Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) www.rdmw.qld.gov.au www.resources.qld.gov.au
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
- Mining and environmentally relevant activities - Infrastructure development (coastal) - Heritage issues	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
Protected plants and protected areas	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 1300 130 372 (option 4) palm@des.qld.gov.au www.des.qld.gov.au
Koala mapping and regulations	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) Koala.assessment@des.qld.gov.au
- Interference with fish passage in a watercourse, mangroves - Forestry activities on State land tenures	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Agriculture, Water and the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
Development and planning processes	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office
Harvesting timber in the Wet Tropics of Qld World Heritage area	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au

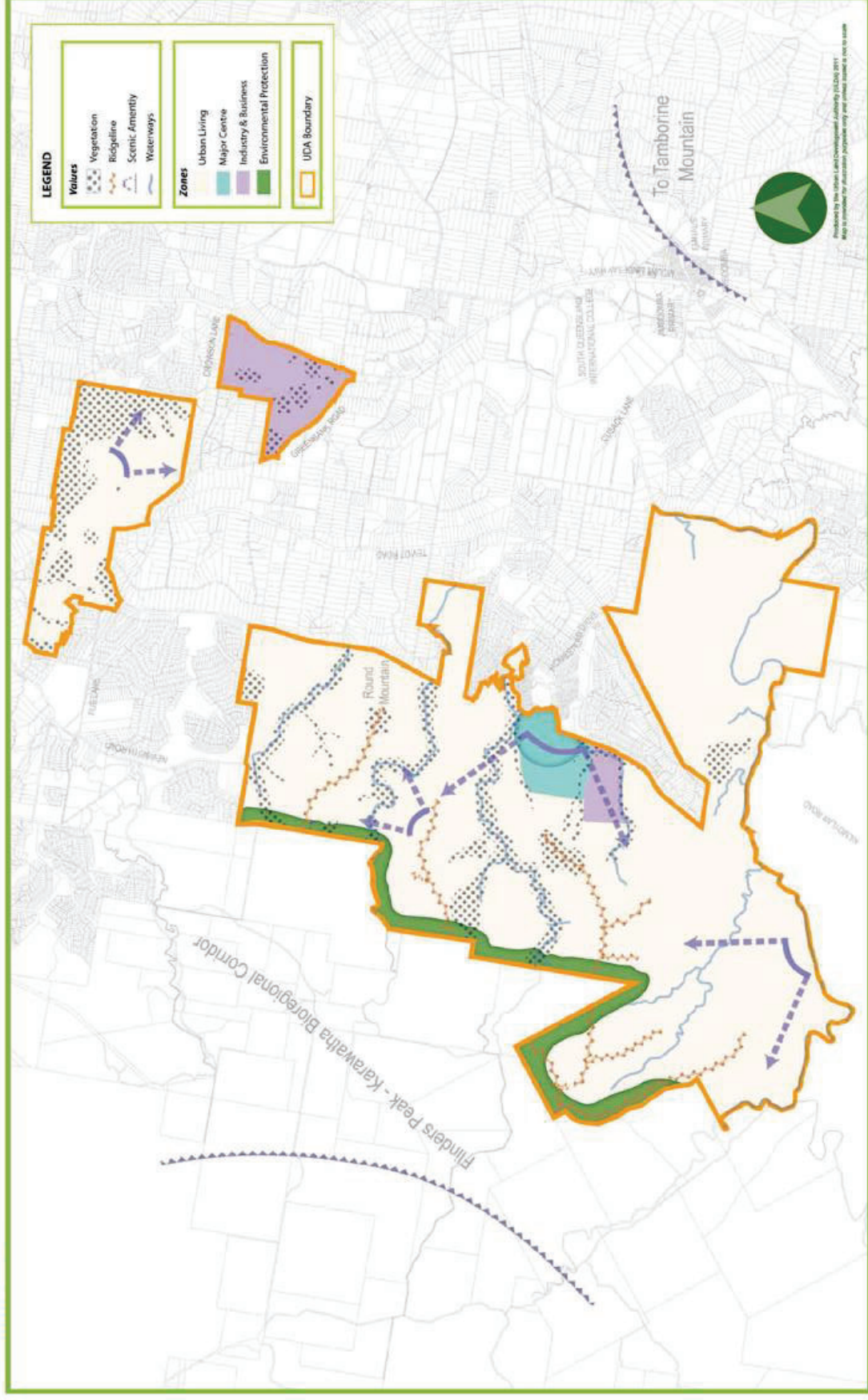
Appendix 5

EDQ Greater Flagstone Urban Development Area, Development Scheme Overlay maps

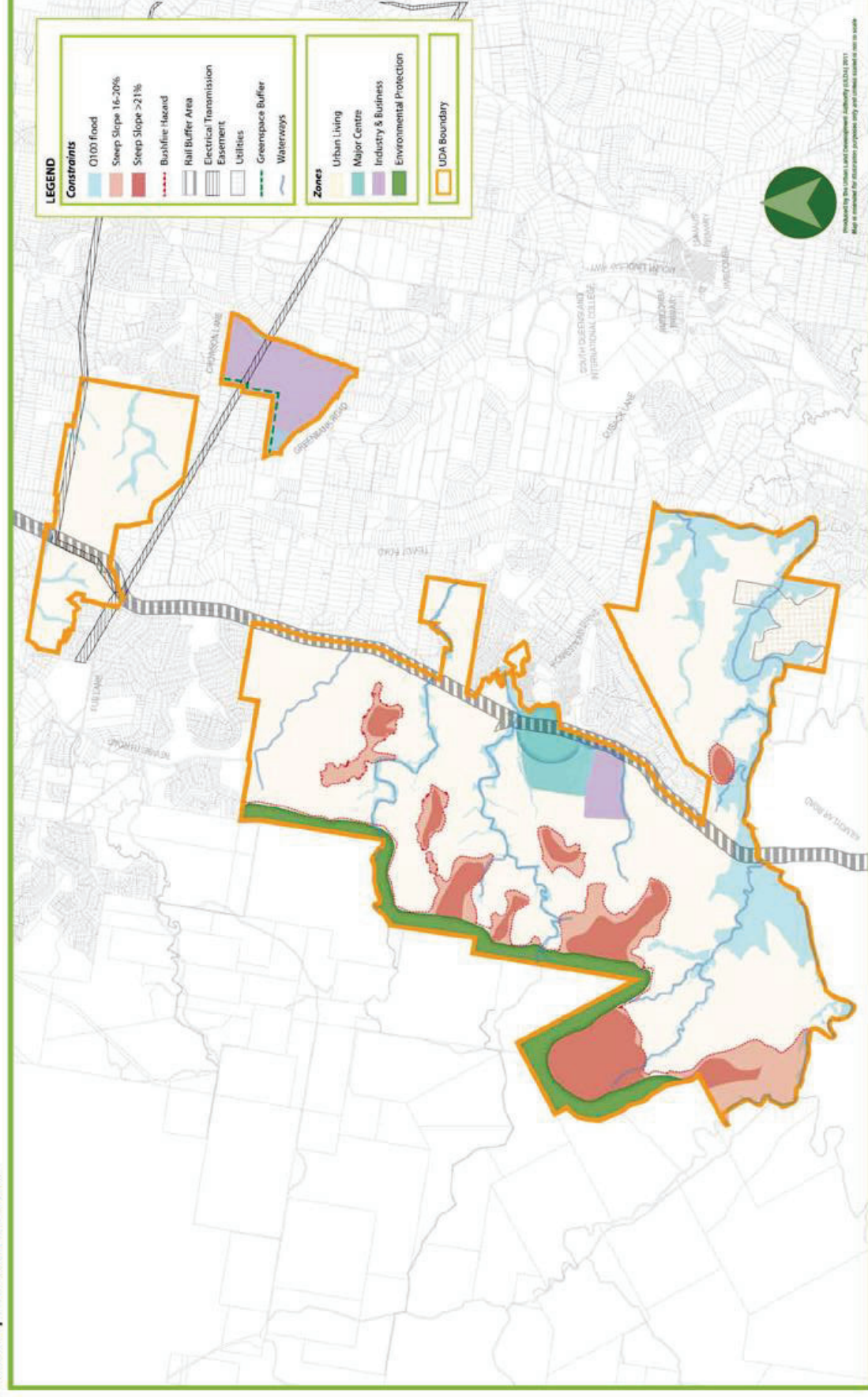
Map 4 - Community greenspace network



Map 6 - Natural values



Map 7 - Development constraints



Appendix 6 Species List

Scientific Name	Common Name	Status
Flora Species		
<i>Acacia leiocalyx</i>	Black wattle	LC
<i>Acacia disparrima</i>	Southern salwood	LC
<i>Ageratum houstonianum</i> *	Blue billygoat	Weed
<i>Alphitonia excelsa</i>	Soap tree	LC
<i>Asparagus aethiopicus</i> *	Basket asparagus	Weed
<i>Asparagus setaceus</i> *	Asparagus fern	Weed
<i>Bidens pilosa</i> *	Cobblers peg	Weed
<i>Corymbia intermedia</i>	Pink bloodwood	LC
<i>Corymbia tessellaris</i>	Moreton Bay Ash	LC
<i>Corymbia torelliana</i> *	Cadaghi	Weed
<i>Eucalyptus tereticornis</i>	Queensland blue gum	LC
<i>Eucalyptus siderophloia</i>	Northern grey ironbark	LC
<i>E. stricta</i>	Wiry panic	LC
<i>Anagallis arvensis</i> *	Red pimpernel	Weed
<i>Aster subulatus</i> *	Wild aster	Weed
<i>Calypocarpus vialis</i> *	Creeping Cinderella weed	Weed
<i>Catharanthus roseus</i> *	Pink periwinkle	Weed
<i>Crisium vulgar</i> *	Spear thistle	Weed
<i>Conyza spp</i> *	Fleabane	weed
<i>Crassocephalum crepidioides</i> *	Thickhead	Weed
<i>Crotolaria spp.</i> *	rattlepod	Weed
<i>Philydrum lanuginosum</i>	Woolly frogmouth	LC
<i>Lomandra hystrix</i>	Matrush	LC

Scientific Name	Common Name	Status
<i>Juncus usitatus</i>	Common rush	LC
<i>Schoenoplectus tabernaemontani</i>	River club-rush	LC
<i>Carex apressa</i>	Saw sedge	LC
<i>Themeda traindra</i> *	Kangaroo grass	LC
<i>Cuphea carthagenensis</i> *	Colombian waxweed	Weed
<i>Eucalyptus siderophloia</i>	Grey ironbark	LC
<i>Melaleuca irbyana</i>	Swamp tea tree	Vulnerable
<i>Gomphocarpus physocarpus</i> *	Balloon cotton	Weed
<i>Lantana camara</i> *	Lantana	Weed
<i>Lophostemon suaveolens</i>	Swamp Box	LC
<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark	LC
<i>Paspalum dilatatum</i> *	Paspalum	Weed
<i>Parsonsia straminea</i>	Monkey rope vine	LC
<i>Pinus elliotii</i> *	Slash pine	Weed
<i>Chloris Gayana</i> *	Rhodes grass	Weed
<i>Schefflera actinophylla</i> *	Umbrella tree	Weed
<i>Schinus terebinthifolius</i> *	Broad leaved pepper tree	Weed
<i>Senna pendula var. glabrata</i> *	Easter cassia	Weed
<i>Solanum mauritianum</i> *	Tobacco tree	Weed
<i>Solanum torvum</i> *	Devils fig	Weed
<i>Sphagneticola trilobata</i> *	Singapore daisy	Weed
<i>Sporobolus pyramidalis</i> *	Giant rats tail grass	Weed
<i>Syngonium podophyllum</i> *	Arrow vine	Weed
<i>Acacia disarrima</i>	Southern salwood	LC

Scientific Name	Common Name	Status
<i>Acacia sp.</i>	Acacia sp.	LC
<i>Alphitonia excelsa</i>	Soap tree	LC
<i>Cupaniopsis anacardioides</i>	Carrot wood	LC
<i>Dianella revoluta</i>	blueberry lily	LC
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	LC
<i>Eucalyptus tereticornis</i>	Forest red gum	LC
<i>Grevillea robusta</i>	Southern silky oak	LC
<i>Imperata cylindrica</i>	Blady grass	LC
<i>Juncus continuus</i>		LC
<i>Lomandra confertifolia</i>		LC
<i>Lophostemon suaveolens</i>	Swamp box	LC
<i>Melaleuca irbyana</i>	Swamp Tea-tree	Vulnerable
<i>Parsonsia straminea</i>	Monkey rope	LC
<i>Philydrum lanuginosum</i>	woolly waterlilies	LC
<i>Sida rhombifolia</i>	arrowleaf sida	LC
<i>Themeda triandra</i>	Kangaroo grass	LC

Scientific Name	Common Name	Status
<i>Ageratum houstonianum</i> *	Blue billy goat weed	Weed
<i>Asparagus africanus</i> *	Climbing asparagus	Weed
<i>Calypocarpus vialis</i> *	Creeping Cinderella weed	Weed
<i>Cassia senna</i> *	Easter Cassia	Weed
<i>Corymbia torelliana</i> *	Cadaghi	Weed
<i>Dolichandra unguis-cati</i> *	Cats claw creeper	Weed
<i>Gomphocarpus physocarpus</i> *	Balloon cotton bush	Weed
<i>Lantana camara</i> *	Lantana	Weed
<i>Corymbia tessellaris</i>	Moreton Bay ash	LC
<i>Eucalyptus moluccana</i>	Grey box	LC
<i>Eucalyptus tereticornis</i>	Queensland blue gum	LC
<i>Lomandra longifolia</i>	Spiny-headed mat-rush	LC
<i>Allocasuarina littoralis</i>	Black she-oak	LC
<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark	LC
<i>Passiflora suberosa</i> *	Corky passion vine	Weed
<i>Gahnia sieberiana</i>	Gahnia	LC
<i>Grevillea robusta</i>	Grivillia	LC
<i>Senecio vulgaris</i> *	Groundsel	Weed
<i>Cyperaceae</i>	Peer sedge	LC
<i>Schinus mole</i> *	Peppertree bush	Weed
<i>Verbena bonariensis</i> *	Purple top verbane	Weed
<i>Alphitonia excelsa</i>	Red ash	LC
<i>Mikania micrantha</i> *	Rope vine	Weed
<i>Pinus elliotii</i> *	Slash pine	Weed
<i>Acacia disparrima</i>	Southern salwood	LC
<i>Lophostemon suaveolens</i>	Swamp box	LC
<i>Eustrephus latifolius</i> *	Wombat berry	Weed

Scientific Name	Common Name	Status
Fauna Species		
<i>Corvus orru</i>	Torresian crow	LC
<i>Cracticus tibicen</i>	Australian magpie	LC
<i>Cracticus nigrogularis</i>	Pied butcherbird	LC
<i>Entomyzon cyanotis</i>	Blue-faced honeyeater	LC
<i>Manorina melanocephala</i>	Noisy miner	LC
<i>Malurus melanocephalus</i>	Red-backed Fairywren	LC
<i>Sphecotheres vieilloti</i>	Australasian fig bird	LC
<i>Egretta novaehollandiae</i>	White-faced heron	LC
<i>Chenonetta jubata</i>	Australian Wood Duck	LC
<i>Phascolarctos cinereus</i>	Koala	Endangered
<i>Acanthiza nana</i>	yellow thornbill	LC
<i>Acanthiza pusilla</i>	brown thornbill	LC
<i>Anas superciliosa</i>	Pacific black duck	LC
<i>Ardea alba modesta</i>	eastern great egret	LC
<i>Cacatua sanguinea</i>	little corella	LC
<i>Cacomantis pallidus</i>	pallid cuckoo	LC
<i>Chenonetta jubata</i>	Australian wood duck	LC
<i>Columba leucomela</i>	white-headed pigeon	LC
<i>Columba livia</i>	rock dove	LC
<i>Coracina novaehollandiae</i>	black-faced cuckoo-shrike	LC
<i>Corvus orru</i>	Torresian crow	LC
<i>Crinia parinsignifera</i>		LC
<i>Dacelo novaeguineae</i>	laughing kookaburra	LC
<i>Danaus plexippus</i>	monarch	LC
<i>Dicrurus bracteatus</i>	spangled drongo	LC
<i>Egretta novaehollandiae</i>	white-faced heron	LC
<i>Entomyzon cyanotis</i>	blue-faced honeyeater	LC
<i>Eopsaltria australis</i>	eastern yellow robin	LC
<i>Geopelia humeralis</i>	bar-shouldered dove	LC
<i>Gerygone mouki</i>	brown gerygone	LC
<i>Gerygone olivacea</i>	white-throated gerygone	LC
<i>Grallina cyanoleuca</i>	magpie-lark	LC
<i>Gymnorhina tibicen</i>	Australian magpie	LC

Scientific Name	Common Name	Status
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	LC
<i>Lalage tricolor</i>	white-winged triller	LC
<i>Macropus giganteus</i>	eastern grey kangaroo	LC
<i>Malurus cyaneus</i>	superb fairy-wren	LC
<i>Malurus lamberti</i>	variegated fairy-wren	LC
<i>Manorina melanocephala</i>	noisy miner	LC
<i>Melithreptus albogularis</i>	white-throated honeyeater	LC
<i>Melithreptus lunatus</i>	white-naped honeyeater	LC
<i>Myzomela sanguinolenta</i>	scarlet honeyeater	LC
<i>Ninox boobook</i>	southern boobook	LC
<i>Oriolus sagittatus</i>	olive-backed oriole	LC
<i>Oryctolagus cuniculus</i>	rabbit	Pest
<i>Pardalotus striatus</i>	striated pardalote	LC
<i>Petaurus australis australis</i>	yellow-bellied glider (southern subspecies)	Vulnerable
<i>Petroica boodang</i>	scarlet robin	LC
<i>Philemon corniculatus</i>	noisy friarbird	LC
<i>Platycercus adscitus</i>	pale-headed rosella	LC
<i>Platycercus eximius</i>	eastern rosella	LC
<i>Plectorhyncha lanceolata</i>	striped honeyeater	LC
<i>Psophodes olivaceus</i>	eastern whipbird	LC
<i>Rhinella marina</i>	cane toad	Pest
<i>Rhipidura albiscapa</i>	grey fantail	LC
<i>Rhipidura leucophrys</i>	willie wagtail	LC
<i>Rhipidura rufifrons</i>	rufous fantail	LC
<i>Sericornis frontalis</i>	white-browed scrubwren	LC
<i>Sericornis magnirostra</i>	large-billed scrubwren	LC
<i>Smicronis brevirostris</i>	weebill	LC
<i>Strepera graculina</i>	pied currawong	LC
<i>Sus scrofa</i>	pig	LC
<i>Threskiornis molucca</i>	Australian white ibis	LC
<i>Trichoglossus moluccanus</i>	rainbow lorikeet	LC
<i>Trichosurus vulpecula</i>	Brushhail possum	LC
<i>Vulpes vulpes</i>	red fox	Pest
<i>Zosterops lateralis</i>	silveryeye	LC
<i>Litoria fallax</i>	Eastern dwarf treefrog	LC
<i>Litoria latopalmata</i>	Broad-palmed Frog	LC
<i>Litoria caerulea</i>	Green tree frog	LC
<i>Limnodynastes tasmaniensis</i>	Spotted grassfrog	LC
<i>Platyplectrum ornatum</i>	Ornate burrowing frog	LC
<i>Litoria rubella</i>	Desert tree frog	LC

Scientific Name	Common Name	Status
<i>Austronomus australis</i>	White-striped freetail bat	LC
<i>Chalinolobus gouldii</i>	Gould's wattled bat	LC
<i>Chalinolobus morio</i>	Chocolate-wattled bat	LC
<i>Chalinolobus nigrogriseus</i>	Hoary wattled bat	LC
<i>Miniopterus australis</i>	Little Bent-winged Bat	LC
<i>Ozimops lumsdenae</i>	Northern Free-tailed Bat	LC
<i>Saccolaimus flaviventris</i>	Yellow-bellied sheath-tail bat	LC
<i>Scotorepens Orion (possible)</i>	South-eastern broad-nosed bat	LC
<i>Scotorepens sp (possible)</i>		LC

*Invasive species

Appendix 7

Burchills Waterway Letter

Our Ref: BE220566 20230830 Lot 6 Waterway Letter
Enquiries to: Lucas Faulkner

30 August 2023

Roubaix Properties Pty Ltd
PO Box 1431
MILTON QLD 4064

Attention: Mr Alexander Winkler

Email: awinkler@roubaixproperties.com.au

Dear Alexander

Re: Watercourse Investigation - Lot 6 RP137101

As requested, I have completed an investigation of the waterway overlay mapping over Lot 6 RP137101.

In Queensland, a "watercourse" is defined under the Water Act 2000 (Qld). According to this legislation, a watercourse is any natural or artificial channel (whether or not it contains water) in which water flows or has flowed, either continuously or intermittently. This includes rivers, streams, creeks, and other similar features. The definition encompasses not only the main flow of water but also associated channels and water bodies that are connected to the main flow.

The watercourse identification map in the Queensland Globe system is used to identify watercourses and drainage features as defined by the Water Act 2000. Similarly, the vegetation management map is used to identify watercourses and drainage features as defined by the Vegetation Management Act 1999.

The extract from the Queensland Globe Watercourse Identification Map overpage shows that there are no watercourses or drainage features identified on Lot 6 RP137101 as defined by the Water Act 2000.

The extract from the Queensland Globe Vegetation Management Map overpage shows that there are no watercourses or drainage features identified on Lot 6 RP137101 as defined by the Vegetation Management Act 1999.

As a result, the extract from the Greater Flagstone Development Scheme – Strategic Context Map overpage does not identify any waterways on the Lot 6 RP137101.

Coote Burchills Engineering Pty Ltd
T/A Burchills Engineering Solutions
ABN: 76 166 942 365
admin@burchills.com.au
www.burchills.com.au
PO Box 3766, Australia Fair,
Southport Qld 4215

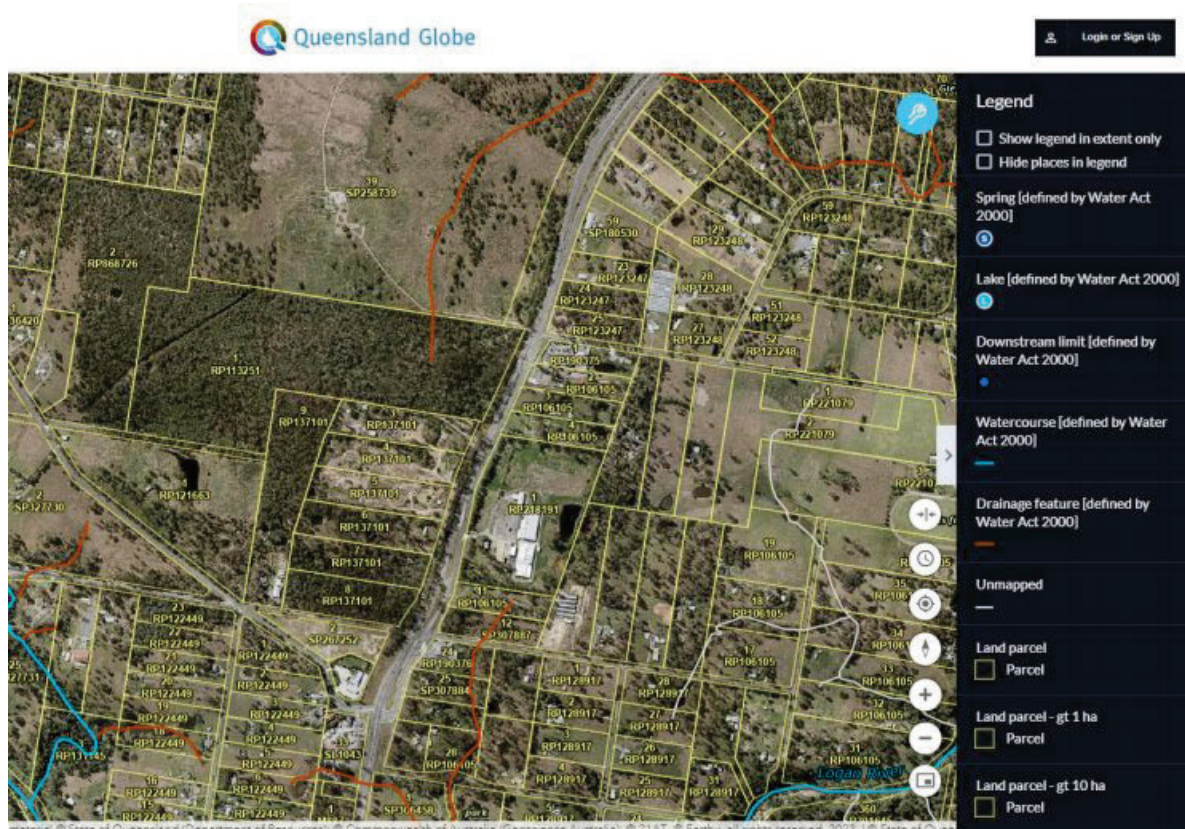
GOLD COAST OFFICE
P 07 5509 6400
Level 2, 26 Marine Parade, Southport Qld 4215

MORETON BAY OFFICE
P 0409 935 884
Level 1, 91 Landsborough Avenue, Scarborough

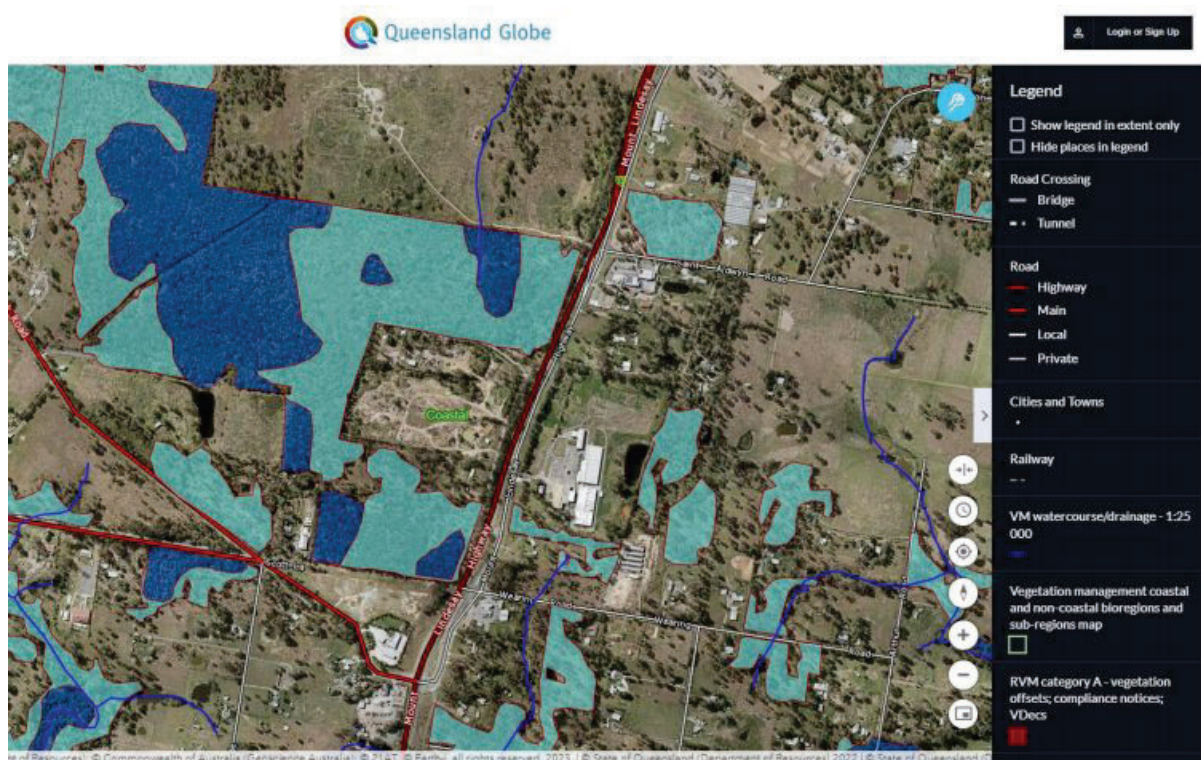
BRISBANE OFFICE
P 07 3606 0201
Level 14, 167 Eagle Street, Brisbane Qld 4000

IPSWICH OFFICE
P 0429 056 347
Level 3, 16 East Street, Ipswich Qld 4000

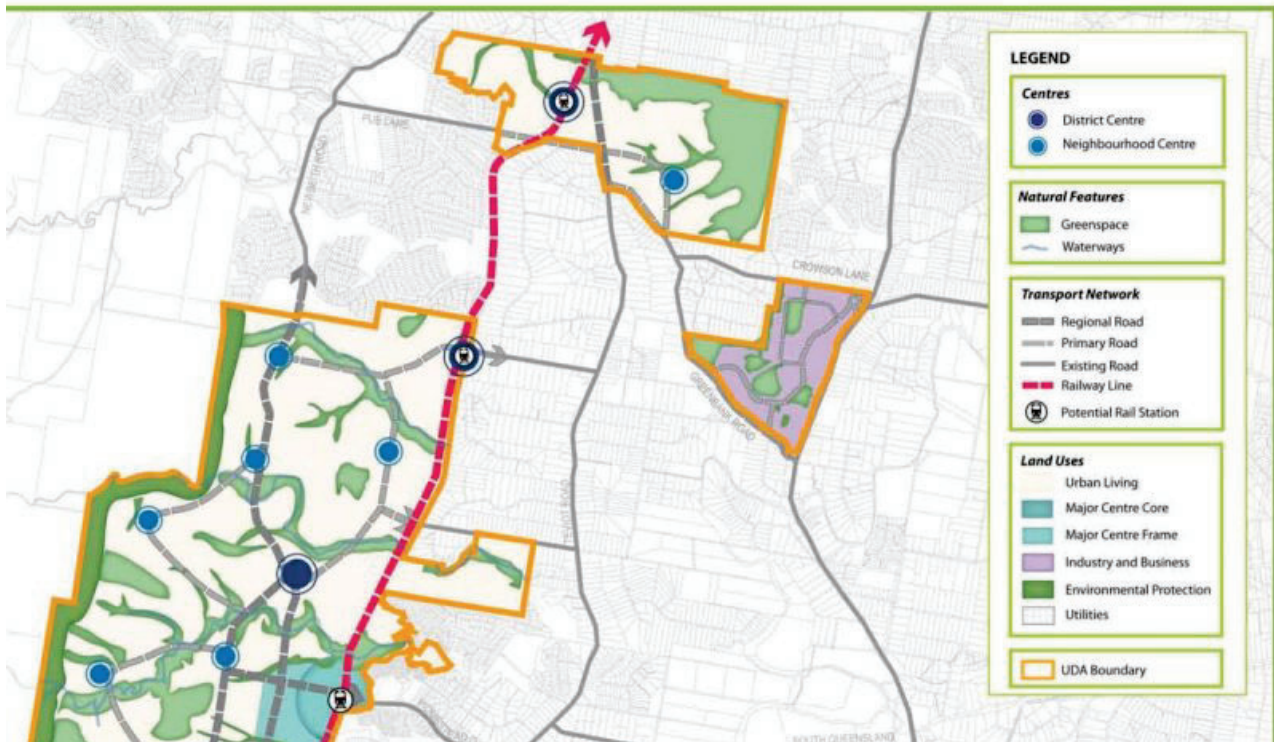
TOOWOOMBA OFFICE
P 07 4580 4970
123 Margaret Street, Toowoomba 4350



Queensland Globe Watercourse Identification Map



Queensland Globe Vegetation Management Map



Greater Flagstone Development Scheme – Strategic Context Map (extract)

Based on the information available, it is evident that there is no defined watercourse on Lot 6 as outlined in these documents. These documents therefore do not indicate any triggers for assessment in relation to the presence of a waterway.

Detailed site inspections have also been completed to verify the information contained the overlay maps align with the existing conditions of the site, and are documented in the Ecological Assessment report prepared by Greentape Solutions.

In light of the above analysis, it is clear that there is no defined waterway on Lot 6 RP137101, as substantiated by the provided reports, mapping, and assessments.

If you require any further clarification or information regarding this matter, please do not hesitate to contact me.

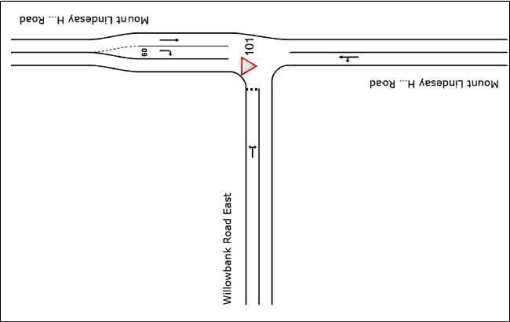
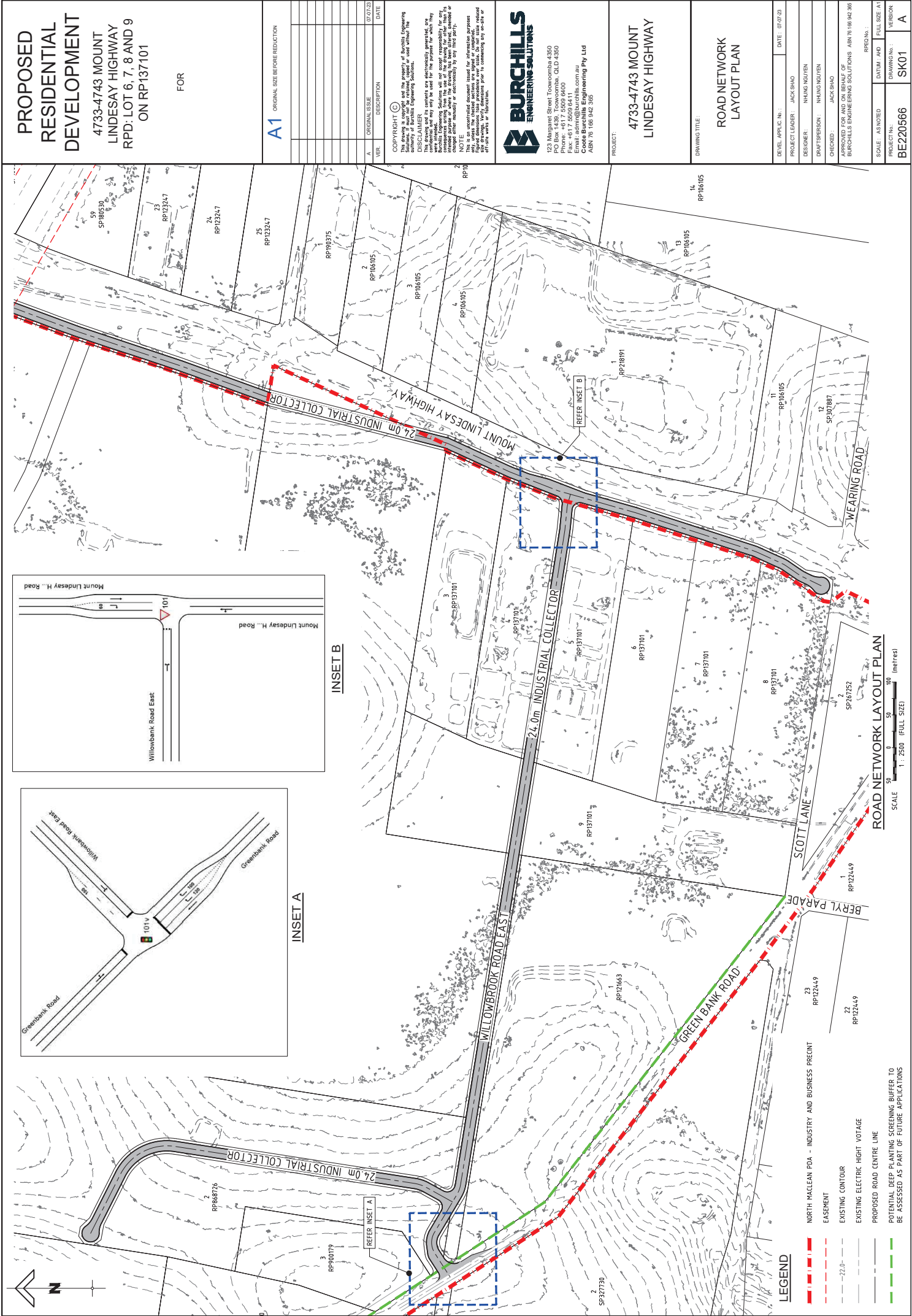
Yours sincerely,



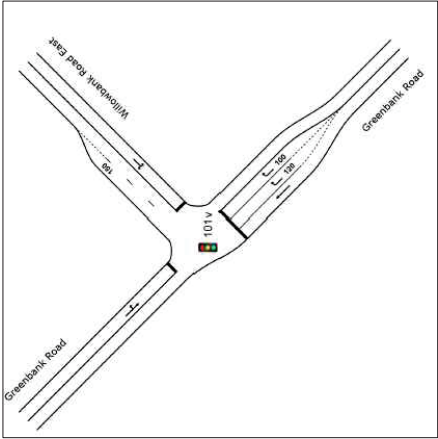
LUCAS FAULKNER
Principal Civil Engineer
RPEQ 8093

Appendix 8

Burchills Strategic Context Plan



INSET B



INSET A

LEGEND

- NORTH MACLEAN PDA - INDUSTRY AND BUSINESS PRECINCT EASEMENT
- EXISTING CONTOUR
- EXISTING ELECTRIC HIGH VOLTAGE
- PROPOSED ROAD CENTRE LINE
- POTENTIAL DEEP PLANTING SCREENING BUFFER TO BE ASSESSED AS PART OF FUTURE APPLICATIONS

PROPOSED
RESIDENTIAL
DEVELOPMENT
4733-4743 MOUNT
LINDESAY HIGHWAY
RPD: LOT 6, 7, 8 AND 9
ON RP137101

FOR

A1 ORIGINAL SIZE BEFORE REDUCTION

VAR	DESCRIPTION	DATE
A	ORIGINAL ISSUE	06.07.20

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AUSTRALIA
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Burchills Engineering Pty Ltd
ABN 76 166 842 365

PROJECT:
4733-4743 MOUNT
LINDESAY HIGHWAY

DRAWING TITLE:
ROAD NETWORK
LAYOUT PLAN

DEVELOPER:	DATE:
PROJECT LEADER:	JACK SHAO
DESIGNER:	NAME NGUYEN
DRAWN BY:	NAME NGUYEN
CHECKED:	JACK SHAO
APPROVED FOR AND ON BEHALF OF:	
BURCHILLS ENGINEERING SOLUTIONS	ABN 76 166 842 365

SCALE:	DATUM:	AND	FULL SIZE AT
BE220566	SK01	VERSION	A

PROPOSED
RESIDENTIAL
DEVELOPMENT
4733-4743 MOUNT
LINDESAY HIGHWAY
RPD: LOT 6, 7, 8 AND 9
ON RP137101

FOR

A1 ORIGINAL SIZE BEFORE REDUCTION

NO.	REVISION	DATE
1	ORIGINAL ISSUE	08.03.23
2		
3		
4		
5		
6		
7		
8		
9		
10		

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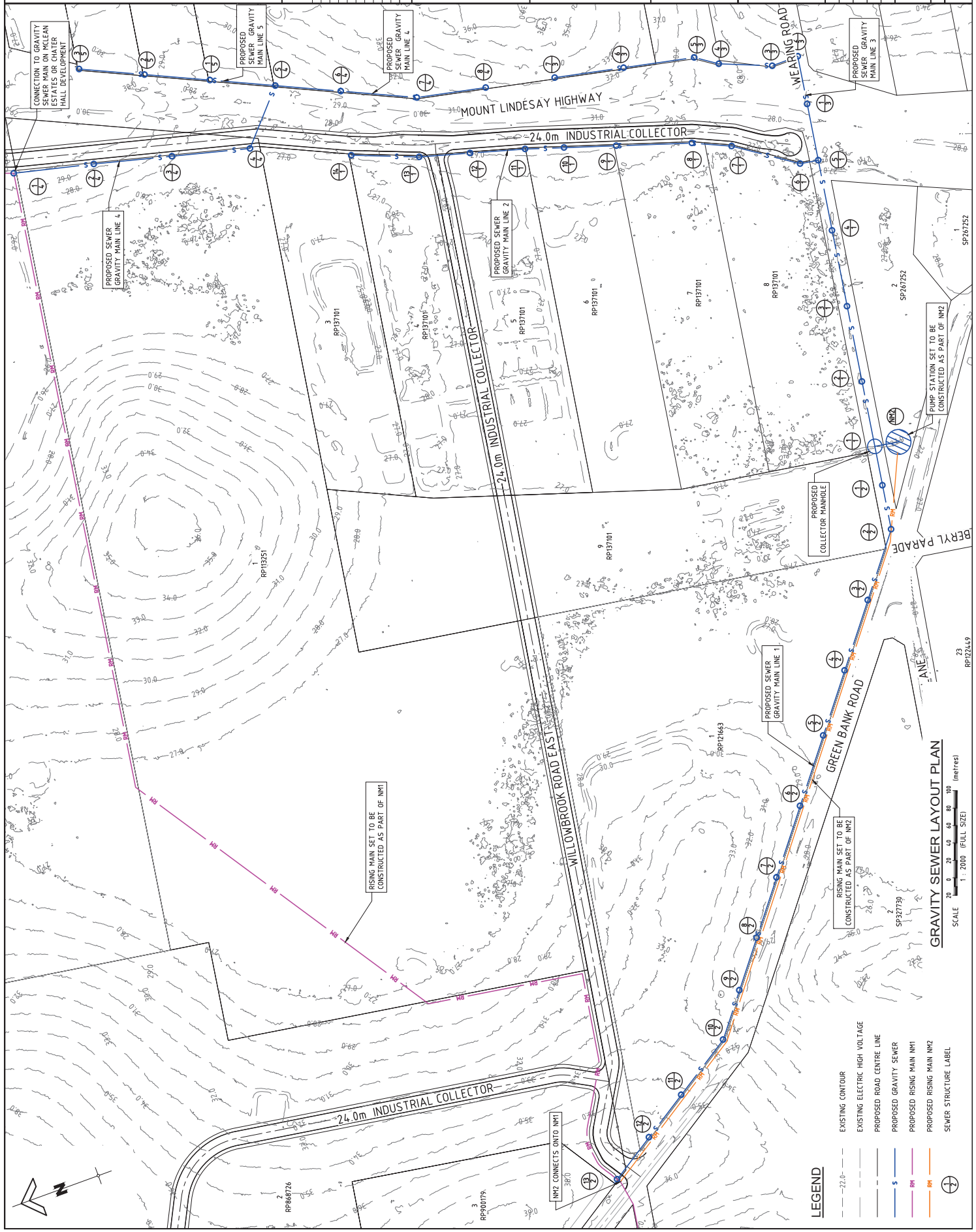
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PO Box 1430 Toowoomba QLD 4350
Phone: +61 7 5509 6411
Email: admin@burchills.com.au
Burchills Engineering Pty Ltd
ABN 76 166 842 356

PROJECT:
4733-4743 MOUNT
LINDESAY HIGHWAY

DRAWING TITLE:
GRAVITY SEWER LAYOUT
PLAN

REVISIONS:
DATE: 08.03.23
PROJECT LEADER: JACK SHAO
DESIGNER: NAMNG NGUYEN
DRAFTSPERSON: NAMNG NGUYEN
CHECKED: JACK SHAO
APPROVED FOR AND ON BEHALF OF:
BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 842 356

SCALE: AS NOTED
DATE: 08.03.23
PROJECT NO.: BE220566
DRAWING NO.: SK05
VERSION: A



LEGEND

- EXISTING CONTOUR
- EXISTING ELECTRIC HIGH VOLTAGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED GRAVITY SEWER
- PROPOSED RISING MAIN NM1
- PROPOSED RISING MAIN NM2
- SEWER STRUCTURE LABEL

Appendix 9

TMR Resumption Plan

Legend

- Drawn Polygon Layer
- Override 1
- Cadastre (5k)

Cadaastre (5k)
- Future busway corridor

Future busway corridor
- Future light rail corridor

Future light rail corridor
- Future State-controlled road

Future State-controlled road
- Future railway corridor

Future railway corridor
- Planned upgrade for State-controlled road

Planned upgrade for State-controlled road
- Planned upgrade for railway

Planned upgrade for railway



Appendix 10

Endorsed North Maclean Context Plan

ENDORSED
Date: 10/09/2021
MEDQ



Mirvac Context Plan Tevoit Road,
Greenbank 02/06/2017
For details and plan legend refer to
Endorsed Context Plan dated 2 June 2017

- North Maclean PDA - Industry and Business Precinct
- Subject site
- Precincts (excluding high impact and noxious and hazardous industries)**
- Business, research and technology precinct (subject to future application)
 - Industry and warehouse precinct (subject to future application)
 - Biodiversity corridor
 - Indicative future biodiversity corridor
 - Industry and business zone
 - Approved land uses
- Surrounding business land uses**
- Surrounding business land uses
- Road Layout**
- Industrial connector
 - Mt Lindesay Highway widening
 - New roads by others
 - Existing road network: highway, roundabout and overpass
 - Future Crowson Lane road widening (subject to acquisition by Logan City Council)
 - 820 Greenbank Road Subdivision Approval Road Layout
- Other features**
- Buffer to adjoining rural residential area (minimum 25m) with no vegetation clearing permitted unless required for stormwater infrastructure and access track
 - Potential screening buffer to be assessed as part of future applications
 - Proposed stormwater infrastructure and access track
 - High voltage powerlines
 - Maximum building height of 2 storeys and 9.5m within 25m of road frontage
 - Bushfire Protection Zone

REFERENCES

Cadastral - (c) The State of Queensland (DNRM DCDB)

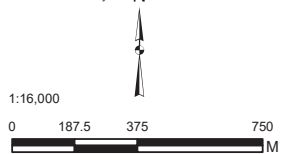
Coordinate System: GDA 1994 MGA Zone 56

Images are not orthorectified, overlays are best fit. Features are based on topographical data and may vary. Contains digitised data.

Nearmap imagery 26/05/2021.

Layout: sourced from Telford Civil, Proposed Development Layout Plan, Drawing No. 010, 07/07/2021, Issue H.

Note: Indicative only Date: 12/07/2021

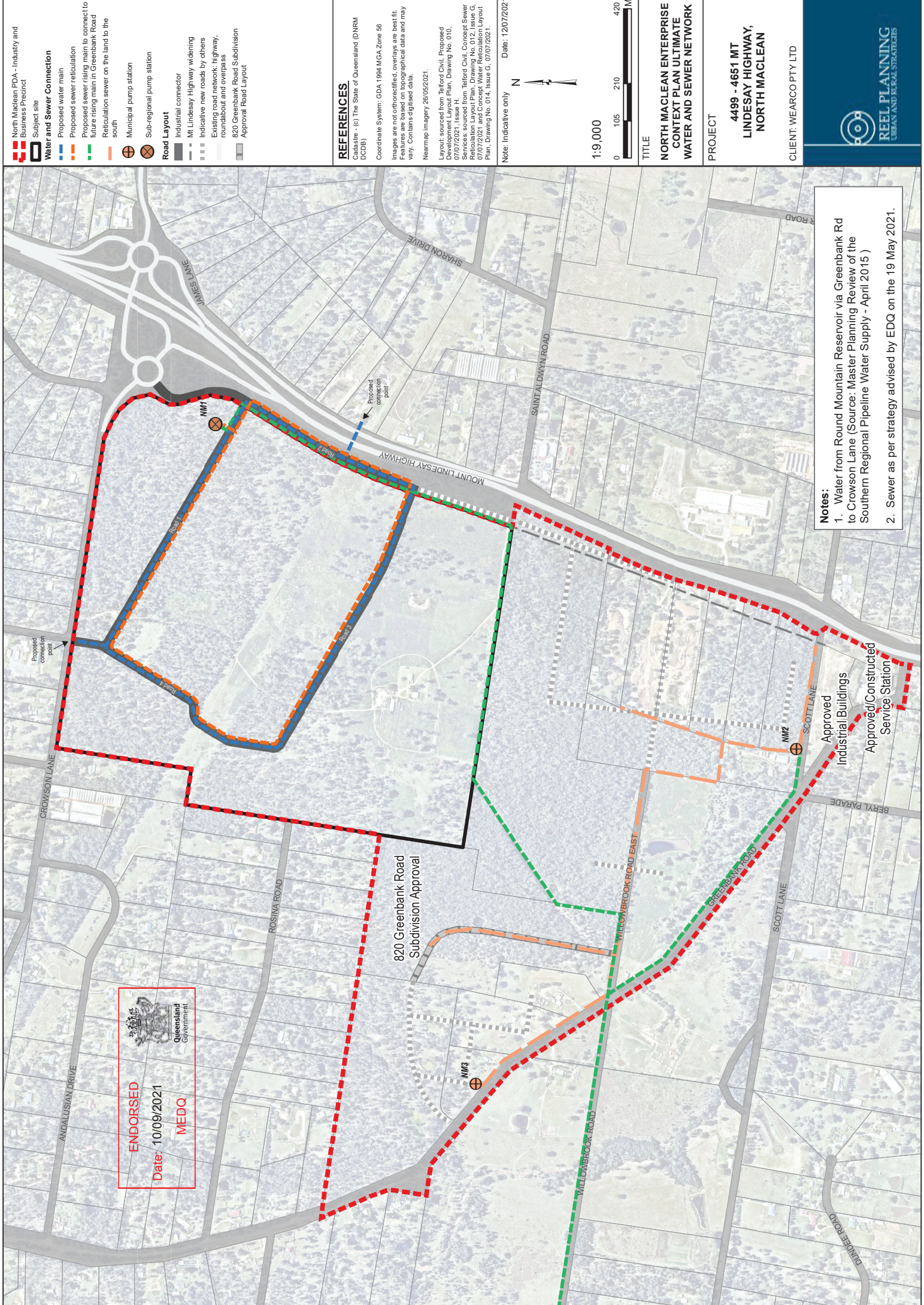


TITLE NORTH MACLEAN ENTERPRISE CONTEXT PLAN LAND USE AND ROAD NETWORK (WIDER LOCALITY)

PROJECT

4499 - 4651 MT
LINDESAY HIGHWAY,
NORTH MACLEAN

CLIENT: WEARCO PTY LTD



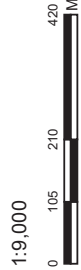
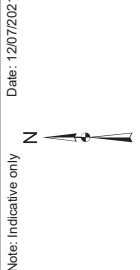
ENDORSED
Date: 10/09/2021
MEDQ

Queensland Government

Notes:
1. Water from Round Mountain Reservoir via Greenbank Rd to Crowson Lane (Source: Master Planning Review of the Southern Regional Pipeline Water Supply - April 2015)
2. Sewer as per strategy advised by EDQ on the 19 May 2021.

- North Maclean PDA - Industry and Business Precinct
- Subject site
- Water and Sewer Connection
 - Proposed water main
 - Proposed sewer reticulation
 - Proposed sewer rising main to connect to future rising main in Greenbank Road south
 - Reticulation sewer on the land to the south
- Municipal pump station
- Sub-regional pump station
- Road Layout
 - Industrial connector
 - Mt Lindesay Highway widening
 - Indicative new roads by others
 - Existing road network: highway, roundabout and overpass
 - 820 Greenbank Road Subdivision
 - Approval Road Layout

REFERENCES
Cadastral - (c) The State of Queensland (DNRM DCD8)
Coordinate System: GDA 1994 MGA Zone 56
Images are not orthorectified, overlays are best fit. Features are based on topographical data and may vary. Contains digitised data.
Nearmap Imagery 26/05/2021.
Layout sourced from Telford Civil, Proposed Development Layout Plan, Drawing No. 010, 07/07/2021, Issue H.
Services sourced from Telford Civil, Concept Sewer Layout Plan, Drawing No. 010, 07/07/2021, Issue G, 07/07/2021 and Concept Water Reticulation Layout Plan, Drawing No. 014, Issue G, 07/07/2021.

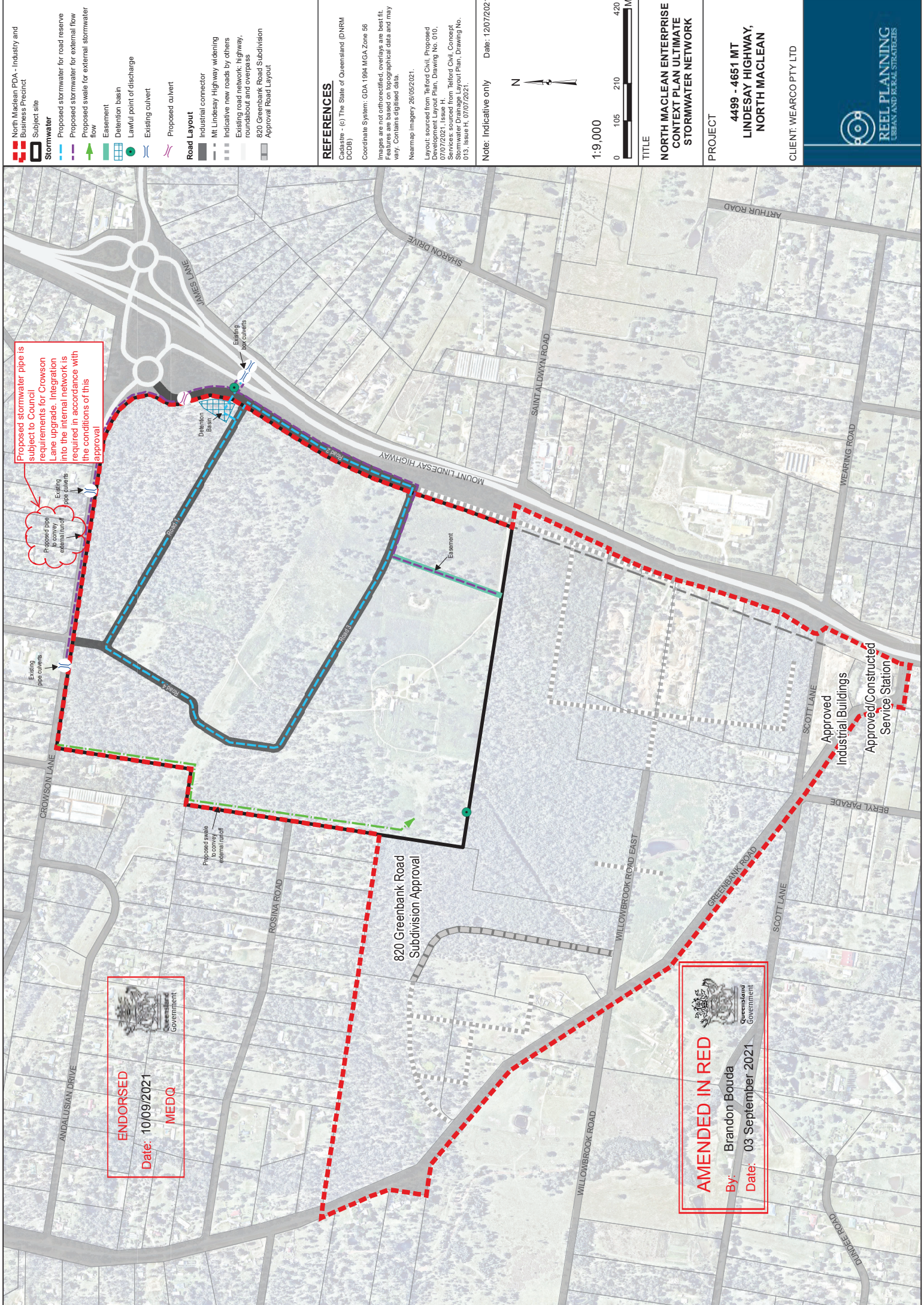


TITLE
NORTH MACLEAN ENTERPRISE
CONTEXT PLAN ULTIMATE
WATER AND SEWER NETWORK

PROJECT
4499 - 4651 MT
LINESAY HIGHWAY,
NORTH MACLEAN

CLIENT: WEARCO PTY LTD





North Maclean PDA - Industry and Business Precinct

Subject site

Stormwater

Proposed stormwater for road reserve

Proposed stormwater for external flow

Proposed swale for external stormwater flow

Easement

Detention basin

Lawful point of discharge

Existing culvert

Proposed culvert

Road Layout

Industrial connector

Mt Lindesay Highway widening

Indicative new roads by others

Existing road network: highway, roundabout and overpass

820 Greenbank Road Subdivision

Approval Road Layout

REFERENCES

Cadastral - (c) The State of Queensland (DNRM DCD8)

Coordinate System: GDA 1984 MGA Zone 56

Images are not orthorectified, overlays are best fit. Features are based on topographical data and may vary. Contains digitised data.

Nearmap Imagery 26/05/2021.

Layout: sourced from Telford Civil, Proposed Stormwater Drainage Layout Plan, Drawing No. 010, 07/07/2021.

Services: sourced from Telford Civil, Concept Stormwater Drainage Layout Plan, Drawing No. 013, Issue H, 07/07/2021.

Note: Indicative only

Date: 12/07/2021

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210

420

M

TITLE

**NORTH MACLEAN ENTERPRISE
CONTEXT PLAN ULTIMATE
STORMWATER NETWORK**

PROJECT

**4499 - 4651 MT
LINDESAY HIGHWAY,
NORTH MACLEAN**

CLIENT: WEARCO PTY LTD

REEL PLANNING
URBAN AND RURAL STRATEGIES

ENDORSED

Date: 10/09/2021

MEDQ

AMENDED IN RED

By: Brandon Bouda

Date: 03 September 2021