

19 January 2026

Economic Development Queensland

Attn: Adam Dunn

GPO Box 2202

Brisbane, QLD, 4001

Re. Response to Request for Further Information from Economic Development Queensland for Reconfiguring a Lot application (DEV20205/1676) over land at 4745 – 4759 and 4761-4773 Mount Lindesay Highway, North Maclean.

Dear Adam,

The following letter has been provided in response to Economic Development Queensland's (EDQ) Request for Further Information (RFI) (**Attachment 1**) issued on 22 December 2025, in relation to a Development Application (DA) (DEV2025/1676) for Operational Work for bulk earthworks and vegetation clearing, and Reconfiguring a Lot to establish an industrial warehouse development (the '**Proposed Development**') at 4745 – 4759 and 4761-4773 Mount Lindesay Highway, North Maclean, more properly described as Lot 7 and Lot 8 on RP137101 (referred herein as 'the **Site**').

EDQ has undertaken a further assessment of the abovementioned DA and information provided from 28 South Environmental Pty Ltd (**28 South**) on 21 November 2025 as part of the response to the Information Request (IR) dated 19 September 2025 and requested further information on the following environmental matters.

This letter addresses Further Information Item 3 (Biodiversity Values) of EDQ's latest RFI.

1. Request for Further Information Response

Item 3 – Biodiversity Values

Issue:

EDQ requires the protection of all vegetation within 120m of the western boundary, which will include all the Category B – Regulated Endangered vegetation. Submit amended plans demonstrating the above.

Note: No stormwater treatment is to be located within the vegetation corridor.

EDQ's responsibility under the 'Economic Development Act' is to consider all the relevant State Interests that apply to a site when assessing a development application. The North Maclean Context Plan provides a high-level, indicative spatial framework that illustrates the intended arrangement of key elements within the precinct, including indicative environmental corridors. As an indicative plan, it does not resolve vegetation boundaries to a site-specific level nor replace more detailed environmental assessments undertaken at the development application stage.

While the indicative environmental corridor shown on the Context plan does not directly overlap the subject site, this does not diminish EDQ's obligation to consider regulated vegetation and MSES identified in current State mapping. Therefore, realignment of the subdivision boundary is required buffer and vegetation retention requirements for the subject site.

Response to Item 3

It is acknowledged that EDQ, in assessing the Development Application under the *Economic Development Act 2012*, is required to consider relevant State interests, including the presence of Category B – Regulated Endangered vegetation mapped along the western boundary of the Site.

As previously outlined in 28 South's correspondence dated 26 August 2025, a detailed assessment of vegetation viability across the Site was undertaken in accordance with PDA Guidelines 14 and 17. While majority of the vegetation across the Site was assessed as non-viable due to fragmentation, disturbance history, and weed incursion, it was recognised that the patch of vegetation to the west comparatively higher ecological value due to its structural composition most closely representing RE 12.3.18 and its partial connectivity with regrowth vegetation northwest of the Site. Accordingly, the western vegetation has been treated conservatively as viable vegetation for the purposes of design response and impact avoidance.

Retention and Buffer Provision

In direct response to EDQ's earlier IR dated 25 February 2025 that requested a 50 m vegetation buffer from the western boundary, the Proposed Development was amended to incorporate this buffer along the western boundary of the Site. Further, amendments were made to ensure no stormwater infrastructure or treatment infrastructure was located within this buffer. The 50 m buffer encompasses approximately 1.086 hectares (ha), of which 0.871 ha comprises ground-truthed Category B vegetation, including Regional Ecosystem (RE) 12.3.18 and the Swamp Tea-tree (*Melaleuca irbyana*) Threatened Ecological Community (TEC). This vegetation will be retained in situ and will remain entirely unimpacted, both directly and indirectly, by the Proposed Development (refer **Figure 1**).

The Site has been subject to historical clearing primarily through the central portion, however the vegetation along the western boundary of the Site forms the oldest intact stand of vegetation within the Site. Therefore, the retained buffer captures the most ecologically valuable portion of the western vegetation patch containing a large stand of mature vegetation and aligns with the intent of protecting regulated vegetation while enabling orderly development within the PDA. A residual impact of approximately 1.076 hectares to the balance of the western regulated vegetation patch is acknowledged and addressed through avoidance, mitigation, and offset mechanisms (refer **Figure 1**).

Planning Intent and Context Plan Considerations

While it is acknowledged that the Context Plan identifies biodiversity corridors and future indicative biodiversity corridors, these corridors are explicitly intended as a strategic, high-level planning framework and are not intended to impose site-specific environmental constraints on land not mapped within those corridors, including the subject Site.

Importantly, the future indicative biodiversity corridor identified in the Endorsed North Maclean Context Plan is deliberately located to the west of the Site, beyond existing infrastructure within the neighbouring lot adjoining the western boundary. This existing infrastructure physically and functionally compromises the utility of the corridor from the Site. The future indicative biodiversity corridor's location across Category X land was a strategic planning decision intended to facilitate long-term ecological connectivity toward larger, higher-value vegetation networks to the southwest, including riparian-associated vegetation, rather than through the Site, which is constrained by existing and planned industrial development. While the future indicative biodiversity corridor does not currently function as a high-value ecological corridor in its own right, it represents a strategic linkage opportunity that may be progressively enhanced through assisted natural regeneration to connect with the northern biodiversity corridor identified in the Endorsed North Maclean Context Plan.

Within the Endorsed North Maclean Context Plan, there is no mapped or logical corridor alignment through the Site, nor to the east of Mount Lindesay Highway, as vegetation is constrained by hard ecological barriers (Mount Lindsay Highway to the east, existing and under construction industrial to the south), and is limited to small, isolated, and highly fragmented regrowth patches.

Therefore, the planning intent of the future indicative biodiversity corridor reflects logical corridor planning in the context of anticipated infrastructure upgrades (including Mount Lindesay Highway) and the planned industrial development pattern along the western highway frontage as part of the PDA designation.

Spatial Separation of the Indicative Corridor

The indicative biodiversity corridor identified in the Endorsed North Maclean Context Plan is physically separated from the Site, being located approximately 50 m west of the Site boundary, on the opposite side of existing infrastructure (refer **Figure 1**). As such, the corridor does not rely on, nor is it functionally supported by, vegetation within the Site to achieve the endorsed strategic connectivity objectives.

Ecological Barriers and Functional Constraints

The Site is subject to multiple permanent and future ecological barriers that fundamentally limit corridor functionality, including:

- Approved future industrial development to the north (DEV2024/1558 – across Lots 3, 4, 5 and 6 on RP137101);
- Existing and future widening of Mount Lindesay Highway to the east;
- Existing commercial and industrial development immediately to the south (including a service station and commercial buildings); and
- Existing industrial development (Zenith Timber Industries) directly adjoining the western boundary.

These barriers preclude meaningful north–south or east–west ecological movement through the Site, particularly to the south, where no vegetated linkage opportunities exist. **Figure 2** illustrates the Site’s context in relation to these ecological barriers.

Buffer Width and Functional Outcomes

Extending the buffer to 120 metres would not enhance ecological connectivity or corridor function. Instead, it would result in an isolated and constrained vegetation remnant, entirely surrounded by industrial development and infrastructure, with no functional southern connection. Such an outcome would not constitute an ecological corridor in a functional sense and would represent a net reduction in planning efficiency without corresponding environmental benefit.

Importantly, the 50 m buffer is consistent with the approved development outcome on Lot 6 on RP137101, located immediately to the north of the Site, which incorporates and retains a 50 m vegetation buffer along its western boundary (refer **Figure 3**). The alignment of buffer widths across adjoining lots supports a coherent and orderly development pattern, avoids arbitrary variation in environmental outcomes, and reinforces the appropriateness of the 50 m buffer as a proportionate and effective response to the mapped vegetation values.

Collectively, the originally requested and since integrated 50 m buffer along the western boundary achieves the intended environmental outcome by:

- Retaining the highest-value vegetation on the Site;
- Avoiding direct and indirect impacts to retained regulated vegetation;
- Aligning with EDQ’s initial request in February 2025;
- Aligning with the adjoining northern development’s 50 m vegetation buffer; and

- Maintaining consistency with the strategic intent of the Context Plan.

Inconsistencies

It is noted that EDQ's current request for a 120 m buffer is inconsistent with the earlier Information Request issued on 25 February 2025, which explicitly required a 50 m buffer along the western boundary. The Applicant has relied on that direction in amending the development layout and ensuring the buffer is free of stormwater infrastructure and other indirect impacts.

Legal and Jurisdictional Considerations

As part of ongoing engagement with EDQ, the Applicant has obtained independent legal advice regarding the scope and application of Information Request powers under the *Economic Development Act 2012*. That advice raises concerns regarding the extent to which certain requests exceed the intended jurisdiction of EDQ's assessment role within a PDA, particularly where requests seek to impose outcomes beyond the strategic intent of an endorsed Context Plan (refer **Sections 44 – 54** of **Attachment 2**).

Offsets and Balanced Outcome

The Applicant acknowledges that the Proposed Development will result in impacts to environmental values. The action has been determined to be a Controlled Action under the *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC Act**), with offsets proposed for impacts to the Swamp Tea-tree (*Melaleuca irbyana*) TEC, koala (*Phascolarctos cinereus*) and grey-headed flying-fox (*Pteropus poliocephalus*) habitat. These offsets will be delivered in accordance with the EPBC Act Offsets Policy, providing a measurable conservation outcome that complements on-site retention.

In this context, the retained 50 m buffer represents a balanced and defensible outcome that:

- Protects viable conservation-significant and MSES vegetation;
- Aligns with prior EDQ direction;
- Avoids non-functional land sterilisation; and
- Supports the orderly development intent of the PDA

Considering the above, the requested 120 m buffer does not provide a functional ecological outcome, is inconsistent with prior EDQ direction, and is not supported by the strategic planning framework applicable to the Site. The proposed 50 m buffer appropriately retains the highest ecological values present, avoids direct and indirect impacts, and delivers a balanced outcome consistent with both environmental and development objectives within the PDA.

We trust that this letter has sufficiently addressed the relevant items raised in EDQ's IR. If further information is required, please don't hesitate to contact the team via the details provided below.

Kind regards,



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Graduate Environmental Consultant
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Attachment 1 – EDQ's Further Information Request

Our ref: DEV2025/1676

22 December 2025

Roubaix Properties Pty Ltd
C/- Urbis Ltd
Att: Erin Books and Jorja Feldt
ebrooks@urbis.com.au; jfeldt@urbis.com.au

Dear Applicant

Outstanding Matters

Priority Development Area (PDA):	Greater Flagstone PDA
PDA Development Approval:	Development Permit for Reconfiguring a Lot for 2 lots into 17 lots
Property Location:	4745-4759 and 4761-4773 Mount Lindesay Highway, North Maclean
Property Description:	Lots 7 and 8 on RP137101

After undertaking a further assessment of the abovementioned PDA Development Application and the information provided on 21 November 2025 as part of the response to the Information Request dated 19 September 2025, the following information remains outstanding:

1. Lawful Access

- a) Demonstrate how lawful and safe access to the site will be achieved without reliance on direct access to Mt Lindesay Highway.

Note: DTMR has confirmed that direct access to the Mount Lindesay Highway, whether interim or ultimate, is not supported. The Department has also advised that construction of the service road parallel to the eastern site boundary connecting to the Mount Lindesay Highway is the responsibility of others and not DTMR.

Upon demonstrating item 1(a):

- b) Submit a RPEQ certified Traffic Impact Assessment (TIA) which is to include:
- functional layout plan including a detailed design for the future service road consistent with previous Department of transport and Main Roads' (DTMR) advice (ie EDQ Approvals DEV2024/1558 and DEV2018/961 and related approvals);
 - appropriate setbacks and clearances from DTMR's planned and protected Mount Lindesay Highway corridor and associated infrastructure, including but not limited to drainage infrastructure.

EDQ is unable to approve a development application with no legal point of access. The delivery of a service road is reliant on adjoining development to the north and cannot be a condition of the subject development permit. Therefore, this is not a sufficient response to EDQ's requirement.

2. Flooding and Stormwater

- a) Submit a hydraulic report that:
- i) removes the development footprint from within the high flood risk area as identified within Logan City Council's flood mapping;
 - ii) demonstrates no adverse afflux issues to upstream, downstream or adjacent properties;
 - iii) demonstrates how flood plain storage will be maintained;
 - iv) demonstrates that the development will not directly, indirectly or cumulatively increase the risk of the flood hazard to other properties;
 - v) demonstrates compensation for loss of flood storage given that filling is proposed below the Defined Flood Event (DFE) level;
 - vi) provides evidence of no worsening on adjoining State Controlled Road.

Note: The Logan Planning Scheme 2015 which was in effect at the time the operational works application was lodged being version 9.1 (with TLPI No. 1/2023) includes an administrative definition for the Defined Flood Event (DFE) being "the one percent annual exceedance probability (AEP) at 2100 flood event)." As such, it is expected that any hydraulic assessment for the site considers a DFE in line with this definition.

- b) Submit an amended stormwater report that:
- i) provides a consolidated stormwater treatment strategy (quality and quantity) for the fully developed site to avoid treatment on a lot-by-lot basis; and
 - ii) demonstrates that the proposed exterior swale has sufficient capacity for the proposed eastern drainage outlet including any additional external catchments and does not result in any adverse impacts to the State Road Corridor.

The response to Item 2(a) has been provided, however it is noted that the modelling provided has not taken into consideration the significant layout changes required in accordance with EDQ's Information Request. No response to Item 2(b) was provided.

3. Biodiversity Values

EDQ requires the protection of all vegetation within 120m of the western boundary, which will include all the Category B – Regulated Endangered vegetation. Submit amended plans demonstrating the above.

Note: No stormwater treatment is to be located within the vegetation corridor.

EDQ's responsibility under the *Economic Development Act* is to consider all relevant State Interests that apply to a site when assessing a development application. The North Maclean Context Plan provides a high-level, indicative spatial framework that illustrates the intended arrangement of key elements within the precinct, including indicative environmental corridors. As an indicative plan, it does not resolve vegetation boundaries to a site-specific level nor

replace more detailed environmental assessments undertaken at the development application stage.

While the indicative environmental corridor shown on the Context plan does not directly overlap the mapped vegetation on the subject site, this does not diminish EDQ's obligation to consider regulated vegetation and MSES identified in current State mapping. Therefore, realignment of the subdivision boundary is required to reflect the required buffer and vegetation retention requirements for the subject site.

The requested information is required within 60 business days from the date of this letter. Please forward your response to these outstanding matters to EDQ Development Services at developmentsservices@edq.qld.gov.au

If you require any further information, please contact Nicole Tobias on 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Adam Dunn', is positioned above the printed name and title.

Adam Dunn
Director
Development Services
Economic Development Queensland

Attachment 2 – Legal Advice

1 October 2025

Roubaix Properties Pty Ltd
c/- Burchills Engineering Services
PO Box 376
SOUTHPORT QLD 4215

Ex Parte: ROUBAIX PROPERTIES PTY LTD

Re: PDA DEVELOPMENT APPLICATION DEV2025/1587

**RELEVANCE OF LOGAN CITY COUNCIL FLOOD PLANNING
INSTRUMENTS AND ECOLOGICAL MATTERS WHEN DECIDING PDA
DEVELOPMENT APPLICATIONS**

Background

1. This advice relates to two parcels of land described as lots 7 and 8 on Registered Plan 137101 (**the Land**).
2. The Land falls within the Logan City Council (**LCC**) local government area.
3. On 8 October 2010, the Greater Flagstone Urban Development Area (**UDA**) was declared by regulation under the now repealed *Urban Land Development Authority Act 2007* (**ULDA Act**).
4. The Land falls within the Greater Flagstone UDA, and is subject to the Greater Flagstone Urban Development Area Development Scheme (**the Greater Flagstone Scheme**), which was implemented on 8 October 2011 (under the ULDA Act).
5. The ULDA Act was repealed and replaced with the *Economic Development Act 2012* (**ED Act**). Because of transitional provisions in the ED Act:
 - (a) the Greater Flagstone UDA is taken to be a ‘*Priority Development Area*’ (**PDA**) under the ED Act (s.190(1)); and
 - (b) the Greater Flagstone Scheme is taken to be a ‘*development scheme*’ under the ED Act (s.193(2)).

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6. The Greater Flagstone Scheme, Table 2 identifies levels of assessment for different types of development. At p.29, for the Industry and business zone, Table 2 identifies that all operational work is assessable development unless mentioned in columns 1, 2 or 3B. Relevantly, column 1 refers to development specified in schedule 1 as being exempt development and, within that schedule, operational work for filling and excavating not exceeding 50 m³ is identified as being exempt development.
7. I am instructed that Roubaix proposes to carry out extensive filling and vegetation clearing of the Land (beyond 50 m³) and, to that end, in January 2025 made a PDA development application to MEDQ for a PDA development permit for operational work pursuant to s.82 of the ED Act (**the Roubaix Application**).
8. I have been given a confirmation notice given by MEDQ pursuant to s.82A of the ED Act that confirmed that the application was properly made on 29 January 2025.
9. In general terms, the Roubaix Application proposed the clearing of all on-site vegetation, and on-site filling of the land.
10. On 25 February 2025, MEDQ gave Roubaix an information request pursuant to s.83(1) of the ED Act (**the Information Request**), which set out two ‘requests’:

“Planning

Land Use

1. Demonstrate that the proposed vegetation clearing and bulk earthworks is consistent with the intention of the future use of the land in accordance with the Greater Flagstone Development Scheme.

Engineering/Infrastructure

Flooding/Stormwater

2. Submit amended layout plans to remove the development footprint within the high flood risk area per the LCC TLPI flood mapping.

Any works within the non-high risk flood mapped area will need to demonstrate a no worsening effect on existing flood levels and demonstrate no adverse afflux issues to upstream properties. This may also require compensatory earthworks to occur.”

11. By letter dated 11 July 2025, Roubaix provided a response to the information request. That response, *inter alia*:
 - (a) replied to the ‘Land Use’ information request by providing an Urbis Planning Context Report (June 2025) which “*outlines the site’s history and alignment with*

the Greater Flagstone Development Scheme, North Maclean Context Plan, and ShapingSEQ 2023”; and

- (b) replied to the ‘Flooding/Stormwater’ information request with the following text:

“In accordance with the Flood Assessment Letter prepared by Burchills (Ref: BE220566_LTR_Flood_Lot_7- 8_RP137101_20250428), the proposed bulk earthworks have been assessed against the flooding extent depicted in Map 7 of the Greater Flagstone Urban Development Area – Development Scheme & the local government, Logan City Council, current Logan and Albert Rivers Flood Study dated October 2023.

The assessment confirms:

- The site is flood-free for the 1% AEP event under current climate conditions;
- The proposal will not result in any worsening of existing flood levels or adverse afflux to upstream properties;
- Flood conveyance is maintained via a defined drainage reserve.

In relation to the Logan City Council TLPI flood mapping, EDQ has not adopted this mapping for the Greater Flagstone PDA. Accordingly, the TLPI-defined high flood risk overlay is not applicable to the assessment of this application.

Notwithstanding the above, and to future- proof the site, the proposed bulk earthworks have been designed to achieve finished surface levels above the 2100 Future Climate 1% AEP flood level of 27.70 m AHD.

On this basis, no amendments to the layout plans have been made.”

12. Relevantly, the response did not make any changes to the proposed development.
13. On 18 September 2025, MEDQ sent a letter to Roubaix alleging non-compliance with the information request, relying upon the following matters:

“Item 1 - Land use

The response has not demonstrated that the vegetation clearing and bulk earthworks are consistent with the intention of the future use of the land in accordance with the Greater Flagstone Development Scheme.

EDQ requires the protection of all vegetation within 120m of the western boundary, which will include all the Category B – Regulated Endangered vegetation.

Submit amended plans demonstrating the above.

Item 2 – Flooding/stormwater

Amended plans removing the development footprint from within the high flood risk area as identified within Logan City Council’s flood mapping have not been provided. The applicant has not demonstrated that there are no adverse afflux issues to upstream, downstream or adjacent properties and the documentation provided does not demonstrate how flood plain storage will be maintained.

In order for EDQ to consider filling within the mapped High Risk / flood hazard category H3 area, the following must be provided:

- A cumulative flood study to demonstrate that the development will not directly, indirectly or cumulatively increase the risk of the flood hazard to other properties; and
- Compensation for loss of flood storage given that filling is proposed below the Defined Flood Event (DFE) level.
- Evidence of no worsening on adjoining State Controlled Road.

Note: The Logan Planning Scheme 2015 which was in effect at the time the operational works application was lodged being version 9.1 (with TLPI No.1/2023) includes an administrative definition for the Defined Flood Event (DFE) being “the one percent annual exceedance probability (AEP) at 2100 flood event).” As such, it is expected that any hydraulic assessment for the site considers a DFE in line with this definition.”

14. I note the reference in the recent response to the Logan Planning Scheme 2015 (**LPS 2015**) is the LCC’s planning scheme currently in effect. I also note LPS 2015 has been subject to variations because of:
 - (a) TLPI No. 1/2023 *Risk-based flood mapping and policy for the City of Logan* (**TLPI 1/2023**), which commenced on 30 October 2023 and was repealed on 6 March 2025; and
 - (b) TLPI 1/2024 *Risk-based flood mapping and policy for the City of Logan* (**TLPI 1/2024**), which came into effect on 6 March 2025 (and essentially replaced TLPI 1/2023).
15. From the correspondence dated 18 September 2025, it seems that MEDQ requires the Roubaix Application to satisfy benchmarks set out in LCC local planning instruments, and in particular the LPS 2015 as modified by TLPI 1/2023.
16. I have been briefed to advise on whether:
 - (a) MEDQ, in assessing the Roubaix Application, may have regard to the LPS 2025 and/or Logan TLPI No. 1/2023 and/or TLPI No. 1/2024; and
 - (b) whether there is a rational basis for MEDQ to require retention of all vegetation within 120 m of the western boundary of the Land.

An intermediate point – a misuse of the information request power?

17. As a preliminary matter, I pause to note that the requirements set out in the MEDQ correspondences do not have the flavour of ‘requests for information’. Instead, they appear to be requirements or demands.
18. Section 83(1) of the ED Act permits MEDQ to “*ask an applicant to ... give further stated information relevant to the application that MEDQ needs to decide the application*”. However:
 - (a) in the context of flooding, the 25 February 2025 correspondence did not include any ‘request for information’, but instead directed the applicant to “*Submit amend [sic] layout plans to remove the development footprint within the high flood risk area as per the LCC TLPI flood mapping*”; and
 - (b) in a similar vein in the context of ecology, the 18 September 2025 correspondence similarly directed the applicant to change the development footprint, explaining “*EDQ requires the protection of all vegetation within 120m of the western boundary ... Submit amended plans demonstrating the above.*”
19. Properly construed, the requirements of the two correspondences set out above are not ‘*requests for further stated information relevant to the application*’, but instead comprise commands (or directions) to change the nature of the development applied for. Further, the letters are silent as to what would occur should the MEDQ command/direction not be complied with. Will the application be refused? Will the request for information be deemed not to have been responded to? If the answer is the former, this would be most troubling, as it would evidence a pre-determination of the application in advance of the receipt of any response to the information request, and in advance of the prescribed assessment carried out pursuant to s.87 of the ED Act.
20. Put shortly, in my view MEDQ appears to be, perhaps unknowingly, misusing its power to give information requests pursuant to s.83 of the ED Act, because of the inherent vulnerability of applicants given that unless and until MEDQ is satisfied that the information request has been responded to, MEDQ may not decide the application (s.85(1)(a)), and can refuse the application (s.83(4)), or the application will otherwise lapse by operation of law (s.83A).

21. Should MEDQ continue to persist in contending that the Information Request has not been responded to, and fail to continue to assess and decide the Roubaix Application, then my advice is that Roubaix may make an application to the Supreme Court of Queensland under the *Judicial Review Act 1995* and seek a declaration that the Information Request has been complied with, and a corresponding declaration requiring MEDQ to give a notice of compliance with information request pursuant to s.83B(2)(a) of the ED Act.

Summary of Advice

22. For the reasons set out in detail below, it is my opinion that:
- (a) MEDQ, in assessing and deciding the Roubaix Application, may not have regard to LCC local planning instruments, including planning schemes and temporary local planning instruments; and
 - (b) in assessing and deciding the Roubaix Application, MEDQ must have regard only to the ecological values recognised in the North Maclean Enterprise Context Plan approved by MEDQ on 3 September 2021. For that reason, in my opinion there is no rational basis for MEDQ to require retention of all vegetation within 120 m of the western boundary of the Land

The relevance of LCC planning instruments for flooding matters

The assessment framework

23. In determining the relevance of LCC planning instruments to any assessment of the Roubaix Application, one must consider the matters that MEDQ may have regard to when assessing and deciding that application.
24. Section 87 prescribes the matters that MEDQ may consider when deciding the PDA development applications. That section provides (in full):

“87 Matters to be considered in making decision

- (1) In deciding the application, MEDQ must consider—
 - (a) the main purpose of this Act; and
 - (b) any relevant State interest; and
 - (c) any submissions made to it about the application, during the submission period; and
 - (d) the following instruments—

- (i) for an application for development in, or PDA-associated development for, a provisional priority development area—
 - (A) if a provisional land use plan is in effect for the area when the application is decided—the provisional land use plan; or
 - (B) otherwise—the draft provisional land use plan for the area;
 - (ii) for an application for development in, or PDA-associated development for, another priority development area—
 - (A) if a development scheme is in effect for the area when the application is decided—the development scheme; or
 - (B) if a development scheme is not in effect for the area when the application is decided, but there is a proposed development scheme for the area—the interim land use plan for the area and the proposed development scheme; or
 - (C) if a development scheme is not in effect for the area when the application is decided and there is no proposed development scheme for the area—the interim land use plan for the area; and
- (e) any PDA preliminary approval in force for the relevant land; and
- (f) any preliminary approval under the Planning Act in force for the relevant land; and
- (g) if the application is for development in a place renewal area—
 - (i) a place renewal framework in effect for the area under part 4A when the application is decided; and
 - (ii) any advice sought by MEDQ in relation to the place renewal framework or the application.
- (2) Also, in deciding an application for development in, or PDA-associated development for, a priority development area other than a provisional priority development area, if—
 - (a) there is—
 - (i) a development scheme or interim land use plan for the area; and
 - (ii) a proposed development scheme for the area; and
 - (b) the proposed development scheme was prepared after the development scheme or interim land use plan took effect;

MEDQ may, subject to section 86, give the weight it considers appropriate to the proposed scheme.
- (3) In deciding an application for PDA-associated development for a priority development area, MEDQ may, subject to section 86, give the weight it considers appropriate to any of the following instruments that would, under the Planning Act, have regulated the development if it were not PDA-associated development for the area—
 - (a) a planning instrument that applies to the relevant land;

- (b) assessment benchmarks for the development prescribed by regulation under the Planning Act;
 - (c) assessment benchmarks for the development made under another Act for the Planning Act.
- (4) Subsection (1)(c) does not prevent MEDQ from considering a submission about the application made to it after the submission period has ended.
- (5) Subsection (6) applies for deciding an application for development in, or PDA-associated development (other than PDA-associated development declared under section 40C(1)) for, a priority development area if—
 - (a) more than 1 development scheme, or more than 1 interim land use plan, is in effect for the area; or
 - (b) 1 or more development schemes and 1 or more interim land use plans are in effect for the area.
- (6) A reference in subsection (1)(d)(ii) or (2) to the development scheme, proposed development scheme or interim land use plan for the priority development area is—
 - (a) for an application for development in the priority development area—a reference to the development scheme, proposed development scheme or interim land use plan that applies or is proposed for the part of the area in which the development is to be carried out; or
 - (b) for an application for PDA-associated development (other than PDA-associated development declared under section 40C(1)) for the priority development area—a reference to the development scheme, proposed development scheme or interim land use plan that identifies the development as PDA-associated development.
- (7) In this section—

proposed development scheme, for a priority development area, means a proposed development scheme, or a proposed amendment of a development scheme, for the area published under section 59, or section 59 as applied under section 67, that has not taken effect.”

25. In circumstances where:

- (a) there have been no submissions made about the Roubaix Application;
- (b) the Land does not fall within a ‘*provisional priority development area*’;
- (c) there is no ‘*proposed development scheme*’ or ‘*interim land use plan*’ applying to the Land;
- (d) there is no ‘*PDA preliminary approval*’ or ‘*preliminary approval under the Planning Act*’ in force with respect to the Land;
- (e) the Land is not in a ‘*place renewal area*’;

- (f) there is no ‘*proposed development scheme*’ for the Land (other than the existing Greater Flagstone Scheme;
- (g) the application is not for ‘*PDA-associated development*’; and
- (h) there is not more than 1 development scheme or more than 1 interim land use plan in effect for the area;

ss.87(1)(c), (d)(i), (d)(ii)(B)-(C), (e), (f), (g), (2), (3), (6) do not engage, such that the only matters that MEDQ may consider in deciding the Roubaix Application comprise:

- (i) the ‘*main purpose of this Act*’ (s.87(1)(a)), which is defined in s.3(1) as being “*to facilitate the following in the State—(a) economic development; (b) development for community purposes; (c) the provision of diverse housing, including, for example, social housing and affordable housing; (d) the provision of promises for commercial or industrial uses*”;
- (j) any ‘*relevant State interest*’ (s.87(1)(b)), which is defined in Schedule 1 as including ‘*(a) an interest relating to the main purpose of this Act; and (b) an interest that, in MEDQ’s opinion, affects an economic, community or environmental interest of the State or a region*’; and
- (k) the Greater Flagstone Scheme (s.87(1)(d)(ii)(A)).

Do any of the above matters permit consideration of the LCC LPS or TLPI 1/2023

- 26. The ED Act ‘main purpose’ and ‘relevant State interest’ grounds are, quite plainly, insufficient to enable regard to be had to the LCC LPS or TLPI 1/2023 (or TLPI 1/2024).
- 27. In particular, the ED Act ‘*main purpose*’, being “*to facilitate the following in the State—(a) economic development; (b) development for community purposes; (c) the provision of diverse housing, including, for example, social housing and affordable housing; (d) the provision of promises for commercial or industrial uses*”, makes no reference to flooding issues or constraints, and is otherwise insufficiently specific to warrant consideration of those instruments.
- 28. State interests are defined as including the ED Act ‘*main purpose*’ (not relevant for the reasons set out above), as well as ‘*an interest that, in the MEDQ’s opinion, affects an economic, community or environmental interest of the State or a Region*’. Properly

construed, the MEDQ's opinion must be fettered by the subject nature of the interests, which must relate to a State or Region. In my opinion this does not permit consideration of LPS or TLPIs, and for two separate reasons:

- (a) *firstly*, the term 'interest' is undefined in the ED Act or the *Acts Interpretation Act 1954*,¹ and must therefore be given its ordinary meaning, which is relatively defined as being '*concernment, importance, or moment*'.² But simply, a planning instrument made under the *Planning Act 2016* (PA) is not an 'interest', but is instead another document that records another interest. The right to have regard to an interest only permits regard to be had to matters of 'concernment, importance or moment', with those matters being of a state or regional level, and not to other planning instruments made under other acts. A cogent example of a 'State' interest may be the upcoming Olympic Games, and an example of a Regional interest may be the requirement for additional residential housing to accommodate population growth in SE Queensland. There is nothing that would permit regard under this provision to be had to the LPS or TLPIs; and
- (b) *Secondly*, even if I were wrong about the above matter, the LPS and TLPI are both 'local categorising instruments' made pursuant to Chapter 2, Part 3 of the PA. Section 16(1)(a) of the PA requires planning schemes to '*identify strategic outcomes for the local government area to which the planning scheme applies*'. Similarly, s.23(1)(a) only permits the making of a TLPI if '*there is a significant risk of serious adverse cultural, economic, environmental or social conditions happening in the local government area*'. Put plainly, to the extent relevant, these instruments relate to 'interests' of importance at the local level, and not the State or Regional level as required by ED Act s.87(1)(b).

29. What then falls to be determined is whether the Greater Flagstone Scheme permits regard to be had to the LPS or any TLPIs in considering of flooding risk. In that context, I note that:

- (a) section 1.5 identifies that the scheme consists of a vision, a land use plan, an infrastructure plan and an implementation strategy, and that '*the land use plan regulates development in the UDA*', such that it is the land use plan that is material;

¹ The term 'interest' is defined in the *Acts Interpretation Act 1954* Sch 1, but only in the context of '*interest, in relation to land or other property*', which is inapposite.

² Macquarie Dictionary.

- (b) within the Land use plan, section 3.1.1 identifies that UDA development requirements regulate development to achieve the vision for the UDA;
- (c) the UDA development requirements are set out in s.3.1.2, and include UDA-wide criteria, zone provisions and self-assessable provisions. Section 3.2.3(i) identifies that UDA assessable development is consistent with the land use plan if it complies with all UDA-wide criteria and relevant zone intents; and
- (d) UDA-wide criteria are set out in Part 3.3, and element 3.3.9 *Community safety and development constraints*, deals with flooding, among other matters.

30. The operative requirement in section 3.3.9 is:

“Development is sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint.

Development ensures that people and property are safe from potential hazards including landslip, bushfire (6), flooding (7) and predicted impacts of climate change.”

31. Footnote (6) provides a caution that as a consequence of the then-ongoing Queensland Floods Commission of Inquiry, *“provisions of this development scheme with respect to the management of flooding and risk mitigation may be subject to change at the direction of the Queensland Government in the future”*, and that this *“should be taken into account by applicants and assessment managers when considering development in this UDA.”* This caution, being that the Greater Flagstone UDA may be amended in the future pending the outcomes of the Queensland Floods Commission of Inquiry, is nothing more than that, a caution. Given there has been no subsequent UDA (or PDA) development scheme amendment (which may occur under UD Act Chapter 3, Part 3, Division 2), this footnote has no work to do.

32. As to where these development constraints are located, s.3.3.9 provides:

“Map 7 - Development Constraints shows the key community safety and development constraints affecting the UDA.”

33. Map 7 identifies, in the legend, development constraints as including “Q100 flood”, and includes parts of the Greater Flagstone UDA, but not the Land. The relevance of this mapping is confirmed by specific reference to flooding, which identifies that *“To ensure protection from flooding and appropriate flood management: development occurs in areas*

with an appropriate level of flood immunity (9).” Footnote (9) states “As identified in Map 7, a small part of the UDA is subject to inundation in a Q100 event”.

34. The importance of Map 7’s accuracy is apparent from the fact that in Strategic context s.2.2 (referring to Map 2 – vision), the following text appears (underlining added):

“Map 2 – Vision represents how Greater Flagstone may develop over time to meet the vision in the scheme.

Map 2 – Vision is indicative only. Details of development, including greenspace, will be resolved through development applications and planning context”.

35. Identical cautions as those underlined above are set out in Land use plan ss.3.3.2 and 3.3.5 (Map 3 - Centres and transport network), 3.3.6 (Map 4 - Community greenspace network), 3.3.7 (Map 5 – Community facilities) and 3.3.8 (Map 6 – Natural Values).
36. Map 1 (Greater Flagstone UDA Boundary), Map 7 (Development constraints) and Map 8 (Zones) are the only maps in the Scheme to which caution is not provided, indicating that they are cadastrally based and not subject to further resolution or refinement through the development application process.
37. Put plainly, the Greater Flagstone section 3.3.9:
- (a) identifies that there are development constraints that affect the Greater Flagstone UDA;
 - (b) identifies that one of those constraints relates to flooding;
 - (c) specifically identifies the location of those constraints in Map 7; and
 - (d) requires, for development falling within a mapped flooding constraint area, development applications to demonstrate that development results in ‘*protection from flooding and appropriate flood management [by ensuring that] development occurs in areas of an appropriate level of flood immunity*’.
38. The importance of applicants being required to respond only to mapped areas in a planning instruments was confirmed by Williamson KC DCJ in *Sincere International Group Pty Ltd v Council of the City of Gold Coast* ([2018] QPEC 53. In *Sincere*, the Council sought to recognise the value of a particular part of land for ecological purposes, relying on evidence of koalas utilising that part of the land, but in circumstances where the relevant planning scheme did not identify the ecological significance of the part of the land sought to be

dedicated. In recognising the importance of the planning scheme (and its mapping) to development assessment, his Honour explained:

“[24] There is no requirement for an assessment manager, or this Court on appeal, to impose each and every condition that passes one of the tests prescribed in s.65(1) of the PA. The power to impose lawful conditions on an approval is a broad residual discretion to be exercised for a proper planning purpose. In *Intrapac Parkridge Pty Ltd v Logan City Council & Anor* [2015] QPELR 49 at 55, his Honour Judge Rackemann in dealing with an analogous conditions power in SPA said³:

“[24] There is, of course, no requirement for an assessment manager or, on appeal, the court to impose each and every condition which might pass one of the above tests. There is a relatively broad residual discretion as to what lawful conditions to impose on the approval at hand. That discretion, while broad, must be exercised for a proper planning purpose and not for any ulterior purpose. A planning purpose is one that implements a planning policy whose scope is ascertained by reference to the legislation that confers planning functions on the relevant authority. In the case of the SPA, the assessment manager’s decision, including a decision to approve subject to conditions, must be based on the assessment of the application under Div 2 of Pt 5. That includes assessment by reference to the planning scheme.”

[25] I would add to the above that the “planning purpose” of a condition is not ascertained from some preconceived general notion of what constitutes planning⁴. The planning purpose underlying the exercise of the conditions power in any given case is to be ascertained from the PA, and the documents to which regard must, or may be had, in the assessment of the application.”

39. In focussing on the relevance of the lack of planning scheme ecological mapping on the part of the land which the Council wished to ascribe ecological significance, his Honour went on to explain:

[55] The absence of mapping that identifies the area of future Lot 900 as having environmental significance is an important consideration in this case. ...

[56] This provision of City Plan confirms the overlay code applies only to land that is affected by an overlay map. In this case, only part of the Land is affected by the overlay. The mapping reveals the area of future Lot 900 is excluded from the application of the overlay. There is no suggestion this is unsoundly based. It is, in my view, to be treated as a deliberate planning decision by the Council, and given its full force and effect. The deliberate planning decision excluded the area of future Lot 900 from overlay mapping that is intended to identify valuable areas of koala habitat. As the overlay code makes clear, it is these areas that are recognised as being ecologically important, and worthy of retention, protection and rehabilitation.

[57] The absence of an environmental designation under the overlay code for the area of future Lot 900 cannot, in my view, be understated. As has been recognised by this Court for many years, an owner of land is entitled to use that land as he or she wishes, and is under no obligation to consider the desirability of conserving its existing environment. This is of course subject to existing town planning and other statutory controls⁵. In this context, in *Liongrain Pty Ltd v Council of the Shire of Albert & Ors* [1995] QPLR 353, his Honour Judge Quirk said at 355:

“From the point of view of environmental protection, the best result would be that all land remain undeveloped and the more of this site that remains undisturbed, the better. That the retention of fifty hectares of the eastern bushland (rather than thirty-six hectares) would be preferable could not be disputed.

*However if these considerations are to be at all relevant to the determination of an appeal of this kind, they must be kept in perspective. We are not here involved in an inquiry as to whether the environmental attributes of the land as such has (sic) to justify its acquisition as an environmental preserve. **This Court has no plenary power to do whatever may be seen to be of environmental advantage to the community. It must exercise the jurisdiction which it is given...**The subject land is privately owned. That its owners should expect to be able to develop it in accordance with relevant instruments of statutory planning control is fundamental to proper and fair town planning.” (emphasis added)*

[58] Whilst some care needs to be taken with his Honour’s observation in Liongrain, I adopt the reasoning to the extent it confirms the Court does not have a plenary power to do whatever is seen to be in the public interest for the benefit of environmental conservation purposes. The extent to which development of privately owned land should be permitted to impact on its existing environment is influenced substantially by the formal instruments of planning control⁶. It is the planning authorities who accept responsibility for the identification of areas where environmental conservation is appropriate⁷. The formal identification of such areas is contained in the formally adopted planning controls. Where there is to be a balance struck between environmental considerations, and the entitlement of private ownership, as would be expected, the planning controls are to be closely examined⁸. The planning scheme is, after all, said to embody a contemporary statement of the public interest.

[59] Upon close examination of City Plan, there is no formal identification of the area of future Lot 900 as having existing, or future, environmental significance. The absence of a formal identification of this kind under the overlay code, coupled with the absence of any State interest mapping, is consistent with Dr Watson’s evidence. It supports the proposition that the area of future Lot 900 does not have environmental significance for the purposes of this appeal”

40. It follows that in the absence of any mapped flood constraint in Map 7 of the Greater Flagstone scheme for the Land, it is not for the MEDQ to gainsay that map by carrying out some broader, *plenary exercise*, by reference to other maps in other instruments made under other acts, to determine whether there is a flood constraint affecting the land that requires mitigation, amelioration or avoidance.

41. Finally, I note that reliance may be sought to be made by footnote 9, which states that “*For information on how to address potential flooding refer to: >> ULDA Guideline No. 15 ... >> the provisions of the relevant local government planning instrument.*”. But, this would not permit reliance on flood mapping in the LPS or TLPIs because:

- (a) most critically, footnotes do not form a part of the Greater Flagstone Scheme. The Greater Flagstone Scheme is a ‘statutory instrument’ (ED Act s.56(3)), and s.14(1) and Schedule 1 of the *Statutory Instruments Act 1992* provides that s.14 of the *Acts Interpretation Act 1954* (AIA) applies to statutory instruments such as the Greater Flagstone Scheme. Section 14 of the AIA provides (underlining added, examples omitted):

“14 Material that is, and is not, part of an Act

- (1) A heading to a chapter, part, division or subdivision of an Act is part of the Act.
- (2) A heading to a section, subsection or another provision of an Act is part of the Act if—
 - (a) the Act is enacted after 30 June 1991; or
 - (b) the heading is amended or inserted after 30 June 1991.
- (3) An example in an Act of the operation of a provision of the Act is part of the Act.
- (4) A note in an Act to the Act or to a provision of the Act, as opposed to a footnote, an editor’s note or an endnote mentioned in subsection (7), is part of the Act.
- (5) A schedule or appendix of an Act is part of the Act.
- (6) Punctuation in an Act is part of the Act.
- (7) A footnote or editor’s note to an Act or to a provision of an Act, and an endnote to an Act, are not part of the Act.”

Accordingly, regard cannot be had to footnote (9), or any footnotes in the Greater Flagstone Scheme, because they do not form a part of the development scheme; and

- (b) secondly, even putting aside this fundamental issue, the reference to the ULDA guideline and the ‘*relevant local government planning instrument*’, is to give guidance on how to ‘*address potential flooding*’ if development falls within a mapped constraint area. For example, if development fell within the Map 7 Q100 constraint area, an applicant could consider and adopt flood mitigation measures set out in the guideline or a planning scheme such as, for example, adoption of a Flood Emergency Management Plan, to demonstrate that the development has an appropriate level of flood management.

42. Ultimately, what provides comfort (and, in my view, strength) to my opinion is that MEDQ’s reliance on LCC planning instruments made under the PA is anathema to the entire purpose of the ED Act, which is to provide an entirely separate and independent basis for development assessment. Indeed, ED Act s.4(1)(b) confirms that the main purpose of the ED

Act is achieved by *‘providing a streamlined planning and development framework for particular parts of the State’*. I also note that the ED Act:

- (a) identifies in s.57 the content of PDA development schemes, and nowhere does it permit the adoption within them of planning instruments made under the PA (or parts of them); and
- (b) the ED Act does identify specific circumstances where regard may be had to local planning instruments made under the PA, such as s.87(3)(a) for *‘PDA-associated development’*, and the omission of similar bases for consideration of PA planning instruments for assessing PDA development confirms that they are irrelevant at law.

43. For the same reasons as above, it would in my view be unlawful for the MEDQ to have regard to the *State Planning Policy July 2017 (the SPP)* for any ED Act assessment (other than for *‘PDA-associated development’*—s.87(3)(a)). The SPP is a *‘State planning instrument’* made pursuant to s.10 of the PA, and therefore a creature of the PA (and utilised for development assessment under Chapter 3 of the PA). It is not an instrument relevant to the assessment of applications under the ED Act.

Assessment of ecological impacts

44. This issue may be dealt with much more shortly.

45. For the same reasons as set out above, in undertaking an assessment of ecological impacts, MEDQ may not have regard to other PA planning instruments or associated mapping.

46. Ecology is considered in Greater Flagstone Scheme at:

- (a) s.3.3.6 *Community greenspace network*, which requires development to *‘contribute to the provision of an integrated, high quality, regional community greenspace network’*, with that network being depicted on Map 4. Of note, that map depicts a very small *‘island’* of *‘Potential Greenspace’* at the western part of the Land, but no mapped *‘Biodiversity corridors’* are located anywhere within the North Maclean area; and
- (b) s.3.3.8 *Natural values*, which requires *‘development to respond to the constraints of the land’*, with those values being depicted on Map 6. Of note, that map depicts two or three isolated *‘polkadots’* of *‘vegetation’* on or near the Land.

47. But, as set out above, the references to Map 4 and Map 6 in ss.3.3.6 and 3.3.8 include the following express provision (underlining added):

“The map is indicative only. Details of development, including greenspace, will be resolved through development applications and context planning.”

48. The purpose of context planning is explained in the Greater Flagstone Scheme Land use plans.3.2.8, which explains:

“The scheme maps provide a broad spatial framework to guide development of the UDA. Context plans provide the intermediate level of spatial planning between the scheme maps and individual development proposals. Context plans are required to ensure that the development proposal will not prejudice the achievement of the UDA vision, UDA-wide criteria and zone intents in a broader area around the development site.

...

A context plan should:

- (i) resolve, if required, any development constraint that may determine the extent of developable area or appropriate uses*
- (ii) identify the location of major network infrastructure, including transport, within the context plan area*
- (iii) resolve the boundaries of centres, the community greenspace network and sites for major community infrastructure such as parks and schools, ...”*

49. I am instructed that the first PDA for development application in the North Maclean area was made by Wearco Pty Ltd (by its consultants, Reel Planning) on 19 October 2018 for a development permit for reconfiguring a lot. That application was accompanied by a context plan that comprised four drawings entitled *North Maclean Enterprise Context Plan*, which was endorsed coincident with the approval of that application on 10 September 2021.

50. The North Maclean Enterprise Context Plan area includes the Land, and was duly uploaded to the MEDQ website (and remains on the website). That plan expressly identifies areas of ‘Biodiversity corridor’, and areas of a ‘Potential deep planting screening buffer’. Significantly, neither of those mapped areas are applied to the Land, but instead apply to land parcels to the west of the Land.

51. It is apparent that MEDQ has, consistent with the requirement of the Greater Flagstone Scheme, utilised the context planning process to determine the areas of ecological value that require retention or enhancement in the North Maclean area, and identified no values as being present on the Land that require retention, protection or enhancement.

52. Further, that:

- (a) context plans provided with PDA development applications require express endorsement by MEDQ;
- (b) once endorsed, MEDQ is required to place the endorsed context plan on its website; and
- (c) development applications in a locality for which there is an existing endorsed context plan are not required to include a new context plan for MEDQ endorsement;

confirm that endorsed context plans may, and indeed must, be relied upon by subsequent applicants in parts of the PDA that are subject to that context plan. To approach the matter otherwise would render the enduring and public nature of endorsed context plans to have no utility.

53. Ultimately, for the purpose of the Roubaix Application, the fine-grained assessment of the North Maclean locality for the purpose of the Greater Flagstone Scheme UDA-wide criteria 3.3.6 and 3.3.8, and in particular the values depicted generally on Map 4 and Map 6, has been conclusively determined and is depicted in the MEDQ-endorsed *North Maclean Enterprise Context Plan*. It would be wrong for MEDQ to gainsay that plan in a subsequent PDA development application assessment process.

54. For that reason, in my view there is no rational basis for MEDQ to require retention of all vegetation within 120 m of the western boundary of the Land.

Conclusion

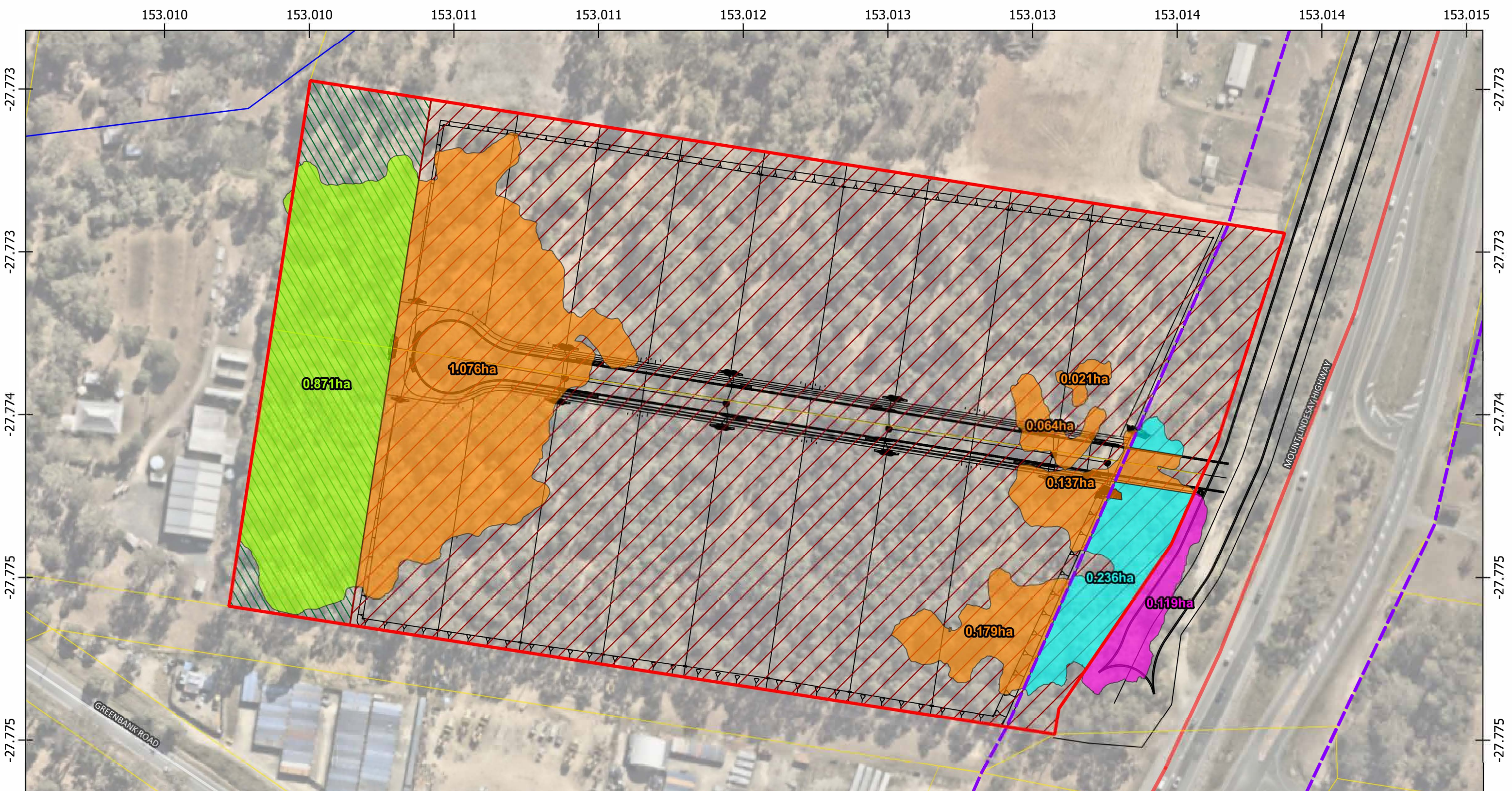
55. I advise accordingly.

With compliments



Keith Wylie
Chambers

Figure 1 – Retention Buffer



North Maclean Roubaix EPBC

Figure 1 - TEC Impacts and Retention

28 South Project Ref: 2024 -124C

Source: C:\Users\Mitch\Dropbox\Projects\2024\2024-124 (North Maclean Roubaix - Task 1)\Data\GIS\North Maclean Roubaix (GDA2020).qgz

The spatial data referenced within this map has been obtained from a variety of verified and licensed sources, as follows: Relevant local government data portals, DoR's QSpatial data catalogue, 28 South Environmental, clients and associates. Aerial imagery is sourced from NearMap, Google Satellite and the DoR repositories QImagery and QGlobe.

28°S

ENVIRONMENTAL

Links to data sources can be provided upon request.

Site Boundary

Major Road

Road

Waterway/overland flow path

Development footprint and clearing area [7.116 ha]

Conservation corridor retention area [1.086 ha]

Indicative Road Upgrade Area

M. irbyana TEC Impacts

TEC Impacted Current [1.477 ha]

TEC Retain Current [0.871 ha]

TEC Retain Current, Impact TMR Future Road Upgrade [0.236 ha]

TEC Offsite Impact TMR Future Road Upgrade [0.119 ha]

Issue Date	Dwg No.	Author
15-08-2025		MO
Approved		Revision Note
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Figure 2 – Ecological Barriers

Figure 3 – Proposed Buffer

