

Significant Biodiversity Assessment Report

Flagstone City (Context Area 5 North)

Prepared for Peet Flagstone City Pty Ltd
8 May 2026

Job No. 9850 E

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4804

Date: 15/07/2026

Queensland Government

Saunders Havill

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Document: 9850 E Significant Biodiversity Assessment Report for Flagstone City (Context Area 5 North), prepared by Saunders Havill for Peet Flagstone City Pty Ltd.

Document Issue

Issue	Date	Prepared By	Checked By
Issue A	07.05.2026	KR	AD

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Executive summary

The project site (Context Area 5 North) is located within the south-eastern extent of the Greater Flagstone Priority Development Area (PDA), approximately 30 km south-east of Ipswich and approximately 20 km south-west of Logan. The subject site is located within Flagstone West Context Area 5 and accounts for approximately 43.4 hectares of the Flagstone City site. The site does not currently adjoin any developed areas. The Context Area 5 North extent is bound by remnant vegetation earmarked and approved for residential development to the south and west, open paddock with scattered vegetation to the immediate east and north and more broadly the Brisbane-Sydney Interstate Rail line to the east. Within the surrounding area residential development is present to the north, east and south-east of the Context Area 5 North extent.

This Significant Biodiversity Assessment Report (SBAR) is based on a desktop analysis and detailed ecological field surveys. The desktop analysis identified characteristics and potential constraints mapped under various Federal, State and Local Government legislative mapping and database search tools. Field investigations focused on identifying significant biodiversity values within the areas mapped as 'remnant' vegetation under the *Vegetation Management Act 1999* and within adjoining cleared areas and drainage corridors. The intent is to confirm values already identified within the endorsed Natural Environment Site Strategy for Flagstone City (NESS). Notably, the project maintains an approval under the EPBC Act (ref: EPBC 2014/7206).

Site features and ecological values

The site's ecological values trigger consideration against relevant legislation.

The site has been subject to a Property Map of Assessable Vegetation (PMAV) assessments that has been certified by the then Department of Natural Resources, Mines and Energy (DNRME) (PMAV 2008/005503). The site is predominately mapped as Category X (non-remnant) vegetation and is reflective of a highly modified environment, largely consisting of paddock with scattered trees. Some Category B (remnant) vegetation is present within northern portion of the site and consists of retained vegetation corridors along drainage lines that adjoin a larger patch of remnant vegetation to the west.

Higher ecological values are associated with the Sandy Creek anabranch located within the northern extent of the site, which extends along the northern boundary from the eastern to western borders. Four (4) waterways for waterway barrier works (WWBW) features are mapped as being present across the site and the true extents of these waterways have been rectified on-ground via referral to the State Assessment Referral Agency. The Category B (remnant) vegetation present under the PMAV consists of several Regional Ecosystems (RE), including 'Of Concern' RE12.3.11 and 'Least Concern' RE12.9-10.17a and RE12.9-10.2. This development proposal will result in the retention of the mapped Category B (remnant) vegetation on-site, through the conservation area planned for the northern portion of the site. Additionally, it is noted that clearing works in a PDA are exempt under the *Planning Regulation 2017* and for removal of regulated vegetation of this status where outside a PDA for an '*urban purpose in an urban area*'.

A total of thirty-four (34) fauna species and nineteen (19) flora species listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) were identified as having the potential to occur within a 5 km radius of the site. Four (4) fauna species and one (1) flora species are listed under the *Nature Conservation Act 1992* (NC Act) as having potential to occur on-site. *Melaleuca irbyana*, (Swamp Tea-tree) that is listed as Endangered under the NC Act, and *Phascolarctos cinereus* (Koala) listed as Endangered under the NC Act and EPBC Act are known to occur in the broader Greater Flagstone PDA and have a likely potential to occur on-site. A Likelihood of Occurrence Table was compiled for the Context Area 5 North site to determine likelihood that Matters of State Environmental Significance (MSES) and Matters of National Environmental Significance (MNES) species occur on-site based on desktop and field assessment. Detailed field assessments were conducted over the site between 12 and 31 Marh 2026 that consisted of comprehensive fauna surveys, watercourse and vegetation, habitat assessments, incidental surveys and a detailed GPS tree plot.

Two (2) conservation significant species were detected on-site during surveys, including *Phascolarctos cinereus* (Koala) and *Melaleuca irbyana* (Swamp Tea-tree). The Koala was detected via a direct sighting during field surveys within the northern Sandy Creek anabranch corridor, which is proposed to be buffered and rehabilitated. One (1) Swamp Tea-tree individual was identified within the northern conservation corridor. No other species listed under the EPBC Act nor NC Act were detected on-site.

<u>Development proposal</u>

The development proposal is for the Flagstone City Context Area 5 North extent within the Greater Flagstone PDA. Context Area 5 North site is zoned as Urban Living and Industry and Business with areas of Regional Road and a corridor of Greenspace along the northern boundary under the *Greater Flagstone Priority Development Area Development Scheme*, as implemented by EDQ and identified in the endorsed Natural Environment Site Strategy (NESS).

The site has been subject to extensive modification in the form of vegetation thinning and clearing activities, which has resulted in relatively minimal ecological values remaining. The northern remnant vegetation is mapped in association with waterways under the *Fisheries Act 1994,* where elevated ecological values were identified. The proposed development will result in the clearing of predominately non-remnant vegetation and will retain areas mapped as environmental corridors within the associated rectified waterways and buffers.

Vegetation clearing is required to occur within the mapped Category X (non-remnant) areas in order to deliver the urban development requirements within the Greater Flagstone PDA. Vegetation will be retained within an environmental corridor along the northern boundary of the site. Extensive modification of land across the remainder of the site has resulted in a highly disturbed environment that lacks intact habitat required to facilitate safe movement for fauna (specifically ground-dwelling fauna) across the landscape. Fauna movement opportunities will be enabled in some capacity through the proposed retention and rehabilitation of environmental corridors. However, it is noted that the landscape to the west of the site is earmarked for residential development as part of the PDA.

<u>Summary</u>

The proposed Flagstone City Context Area 5 North extent reflects the original outcomes outlined in the higher approval and reflected in the Greater Flagstone PDA Development Scheme and endorsed NESS. Potential environmental impacts as a result of the development are assessed against the endorsed NESS and development impacts will be managed through the measures outlined in the *PDA Guideline No. 14 (Environmental Values and Sustainable Resource Use)* assessment or as per EPBC Act approval conditions (ref: EPBC 2014/7206). Impacts on Koala Habitat will be managed through the conditions of the EPBC Act approval. Therefore, a response to *PDA Guideline No. 17 (Remnant vegetation and Koala habitat obligations in Greater Flagstone and Yarrabilba PDAs)* is not required. The information included herein has been utilised to inform the Development Application.

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Acronyms and Abbreviations

ASL	Above sea level
ASRIS	Australian Soil Resource Information System
DSH	Diameter at Shoulder High
EVNT	Extinct, Endangered, Vulnerable and/or Near Threatened
FMP	Fauna Management Plan
GBO	General Biosecurity Obligation
ha	hectare
km	kilometres
KPA	Koala Priority Area
m	metres
mm	millimetres
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
OPWM	Operational Policy Wildlife Management
PDA	Priority Development Area
PMST	Protected Matters Search Tool
RE	Regional Ecosystem
RMP	Rehabilitation Management Plan
RVMM	Regulated Vegetation Management Map
SBAR	Significant Biodiversity Assessment Report
SEQRF	South East Queensland Ecological Restoration Guidelines
SH	Saunders Havill
SRZ	Structural Root Zone
TEC	Threatened Ecological Community
TPZ	Tree Protection Zone
VMP	Vegetation Management Plan
WWBW	Waterway Barrier Works

Legislation and Government Departments

DPI	Department of Primary Industries (Qld)
DAMS	Development Assessment Mapping System (administered by SARA)
DETSI	Department of Environment, Tourism, Science and Innovation (Qld)
DSDIP	Department of State Development, Infrastructure and Planning (Qld)
DNRMMRRD	Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (Qld)
ED Act	*Economic Development Act 2012*
EDQ	Economic Development Queensland (Qld)
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999* (Cth)
LCC	Logan City Council
NC Act	*Nature Conservation Act 1992* (Qld)
NCAR	Nature Conservation (Animals) Regulation 2020 (Qld)
NCPR	Nature Conservation (Plants) Regulation 2020 (Qld)
PR	Planning Regulation 2017 (Qld)
SARA	State Assessment Referral Agency (part of DLGRMA)
SDAP	State Development Assessment Provisions
SPP	*State Planning Policy 2017* (Qld)
VM Act	*Vegetation Management Act 1999* (Qld)

Reference Documents

ADR	*Acceptable Development Requirements for operational work that is constructing of raising waterway barrier works,* prepared by Queensland Government (dated 23 September 2025).
Development Scheme	*Greater Flagstone Urban Development Area Development Scheme (October 2011), Urban Land Development Authority, The State of Queensland.*
FSRDM	*Fauna Sensitive Road Design Manual: Volume 2- Preferred Practices*, prepared by the Department of Transport and Main Roads (dated June 2010).
IG 14	*PDA Implementation Guideline No. 14 (Environmental values and sustainable resources) (May 2015), Department of Infrastructure Local Government and Planning, The State of Queensland.*
IG 17	*PDA Implementation Guideline No.17 (Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs) (May 2015), Department of Infrastructure Local Government and Planning, The State of Queensland.*
SEQERF	South East Queensland Ecological Restoration Framework: Manual, prepared on by Chenoweth EPLA and Bushland Restoration Services on behalf of SEQ Catchments and SEQ Local Governments (dated 2012).

1. Introduction

Saunders Havill (SH) was engaged by Peet Flagstone City Pty Ltd to prepare a Significant Biodiversity Assessment Report (SBAR) in response to Economic Development Queensland's (EDQ) *PDA Implementation Guideline No. 14 (Environmental values and sustainable resources)* (IG14) and the criteria specified in the EDQ endorsed Flagstone City Natural Environment Site Strategy (NESS). This SBAR is required to support proposed development in Flagstone City. The relevant area addressed within this SBAR is described as 'Flagstone West – Context Area 5 North'. The EDQ approved development context plan has been provided in **Appendix A** and the key property details are displayed in **Table 1**.

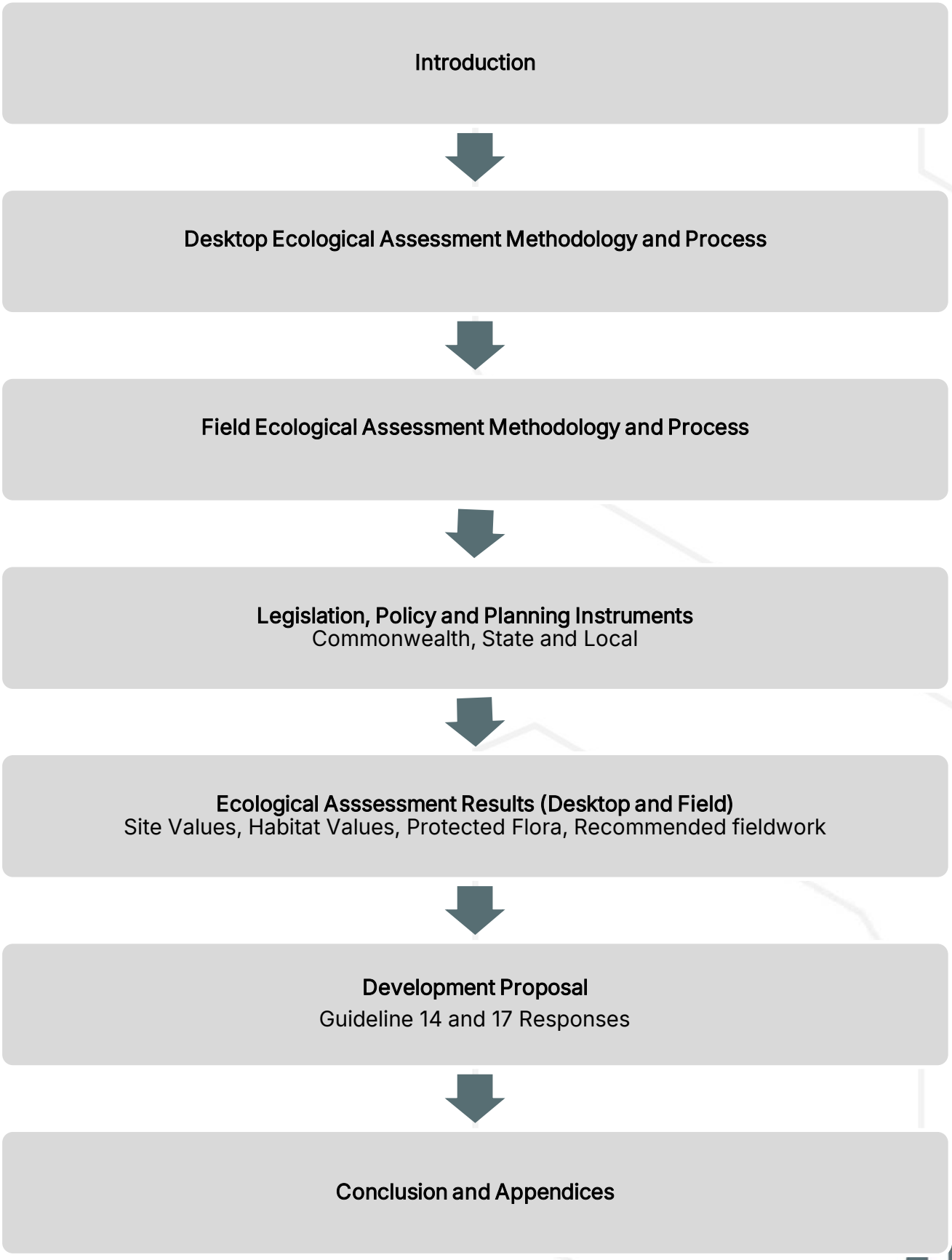
The site is located entirely within the Greater Flagstone Priority Development Area (PDA) and so it is subject to assessment by EDQ as the administrative authority for development in PDAs. This SBAR provides a detailed review of the site's ecological values in accordance with Commonwealth and State Government legislation and is intended to support the submission of a Development Application to EDQ.

Table 1: Property summary

Address	Flagstone City, Flagstone West, Queensland 4280
RPD	Part of Lot 907 on SP332140 Part of Lot 50050 on SP332140
Protected Plants	Partially within High Risk trigger area
VM Act 1999	Category X (non-remnant) Category B (remnant) 'Of Concern' RE12.3.11 and 'Least Concern' RE12.9-10.2 and RE12.9-10.17a Essential Habitat for *Phascolarctos cinereus* (Koala) Watercourses present
PMAV	2008/005503
Fisheries Act 1994	*Low risk* (Green) Waterways for Waterway Barrier Works
MSES	MSES - Wildlife habitat (SEQ koala habitat – core) MSES - Regulated vegetation (intersecting a watercourse, essential habitat, category B).
Koala Habitat	Wholly outside of Koala Priority Area Partially within Koala Habitat Area (core)
PDA	Greater Flagstone Priority Development Area
LGA	Logan City
Planning Scheme / Local Plan	Greater Flagstone Urban Development Area Development Scheme
Zoning	Urban Living Industry and Business
Existing Land Use	Rural
Proposed Land Use	Residential development

1.1. Report Structure

This SBAR adopts the following structure:



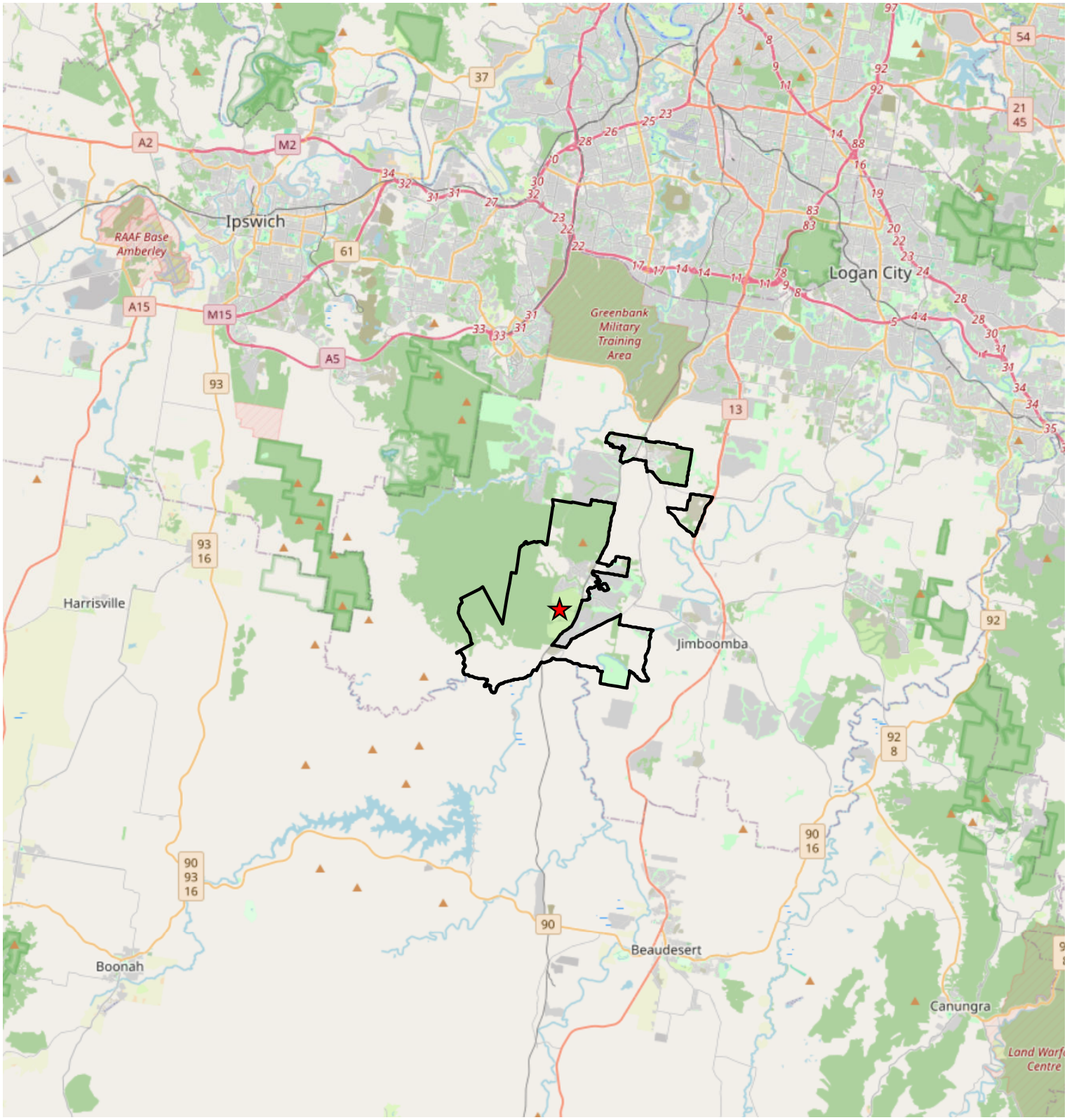
1.2. Context and Background

The proposed Flagstone City master development is separated into five (5) Context Areas of which this SBAR concerns Context Area 5 North. The Context Area 5 North area forms part of the Context Area 5 extent. Context Area 5 North is located within the south-eastern extent of the PDA, approximately 30 kilometres (km) south-east of Ipswich and approximately 20 km south-west of Logan (refer **Figure 1**). The Context Area 5 North extent is bound by remnant vegetation earmarked and approved for residential development to the south and west, open paddock with scattered vegetation to the immediate east and north and more broadly the Brisbane-Sydney Interstate Rail line to the east. Within the surrounding area residential development is present to the north, east and south-east of the Context Area 5 North extent (refer **Figure 2**).

The Flagstone City Context Area 5 North site encompasses approximately 43.4 ha of Flagstone West. The majority of Context Area 5 North has been cleared and consists of open paddock with scattered regrowth vegetation. One (1) retained linear corridor of Category B (remnant) vegetation confirmed via PMAV surveys as 'Of Concern' RE12.3.11 is located within the northern portion of the site. This corridor of remnant vegetation traverses from east to west and currently provides connectivity to the Flinders-Karawatha Bioregional Corridor more broadly to the west. It should be noted that the landscape to the west of the site is earmarked and approved for residential development as part of the PDA. Four (4) mapped waterway features intersect the Context Area 5 North extent, two (2) within the mapped northern remnant vegetated area of the site and two (2) within mapped non-remnant vegetation.

An EPBC Act approval for the purpose of managing impacts on Koala habitat exists for the project (ref: EPBC 2014/7206). It should be noted that impacts on Koala habitat values will not be managed through the measures outlined in Implementation Guideline 17 as the development, management and offsetting of site Koala Habitat values is governed through the approval from the former Commonwealth Department of Agriculture, Water and the Environment, which is principally interested in achieving the same outcomes for the site. As such, in the absence of Endangered vegetation a response to Guideline 17 is not required.

The project site will be developed in accordance with the proposed Layout (refer **Appendix A**).



LEGEND

- Greater Flagstone PDA Boundary
- Context Area 5 (North)

Figure 1

Site Context

FILE REFERENCE
9850 E Figure 1 CA5 Site Context A

DATE
1/05/2026

FLAGSTONE - CONTEXT AREA 5 (NORTH)

0 2 4 6 8 10 km

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:300,000

N

CLIENT

PEET

Flagstone

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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary

Figure 2

Site Aerial

FILE REFERENCE
9850 E Figure 2 CA5 Site Aerial A

DATE
1/05/2026

FLAGSTONE - CONTEXT AREA 5 (NORTH)

0 50 100 150 200 250 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:8,250

N

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2. Ecological Assessment Methodology and Process

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

1. Desktop Analysis,
2. Legislation and Policy Review,
3. Field Survey,
4. Impact Assessment and Development Analysis, and
5. Conclusion and Recommendations.

Details of the methodology undertaken for each of the assessment phases is provided in the following sections.

2.1. Desktop Analysis Methodology

2.1.1 Database Searches

Prior to the commencement of field surveys, a desktop analysis was conducted of Commonwealth, State and Local environmental databases and overlay mapping including the following:

- Commonwealth Matters of National Environmental Significance (MNES) protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) on and around the site using the Protected Matters Search Tool (PMST);
- *Nature Conservation Act 1992* (NC Act) listed threatened species on and around the site using the Wildlife Online Database;
- Public Environmental Databases including Atlas of Living Australia;
- State Government Environmental Overlay Mapping including:
    - Regulated Vegetation Maps under the *Vegetation Management Act 1999* (VM Act);
    - Flora Survey Trigger Areas under the NC Act;
    - Fish habitat under the *Fisheries Act 1994*;
    - Watercourses under the *Water Act 2000*;
    - Weeds under the *Biosecurity Act 2014*;
    - Matters of State Environmental Significance (MSES) under the State Planning Policy (SPP) (i.e. wetland protection areas, koala habitat etc.);
- PDA Planning Scheme documents and maps; and
- Logan City Council (LCC) Planning Scheme documents and maps.

2.1.2 Likelihood of Occurrence Assessment

The likelihood of occurrence assessment was based upon publicly available species records and/or other information sources, such as field guides and web-based species profiles, including but not limited to:

- Commonwealth Government's *Species Profile and Threats Database* (SPRAT) for the threatened species and ecological communities listed under the EPBC Act; and
- The Queensland Department of Environment, Tourism, Science and Innovation (DETSI) threatened species website.

The likelihood of occurrence assessment was also informed by field survey results, including an appreciation, and understanding of the species habitats within the subject site.

The likelihood of threatened fauna species occurring on-site has been assessed against the criteria outlined in **Table 2.**

Table 2: Likelihood of occurrence assessment criteria.

Likelihood of occurrence	Assessment criteria[1]
Unlikely	One or more of: • The investigation area is beyond the known geographic range of the species. • The investigation area does not contain critical habitat types[2] or resources known to be utilized by the species during any stage of its lifecycle. • The investigation area is highly disturbed[3]. • For plant, mammal and reptile species - no contemporary[4] species observations or records of use within 5 km of the investigation area. For avian and bat species - no contemporary species observations or records of use within 20 km of the investigation area.
Possible	For plant, mammal and reptile species - There are contemporary species observations or records of use within 5 km of the investigation area, and it contains habitat types or resources known to be utilized by the species. For avian and bat species - There are contemporary species observations or records of use within 20 km of the investigation area, and it contains habitat types or resources known to be utilized by the species. OR There are contemporary species observations or records of use more than 5 km but within 20 km of the investigation area and the following criteria are met:

[1] Criteria should be used as a guide only. Site- and species-specific factors should be considered by the assessment.
[2] As defined by the species conservation advice or recovery plan.
[3] Contains minimal vegetation cover with a land use incompatible with conservation such as development, extractive industries, agriculture or intensive grazing.
[4] Within 20 years of the date of the assessment.

Likelihood of occurrence	Assessment criteria[1]
	• The investigation area contains habitat types or resources known to be utilized by the species; AND No major barriers to dispersal[5] for the species exist between the location of the record and the investigation area.
Known / Likely	There are contemporary species records within 2 km of the investigation area and the following criteria are met: • The investigation area contains critical habitat types or resources known to be utilized by the species; AND • No major barriers to dispersal for the species between the location of the record and the investigation area. OR There are multiple contemporary species records within the investigation area and the site has not been highly disturbed after the records. OR Species was observed or records of use identified during field surveys within or adjacent to the investigation area.

[5] Barriers to dispersal will be species specific, but for tree or ground dwelling fauna may include major roads with no fauna crossing features or dense development.

2.1.3 Aerial History Analysis

A review of aerial photography history was undertaken to assist with the broad delineation of vegetation communities and to determine historical patterns to local vegetation communities (refer **Plan 1**).

Historic aerial imagery dating back to 1944 shows the site had areas that were vegetated although thinned with sections of cleared paddock and also denser vegetation patches.

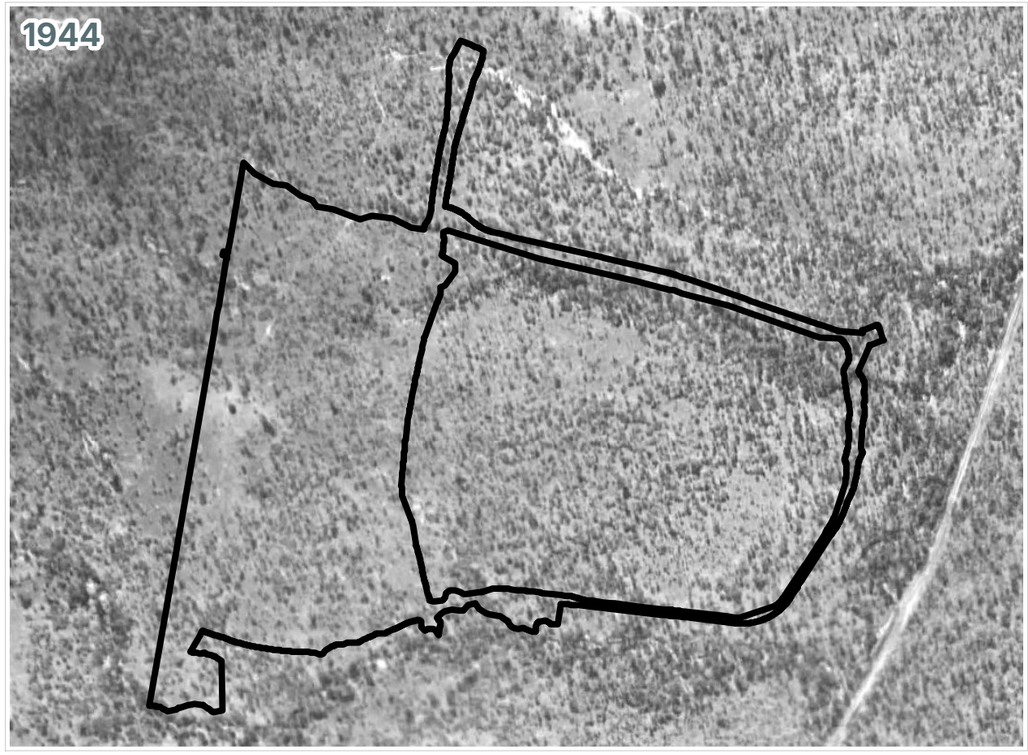
By 1969 scattered vegetation remained consistent across the site, with denser vegetation present in the north-eastern portion of the site and regrowth in former paddock areas.

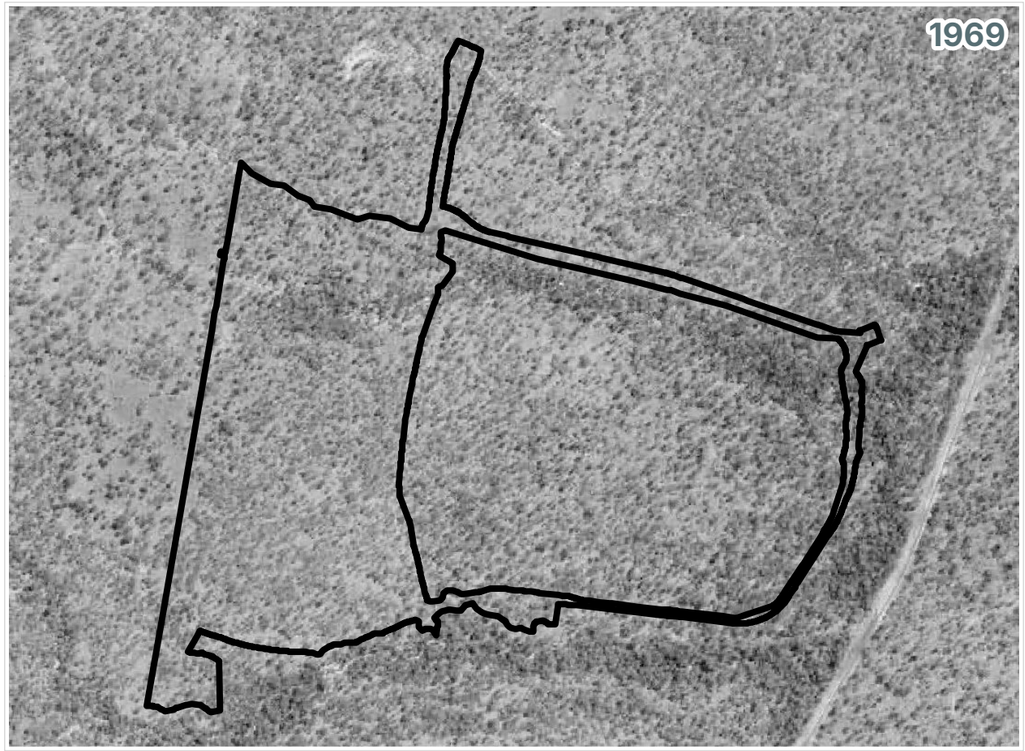
Vegetation thinning by the early 1980's looked to have ceased, resulting in denser canopy cover across the site.

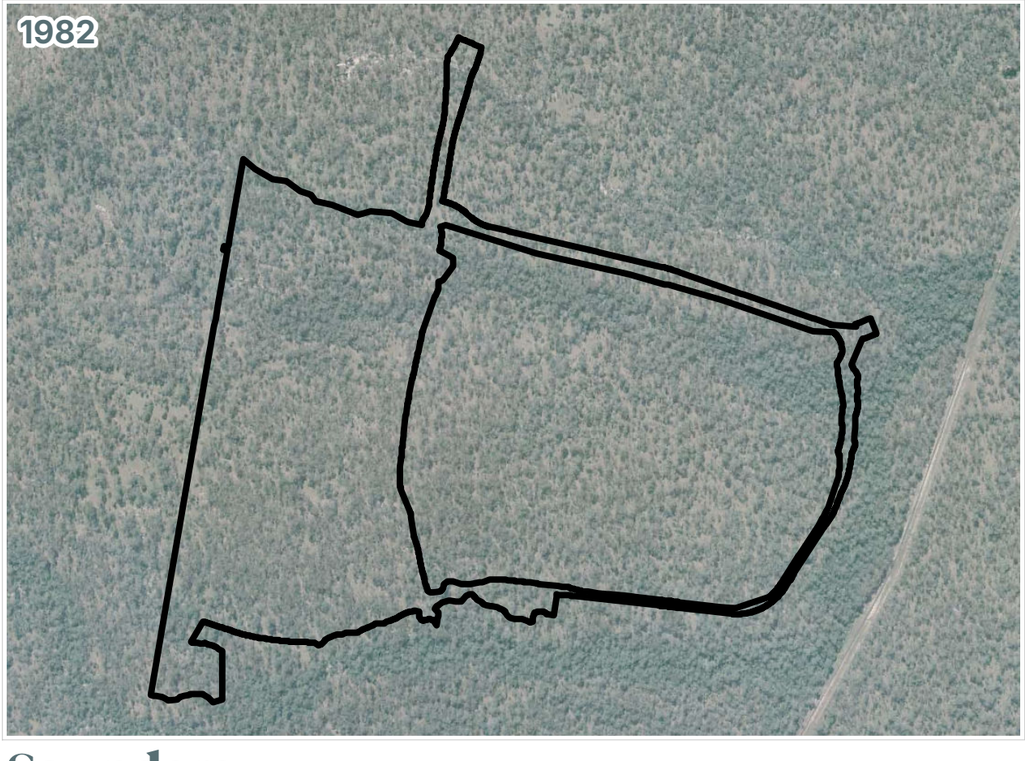
By the late 1990's vehicle access tracks had been established throughout the site and vegetation covered thinned, and residential development to the east of the site and clearing more broadly to the south have occurred.

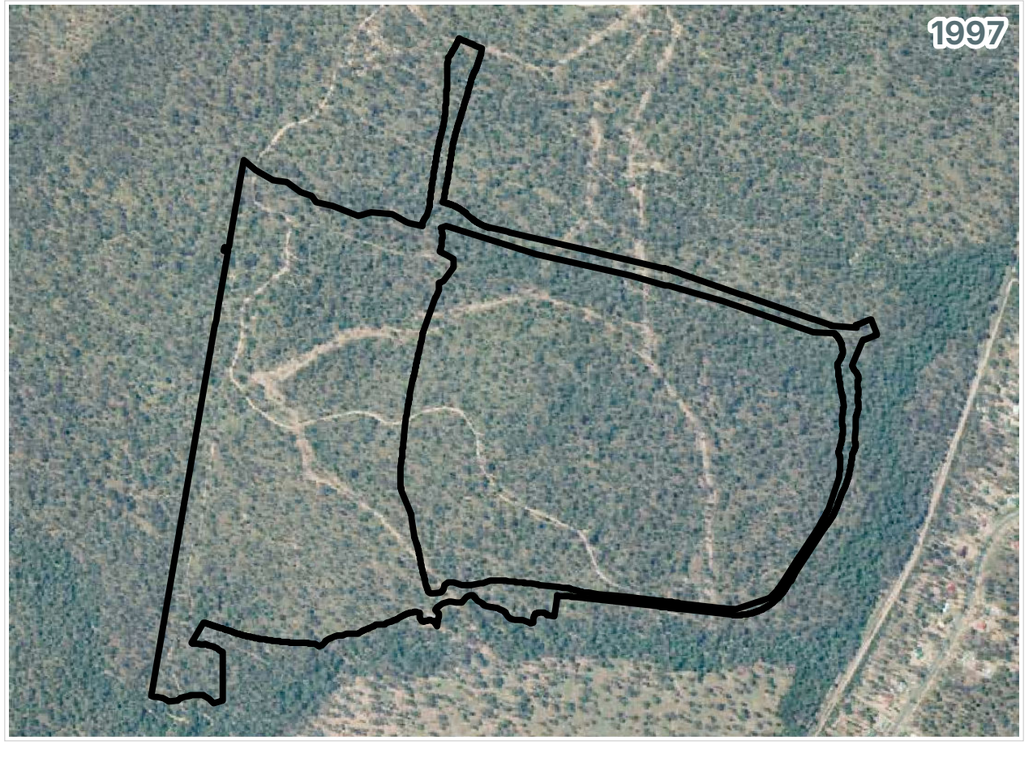
Current aerials show the extent of more recent clearing for paddock purposes.

1. HISTORICAL AERIAL IMAGERY









Notes:
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LEGEND

Context Area 5 (North) boundary

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 100 200 300 400 500 m

1:12,558 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 01 CA5 Aerial History A

2.2. Field Survey Methodology

Recent ecological field surveys were conducted on the subject site between 12 and 31 March 2026 in the attempt to confirm presence of potential matters of ecological significance (MNES, MSES and MLES).

2.2.1 Animal Ethics Permits

SH holds the relevant permits that are required from the Department of Primary Industries (DPI) Animal Ethics and Animal Ethics Committee (AEC) to conduct fauna surveys for environmental consulting (CA 2020/06/1387).

Ecological field surveys were conducted across the subject are in the attempt to confirm suitability of contemporary values present for potential matters of ecological significance. Surveys were conducted in accordance with the following permits help by SH:

- Scientific Purposes Permit **WA0022007** granted under Section 12(f) of Nature Conservation (Administration) Regulation 2017
- Department of Primary Industries (DPI) Ethics clearance **- CA 2020/02/1355**
- Scientific User Registration **- SUR000451**
- Research Permit (Scientific) – **P-SPP-100794835**

2.2.2 Survey Guidelines

All survey methods undertaken have been guided by best practices and where applicable, Commonwealth and State survey guidelines for threatened species. This includes the following methodologies:

- *Terrestrial Vertebrate Fauna Survey Guidelines.*
- *Survey guidelines for Australia's Threatened Bats.*
- *Survey guidelines for Australia's Threatened Mammals.*
- *Survey guidelines for Australia's Threatened Birds.*

Specific methodology employed is described in the following sections. **Table 3** demonstrates the survey requirements for the target species while **Table 4** demonstrates the contemporary field survey effort across the site.

Table 3: Target Species Survey Requirements

Species	Survey Requirements		Surveys Achieved	
	Person Hours	Days/ survey events	Person hours achieved	Survey days/events
Calyptorhynchus lathami lathami (Glossy Black Cockatoo)	5 hours per 50 ha	4 days	• Diurnal: 115.5 hours across 6 days.	• Incidental observations, • 6 days on-site conducting diurnal searches.
Ninox strenua (Powerful Owl)	No specific Qld or Federal guidelines	-	• Nocturnal: 4.5 hours, • Diurnal: 115.5 hours.	• Spotlighting surveys, • Incidental observations.
Dasyurus maculatus maculatus (Spotted-tail Quoll)	None listed	• Remote cameras, • Diurnal searches for denning habitat (logs/gorges/rocky outcrops/crevice) and signs of activity (scats, latrines)	• Motion sensor camera traps: 5 traps for 19 days, • Diurnal: 115.5 hours, • Nocturnal: 4.5 hours.	• Motion sensor camera traps, • 6 days on-site conducting diurnal searches, • 1 night of spotlighting.
Phascolarctos cinereus (Koala)		• Direct Observations, • Indirect survey methods (including SAT Surveys).	• Motion sensor camera traps: 5 traps for 19 days, • Diurnal: 115.5 hours, • Nocturnal: 4.5 hours.	• Motion sensor camera traps, • 6 days on-site conducting diurnal searches,

Species	Survey Requirements		Surveys Achieved	
	Person Hours	Days/ survey events	Person hours achieved	Survey days/events
				• 1 night of spotlighting.
Petauroides volans (Greater Glider)	None listed	• Spotlighting, • Stag watching at dusk, • Habitat searching for suitable den trees.	• Motion sensor camera traps: 5 traps for 19 days, • Diurnal: 115.5 hours, • Nocturnal: 4.5 hours.	• Motion sensor camera traps, • 6 days on-site conducting diurnal searches, • 1 night of spotlighting.
Erythrotriorchis radiatus (Red Goshawk)	80 hours	• 10 days	• Diurnal: 115.5 hours.	• 6 days on-site conducting diurnal searches.
Petrogale penicillata (Brush-tailed Rock Wallaby)	None listed	• Remote cameras, • Diurnal searches for rocky habitat availability and potential use (rocky outcrops/ caves/ shelters/ escarpments) and signs of activity (scats, active resting sites within rocky caves etc.).	• Motion sensor camera traps: 5 traps for 19 days, • Diurnal: 115.5 hours, • Nocturnal: 4.5 hours.	• Motion sensor camera traps, • 6 days on-site conducting diurnal searches, • 1 night of spotlighting.
Pteropus poliocephalus (Grey-headed Flying-fox)	None listed	• Desktop survey for location of camps,	• Diurnal: 115.5 hours, • Nocturnal: 4.5 hours.	• 6 days on-site conducting diurnal

Species	Survey Requirements		Surveys Achieved	
	Person Hours	Days/ survey events	Person hours achieved	Survey days/events
		• Vegetation community surveys, • Spotlighting surveys.		searches for potential roost sites and assessing vegetation communities, • 1 night of spotlighting.
Anthochaera phrygia (Regent Honeyeater)	20 hours	• 5 days (targeting flowering patches) March - mid August	• Diurnal: 115.5 hours in March 2026.	• 6 days of surveys, located outside of recommended time frame but EPBC approval granted prior to surveys.
Lathamus discolor (Swift Parrot)	20 hours	• 8 days (March – July)	• Diurnal: 115.5 hours in March 2026.	• 6 days of surveys, located outside of recommended time frame but EPBC approval granted prior to surveys.
Falco hypoleucos (Grey Falcon)	N/A	N/A	• Diurnal: 115.5 hours, • 6 days of surveys.	Species considered during diurnal site searches, fauna surveys and nest/habitat searches.
Hirundapus caudacutus (White-throated Needletail)	N/A	N/A	• Diurnal: 115.5 hours, • 6 days of surveys.	

Species	Survey Requirements		Surveys Achieved	
	Person Hours	Days/ survey events	Person hours achieved	Survey days/events
Myiagra cyanoleuca (Satin Flycatcher)	N/A	N/A	• Diurnal: 115.5 hours, • 6 days of surveys.	
Rhipidura rufifrons (Rufous Fantail)	N/A	N/A	• Diurnal: 115.5 hours, • 6 days of surveys.	
Melaleuca irbyana (Swamp Tea-tree)		NC Act surveys in areas mapped as high risk areas.		

Table 4: Survey Effort

Date	Survey Hours (1 ecologist = 8 hrs)	
	Diurnal (hrs)	Nocturnal (hrs)
12 March 2026	16 (two ecologists)	
13 March 2026	24 (three ecologists)	
16 March 2026	24 (three ecologists)	
24 March 2026	24 (three ecologists)	
30 March 2026	16 (two ecologists)	
31 March 2026	11.5 (two ecologists)	4.5 (two ecologists)
Total	115.5	4.5

2.2.3 Ecological Assessment Areas

The site was separated into five (5) ecological assessment areas based on the vegetation communities, waterway drainage corridors and land zone characteristics. These include:

- Area 1 – Northern waterway
- Area 2 – Central vegetated drainage line
- Area 3 – Southern waterway and adjoining vegetation
- Area 4 – Disturbed paddock
- Area 5 – Adjoining western vegetation

Refer to **Plan 2** for the location of the above ecological assessment areas.

2.2.4 Observational Survey for Significant Flora and Fauna, Habitat Trees and Biodiversity Values

The site was entirely walked several times where possible to ensure all species (flora and fauna) were recorded and identified. Particular attention was paid to any threatened species that were listed as possibly occurring on or within the vicinity of the site and specific micro-assemblages which may support these threatened species. This included observations for vertebrate fauna present on or that may utilise the site, including faunal lists and significance status of species under the Commonwealth's EPBC Act including the JAMBA, CAMBA, ROKAMBA and the Bonn Convention, and Queensland's NC Act).

The observational survey included identification of ecological features and values such as broad vegetation communities, fauna habitats, and connectivity. Specific attention was paid to threatened flora and fauna species.

For the purposes of this report, a significant flora and fauna species has been defined as a species that is scheduled as 'critically endangered', 'endangered', 'vulnerable' or conservation dependent under the Commonwealth EPBC Act of NC Act.

2.2.5 Ground-truthing of Vegetation Communities

Vegetation was ground-truthed and assessed against mapping under the relevant planning instrument overlays, current VM Act Regional Ecosystem (RE) mapping and pre-clear mapping. A comprehensive flora survey was undertaken using a methodology consistent with the established formats used by the Queensland Herbarium (Nelder *et al.*, 2020 and Hnatiuk *et al.*, 2009). Survey methodology comprised an initial visual audit, followed by quantitative assessment of vegetation associations and communities. Distinct vegetation community boundaries were delineated during field survey assessment.

2.2.6 GPS Tree Plot

A tree plot survey was conducted across the site to identify and describe the vegetation values, namely those considered to contain habitat features (≥ 300mm DSH) within the open paddock areas of the site as well as Koala habitat trees (≥ 100mm DSH) and native vegetation (≥ 200mm DSH) within 20 metres of the norther, southern and western boundaries. A handheld GPS device (Trimble) was used to record locations (accuracy ±1 m), and the following parameters of each tree specimen were recorded: tree species, via a combination of observations of the gum nuts, buds, leaves, bark and growth form;



- diameter of the trunk of the tree measured using the standard method of Diameter at Shoulder Height (DSH);
- height of the tree;
- canopy spread;
- health assessment (canopy, trunk); and
- habitat values (for example, presence and/or number of hollows, nests, termites, scratches and scats).

Refer to **Plan 3** for the Tree Plot survey tracklog.

2.2.7 Waterway Assessment

The physical attributes of the flow paths throughout the property were assessed generally as per the Australian River Assessment System (AUSRIVAS) field protocol[6]. Site mapped waterways and flow paths were assessed in terms of their geomorphology and features indicative of a natural watercourse, such as existing habitat features *i.e.,* presence of aquatic vegetation, macrophytes and woody debris.

Data recording sheets were completed at regular intervals along the waterway where the following information was collected:

- general description;
- channel shape and modifications;
- in-stream habitat;
- vegetation quality and cover (embankments, channel and overall corridor);
- bed, bank and bar conditions (erosion, scouring, sediment); and
- weed cover.

Refer to **Plan 3** for the Waterway assessment survey details.

2.2.8 Scats, Tracks, and other Traces Search

Surveys for scats, tracks and other fauna traces were conducted throughout field surveys in 2026 as part of the observational surveys. Both predator and non-predator scats were sought during all searches. Specific search efforts were made to locate the presence of Koalas or evidence of their occurrence on the subject lands and the local area. In addition, particular attention was paid to the identification of potential dens, scats and tracks for invasive species, such as wild dogs, European red foxes and domestic cats, to identify predator-prey interactions and understand existing impacts within the site.

[6] Parsons, M., Thoms, M. and Norris, R., 2002, *Australian River Assessment System: AusRivAS Physical Assessment Protocol*, Monitoring River Heath Initiative Technical Report no 22, Commonwealth of Australia and University of Canberra, Canberra.

2.2.9 Motion Sensor Camera Detection

Camera trapping involves setting up a fixed digital camera to capture images or video of animals that pass in front of a camera with an infrared trigger. It is a non-invasive technique designed to detect medium to large sized animals as they pass, although it is possible to detect smaller animals depending on the set-up. This method identifies fauna activity beyond the scope of direct observational studies and with the absence of potential observer impacts.

Five (5) camera traps were installed across the site and remained active for 19 days from 12 March to 31 March 2026. The cameras were attached 30-100 cm from the ground on a tree trunk and directed towards landscape features. Traps were baited using a general fauna mammal bait consisting of a mixture of peanut butter and oats.

Refer to **Plan 4** for the location of the motion sensor camera traps.

2.2.10 Nocturnal Searches and Spotlighting

A combination of high-powered spotlights and head torches were used to detect nocturnal mammals, birds, reptiles within the site. This non-intrusive technique is the most effective method to obtain estimates of nocturnal arboreal mammal incidence and abundance in wooded habitats. Spotlighting also targets medium to large terrestrial nocturnal mammals, and can detect other nocturnal taxon groups (e.g., frogs, geckoes, nocturnal snakes, nocturnal birds, spiders).

A combination of high-powered spotlights and head torches were used to sample for nocturnal mammals, birds, reptiles and frogs across the proposed action area. This technique involved detecting eye shine, and a record of vegetation density was taken. Additional information recorded included the prevailing conditions and search effort. This method was completed across the site on 4 March 2026.

Refer to **Plan 4** for the location of nocturnal searches and spotlighting survey.

2.2.11 Incidental bird observations

This technique is a non-intrusive active area search that provides an estimate of diurnal bird species occurrence and abundance. Inclement weather was avoided as this greatly reduces the detection of bird species. The abundance of flowering trees at the survey site was observed, as this can influence the abundance and composition of nectar feeding diurnal birds. Further observations were recorded over several hours during other survey activities.

Birds were identified from either direct observation or by their calls.



2. ECOLOGICAL ASSESSMENT AREAS



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary

Ecological Assessment Areas

- Northern Waterway
- Central Waterway
- Southern Waterway
- Vegetated Drainage Line
- Adjoining Western Vegetation
- Disturbed Paddock

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	7/05/2026	Preliminary	TC	AD

N

0 100 200 300 m

1:7,000 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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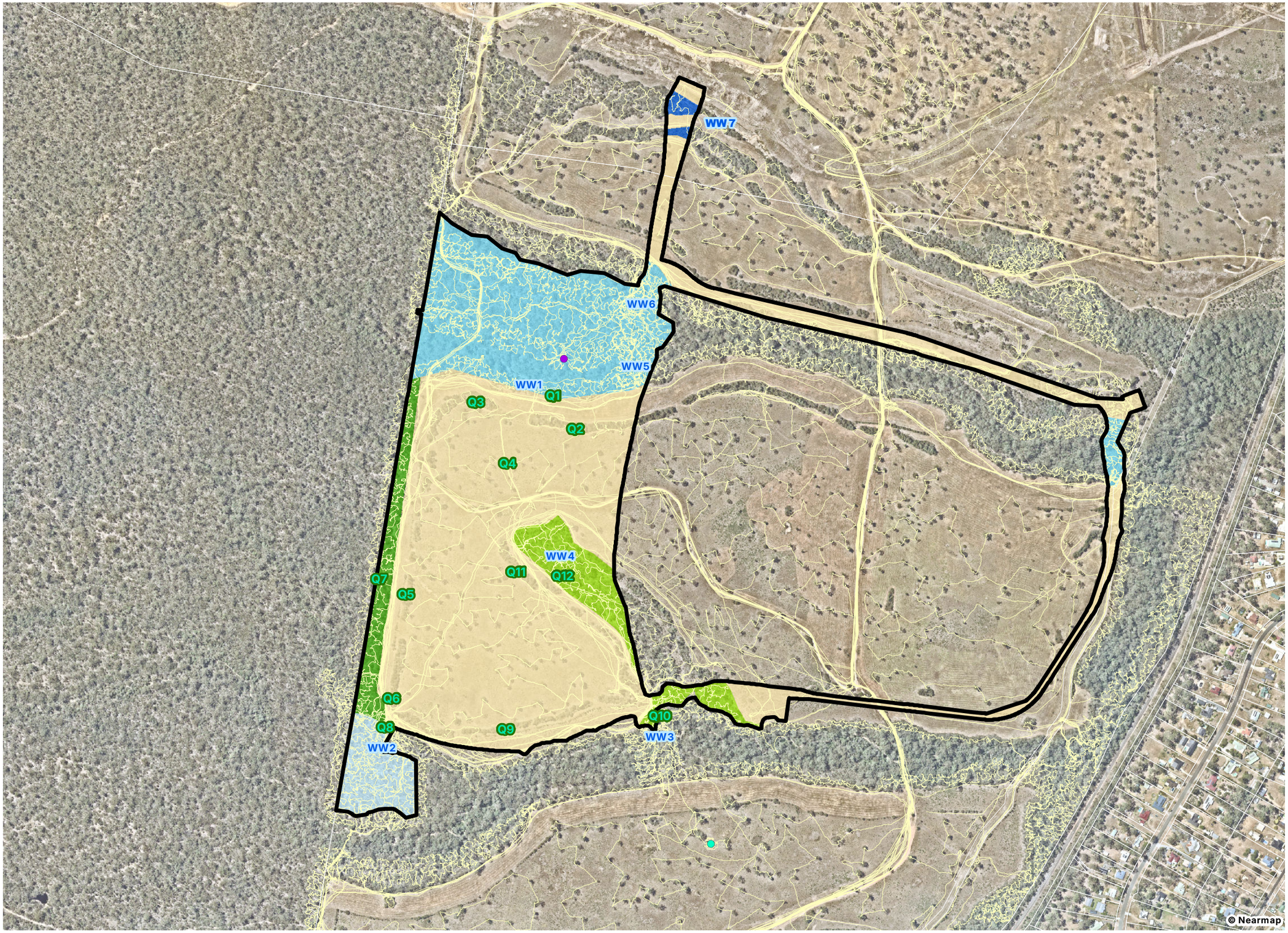
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 7/05/2026

9850 E 02 CA5_N Ecological Assessment Areas A

3. FIELD SURVEY FLORA AND WATERWAYS



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary

Ecological Assessment Areas

- Northern Waterway
- Central Waterway
- Southern Waterway
- Vegetated Drainage Line
- Western Vegetation
- Disturbed Paddock

***Melaleuca Irbyana* On-site**

- *Melaleuca irbyana* to be removed as part of this application [1]
- *Melaleuca irbyana* adjoining Context Area North 5

Flora and Waterway Surveys

- GPS Track Logs
- Quaternary Survey Locations
- WW Waterway Assessment Locations

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TF	AD

N

0 100 200 300 m

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Date: 8/05/2026

9850 E 03 CA5_N Field Flora and Waterways A

4. FIELD SURVEY FAUNA



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary

Ecological Assessment Areas

- Northern Waterway
- Central Waterway
- Southern Waterway
- Vegetated Drainage Line
- Western Vegetation
- Disturbed Paddock

Field Survey Effort

- GPS Tracklog
- Spotlighting Transects
- Camera trap location
- Koala observation

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 100 200 300 m

1:7,000 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 04 CA5_N Field Survey Fauna A

3. Legislation, Policy and Planning Instruments

3.1. *Environment Protection and Biodiversity Conservation Act 1999*

The Australian Government's key piece of environmental legislation is the EPBC Act. The EPBC Act aims to protect and manage matters of environmental significance, which include nationally and internationally important flora, fauna, ecological communities and heritage places.

An EPBC Act Protected Matters Report (PMR) was obtained using the Commonwealth's Protected Matters Search Tool (PMST). The search provides a list of wetlands of international significance, TECs, threatened species and other MNES which have the potential to be temporarily or permanently located within a 5 km search radius from the central point of the development site. **Table 5** lists a summary of these results relevant to the site. The PMR is provided in **Appendix B**.

Table 5: EPBC Act PMR Search Results

Threatened Ecological Communities		
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland – Endangered (Community likely to occur within area). **Lowland Rainforest of Subtropical Australia** – Critically Endangered (community may occur within area). **White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland** – Critically Endangered (community likely to occur within 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). **Grey box-grey gum wet forest of subtropical eastern Australia** –Endangered (community likely to occur within area). **Poplar Box Grassy Woodland on Alluvial Plains** – Endangered (community may occur within area). **Coastal Swamp Oak (*Casuarina glauca*) Forest of New South Wales and South East Queensland** – Endangered (community may occur within area).		
Threatened Species		
Scientific Name	**Common Name**	**Status**
Birds		
Anthochaera phrygia	Regent Honeyeater	Critically Endangered
Botaurus poiciloptilus	Australasian Bittern	Endangered
Calidris acuminata	Sharp-tailed Sandpiper	Vulnerable
Calidris ferruginea	Curlew Sandpiper	Critically Endangered
Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable
Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover	Vulnerable

Scientific Name	Common Name	Status
Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)	Vulnerable
Cyclopsitta diophthalma coxeni	Coxen's Fig-Parrot	Critically Endangered
Erythrotriorchis radiatus	Red Goshawk	Endangered
Falco hypoleucos	Grey Falcon	Vulnerable
Gallinago hardwickii	Latham's Snipe, Japanese Snipe	Vulnerable
Geophaps scripta scripta	Squatter Pigeon (southern)	Vulnerable
Grantiella picta	Painted Honeyeater	Vulnerable
Hirundapus caudacutus	White-throated Needletail	Vulnerable
Lathamus discolor	Swift Parrot	Critically Endangered
Rostratula australis	Australian Painted Snipe	Endangered
Stagonopleura guttata	Diamond Firetail	Vulnerable
Tringa nebularia	Common Greenshank, Greenshank	Endangered
Turnix melanogaster	Black-breasted Button-quail	Vulnerable
Fish		
Maccullochella mariensis	Mary River Cod	Endangered
Insects		
Argynnis hyperbius inconstans	Australian Fritillary	Critically Endangered
Mammals		
Chalinolobus dwyeri	Large-eared Pied Bat, Large Pied Bat	Endangered
Dasyurus maculatus maculatus (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)	Endangered
Petauroides volans	Greater Glider (southern and central)	Endangered
Petaurus australis australis	Yellow-bellied Glider (south-eastern)	Vulnerable
Petrogale penicillata	Brush-tailed Rock-wallaby	Vulnerable
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	Endangered
Potorous tridactylus tridactylus	Long-nosed Potoroo (northern)	Vulnerable
Pseudomys novaehollandiae	New Holland Mouse, Pookila	Vulnerable
Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable
Plants		
Arthraxon hispidus	Hairy-joint Grass	Vulnerable
Bosistoa transversa	Three-leaved Bosistoa, Yellow Satinheart	Vulnerable

Scientific Name	Common Name	Status
Coleus habrophyllus	-	Endangered (listed as *Plectranthus habrophyllus*)
Cryptostylis hunteriana	Leafless Tongue-orchid	Vulnerable
Cupaniopsis shirleyana	Wedge-leaf Tuckeroo	Vulnerable
Cupaniopsis tomentella	Boonah Tuckeroo	Vulnerable
Dichanthium setosum	Bluegrass	Vulnerable
Fontainea venosa	-	Vulnerable
Leuzea australis	Austral Cornflower, Native Thistle	Vulnerable (listed as *Rhaponticum australe*)
Macadamia integrifolia	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak	Vulnerable
Macadamia tetraphylla	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut	Vulnerable
Notelaea lloydii	Lloyd's Olive	Vulnerable
Notelaea x ipsviciensis	Cooneana Olive	Critically Endangered (listed as *Notelaea ipsviciensis*)
Picris evae	Hawkweed	Vulnerable
Planchonella eerwah	Shiny-leaved Condoo, Black Plum, Wild Apple	Endangered
Rhodamnia rubescens	Scrub Turpentine, Brown Malletwood	Critically Endangered
Rhodomyrtus psidioides	Native Guava	Critically Endangered
Samadera bidwillii	Quassia	Vulnerable
Thesium australe	Austral Toadflax, Toadflax	Vulnerable
Reptiles		
Coeranoscincus reticulatus	Three-toed Snake-tooth Skink	Vulnerable
Delma torquata	Adorned Delma, Collared Delma	Vulnerable
Furina dunmalli	Dunmall's Snake	Vulnerable
Hemiaspis damelii	Grey Snake	Endangered

An EPBC Act Approval (ref: EPBC 2014/7206) has been granted for the site to offset impacts of the project. The approval primarily includes conditions for offsets of Koala habitat and clearing area limitations.

Specifically, for the purpose of protecting Koala habitat, the approval holder is required to provide offset payments for four (4) context areas (1, 3, 4 and 5) to the Queensland State Government within the specified timeframe. The approval holder is also required to demonstrate compliance with the conditions of the approval. The approval holder may be requested to revise the plan where it is identified as necessary for the purpose of protecting Koala. Refer **Appendix C** for a copy of the EPBC Act Approval (EPBC 2014/7206).



3.2. *Nature Conservation Act 1992*

The NC Act classifies and protects significant areas (Protected Areas) and protects threatened plant and animal species. The *Nature Conservation (Animals) Regulation 2020* (NCAR) and *Nature Conservation (Plants) Regulation 2020* (NCPR) lists plant and animal species presumed extinct, endangered, vulnerable, near threatened, least concern, international or prohibited. The schedules of this regulation were considered in this report using a Wildlife Online Database Search with a 5 km radius from the central point of the site. The list of threatened species under the NCPR and NCAR with the potential to occur on or near the project are presented in **Table 6**. Refer to **Appendix D** for full search results.

Table 6: NC Act Wildlife Online Search Results

Scientific Name	Common Name	Status
Birds		
Calyptorhynchus lathami lathami	Glossy Black-cockatoo	Vulnerable
Hirundapus caudacutus	White-throated Needletail	Vulnerable
Ninox strenua	Powerful Owl	Vulnerable
Mammals		
Phascolarctos cinereus	Koala	Endangered
Plants		
Melaleuca irbyana	Swamp Tea-tree	Endangered

The protected plants regulatory framework under the NC Act, establishing survey and approval triggers, and processes for clearing protected plants. The protected plant definition includes all presumed extinct, critically endangered, endangered, vulnerable and/or near threatened plant species listed by name in Schedules 1 and 2 of the NCPR and least concern wildlife, not listed by name but identified as a plant indigenous to Australia in Schedule 6. Furthermore, the plant must be considered *in the wild* in order to be a protected plant.

The NC Act identifies *in the wild* as 'in an independent state of natural liberty'. Several factors influence whether a protected plant is *in the wild*:

- the process by which the plant has become established, *i.e.*, either initiated through human intervention or naturally occurring;
- the natural range of the plant species; and/or
- the ecological situation in which the plant is found.

Typically, planted specimens are not considered *in the wild* and an authority or permission is not necessary for the taking of such specimens. If a specimen is confirmed as *in the wild,* the plant must not be 'taken'—which includes being cleared—unless the taking is under:

- a conservation plan applicable to the plant;
- a license, permit or other authority under a regulation; or
- an exemption under a regulation.



A search of the protected plants flora survey trigger map identified that the development site is partially located within a 'high risk area' for protected plants (refer **Figure 3**). Therefore, a flora survey in accordance with the Protected Plants Guideline will be required.

If there are '*in the wild*' threatened plants identified within the site or within 100 m of proposed clearing areas, the person/entity completing the clearing will need to acquire a clearing permit unless an exemption applies.



LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- High risk area - flora survey trigger

Figure 3

NCA: Protected Plants
Flora Survey Trigger

FILE REFERENCE
9850 E Figure 3 CA5 NCA A

DATE
1/05/2026

FLAGSTONE - CONTEXT AREA 5 (NORTH)

0 50 100 150 200 250 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:8,250

N

CLIENT

PEET

Flagstone

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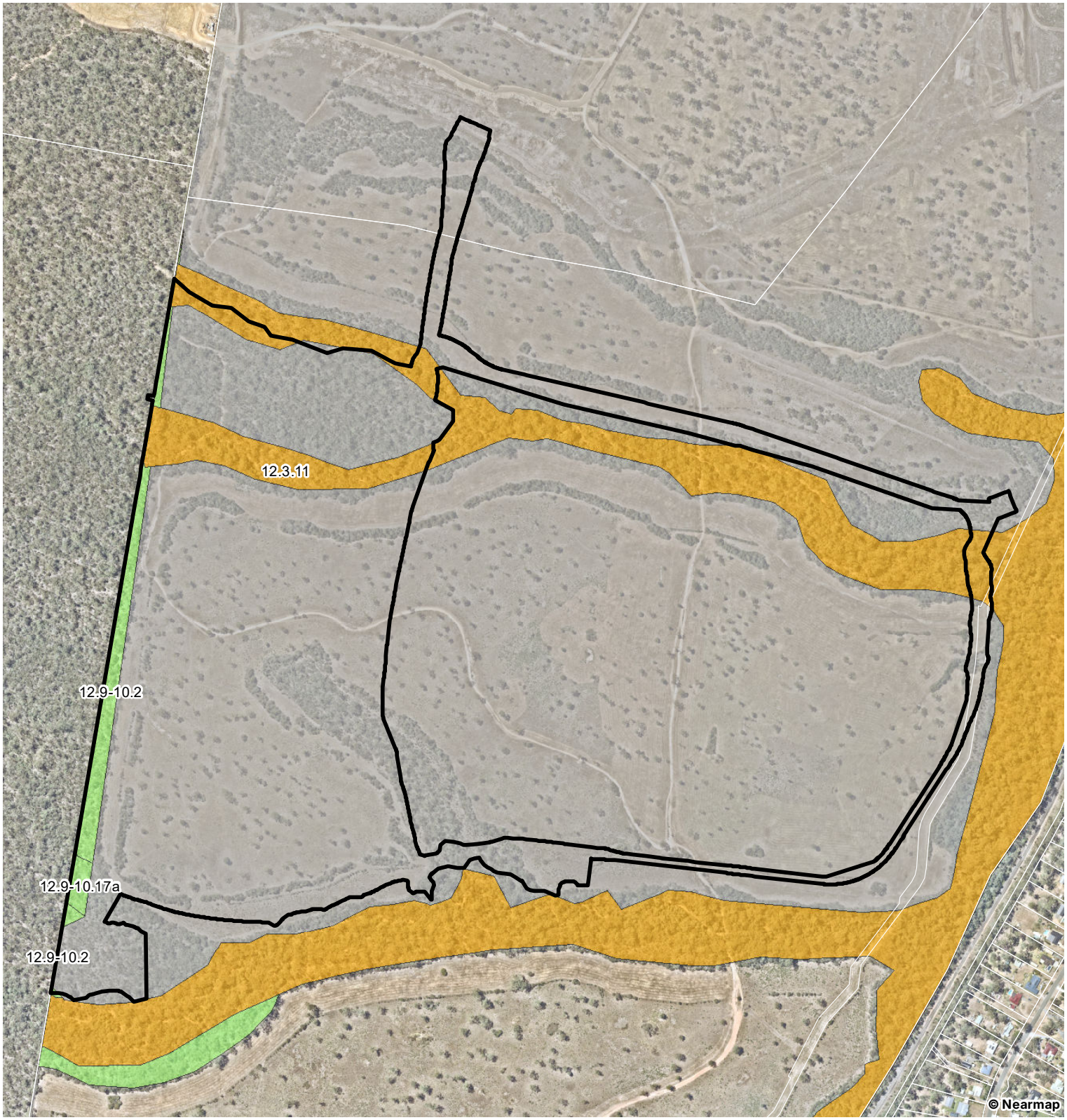
3.3. *Vegetation Management Act 1999*

The *Vegetation Management Act 1999* (VM Act) is the key mechanism by which the Queensland Government protects the State's environmental resources pertaining to vegetation. Under the VM Act, a series of maps delineate vegetation features across the landscape, which are each assigned a conservation value directly related to the remaining extent of these features in the landscape. The VM Act also protects 'essential habitat' vegetation where listed threatened species have been known to occur.

Regulated vegetation management mapping shows vegetation categories used to determine clearing requirements. While areas shown on the map as Category X are not regulated under the VM Act, those shown as Category A, B, C or R are subject to clearing requirements. The latter vegetation categories can only be cleared in accordance with an exemption, self-assessable vegetation clearing code, area management plan or development approval. A supporting map defining regional ecosystems, wetlands, waterway features and essential habitat, is provided with the regulated vegetation management map. Approval for clearing of native vegetation is required under the *Planning Act 2016*, specifically assessment is required against *State Code 16: Native Vegetation Clearing* of the State Development Assessment Provisions (SDAP) which are administered by the State Referral Assessment Agency (SARA) which is a division of the Department of State Development, Infrastructure and Planning (DSDIP).

Under the VM Act, the site is predominately mapped as Category X (non-remnant) vegetation. Category B (remnant) vegetation is present within the northern extent of the site, in association with the mapped waterways under the *Fisheries Act 1994* as well as along the western extent of the site. A Property Map of Assessable Vegetation (PMAV) assessment has been conducted over the site (PMAV 2008/005503). As rectified by the PMAV, regional ecosystems present include 'Least Concern' RE12.9-10.2 and RE12.9-10.17a and 'Of Concern' RE12.3.11 (refer **Figure 4**). The remnant habitat on-site is recognised as essential habitat for *Phascolarctos cinereus* (Koala). Several watercourses of varying stream order (1 – 2) are mapped within the Context Area 5 North site.

While the provisions of the VM Act do not apply within a Priority Development Area (PDA), the mapping provides guidance with respect to areas of potential significance.



LEGEND

- Qld DCDB
- Context Area 5 (North) boundary

PMAV Regional Ecosystems

- Category B - Of Concern REs (3.2 ha on-site)
- Category B - Least Concern REs (1.7 ha on-site)
- Category X - Non-remnant (40.5 ha on-site)

Figure 4

VMA Property Map of Assessable Vegetation

FILE REFERENCE
9850 E Figure 4 CA5 PMAV A

DATE
1/05/2026

FLAGSTONE - CONTEXT AREA 5 (NORTH)

0 50 100 150 200 250 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:8,250

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3.4. SEQ Koala Habitat Areas - Planning Regulation 2017, Schedule 11

The new SEQ koala conservation planning framework commenced on 7 February 2020 and introduced new mapping and regulations for koala priority areas and koala habitat areas (core habitat). Locally refined koala habitat areas have since been included in the new SEQ koala habitat mapping on a temporary 2-year basis, before these areas will be incorporated into the koala habitat area (core habitat) mapping. Koala habitat areas (locally refined) are afforded the same protection as koala habitat areas (core habitat) and is subject to the same requirements under the *Planning Regulation 2017* (PR).

Schedule 10, Part 10 (Koala habitat in SEQ region), Division 3, Subdivision 3 (Referral agency assessment), Table 1 – Assessable development under s16B, development interfering with koala habitat in koala habitat areas outside koala priority areas states that a development application is assessable under section 16B of the *Planning Regulation 2017* through the referral agency and is assessed under State Development Assessment *Code 25: Development in South East Queensland koala habitat areas*.

Schedule 10, Part 10 (Koala habitat in SEQ region), Division 3, (Development interfering with koala habitat in koala habitat areas outside koala priority areas), Subdivision 1 (Assessable development) states that –

1. *Development is assessable development to the extent the development involves interfering with koala habitat in an area that –*
    a. *Is a koala habitat area; but*
    b. *Is not a koala priority area.*
2. *However, subsection (1) does not apply to the extent the development –*
    a. *Is exempted development; or*
    b. *Is assessable development under section 16C; or*
    c. *Is in an identified koala broad-hectare area; or*
    d. *Is carried out under a development permit given for an application that was properly made before 7 February 2020; or*
    e. *Is consistent with a development approval –*
        i. *In effect for the premises on which the development is carried out; and*
        ii. *Given for an application that was properly made before 7 February 2020.*

The site is not mapped as being within a Koala Priority Area (KPA), however, Koala Habitat Area (KHA) mapping is present in association with the mapped VM Act regulated vegetation (refer **Figure 5**). Clearing of a mapped Koala Habitat Area is exempt from assessment under the Koala framework in a PDA. Additionally, while Koala Habitat mapping does trigger requirements under IG17, this site has been subject to an EPBC Act approval (ref: EPBC 2014/7206) and therefore impacts relating to Koala Habitat values, including management and offsetting, is governed through the EPBC Act approval, which is principally interested in achieving the same outcomes for the site. As such and in the absence of Endangered vegetation, a response to Guideline 17 is not required.





LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- Koala Habitat Areas
- Koala Priority Areas

Figure 5

Koala Priority Areas and Koala Habitat Areas

FILE REFERENCE
9850 E Figure 5 CA5 Koala A

DATE
1/05/2026

FLAGSTONE - CONTEXT AREA 5 (NORTH)

0 50 100 150 200 250 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:8,250

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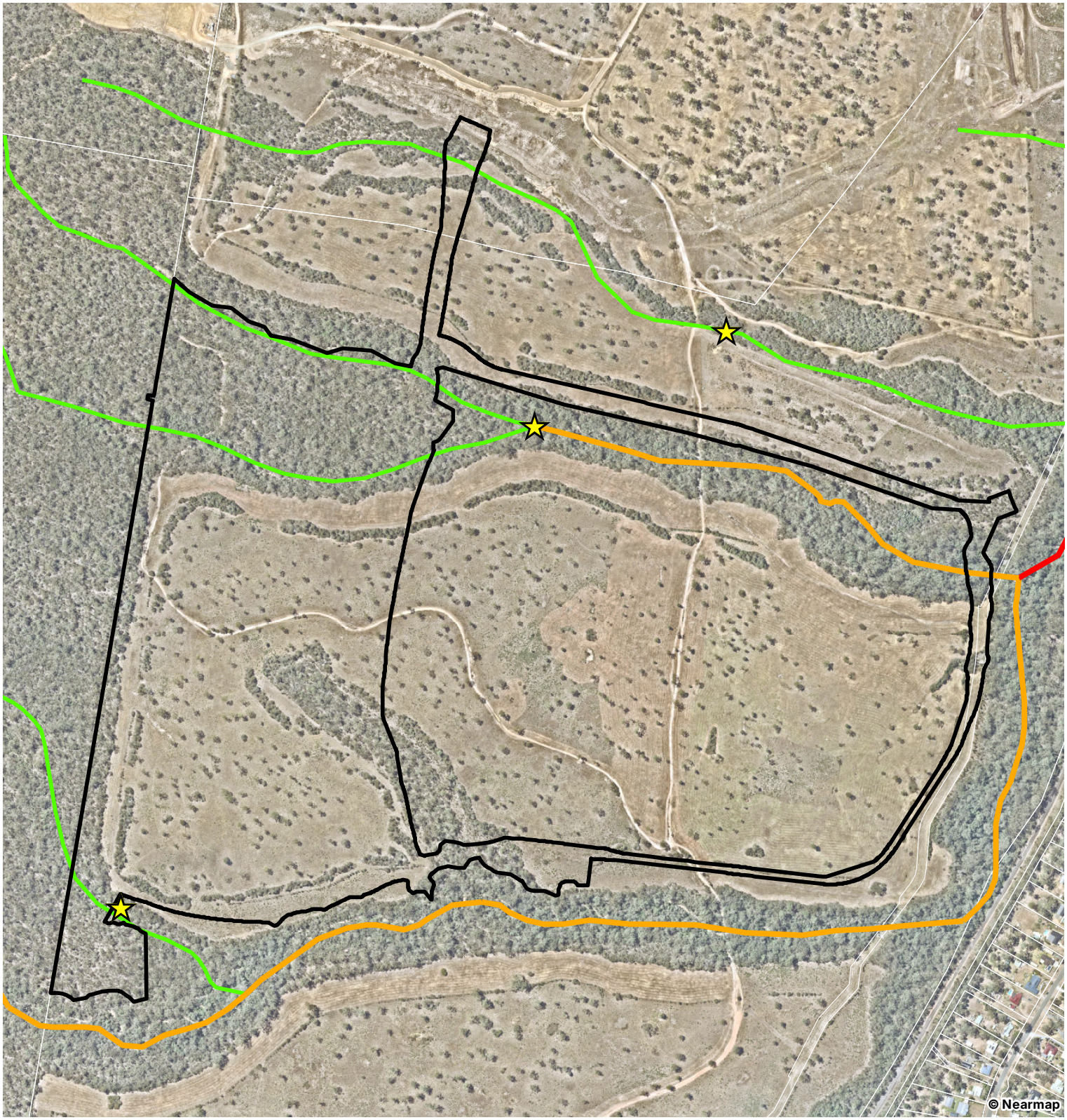
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3.5. *Fisheries Act 1994*

The *Fisheries Act 1994* regulates the use, conservation and improvement of Queensland's fisheries resources and fish habitats. The legislation controls the impact from coastal development on marine fish habitat, including protected marine plants, declared fish habitat areas and waterway barrier works. Development proposals that modify or have a temporary or permanent loss of fish habitat or passage are assessed by the Department of Fisheries (DAF).

Four (4) *low risk* (green) waterways for waterway barrier work (WWBW) features are mapped as being present across the site. One (1) within the most northern extent of the site, intersecting with the proposed access road, two (2) within the northern, mapped remnant vegetation extent of the site, and one (1) within the south-western potion of the site. All features traverse the site from an east to west direction. The upper limits of these features have been confirmed on-ground via referral to SARA (refer **Figure 6**).

A response to State Development Assessment *Code 18: Waterway barrier works* is required where development that proposes to create waterway barrier works within a waterway does not meet *Accepted development requirements for operational work that is constructing or raising waterway barrier works* (ADR).



LEGEND

- Qld DCDB
- Context Area 5 (North) boundary

Waterways

Risk of Impact

- 1 - Low
- 2 - Moderate
- 3 - High
- 4 - Major
- Waterway upper limits as confirmed by DPI

Figure 6

Fisheries - Waterway for Waterway Barrier Works

FILE REFERENCE
9850 E Figure 6 CA5 Fisheries A

DATE
1/05/2026

FLAGSTONE - CONTEXT AREA 5 (NORTH)

0 50 100 150 200 250 m

N

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:8,250

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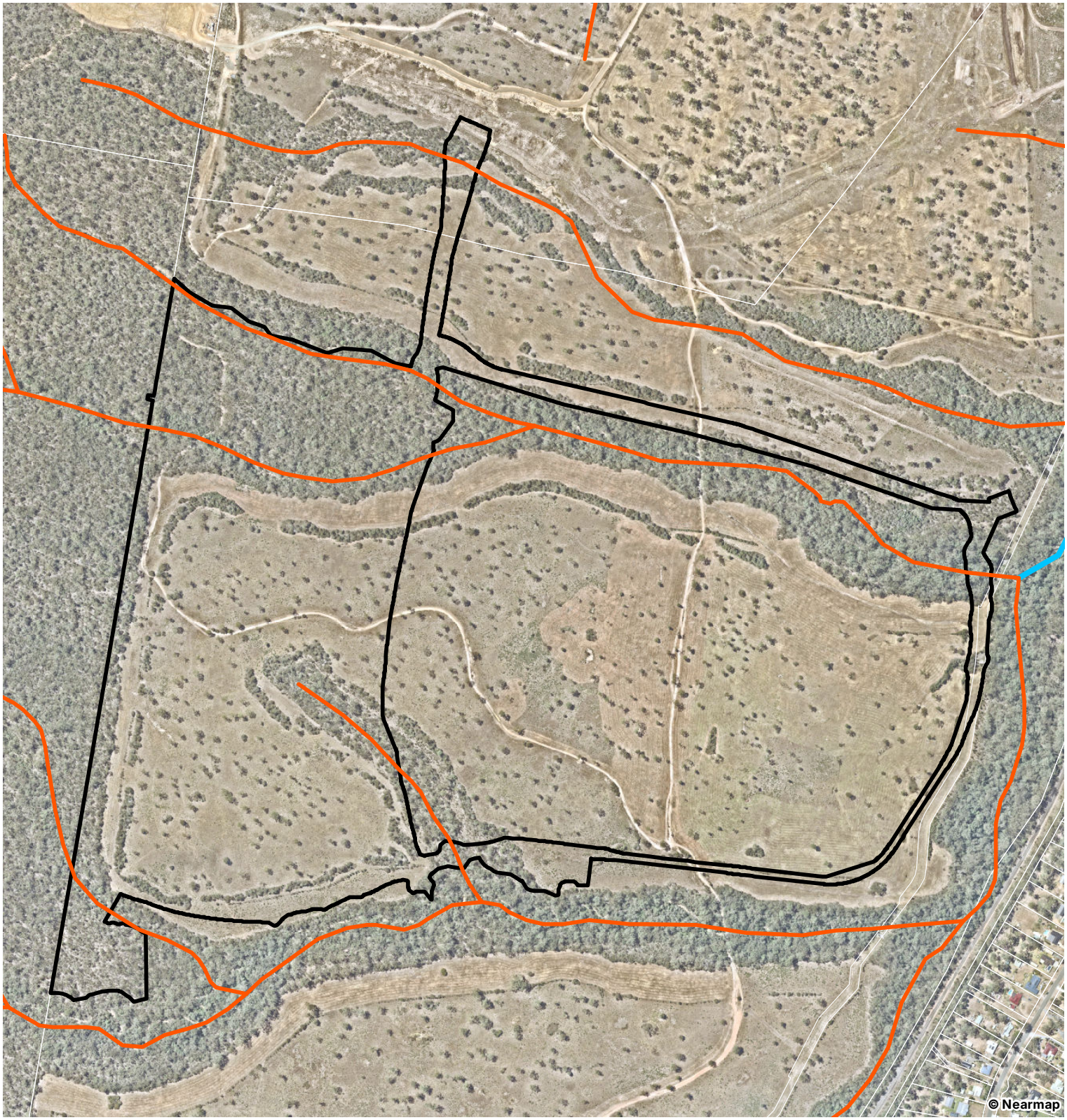
Layer Source: © State of Queensland 2026

3.6. Water Act 2000

Interfering with watercourses may be regulated under the *Water Act 2000*, which sets out requirements for Riverine Protection (Part 4 d (1) s218). The Water Act provides a framework for the sustainable management of Queensland's water resources and quarry material. Under the Act, a Riverine Protection Permit is required to be obtained if works within a watercourse result in filling, excavation or clearing unless these works meet an exemption.

All four (4) *low risk* WWBW features mapped under the *Fisheries Act 1994* are also mapped as Drainage Features under the *Water Act 2000*. One (1) additional Drainage Feature is also mapped with the central regions of the site, traversing from a south-east to north-west direction. All Drainage Features present are mapped as unnamed tributaries of Sandy Creek (refer **Figure 7**).

Drainage features are not subject to the provisions of the *Water Act 2000*.



LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- Spring [defined by Water Act 2000]
- Lake [defined by Water Act 2000]
- Downstream Limit [defined by Water Act 2000]
- Drainage Feature [defined by Water Act 2000]
- Watercourse [defined by Water Act 2000]
- Unmapped Feature [defined by the Water Act 2000]

Figure 7

Water Act - Waterways and Drainage Features

FILE REFERENCE
9850 E Figure 7 CA5 Water Act Waterways A

DATE
1/05/2026

FLAGSTONE - CONTEXT AREA 5 (NORTH)

0 50 100 150 200 250 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:8,250

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3.7. *Biosecurity Act 2014*

The *Biosecurity Act 2014*, which commenced on 1 July 2016, establishes a framework to regulate and control invasive plants and animals. Under the *Biosecurity Act 2014*, land owners are responsible for taking all reasonable and practical steps to minimise the risks associated with invasive plants and animals under their control. This is known as the general biosecurity obligation (GBO).

The *Biosecurity Act 2014* categorises restricted matter (restricted plants and animals) into the following:

- Category 1: must be reported to an inspector within 24 hours (includes Red Imported Fire Ants, amongst others)
- Category 2: must be reported within 24 hours Biosecurity Queensland on 13 25 23.
- Category 3: must not be distributed either by sale or gift, or released into the environment.
- Category 4: must not be moved.
- Category 5: must not be kept.
- Category 6: must not be fed (animals).
- Category 7: Must be euthanised (animals).

3.8. Other Queensland Environmental Legislation

Other Queensland environmental legislation has been reviewed in the context of the proposed development. **Table 7** lists other relevant Queensland legislation that is not triggered by the proposed development, the purpose of the legislation, and its relevance to the proposed development site. Refer to **Appendix E** for a copy of the detailed Environmental Searches.

Table 7: State and Local Government Legislation and Mapping Constraints Relative to the Site.

Legislation	Mapping	Purpose	Relevance to development site
Coastal Hazards (Coastal Protection and Management Act 1995)	**Appendix E** – Map 16	The *Coastal Protection and Management Act 1995* seeks to protect the coastal resources of the coastal zone under State Code 8: Coastal development and tidal works. It establishes a framework for the protection, conservation, rehabilitation and management of the coastal zone with regard to the core objectives of the national strategy for ecologically sustainable development in the use of the Coastal Zone. It also ensures decisions about land use and	**Not applicable** No areas subject to coastal hazards are mapped on-site and the site is not located within a Coastal Management Area.

Legislation	Mapping	Purpose	Relevance to development site
		development safeguard life and property from the threat of coastal hazards.	
State Planning Policy 2017	**Appendix E** – Map 12	Provides interim development assessment requirements which ensures that state interests are considered by local government when assessing development applications where the local government planning scheme does not yet integrate the State interests in the SPP. MSES include Biodiversity, Coastal Environment, and Water Quality.	The site is mapped as containing Biodiversity MSES for Wildlife Habitat (SEQ koala habitat – core) and MSES for Regulated Vegetation (intersecting a watercourse, essential habitat, category B). This mapping does not trigger any specific requirements for development due to the location of the site within the Greater Flagstone PDA, however, can provide guidance on matters that may occur.

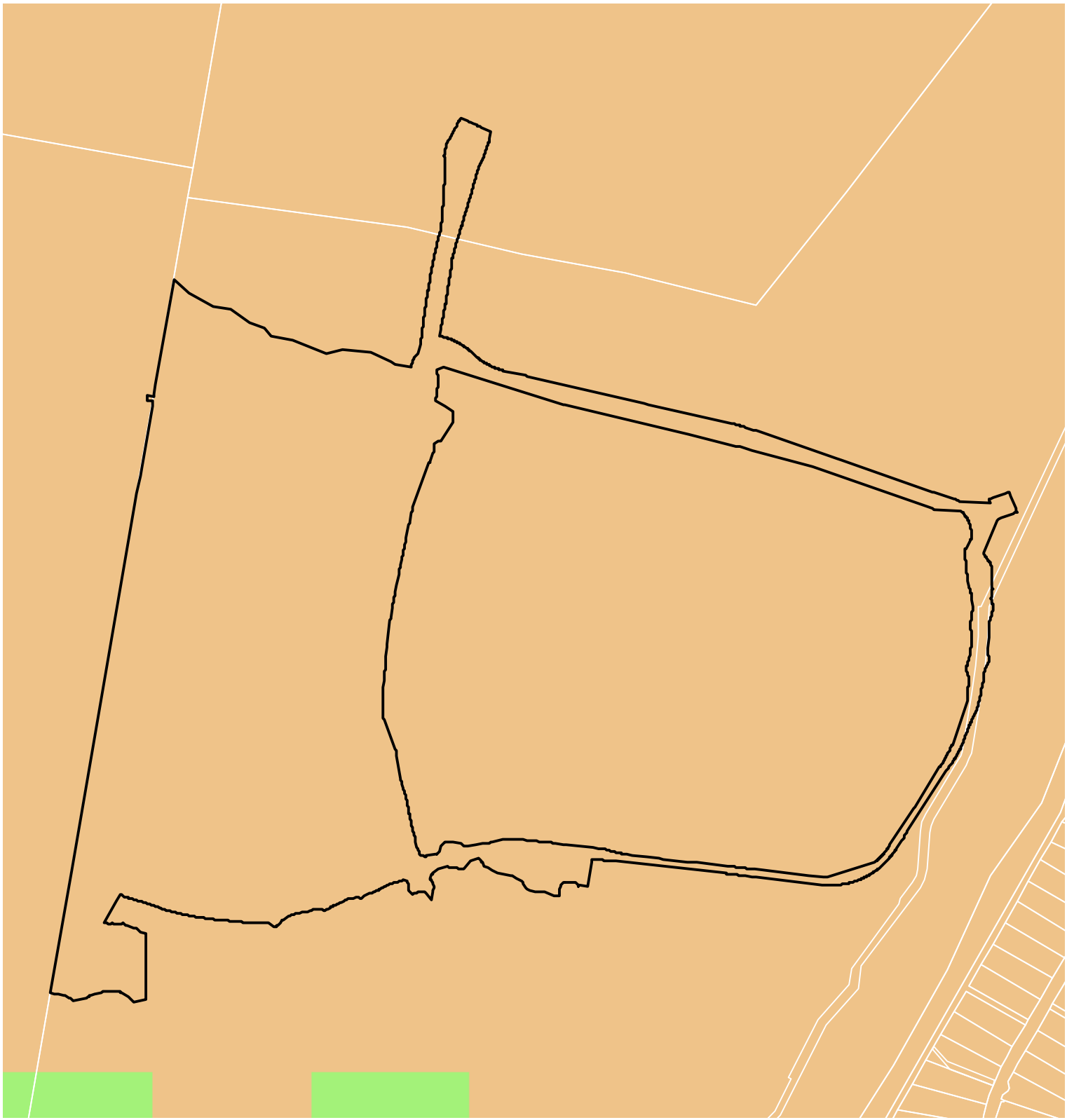
3.9. Australian Soil Resource Information System

The Australian Soil Resource Information System (ASRIS) collates and maintains the best available, nationally consistent soil and land resource information for Australia. It provides a scientific information infrastructure for assessing and monitoring the condition of Australia's soil and land resources and contains a set of spatial and temporal databases that maintain national soil and land information in a consistent and usable format. The ASRIS soil classification maps the site as containing chromosols (refer **Figure 8**). Descriptions of these soils is provided in **Table 8**.

Table 8: Soil Description

Soil Classification	Soil Description
Chromosol	Chromosols have a strong contrasting texture. They are not strongly acidic or sodic in the upper B horizon. The parent material of Chromosols ranges from highly siliceous, siliceous to intermediate in composition. These soils are found in imperfectly drained sites (yellow and grey chromosol) where rainfall is between 250 mm and 900 mm. They are also found in well-drained sites (brown and red chromosol) with rainfall between 350 mm and 1400 mm. These soils have moderate agricultural potential with moderate chemical fertility and water-holding capacity. They can be susceptible to soil acidification and soil structure decline.





LEGEND

- Qld DCDB
- Context Area 5 boundary

Australian Soil Classification

- Chromosols
- Kurosols

Figure 8

Australian Soil Classification

FILE REFERENCE
9850 E Figure 8 CA5_N ASRIS Soils A

DATE
5/05/2026

FLAGSTONE - CONTEXT AREA 5 (NORTH)

0 100 200 300 m

N

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:8,250

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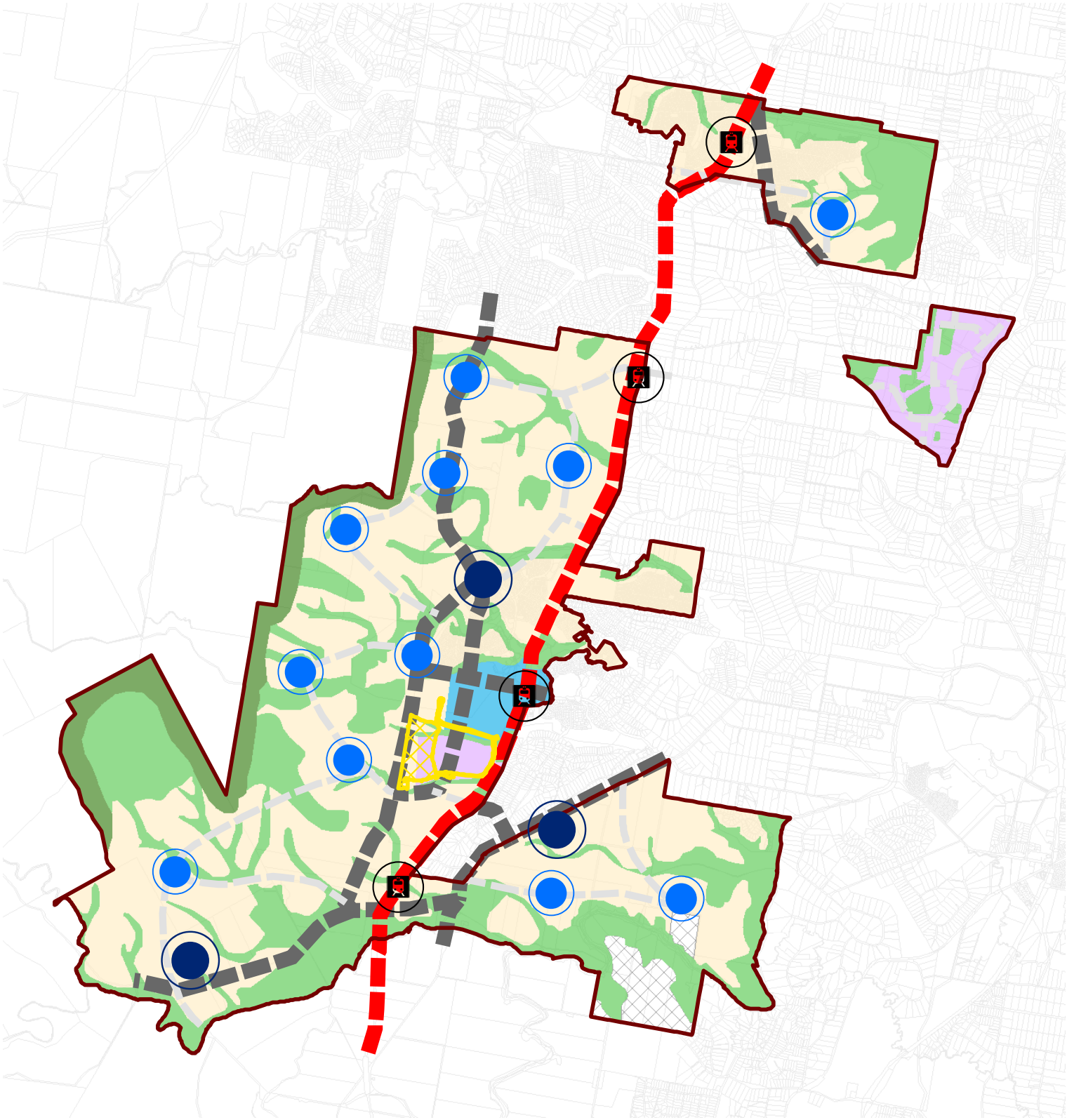
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3.10. Town Planning Instruments

The development proposal occurs within the Greater Flagstone PDA, declared under the *Urban Land Development Authority Act 2007,* now replaced by the *Economic Development Act 2012* (ED Act). This legislation supersedes the requirements of Local Government planning provisions (in this case, the Logan Planning Scheme) and selective other state legislation (e.g. *Planning Act 2017*, VM Act, and others).

On 8 October 2011, the Development Scheme for Greater Flagstone PDA was approved by the State Government. The Development Scheme is the primary planning instrument which regulates development within the Greater Flagstone PDA. The Development Scheme zones the northern and western extent of the site as Urban Living and the eastern extent of the site as Industry and Business (refer **Figure 9**).

Development applications referred to EDQ for assessment against the Development Scheme will be assessed against the EDQ's Implementation Guidelines. Specifically, IG14 and in this case and criteria as specified in the endorsed NESS.



LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- Greater Flagstone Boundary
- District Centre
- Neighbourhood Centre
- Potential Rail Station
- Primary Road
- Rail
- Regional Road
- Conservation
- Greenspace
- Industry & Business
- Major Centre
- Urban Living
- Utilities

Figure 9

Greater Flagstone PDA - Zoning

FILE REFERENCE
9850 E Figure 9 CA5 GF PDA Zoning A

DATE
1/05/2026

FLAGSTONE - CONTEXT AREA 5 (NORTH)

0 1 2 3 km

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
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4. Natural Environment Strategy (NESS)

4.1. NESS Site Strategies

The EDQ endorsed Natural Environment Site Strategy (NESS) was prepared for Peet Flagstone City Pty Ltd by SH in 2015 in accordance with PDA Guidelines 14 and 17.

The NESS criteria below have been used to assess the Context Area 4 application:

- Measures to conserve and enhance the site's biodiversity values (areas of ecological significance, waterways and vegetation management)
- Strategies for the protection of remnant endangered vegetation containing endangered regional ecosystems where proven by ground truthing to be viable
- Management plans to be provided to address the clearing of non-viable remnant vegetation containing endangered regional ecosystems
- Rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement
- Buffer to areas of environmental significance and which have associated conservation, biodiversity, habitat or scenic amenity values
- Strategies:
    - to prevent land degradation;
    - to rehabilitative major drainage lines;
    - for bushfire management;
    - for pest and weed management;
    - for management of regrowth that is mapped as Category X;
    - for clearing of vegetation in existing road reserve (New Beith Road and Everdell Road and "Berry Park");
    - for maximising opportunities for innovation; and
    - for monitoring vegetation rehabilitation.
- Koala and fauna movement

4.2. Natural Environmental Features

General environmental values over the entirety of the Flagstone site which are required to be described include:

- Primary site fauna corridors
- Secondary site fauna connector
- Unconnected supporting habitat areas
- Ecological buffer areas
- Low order remnant vegetation development zones
- Regulated regrowth development zones
- Scenic amenity / ridgeline (Round Mountain)

Within the Context Area 5 North site, general environmental values required to be described include:

- Secondary site fauna connector
- Unconnected supporting habitat area
- Low order Remnant vegetation

5. Ecological Assessment Results

5.1. Desktop Analysis Results

A detailed review of desktop environmental values has been conducted over Context Area 5 North. The following sections present results from the desktop analysis with a focus on potential MNES and MSES. A potential field scope is also provided based on the findings of the desktop analysis.

5.1.1 PMAV Regional Ecosystems

The site has been subject to three (3) Property Map of Assessable Vegetation (PMAV) assessments which have been certified by the now Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMMRRD) (PMAV 2008/005503).

The following Regional Ecosystem categories have been rectified on-ground:

- Category B (Of Concern)
- Category X (non-remnant)

The majority of the site is mapped as Category X (non-remnant) vegetation. The site retains a lineal corridor of Category B (remnant) vegetation along the northern boundary of Context Area 5 North extent which has been rectified by PMAV as a composite Regional Ecosystem containing 'Of Concern' RE12.3.11 and 'Least Concern' RE12.9-10.2. It should be noted that this area is to be retained within an open space network within the development and will not be subject to any clearing or modification. Additionally, a linear strip of Category B (remnant) vegetation is present along the western boundary of the site in association with the adjoining lot. Importantly, 'endangered' regional ecosystems that are considered significant biodiversity values under Guideline 14 are not mapped within the Context Area 4 assessment area.

As per Schedule 21, Part 2 (e) of the *Planning Regulation 2017* (PR), the clearing of regulated vegetation on freehold land that is PDA-related development is considered exempt (refer **Section 3.3**). Further, without this provision (*i.e.,* in the absence of a PDA), the clearing of 'Least Concern' and 'Of Concern' regulated vegetation is exempt for an '*urban purpose in an urban area*' (refer PR Schedule 21, Part 2 [g]). Potential remnant vegetation State interests are therefore not considered of relevance to the site.

The regional ecosystems present across the site are summarised in the below in **Table 9**:

Table 9: Mapped Regional Ecosystem Descriptions

Regional Ecosystem	Structure Category	Description
Of Concern 12.3.11	Mid-dense	*Eucalyptus tereticornis +/- E. siderophloia and Corymbia intermedia open forest to woodland. Corymbia*

Regional Ecosystem	Structure Category	Description
		tessellaris, Lophostemon suaveolens and Melaleuca quinquenervia frequently occur and often form a low tree layer. Other species present in scattered patches or low densities include Angophora leiocarpa, E. exserta, E. grandis, C. trachyphloia, C. citriodora subsp. variegata, E. latisinensis, E. tindaliae, E. racemosa and Melaleuca sieberi. E. seeana may be present south of Landsborough and Livistona decora may occur in scattered patches or low densities in the Glenbar SF and Wongi SF areas. Occurs on Quaternary alluvial plains and drainage lines along coastal lowlands. Rainfall usually exceeds 1000 mm/y. (BVG1M: 16c)
Least Concern 12.9-10.2	Open Forest	*Corymbia citriodora subsp. variegata open forest or woodland usually with Eucalyptus crebra. Other species such as Eucalyptus tereticornis, E. moluccana, E. acmenoides and E. siderophloia may be present in scattered patches or in low densities. Understorey can be grassy or shrubby. Shrubby understorey of Lophostemon confertus (whipstick form) often present in northern parts of bioregion. Occurs on Cainozoic and Mesozoic sediments. Not a Wetland. (BVG1M: 10b).*
Least Concern 12.9-10.17a	Open Forest	*Lophostemon confertus or L. suaveolens dominated open forest usually with emergent Eucalyptus and/or Corymbia species. Occurs in gullies and southern slopes on Cainozoic and Mesozoic sediments. Not a Wetland. (BVG1M: 28e).*

5.1.2 *Fisheries Act 1994*

Four (4) *low risk* (green) WWBW features are mapped as being present across the site. The two (2) northern mapped features located within the mapped remnant vegetation on-site are proposed to be retained within the proposed Conservation area under the context master plan for the development. This Conservation area does contain one (1) road crossing where access will be required to facilitate movement to the planned northern development area (Context Area 4). Notably, the upper limits of most features have been rectified on ground through referral to SARA.

Given works are proposed for the remaining two (2) *low risk* (green) WWBW features and for road crossings mentioned above, a response to *State Code 18: Waterway barrier works* will be required where development proposes to create waterway barrier works within a waterway that does not meet *Accepted development requirements for operational work that is constructing or raising waterway barrier works* (ADR).



5.1.3 Likelihood of Occurrence Assessment

A Likelihood of Occurrence Table was compiled for Context Area 4 to determine likelihood of MSES and MNES species to occur on-site based on desktop environmental values. A total of thirty-four (34) fauna species and nineteen (19) flora species listed under the EPBC Act were identified as having the potential to occur within a 5 km radius of the site (refer **Table 5** and **Appendix B**). Additionally, four (4) fauna species and one (1) flora species are listed under the NC Act as having potential to occur within 5 km radius of the site (refer **Table 6** and **Appendix D**).

For the purposes of this report, a significant flora species has been defined as a species that is:

- scheduled as Critically Endangered, Endangered, Vulnerable or Conservation Dependent under the Commonwealth EPBC Act; and/or
- scheduled as Endangered, Vulnerable, or Near Threatened under the Queensland NC Act.

Based on the presence of species records within the locality and the mapped habitats within the subject site, a likelihood of occurrence assessment was conducted to determine those threatened flora and fauna species with potential to occur within the subject site. Threatened and migratory species that achieved a likelihood of occurrence of 'possible' or 'known' based on the assessment criteria in **Table 2**, have been included in the following subsections. This likelihood assessment is based on desktop analysis, and rectified following detailed field surveys in order to confirm the likelihood of occurrence based on ground-truthed environmental values (refer **Section 5.2**).

The complete likelihood of occurrence assessment contained within **Appendix F**.

Threatened Flora Species

The desktop assessment identified two (2) listed threatened flora species considered to have a 'possible' occurrence potential. These species include, *Coleus habrophyllus* and *Melaleuca irbyana* (Swamp Tea-tree) as listed in **Table 10.**

Table 10: Likelihood of Occurrence Assessment – Flora.

Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence
Coleus habrophyllus	E/-	While there is one record of the species within 5 km of the site, there are no chert or sandstone outcrops present within the relatively flat project area that could support this species. It is expected that there is a possible likelihood that this species could occur on-site.	Possible
Melaleuca irbyana (Swamp Tea-tree)	-/E	*Melaleuca irbyana* is known to occur within the locality. There is potential that this species could occur on-site.	Possible



**Status abbreviations are as follows: CE = Critically Endangered, E = Endangered, V = Vulnerable, NT = Near Threatened, C = Least Concern, SL = Special Least Concern, - = Not Listed.*

Threatened Ecological Communities

The EPBC Act PMST listed seven (7) TECs that may occur in, or relate to, the subject site (refer **Section 3.1**). These are described as the following:

- The Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland TEC structure varies from open woodland to closed forest with a crown cover of at least 10% and typically no more than 70%. In an intact forest, the canopy can be layered, with a sub-canopy of melaleuca grading into a taller mixed melaleuca and/or eucalypt canopy. The Coastal Swamp Sclerophyll Forest typically features a canopy and/or subcanopy dominated by Melaleuca spp. and / or *Eucalyptus robusta*. In the northern extent of the ecological community (northern SYB to the SEQ bioregion) the canopy is typically dominated or co-dominated by *Melaleuca quinquenervia* (Broad-leaved Paperbark) and/or *Eucalyptus robusta* (Swamp Mahogany). This TEC is represented by Regional Ecosystems 12.2.7, 12.3.4, 12.3.4a, 12.3.5, 12.3.6 and 12.3.20. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.
- The Lowland Rainforest of Subtropical Australia TEC typically has high species richness. In Queensland, this TEC is part of a number of communities including Regional Ecosystems 12.5.13, 12.8.3, 12.8.4, 12.11.1, 12.11.10, 12.12.1, and 12.12.16. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.
- The White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland TEC is characterised by a species-rich understorey of native tussock grasses, herbs and scattered shrubs and the dominance of White Box, Yellow Box, or Blakely's Red gum trees. This community is usually associated with Regional Ecosystems 11.3.23, 11.3.26, 11.5.20, 11.8.2, 11.8.2a, 11.8.8, 11.9.9a, 11.9.13, 12.8.16, 13.3.1, 13.3.4, 13.9.2, 13.11.2, 13.11.3, 13.11.4, 13.11.8, 13.11.8a, 13.12.8 and 13.12.9. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.
- The Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions occurs in the New South Wales North Coast (NNC) and South Eastern Queensland (SEQ) IBRA bioregions and on Curtis Island in the Brigalow Belt North (BBN) IBRA Bioregion (DoE 2013). The ecological community is found on alluvial landforms, including floodplains, the riparian zones of parent rivers and other order tributaries, alluvial flats, floodplain/alluvial terraces and periodically flooded depressions. Components of this ecological community are recognised as endangered under this framework, including within Regional Ecosystems 12.3.2, 12.3.2a, 12.3.3, 12.3.3a, 12.3.3d, 12.3.4a, 12.3.7, 12.3.7c, 12.3.7d, 12.3.10, 12.3.11, 12.3.11a, 12.3.11b, 12.3.12, 12.3.14a, 12.3.15 and 12.3.19. VM Act mapping identified RE 12.3.3 as being present on-site, however PMAV surveys rectified this vegetation as being reflective of RE 12.3.11. Regardless, Federal matters have been considered under the existing EPBC Act approval and significant impacts to the remnant areas are unlikely.
- The Grey box-grey gum wet forest of subtropical eastern Australia TEC canopy is dominated by *Eucalyptus moluccana* (Grey Box) with *E. propinqua* (Small-fruited Grey Gum) and less commonly



E. biturbinata (Grey Gum), *E. siderophloia* (Grey Ironbark) and/or *Araucaria cunninghamii* (Hoop Pine). It is found from near Coffs Harbour in NSW to the border regions of south-eastern Queensland, predominately on the escarpment slopes and foothills of inland hinterland ranges. This TEC is commonly associated with Regional Ecosystems 12.9-10.3, 12.8.14a and 12.8.8a. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.

- The Poplar Box Grassy Woodland on Alluvial Plains ecological community is typically a grassy woodland with a canopy dominated by *Eucalyptus populnea* and understorey mostly of grasses and other herbs. The ecological community mostly occurs in gently undulating to flat landscapes and occasionally on gentle slopes on a wide range of soil types of alluvial and depositional origin. This TEC is associated with Regional Ecosystems 11.3.2, 11.3.17, 11.4.7, 11.4.12 and 12.3.10. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.
- The Coastal Swamp Oak (*Casuarina glauca*) Forest of New South Wales and South East Queensland Ecological community occurs in coastal catchments, mostly at elevations of less than 20 m above sea level that are typically found within 30 km of the coast however distance can vary by catchment. The canopy layer is dominated by *Casuarina glauca* (Swamp Oak). In Queensland this TEC is represented by Regional Ecosystems 12.1.1 and 12.3.20. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.

Threatened Fauna Species

The desktop assessment identified thirteen (13) listed threatened flora species considered to have a 'possible' occurrence potential or higher. These species include, *Anthochaera Phrygia* (Regent Honeyeater), *Calyptorhynchus lathami lathami* (Glossy Black-cockatoo), *Erythrotriorchis radiatus* (Red Goshawk), *Falco hypoleucos* (Grey Falcon), *Gallinago hardwickii* (Latham's Snipe), *Hirundapus caudacutus* (White-throated Needletail), *Lathamus discolor* (Swift Parrot), *Ninox strenua* (Powerful Owl), *Dasyurus maculatus maculatus* (Spotted-tailed Quoll), *Petauroides volans* (Greater Glider), *Petaurus australis australis* (Yellow-bellied Glider (south-eastern)), *Phascolarctos cinereus* (Koala) and *Pteropus poliocephalus* (Grey-headed Flying Fox) as listed in **Table 11**.

Table 11: Likelihood of Occurrence Assessment – Fauna.

Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence
Birds			
Anthochaera Phrygia (Regent Honeyeater)	CE/CE	The Regent Honeyeater was observed in 2019 approximately 12 km north of the site in the Springfield Lakes area, therefore is flagged as a potential to occur species in the Springfield and Greenbank locality. The site is dominated by open paddock with scattered trees. Remnant vegetation is present along the northern extent of the site which is mapped as 'Of Concern'	Possible

Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence
		RE12.3.11 and it proposed to be incorporated into the proposed Conservation area. From a desktop perspective, the remnant vegetation on-site is potentially suitable foraging habitat for the Regent Honeyeater, however, the majority of the site is paddock and devoid of foraging habitat. Given the large quantity of foraging habitat present in the surrounding landscape, associated with the Flinders-Karawatha Bioregional Corridor more broadly to the west, it is considered that the vegetation on-site is of non-critical foraging habitat and therefore the species would have a low likelihood of occurring on-site.	
Calyptorhynchus lathami lathami (Glossy Black-cockatoo)	V/V	One record of this species is present within 5 km of the project area. This record is from 2021 and occurs in vacant bushland 2 km south-east of the project area. The site is dominated by open paddock containing scattered trees. Remnant vegetation is present along the northern extent of the site which is mapped as 'Of Concern' RE12.3.11 and it proposed to be incorporated into the proposed Conservation area. As the Glossy Black-cockatoo depends on the presence of Allocasuarina species, of which these REs typically does not contain, there is low potential that this species would occur on-site. In addition, the large quantity of foraging habitat more broadly to the west of the site in the Flinders-Karawatha Bioregional Corridor would form critical foraging habitat for the species, further reducing the potential importance of the vegetation on-site.	Possible
Erythrotriorchis radiatus (Red Goshawk)	E/E	The site does not occur within a semi-arid environment typically preferred by this species. The site is dominated by open paddock with scattered trees and retains a lineal strip of remnant vegetation. Remnant vegetation is present along the northern extent of the site which is mapped as 'Of Concern' RE12.3.11 and it proposed to be incorporated into the proposed Conservation area. There is potential for the Red Goshawk to use the remnant vegetation on-site as it comprises eucalypt woodland and riverine vegetation	Possible



Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence
		communities. However, given the small area and shape of the vegetation on-site, it is most probable that the Red Goshawk would favour habitat more broadly to the west of the site within the Flinders Karawatha Bioregional Corridor for foraging. It is unlikely that the species would utilise the site for breeding. However, there is potential for this species to opportunistically forage on-site.	
Falco hypoleucos (Grey Falcon)	V/V	The site is dominated by open paddock with scattered trees as well as remnant vegetation along the northern extent of the site which is mapped as 'Of Concern' RE12.3.11 and it proposed to be incorporated into the proposed Conservation area. The remnant vegetation on-site contains eucalypt woodland and riverine vegetation communities. Given the small area and shape of the vegetation on-site, it is most probable that the Grey Falcon would favour the habitat more broadly to the west of within the Flinders Karawatha Bioregional Corridor for breeding. However, there is potential for this species to opportunistically forage on-site.	Possible
Gallinago hardwickii (Latham's Snipe)	V/V	This site does not contain any terrestrial wetlands or swamps. Characteristic that could support ephemeral pooled water are present, however these locations are highly disturbed with significant weed incursion.	Possible
Hirundapus caudacutus (White-throated Needletail)	V/V	The site is dominated by open paddock with scattered trees and retains two (2) lineal strips of remnant vegetation. Given the small area and shape of the vegetation on-site, it is most probable that the White-throated Needletail would favour habitat more broadly to the west of the site within the Flinders-Karawatha Bioregional Corridor for foraging. Based on the presence of the remnant habitat, there is potential that the vegetation may contain large eucalypts that are preferable foraging habitat for this species.	Possible
Lathamus discolor (Swift Parrot)	CE/E	The Swift Parrot has been sighted in the broader locality within the Springfield Lakes area in 2019 and in Kingston in 2014, therefore is flagged as a potential to occur species in the Springfield and Greenbank locality.	Possible



Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence
		The site is dominated by open paddock with scattered trees. Remnant vegetation is present along the northern and southern boundary of the site which is mapped as 'Of Concern' RE12.3.11 and 'Least Concern' RE12.9-10.2 which will be incorporated into an Open Space network. From a desktop perspective, the remnant vegetation on-site is potentially suitable foraging habitat for the Swift Parrot as it may contain Corymbia citriodora, however, the majority of the site is paddock and devoid of foraging habitat. Given the large quantity of foraging habitat present more broadly within the surrounding landscape, associated with the Flinders-Karawatha Bioregional Corridor to the west, it is considered that the vegetation on-site is of non-critical foraging habitat and therefore the species would have a low likelihood of occurring on-site.	
Ninox strenua (Powerful Owl)	-/V	One record from 2023 is present 5 km north-east of the project area and one from 2025 is present 8km north of the project area. There is potential for the linear strips of remnant vegetation to provide roosting habitat for the Powerful Owl.	Possible
Mammals			
Dasyurus maculatus maculatus (Spotted-tailed Quoll)	E/E	Possible Significant survey efforts to detect this species have been conducted within the locality in the past 10 years with the most significant survey effort demonstrated in a published study by Wildlife Preservation Society of Queensland (2015). Evidence of this species, although minimal, has been detected in the region within the past few years in the form of scents and potential scats. Notably, the Wildlife Preservation Society of Queensland (Quoll Seeker's Network) in association with Logan City Council placed a number of wildlife cameras across the LGA over a 3-year program. Motion sensor cameras were located on private properties, Council Reserves, National Parks, Energex owned land and the Greenbank military airbase between 2011 and 2014 at 107 sites at 47 locations.	Possible

Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence
		They were placed in areas of reported sightings, or where detector dogs had indicated but direct searches were unable to substantiate evidence (e.g. scats). The 3-year program took over 205,000 pictures but did not photograph a single image of a Quoll. It is noted that a Quoll scat was recently recorded and confirmed near Flinders Peak, approximately 7 kilometres southwest of the subject site. Up until this recent record, the species was considered by many to be locally extinct. The retained lineal vegetation on-site may contain suitable denning habitat. While the retained vegetation is not large and intact, it connects to the Flinders-Karawatha corridor the west, therefore there is a possible likelihood this species would occur on-site.	
Petauroides volans (Greater Glider)	E/V	While areas of retained lineal vegetation is present on-site, these are small and fractured relative to the potential habitat more broadly to the west which at the time of reporting connects to the Flinders-Karawatha corridor. Remnant habitat on and adjacent to the site may present potential for the Greater Glider to occur on-site and in the adjacent bushland. Key requirements of the species including presence of large hollow-bearing trees confirmed through field surveys will determine the likelihood of this species occurring on the site.	Possible
Petaurus australis australis (Yellow-bellied Glider (south-eastern))	V/V	While areas of retained lineal vegetation is present on-site, these are small and fractured relative to the potential habitat more broadly to the west which at the time of reporting connects to the Flinders-Karawatha corridor. Remnant habitat on and adjacent to the site may present potential for the Yellow-bellied Glider to occur on-site and in the adjacent bushland. However, preferred wet sclerophyll forest is limited in the region. Key requirements of the species including presence of large hollow-bearing trees confirmed through field surveys will determine the likelihood of this species occurring on the site.	Possible

Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence
Phascolarctos cinereus (Koala)	E/E	The site is mapped as containing remnant vegetation which is dominated by Koala food species. Koalas are also known to occur within the local area. Due to the presence of habitat and sightings in the area, there is a high likelihood that this species would occur in the vegetation on-site.	Likely/Known
Pteropus poliocephalus (Grey-headed Flying Fox)	V/-	Suitable foraging habitat is mapped on-site in the form of remnant eucalypt forest. Given records of this species occur within the area, there is a likely chance that the species will opportunistically forage on-site.	Likely

**Status abbreviations are as follows: CE = Critically Endangered, E = Endangered, V = Vulnerable, NT = Near Threatened, C = Least Concern, SL = Special Least Concern, - = Not Listed.*

5.2. Field Survey Results

Ecologists from Saunders Havill (SH) assessed the site between the 12 and 31 March 2026. Details of the field survey weather conditions and effort have been detailed in **Table 12**. The entire site was traversed by foot to ensure all vegetation communities, as well as flora and fauna species that were listed as possibly occurring on or within the vicinity of the subject site, and specific micro assemblages which may support these threatened species.

The field data collected during this period is considered to provide sufficient information to effectively understand and assess the existing ecological features and consequently the constraints that would influence the extent of developable land. The identification of ecological features considered to be of significance was facilitated through application of the field survey methodology.

Results of the field surveys are detailed in the following subsections.

Table 12: Ecological Survey Details

Date	Temperature (°C)	Rainfall (mm)	Surveys Conducted
12 March 2026	15.9 min – 34.2 max	0	• General observational surveys, • Motion sensor camera trap installation (5), • GPS tree plot.
13 March 2026	20.5 min – 32.3 max	0	• General observational surveys, • GPS tree plot.
16 March 2026	17.1 min – 27.9 max	0.2	• General observational surveys,

Date	Temperature (°C)	Rainfall (mm)	Surveys Conducted
			• GPS tree plot.
24 March 2026	18.9 min – 28.6 max	1.2	• General observational surveys, • GPS tree plot.
30 March 2026	15.0 min – 28.9 max	0	• General observational surveys, • GPS tree plot, • Waterway assessments, • Vegetation descriptions.
31 March 2026	16.9 min – 24 max	0	• General observational surveys, • Motion sensor camera trap collection (5), • Nocturnal searches and spotlighting.

Source: Bureau of Meteorology, Greenbank (Defence) Station (140009) for climate data.

5.2.1 Waterway Assessments

Watercourse assessments were completed within the mapped waterways and watercourses across the site. Refer **Table 13** below for field survey reference, **Plan 3** for the location of waterway assessments, some of which have been included within the ecological assessment areas, **Plan 5** for the determinations of rectified values and **Appendix G** for detailed waterway assessment datasheets. The results are detailed in the following sub sections.

Table 13: Waterway Determination Reference

Determination Type	Definition
Rectified waterway	Defined bed and bank features Permanent or intermittent flow Fish habitat Generally contains riparian vegetation and/or macrophytes
Drainage feature	Inconsistent features Intermittent flow only Dominance of weeds
Eroded drainage feature	Natural landscape feature including a gully, drainage depression or other erosion feature formed by the concentration of temporary overland flow water.
Severely eroded drainage feature	Natural landscape feature including a gully, drainage depression or other erosion feature with severe erosion. Amelioration through rehabilitation less suitable.
Overland flow path - values absent	No evidence of drainage line.



Northern Waterway within Remnant Vegetation

The northern waterway is mapped as containing two (2) *low risk* (green) WWBW features, under the *Fisheries Act 1994*. These mapped waterways are also recorded as a drainage lines, identified as unnamed tributaries of Sandy Creek under the *Water Act 2000*. These features are mapped as intersecting the north-eastern boundary of the site, before traversing across the northern region in a westerly direction, crossing the north-western boundary. Three (3) assessments of the mapped feature were undertaken as part of the detailed ecological surveys conducted by SH (waterway assessment locations 1, 5 and 6) (refer **Plan 3** for mapped location and **Plan 5** for ground rectified determinations).

The northern waterway was identified as being reflective of eroded drainage features, where evidence of water flow may be observed during periods of high rainfall (waterway assessment location 1, 5 and 6). Discontinuous bed and bank features as well as erosion were observed at all three assessment locations. No riparian or macrophyte vegetation was observed at the time of surveys, however, water tolerant flora was present in areas.

Vegetation observed at assessment location 1 was dominated by, regrowth *Acacia* species, *Allocasuarina littoralis* (Black She-oak), *Alphitonia excelsa* (Soap Tree) with scattered *E. seeana* (Narrow Leaf Red Gum), *Lophostemon suaveolens* (Swamp Box), *C. intermedia* (Pink Bloodwood), *E. tereticornis* (Forest Red Gum) and *E. moluccana* (Gum-topped Box). The shrub and ground layer were dominated by introduced species including, *Lantana camara* (Lantana) and scattered native *Lomandra longifolia* (Mat Rush) (refer **Photo set 1**).



Photo set 1: Drainage feature of northern waterway (WW assessment location 1).

Vegetation observed at assessment locations 5 and 6 included, *Lophostemon suaveolens* (Swamp Box), *Corymbia citriodora* (Spotted Gum), *E. seeana* (Narrow Leaf Red Gum), *E. crebra* (Narrow leaf Iron Bark), *Melaleuca quinquenervia* (Swamp Tea-tree), *Allocasuarina littoralis* (Black She-oak), *Acacia concurrens* (Black Wattle), *Alphitonia excelsa* (Soap Tree), *Gahnia aspera* (Saw Sedge), *A. disparrima* (Hickory Wattle), *Angophora leiocarpa* (Smooth-barked Apple) and *Lomandra longifolia* (Mat Rush). Also noted was the presence of introduced species including, *Lantana camara* (Lantana) and *Ageratum houstonianum* (Blue Billygoat Weed) (refer **Photo set 2** and **Photo set 3**).



Photo set 2: Drainage feature of northern waterway (WW assessment location 5).



Photo set 3: Drainage feature of northern waterway (WW assessment location 6).

Central Drainage Line

The central drainage feature is mapped as a Drainage Feature under the *Water Act 2000*. This mapped feature is identified as an unnamed tributary of Sandy Creek. This feature is mapped through the central regions of the site, traversing from the southern mapped waterway within the south-eastern portion of the site, in a north-westerly direction. One (1) assessment of the mapped feature was undertaken as part of the detailed ecological surveys conducted by SH (waterway assessment locations 4) (refer **Plan 3** for mapped location and **Plan 5** for ground rectified determinations).

This feature was observed to be reflective of an overland flow path, where no evidence of a drainage line was identified as well as the absence of bed and bank features or water. However, water tolerant vegetation was described including, scattered *Eucalyptus tereticornis* (Forest Red Gum), *Lophostemon suaveolens* (Swamp Box), as well as the presence of *Corymbia citriodora* (Spotted Gum). The understory was dominated by *Acacia disparrima* (Hickory Wattle), *Gahnia aspera* (Saw Sedge), *Lomandra longifolia* (Mat Rush) and *Alphitonia excelsa* (Soap Tree) (refer **Photo set 4**).



Photo set 4: Overland flow path of central drainage line (WW assessment location 4).

Southern Waterway

Adjacent to the southern boundary is a waterway is mapped as a *moderate risk* (amber) WWBW under the *Fisheries Act 1994*. While the *moderate risk* (amber) WWBW feature is mapped as being outside of the Context Area 5 North site extent, an anabranch of this feature intersects with the south-western portion of the site, mapped as a *low risk* (green) WWBW. These features are also mapped as unnamed tributaries of Sandy Creek under the *Water Act 2000.* Two (2) waterway assessments of the mapped features were undertaken as part of the detailed ecological surveys conducted by SH (waterway assessment locations 2 and 3) (refer **Plan 3** for mapped location and **Plan 5** for ground rectified determinations).

The mapped *moderate risk* (amber) WWBW feature was surveyed at waterway assessment location 3. This feature was observed to be reflective of an eroded drainage feature, with minor erosion observed along the banks. A gully was observed at the time of the survey, however the absence of water was recorded. Natural landscape feature including a gully, drainage depression or other erosion feature formed by the concentration of temporary overland flow water. Vegetation present included, scattered *Eucalyptus seeana* (Narrow Leaf Red Gum), *Lophostemon suaveolens* (Swamp Box), *Corymbia intermedia* (Pink Bloodwood), *E. tereticornis* (Forest Red Gum), *E. moluccana* (Gum-topped Box) and *Melaleuca quinquenervia* (Broad-leaved Paperbark). Also noted was the presence of introduced species *Lantana camara* (Lantana) (refer **Photo set 5**).

The mapped *low risk* (green) WWBW feature was surveyed at waterway assessment location 2. This feature was observed to be reflective of a severely eroded drainage feature, with major erosion of banks described, as well as scour pools. While a gully and banks were observed at the assessment location, these were discontinuous. Vegetation present included, scattered *Eucalyptus seeana* (Narrow Leaf Red Gum), *Lophostemon suaveolens* (Swamp Box), *Corymbia intermedia* (Pink Bloodwood), *E. tereticornis* (Forest Red Gum), *E. moluccana* (Gum-topped Box) and *Melaleuca quinquenervia* (Broad-leaved Paperbark) (refer **Photo set 6**).



Photo set 5: Eroded drainage feature of southern waterway (WW assessment location 3).



Photo set 6: Severely eroded drainage feature of southern waterway (WW assessment location 2).

Northern most Waterway

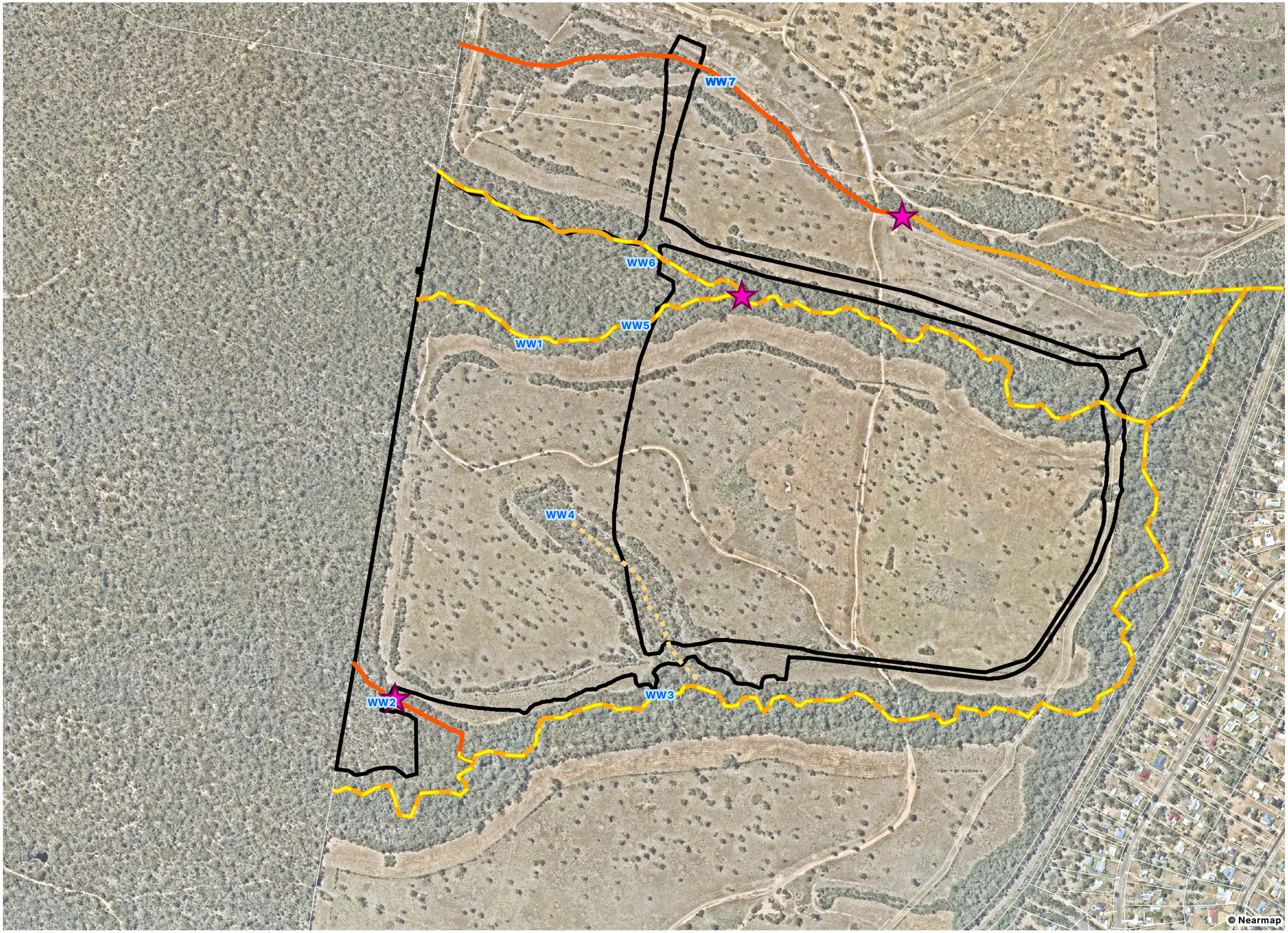
The northern most waterway is mapped as a *low risk* (green) WWBW feature under the *Fisheries Act 1994* as well as a drainage feature under the *Water Act 2000*. This feature is mapped as intersecting the proposed access road within the northern most extent of the site. One (1) assessment of the mapped feature was undertaken as part of the detailed ecological surveys conducted by SH (waterway assessment location 7) (refer **Plan 3** for mapped location and **Plan 5** for ground rectified determinations).

The feature at this assessment location was observed to be reflective of an eroded drainage feature, where evidence of water flow may be observed during periods of high rainfall. Discontinuous bed and bank features were observed, as well as pooling water which may be attributed to dust suppression for the surrounding works being undertaken. Water tolerant vegetation was present including, *Eucalyptus tereticornis* (Forest Red Gum), *Melaleuca quinquenervia* (Swamp Tea-tree), *Melaleuca alternifolia* (Narrow-leaved Paperbark), *Leersia hexandra* (Swamp Rice Grass) and *Ficinia nodosa* (Club Rush). Dominant vegetation observed adjoining the feature included, *Lophostemon suaveolens* (Swamp Box), *Acacia disparrima* (Hickory Wattle), *Gahnia aspera* (Saw Sedge), *Alphitonia excelsa* (Soap Tree) and *Threeawn aristida* (Aristida purpurea). Low introduced species presence was also described including, *Lantana camara* (Lantana) and *Ageratum houstonianum* (Blue Billygoat Weed) (refer **Photo set 7**).



Photo set 7: Eroded drainage feature of northern most waterway (WW assessment location 7).

5. FIELD SURVEY WATERWAY ASSESSMENT



Notes:
The information on this plan is not suitable for any purpose other than the expressed use of the Client. Property dimensions, areas, numbers of lots and contours and other physical features may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land. Saunders Havill therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of Saunders Havill.Unless a development approval states otherwise, this is not an approved plan.

Layer Sources
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Updated data available at
http://qldspatial.information.qld.gov.au/catalogue/

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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- Upper waterway limit confirmed by DPI
- WW Waterway assessment locations

Waterway determinations

- Flowpath within EPBC approval critical Koala habitat
- Eroded drainage feature
- Severly eroded drainage feature
- Overland flow path

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TF	AD

N

0 100 200 300 m

1:7,000 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

Saunders Havill
BOWENHILLS | SPRINGFIELD
1300 123 744 | mail@saundershavill.com

PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 05 CA5_N Waterway Assessment A

5.2.2 Flora Survey Results

Flora was assessed through opportunistic and targeted surveys throughout the survey period (refer **Plan 3**). All flora species encountered were recorded. The following summarises the findings from the flora field assessment:

- A total of nineteen (19) threatened flora species listed under the EPBC Act were identified as potentially occurring within and/or in the vicinity of the site. **No flora species listed as threatened under the EPBC Act were recorded within the investigation area.**
- A search of the NC Act Wildlife Online database listed one (1) threatened species, *Melaleuca irbyana* (Swamp Tea-tree) as potentially occurring within and/or in the vicinity of the site. **One (1) flora species listed under the NC Act was recorded within the site during field surveys, being *Melaleuca irbyana*. No additional flora species protected under the NC Act were recorded as being present on-site during field surveys.**
- The EPBC Act PMST listed seven (7) Threatened Ecological Communities (TECs) that may occur in, or relate to, the subject site (see **Section 3.1**). **No TECs, nor any conditions to support them, were observed in the proposed development area.**
- A total of forty-seven (47) flora species were identified on-site during detailed ecological field surveys. Thirty-nine (39) of these were native species (refer **Appendix H** for full list).
- A total of eight (8) of the identified forty-seven (47) flora species detected on-site are introduced to Australia or the local region. Two (2) of these species are classified as Restricted Invasive under the Biosecurity Act 2014 and will require some form of targeted management on-site. All are listed as Category 3 under the Biosecurity Act, meaning they must not be distributed either by sale or gift, or released into the environment. Refer **Appendix H** for full list.

5.2.3 Vegetation Assessments

The site was divided into five (5) ecological assessment areas (refer **Plan 2**), where vegetation assessments were conducted during detailed field surveys by SH Ecologists. Refer to **Plan 3** for the location of vegetation assessments, some of which have been included within the ecological assessment areas and **Appendix I** for detailed vegetation assessment datasheets. The results are detailed in the following sub sections. A Property Map of Assessable Vegetation (PMAV) assessment has been conducted over the site (PMAV 2008/005503). As rectified by the PMAV, regional ecosystems present include 'Least Concern' RE12.9-10.2, RE12.9-10.17a and 'Of Concern' RE12.3.11.

Assessment Area 1 – Northern Waterway

The upstream portion of the feature was observed to be reflective of an eroded drainage feature, where evidence of water flow may be observed during periods of high rainfall. Discontinuous bed and bank features were observed. Pooling water was sporadically present and water tolerant vegetation was described including, *Eucalyptus tereticornis* (Forest Red Gum), *Melaleuca quinquenervia* (Swamp Tea-tree), Melaleuca alternifolia (Narrow-leaved Paperbark), *Leersia hexandra* (Swamp Rice Grass) and *Ficinia nodosa* (Club Rush). Dominant vegetation observed adjoining the feature included, *Lophostemon suaveolens* (Swamp Box), *Acacia disparrima* (Hickory Wattle), *Gahnia aspera* (Saw Sedge), *Alphitonia excelsa* (Soap Tree) and Threeawn aristida (*Aristida purpurea*). Low introduced species presence was



also described including the presence of *Lantana camara* (Lantana) and *Ageratum houstonianum* (Blue Billygoat Weed).

Assessment Area 2 – Central Waterway and Adjacent Northern Vegetation

Assessment area 2 was located within a patch of vegetation along the northern waterway of the site that surrounds a *moderate risk* (amber) and two (2) *low risk* (green) WWBW features mapped under the *Fisheries Act 1994*. The vegetation within this assessment area was surveyed at Quaternary Site 1. Vegetation associated with the northern mapped waterway feature and adjacent vegetation within assessment area 1 has been rectified via PMAV surveys as being reflective of Category B (remnant) 'Of Concern' RE 12.3.11 (Quaternary Site 1).

The canopy vegetation within assessment area 1 included scattered large Eucalypts, approximately 23 metres in height. Dominant species in the canopy layer included, *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus crebra* (Narrow-leaved Ironbark). Dominant species throughout the sub-canopy included, *Lophostemon confertus* (Brush Box), *Alphitonia excelsa* (Soap Tree), *Acacia disparrima* (Hickory Wattle), *E. Crebra* (Narrow-leaved Ironbark), *E. tereticornis* (Forest Red Gum) *and Melaleuca quinquenervia* (Broad-leaved Paperbark). The shrub layer was identified as being largely absent with the exception of introduced species. The ground layer was found to be dominated by leaf litter and scattered native forbs and grasses including *Gahnia aspera* (Gahnia), *Imperata cylindrica* (Blady Gass), *Lobelia purpurascens* (White Root) and *Lomandra longifolia* (Long-leaved Mat Rush). The introduced *Lantana camara* (Lantana) was observed to be present throughout assessment area 1. Given the presence of canopy species *E. tereticornis* (Forest Red Gum) and *E. Crebra* (Narrow-leaved Ironbark), this vegetation was found to be reflective of 'Of Concern' RE12.3.11 (refer **Photo set 8**).



Photo set 8: Vegetation presence within Assessment Area 1 – Northern Waterway (Quaternary Site 1).

The northern waterway is mapped as containing two (2) *low risk* (green) WWBW features, under the *Fisheries Act 1994*. These mapped waterways are also recorded as a drainage lines, identified as unnamed tributaries of Sandy Creek under the *Water Act 2000*. The northern waterway was identified as being reflective of eroded drainage features, where evidence of water flow may be observed during periods of high rainfall (waterway assessment location 1, 5 and 6). Discontinuous bed and bank features as well as erosion were observed at all three assessment locations. No riparian or macrophyte vegetation was observed at the time of surveys, however, water tolerant flora was present in areas.

Vegetation present included, *E. seeana* (Narrow Leaf Red Gum), *Lophostemon suaveolens* (Swamp Box), *C. intermedia* (Pink Bloodwood), *E. tereticornis* (Forest Red Gum) and *E. moluccana* (Gum-topped Box), *C. citriodora* (Spotted Gum), *Angophora leiocarpa* (Smooth-barked Apple), *Melaleuca quinquenervia* (Swamp Tea-tree), *Allocasuarina littoralis* (Black She-oak), *Acacia concurrens* (Black Wattle), *Alphitonia excelsa* (Soap Tree), *A. disparrima* (Hickory Wattle), and *Lomandra longifolia* (Mat Rush) and *Gahnia aspera* (Saw Sedge). The presence of introduced species was also noted including, *Lantana camara* (Lantana) and *Ageratum conyzoides* (Blue Billygoat Weed) (refer **Section 5.2.1**).

No unique or significant ecological features were identified, including no endangered vegetation. One (1) listed flora species was identified as being present within the assessment area 1, being *Melaleuca irbyana* (Swamp Tea-tree) (refer **Plan 3**). No significant habitat values were observed with high levels of disturbance observed across the area. In general, the area is not considered an ecological constraint as per PDA Guideline definitions.

Assessment Area 3 – Vegetated Drainage Line

Assessment area 3 was located within a patch of vegetation along the central waterway of the site that surrounds a Drainage Feature mapped under the *Water Act 2000.* The vegetation within this assessment area was surveyed at Quaternary Site 12. Vegetation associated with the central mapped Drainage Feature within assessment area 3 has been rectified via PMAV surveys are being reflective of Category X (non-remnant) vegetation.

Vegetation within this area was found to be moderately disturbed, containing scattered Eucalypt species, approximately 20 metres in height. Dominant canopy species included, *Corymbia citriodora* (Spotted Gum), *C. henryi* (Large-leaved Spotted Gum) and *C. intermedia* (Pink Bloodwood). Dominant species throughout the sub-canopy included, *Allocasuarina littoralis* (Black She-oak) and regenerating Eucalypts. The shrub layer was identified as being sparse with the presence of scattered native and introduced shrub species, including *Breynia oblongifolia* (Coffee Bush) and *Alphitonia excelsa* (Soap Tree). The ground layer was observed to be predominantly leaf litter with scattered native forbs and grasses including *Gahnia aspera* (Gahnia), *Imperata cylindrica* (Blady Grass), *Lomandra longifolia* (Long-leaved Mat Rush) and *Oplismenus aemulus* (Creeping Beard Grass). Introduced species including, *Lantana camara* (Lantana) and *Andropogon virginicus* (Whiskey Grass) were observed to be present throughout assessment area 3. Given the height and sparse coverage of the observed canopy flora in this area, the non-remnant status of the vegetation was confirmed (refer **Photo set 9**).

The central drainage feature is mapped as a Drainage Feature under the *Water Act 2000.* This feature was observed to be reflective of an overland flow path, where no evidence of a drainage line was identified as well as the absence of bed and bank features or water. However, water tolerant vegetation was described including, scattered *Eucalyptus tereticornis* (Forest Red Gum), *Lophostemon suaveolens* (Swamp Box), as well as the presence of *Corymbia citriodora* (Spotted Gum). The understory was dominated by *Acacia disparrima* (Hickory Wattle), *Gahnia aspera* (Saw Sedge), *Lomandra longifolia* (Mat Rush) and *Alphitonia excelsa* (Soap Tree) (refer **Section 5.2.1**).



No unique or significant ecological features were identified, including no endangered vegetation nor listed species. No significant habitat values were observed with high levels of disturbance observed across the area. In general, the area is not considered an ecological constraint as per PDA Guideline definitions.



Photo set 9: Vegetation presence within Assessment Area 2 – Central Vegetated Drainage Line (Quaternary Site 12).

Assessment Area 4 – Southern Waterway and Adjoining Southern Vegetation

Assessment area 4 was located within a patch of vegetation partially within and adjacent to the Context Area 5 North southern boundary. Foliage within this assessment area consists of non-remnant associated with the *low risk* (green) WWBW features mapped under the *Fisheries Act 1994* (Quaternary Site 8). Additionally, vegetation was assessed adjacent to the southern boundary of the Context Area 5 North extent, within mapped Category B (remnant) vegetation associated with the mapped *moderate risk* (amber) WWBW feature mapped under the *Fisheries Act 1994.* This adjoining remnant vegetation has been rectified via PMAV surveys as being reflective of 'Of Concern' RE 12.3.11 with areas of RE12.9-10.2 (Quaternary Site 10).

Vegetation located within the south-western corner of the site in association with the *low risk* (green) WWBW feature comprises a canopy layer of *Eucalyptus tereticornis* (Forest Red Gum) and *Corymbia intermedia* (Pink Bloodwood), averaging approximately 20 metres in height. The sub-canopy was dominated by *Lophostemon confertus* (Brush Box), *Allocasuarina littoralis* (Black She-oak) and *Melaleuca quinquenervia (*Broad-leaved Paperbark*)* with occasional *Alphitonia excelsa* (Soap Tree) and regenerating *C. citriodora* (Spotted Gum). The shrub layer was composed of juvenile *Alphitonia excelsa* (Soap Tree) and *Allocasuarina littoralis* (Black She-oak) with scattered introduced species. Leaf litter was dominant throughout the ground layer with scattered native and exotic grasses and forbs, including, *Passiflora suberosa* (Corky Passion), *Imperata cylindrica* (Blady Grass), *Lomandra multiflora* (Mant Flowered Mat Rush) and *Entolasia stricta* (Wiry Panic). Given the height and sparse coverage of the observed canopy flora in this area, the non-remnant status of the vegetation was confirmed (refer **Photo set 10**).



Photo set 10: Vegetation presence within Assessment Area 3 – Vegetation associated with low risk WWBW (Quaternary Site 8).

Vegetation associated with the southern mapped waterway feature adjacent to the Context Area 5 North extent was found to consist of a canopy dominated by native species, reaching approximately 22 metres in height, and included, *Corymbia citriodora* (Spotted Gum), *Eucalyptus tereticornis* (Forest red Gum) and *E. crebra* (Narrow-leaved Ironbark) and *Melaleuca quinquenervia* (Broad-leaved Paperbark). The subcanopy was identified as reflecting a highly disturbed environment, consisting of regrowing eucalypts as well as *Alphitonia excelsa* (Soap Tree) and *Lophostemon suaveolens* (Swamp Box). The shrub layer was dominated by introduced species and included the scattered presence of regrowing native trees and scattered *Breynia oblongifolia* (Coffee Bush). The ground layer was largely scarce of vegetation and included small areas of *Gahnia aspera* (Gahnia), *Imperata cylindrica* (Blady Grass) and *Oplismenus aemulus* (Creeping Beard Grass). Introduced species presence was high, and included *Lantana camara* (Lantana), *Ageratum houstonianum* (Blue Billygoat Weed) and *Passiflora suberosa* (Corky Passion). Given the presence of canopy species *E. tereticornis* (Forest Red Gum) and *E. Crebra* (Narrow-leaved Ironbark), this vegetation was found to be reflective of 'Of Concern' RE12.3.11 (refer **Photo set 11**).



Photo set 11: Vegetation presence within Assessment Area 3 – Vegetation associated with moderate risk WWBW (Quaternary Site 10).

The waterway mapped adjacent to the southern boundary of the Context Area 5 North extent is a *moderate risk* (amber) WWBW under the *Fisheries Act 1994*. An anabranch of this WWBW feature is also located

within the south-western portion of the site, mapped as a *low risk* (green) WWBW. These features are also mapped as unnamed tributaries of Sandy Creek under the *Water Act 2000*. The mapped *moderate risk* (amber) WWBW feature was observed to be reflective of an eroded drainage feature, with minor erosion observed along the banks. A gully was observed at the time of survey, however the absence of water was recorded. Natural landscape feature including a gully, drainage depression or other erosion feature formed by the concentration of temporary overland flow water. The mapped *low risk* (green) WWBW feature was observed to be reflective of a severely eroded drainage feature, with major erosion of banks described, as well as scour pools. While a gully and banks were observed at the assessment location, these were discontinuous (refer **Section 5.2.1**).

No unique or significant ecological features were identified, including no endangered vegetation nor listed species. No significant habitat values were observed with high levels of disturbance observed across the area. In general, the area is not considered an ecological constraint as per PDA Guideline definitions.

Assessment Area 5 – Disturbed Paddock Vegetation

Assessment area 5 was located within areas of mapped Category X (non-remnant) open paddock vegetation under the PMAV. Vegetation assessments were conducted within the maintained paddock area (Quaternary Site 4) as well as within regrowth vegetation patches across the assessment area (Quaternary Sites 2, 3, 4, 5, 6, 9 and 11). Vegetation within the disturbed paddock area has been confirmed via PMAV surveys are reflecting Category X (non-remnant) vegetation.

Paddock areas largely consisted of a matrix of native and exotic grasses and the scattered mature Eucalypt species over 300 DSH and on average 18-25 metres in heigh. Canopy species included, *Corymbia citriodora* (Spotted Gum), *Eucalyptus tereticornis* (Forest Red Gum), *C. henryi* (Large-leaved Spotted Gum) and *E. crebra* (Narrow-leaved Ironbark). The Sub-canopy and shrub layer were absent. The ground layer was dominated by native grasses including, *Aristida queenslandica* (Queensland Wiregrass), *Capillipedium parviflorum* (Scented-top Grass), *Andropogon virginicus* (Whiskey grass) and *Cymbopogon refractus* (Barbed Wire Grass) with some exotic grasses including, *Sporobolus pyramidalis* (Giant Rat's Tail Grass) and *Sorghum halepense* (Johnsons Grass). Scattered native and exotic forbs were present including *Goodenia rotundifolia* (Star Goodenia), *Lobelia purpurascens* (White Root) and *Richardia brasiliensis* (White Eye) (refer **Photo set 12**).

Within the paddock area, regrowth patches of highly disturbed vegetation were present. Canopy species within these patches were predominately regrowth Eucalypt, averaging approximately 15 metres in height, including *Eucalyptus tereticornis* (Forest Red Gum), *E. crebra* (Narrow-leaved Ironbark), *Corymbia intermedia* (Pink Bloodwood), *C. henryi* (Large-leaved Spotted Gum) and *C. citriodora* (Spotted Gum). The subcanopy was approximately 8- 9 metres in height and consisted of regenerating Eucalypt species of as well as *Alphitonia excelsa* (Soap Tree), *Acacia leiocalyx* (Early flowering Black Wattle), *Allocasuarina littoralis* (Black She-oak) and *Acacia disparrima* (Hickory Wattle). The shrub layer consisted of dense introduced species *Lantana camara* (Lantana), which resulted in the exclusion of all ground layer vegetation (refer **Photo set 13**).





Photo set 12: Vegetation presence within Assessment Area 4 – Open Paddock Vegetation (Quaternary Site 4).



Photo set 13: Vegetation presence within Assessment Area 4 – Regrowth Vegetation Patches within Open Paddock (Quaternary Sites 2, 3, 4, 5, 6, 9 and 11).

One (1) *low risk* WWBW feature mapped under the *Fisheries Act 1994* is present within the northern most extent of the assessment area 4 extent. This feature is also mapped as a drainage feature under the *Water Act 2000*. The feature at this assessment location was observed to be reflective of an eroded drainage feature, where evidence of water flow may be observed during periods of high rainfall. Discontinuous bed and bank features were observed, as well as pooling water which may be attributed to dust suppression for the surrounding works being undertaken. Water tolerant vegetation was present including, *Eucalyptus tereticornis* (Forest Red Gum), *Melaleuca quinquenervia* (Swamp Tea-tree), *Melaleuca alternifolia* (Narrow-leaved Paperbark), *Leersia hexandra* (Swamp Rice Grass) and *Ficinia nodosa* (Club Rush). Dominant vegetation observed adjoining the feature included, *Lophostemon suaveolens* (Swamp Box), *Acacia disparrima* (Hickory Wattle), *Gahnia aspera* (Saw Sedge), *Alphitonia excelsa* (Soap Tree) and *Threeawn aristida* (Aristida purpurea). Low introduced species presence was also described including, *Lantana camara* (Lantana) and *Ageratum houstonianum* (Blue Billygoat Weed) (refer **Section 5.2.1**).

No unique or significant ecological features were identified, including no endangered vegetation. One (1) listed flora species was identified as being present within the assessment area, being *Melaleuca irbyana*

(Swamp Tea-tree) (refer **Plan 3**). No significant habitat values were observed with high levels of disturbance observed across the area. In general, the area is not considered an ecological constraint as per PDA Guideline definitions.

Assessment Area 6 – Adjoining Western Vegetation

Assessment area 6 was located in the western adjoining lot, where vegetation values are mapped as containing Category B (remnant) 'Least Concern' RE12.9-10.2 and RE12.9-10.17a under the PMAV. The vegetation within this assessment area was surveyed at Quaternary Site 7.

The canopy vegetation within assessment area 6 was dominated by, *Corymbia citriodora* (Spotted Gum), *C. henryi* (Large-leaved Spotted Gum), *Eucalyptus tereticornis* (Forest Red Gum) and *C. intermedia* (Pink Bloodwood). The subcanopy consisted of regrowth *E. tereticornis* (Forest Red Gum) and *C. citriodora* (Spotted Gum), as well as the presence of *Alphitonia excelsa* (Soap Tree), *Allocasuarina littoralis* (Black She-oak) and *Acacia disparrima* (Hickory Wattle). The shrub layer was dominated by introduced species, consisting of dense *Lantana camara* (Lantana). The ground layer was dominated by leaf litter as well as scattered native and exotic forbs and grasses including, *Gahnia aspera* (Gahnia), *Aristida queenslandica* (Queensland Wiregrass), *Lobelia purparescens* (White Root) and *Imperata cylindrica* (Blady Grass). Given the presence of canopy species *C. citriodora* (Spotted Gum) and *E. Crebra* (Narrow-leaved Ironbark), this vegetation was found to be reflective of 'Least Concern' RE12.9-10.2 (refer **Photo set 14**).



Photo set 14: Vegetation presence within Assessment Area 5 – eastern extent of western adjoining vegetation.

No unique or significant ecological features were identified, including no endangered vegetation nor listed species. No significant habitat values were observed with high levels of disturbance observed across the area. In general, the area is not considered an ecological constraint as per PDA Guideline definitions.

5.2.4 GPS Tree Plot

A tree plot survey was conducted across the site to identify and describe the vegetation values, namely those considered to contain habitat features (≥ 300mm DSH) within the open paddock areas of the site as well as Koala habitat trees (≥ 100mm DSH) and native vegetation (≥ 200mm DSH) within 20 metres of the northern, southern and western boundaries. Data from the GPS Tree Plot Survey has been extracted and summarised below (refer **Plan 6** for GPS Tree Plot and **Appendix J** for tree schedule). **Table 14** provides a summary of the results of the GPS tree plot survey completed.

- The GPS tree plot survey recorded a total of twenty-eight (28) tree species, across three-thousand, eight hundred and thirty-eight (3834) trees.
- Of the total number of trees recorded, seventy (70) were dead/stag trees.
- The most abundant species recorded was *Corymbia citriodora* (Spotted Gum) with 24.57% (942 individuals), followed by *Lophostemon suaveolens* (Swamp Box) with 18.70% (717 individuals), *C. intermedia* (Pink Bloodwood) with 17.11% (656 individuals), *Melaleuca quinquenervia* (Broad-leaved Paperbark) with 6.94% (266 individuals) and *Eucalyptus moluccana* (Gum-topped Box) with 4.88% (187 individuals) (refer **Table 14**).
- Thirty-five (35) hollow-bearing trees were recorded.
- **Table 15** provides a summary of the total tree DSH recorded during the detailed ecological field survey. The vegetation is predominantly comprised of trees with a DSH between 100 and 400 mm DSH with a total of 88.42% recorded within this range.

Table 14: Tree plot summary

Scientific name	Common name	Native/ introduced	Number recorded	Percentage recorded (%)
Corymbia citriodora	Spotted Gum	Native	942	24.57
Lophostemon suaveolens	Swamp Box	Native	717	18.70
Corymbia intermedia	Pink Bloodwood	Native	656	17.11
Eucalyptus tereticornis	Forest Red Gum	Native	266	6.94
Melaleuca quinquenervia	Broad-leaved Paperbark	Native	243	6.34
Eucalyptus moluccana	Gum-topped Box		187	4.88
Eucalyptus crebra	Narrow-leaved Ironbark	Native	171	4.46
Eucalyptus siderophloia	Northern Grey Gum	Native	116	3.03
Angophora leiocarpa	Smooth-barked Apple	Native	98	2.56
Eucalyptus seeana	Narrow-leaved Red Gum	Native	78	2.03
Dead/Stag	-	-	70	1.83
Allocasuarina littoralis	Black She-oak	Native	69	1.80
Corymbia henryi	Large-leaved Spotted Gum	Native	57	1.49
Acacia disparrima	Hickory Wattle	Native	46	1.20
Corymbia tessellaris	Moreton Bay Ash	Native	45	1.17
Acacia concurrens	Black Wattle	Native	28	0.73
Alphitonia excelsa	Soap Tree	Native	13	0.34
Eucalyptus propinqua	Small-fruited Grey Gum	Native	8	0.21
Acacia leiocalyx	Early Flowering Black Wattle	Native	7	0.18
Corymbia trachyphloia	Brown Bloodwood	Native	7	0.18
Petalostigma pubescens	Quinine Bush	Native	2	0.05
Angophora floribunda	Rough-barked Apple	Native	1	0.03
Angophora subvelutina	Broad-leaved Apple	Native	1	0.03
Angophora woodsiana	Smudgee Apple	Native	1	0.03
Casuarina cunninghamiana	River She-oak	Native	1	0.03

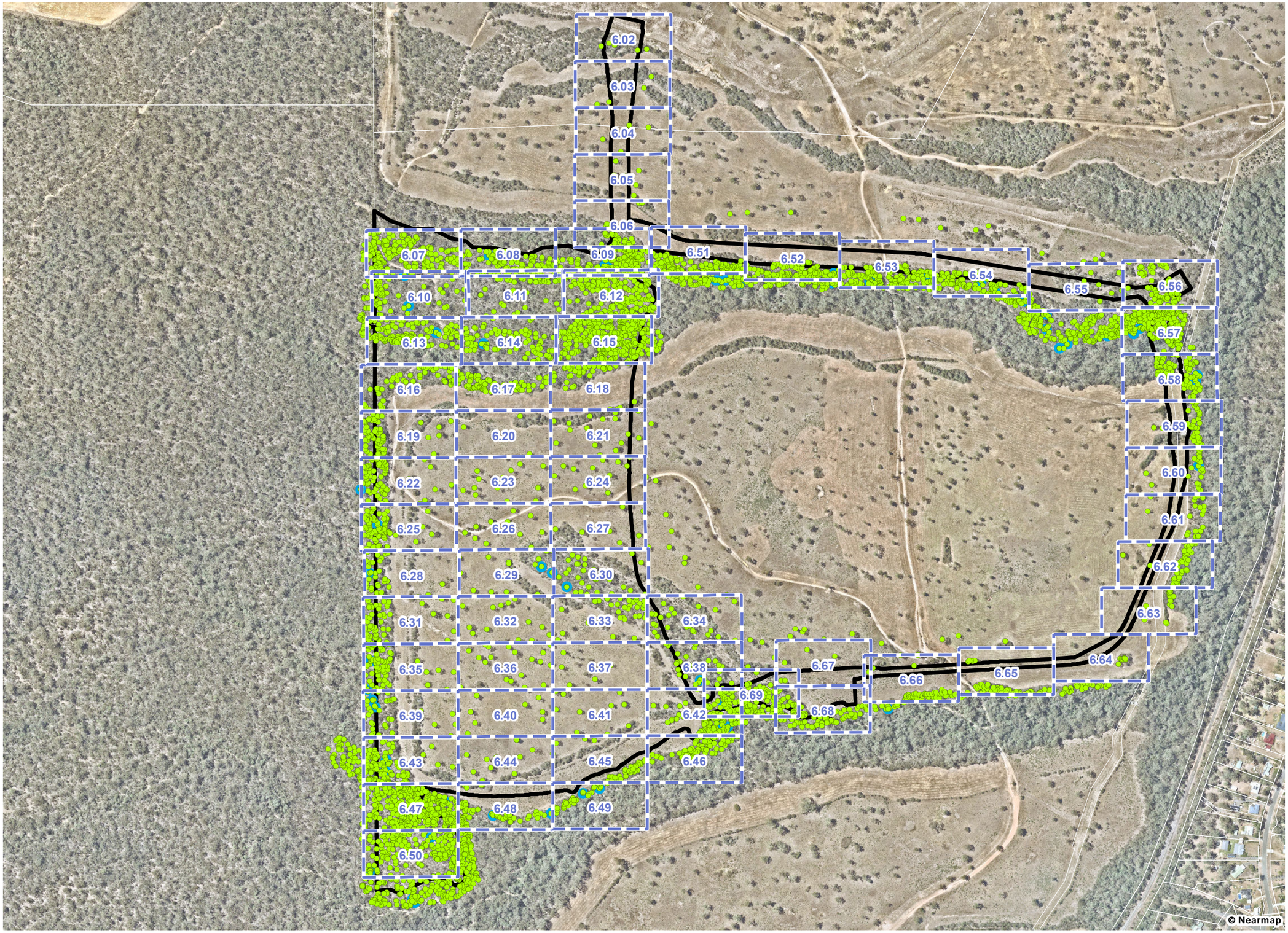


Scientific name	Common name	Native/ introduced	Number recorded	Percentage recorded (%)
Corymbia gummifera	Red Bloodwood	Native	1	0.03
Corymbia torelliana	Cadaghi	Non-endemic	1	0.03
Eucalyptus biturbinata	Large-fruited Grey Gum	Native	1	0.03
Melaleuca irbyana	Swamp Tea-tree	Native	1	0.03
Total			**3,834**	**100**

Table 15: Tree Plot DSH Summary

DSH (mm)	Number recorded	Percentage Recorded (%)
0-100	13	0.34
100-200	1674	43.66
200-300	1053	27.46
300-400	650	16.95
400-500	259	6.76
500-600	102	2.66
600-700	50	1.30
700-800	22	0.57
800-900	7	0.18
900-1000	1	0.03
1000-1100	1	0.03
1200-1300	1	0.03
1300-1400	1	0.03
Total	**3,834**	**100**

6.01 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TF	AD

N

0 100 200 300 m

1:6,250 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 061 CA5_N Tree Plot A

6.02 GPS TREE PLOT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 02 CA5 Tree Plot A

6.03 GPS TREE PLOT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 03 CA5 Tree Plot A

6.04 GPS TREE PLOT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

Saunders Havill
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1300 123 744 | mail@saundershavill.com

PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 04 CA5 Tree Plot A

6.05 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 05 CA5 Tree Plot A

6.06 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 06 CA5 Tree Plot A

6.07 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 07 CA5 Tree Plot A

6.08 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 08 CA5 Tree Plot A

6.09 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

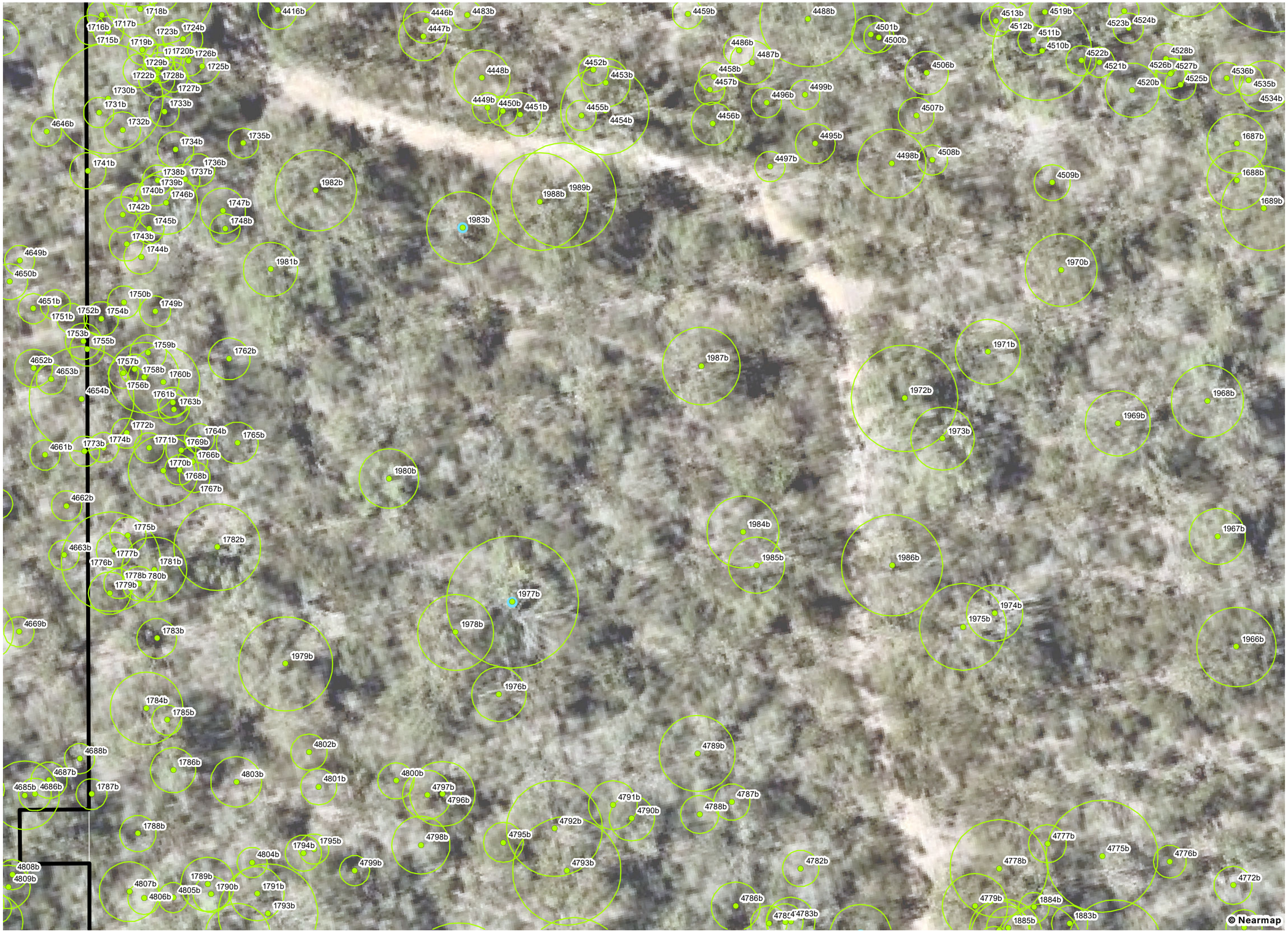
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 09 CA5 Tree Plot A

6.10 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

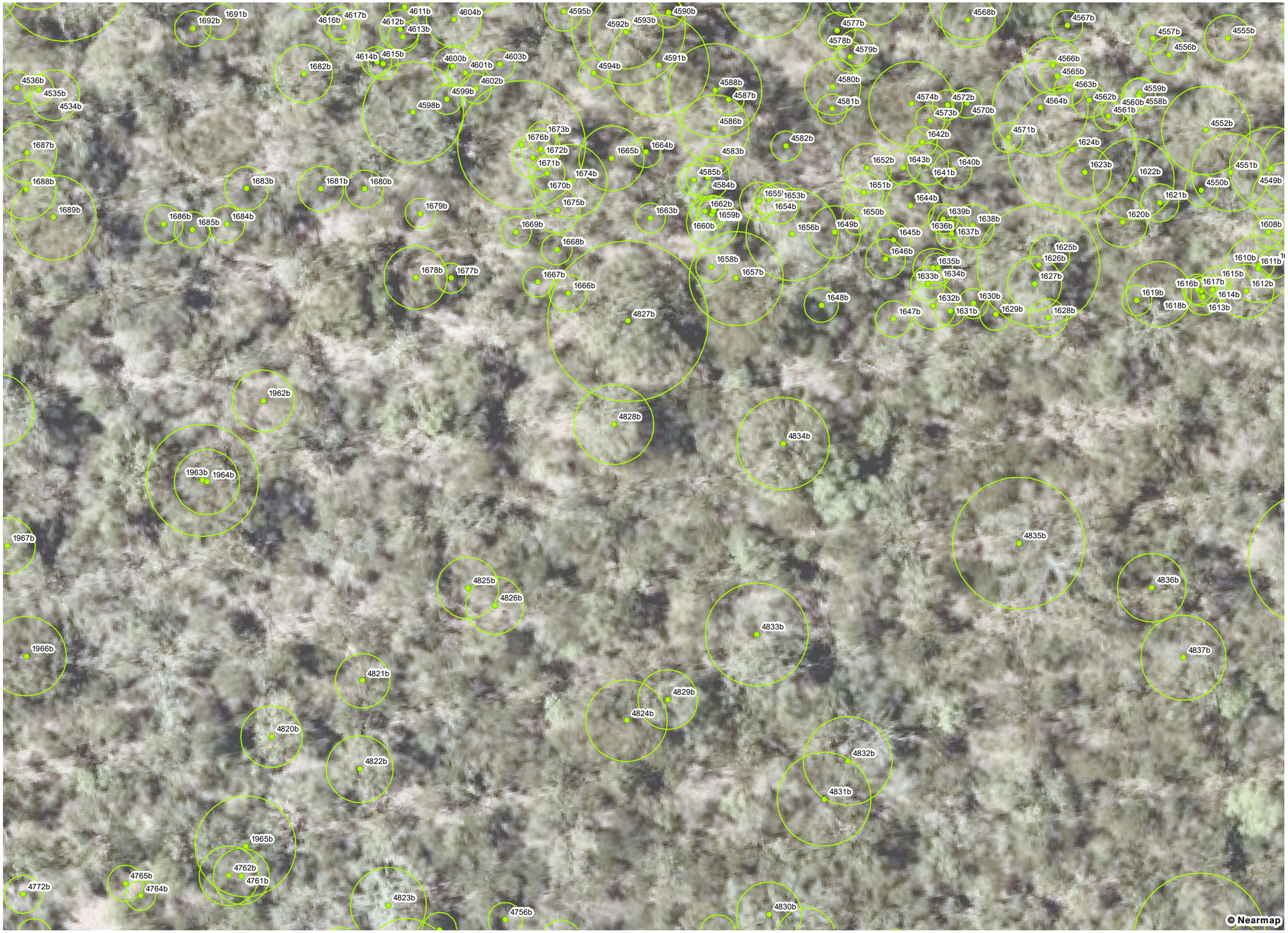
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 10 CA5 Tree Plot A

6.11 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 11 CA5 Tree Plot A

6.12 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

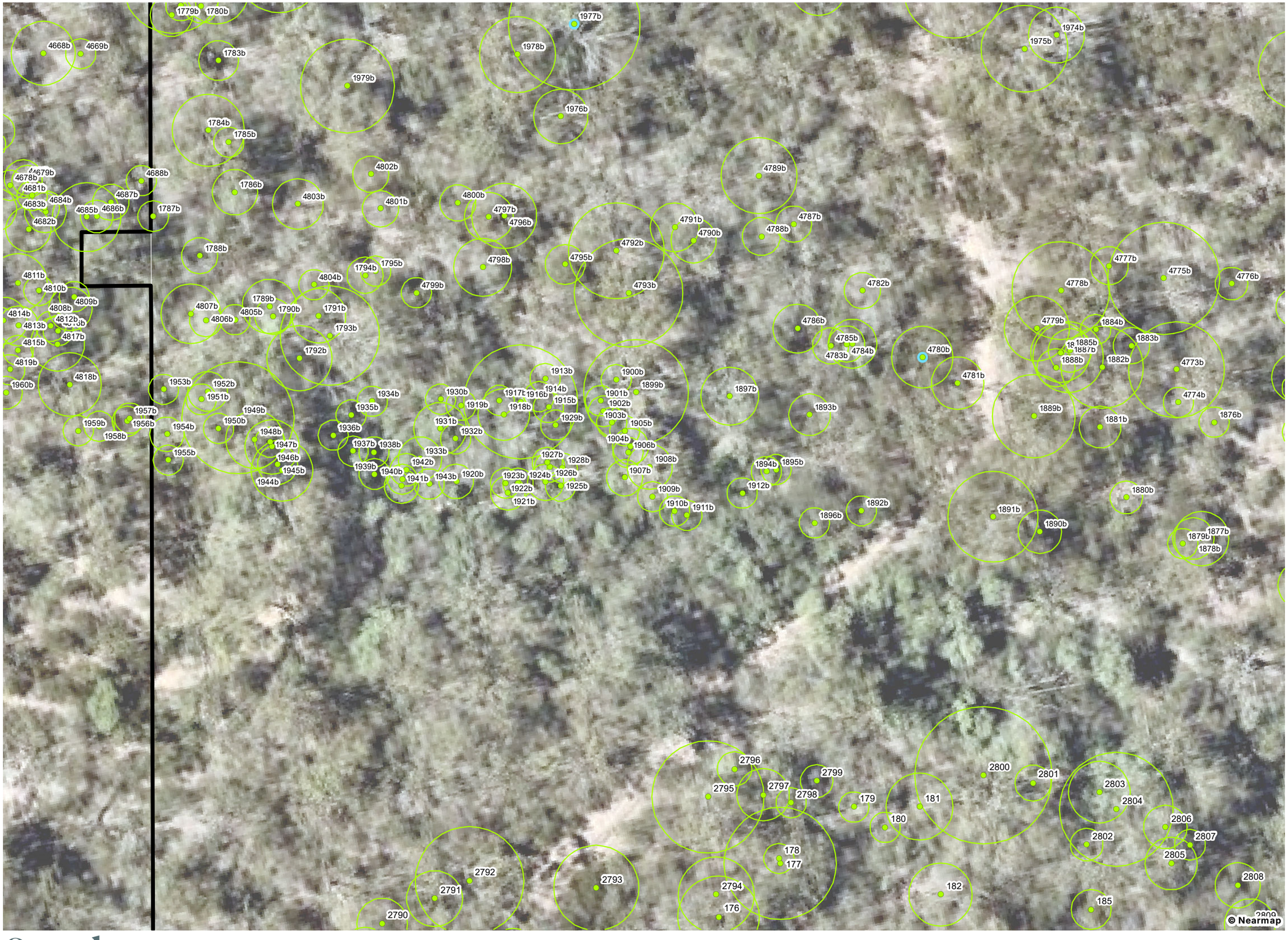
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 12 CA5 Tree Plot A

6.13 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

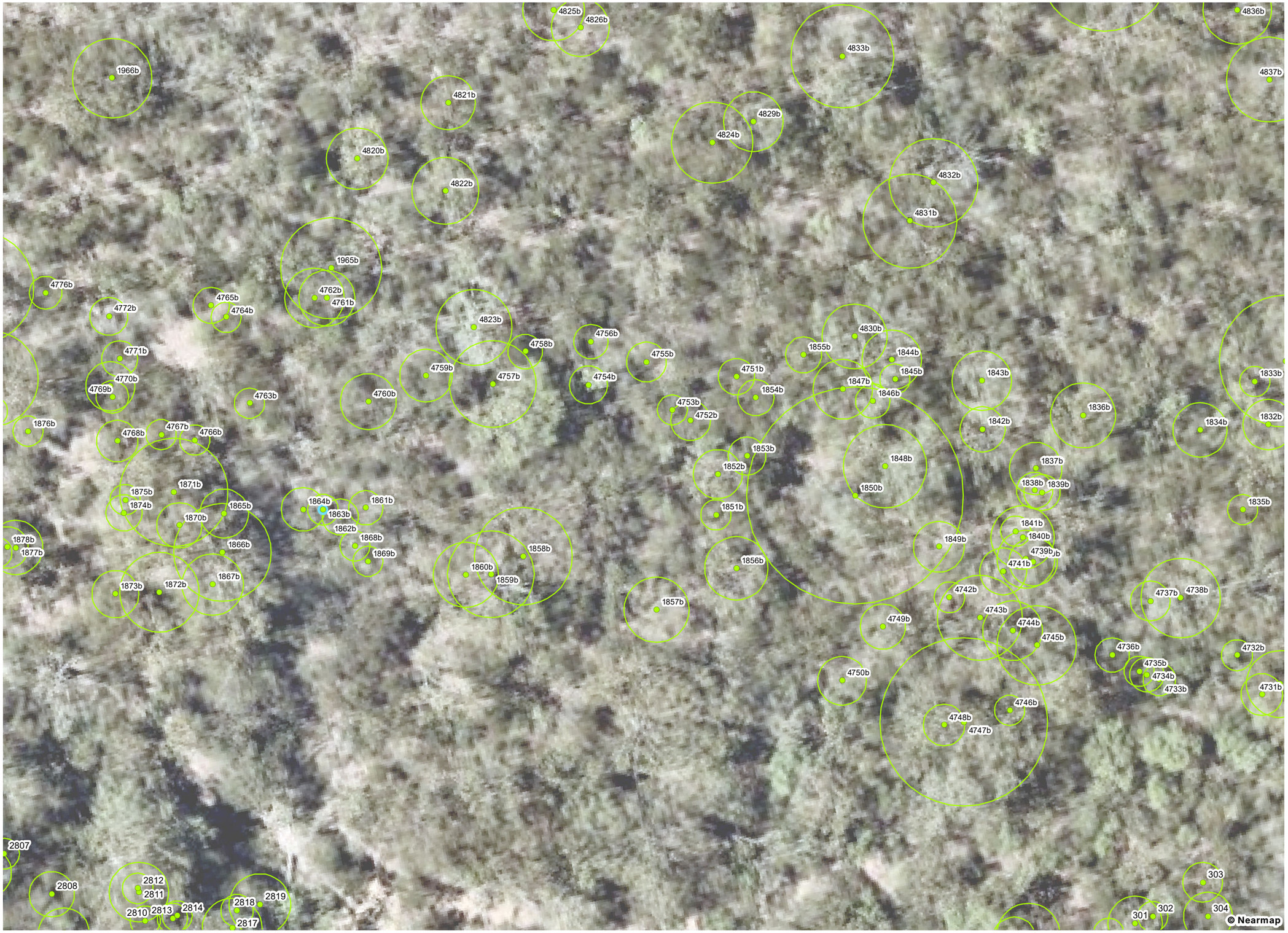
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 13 CA5 Tree Plot A

6.14 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

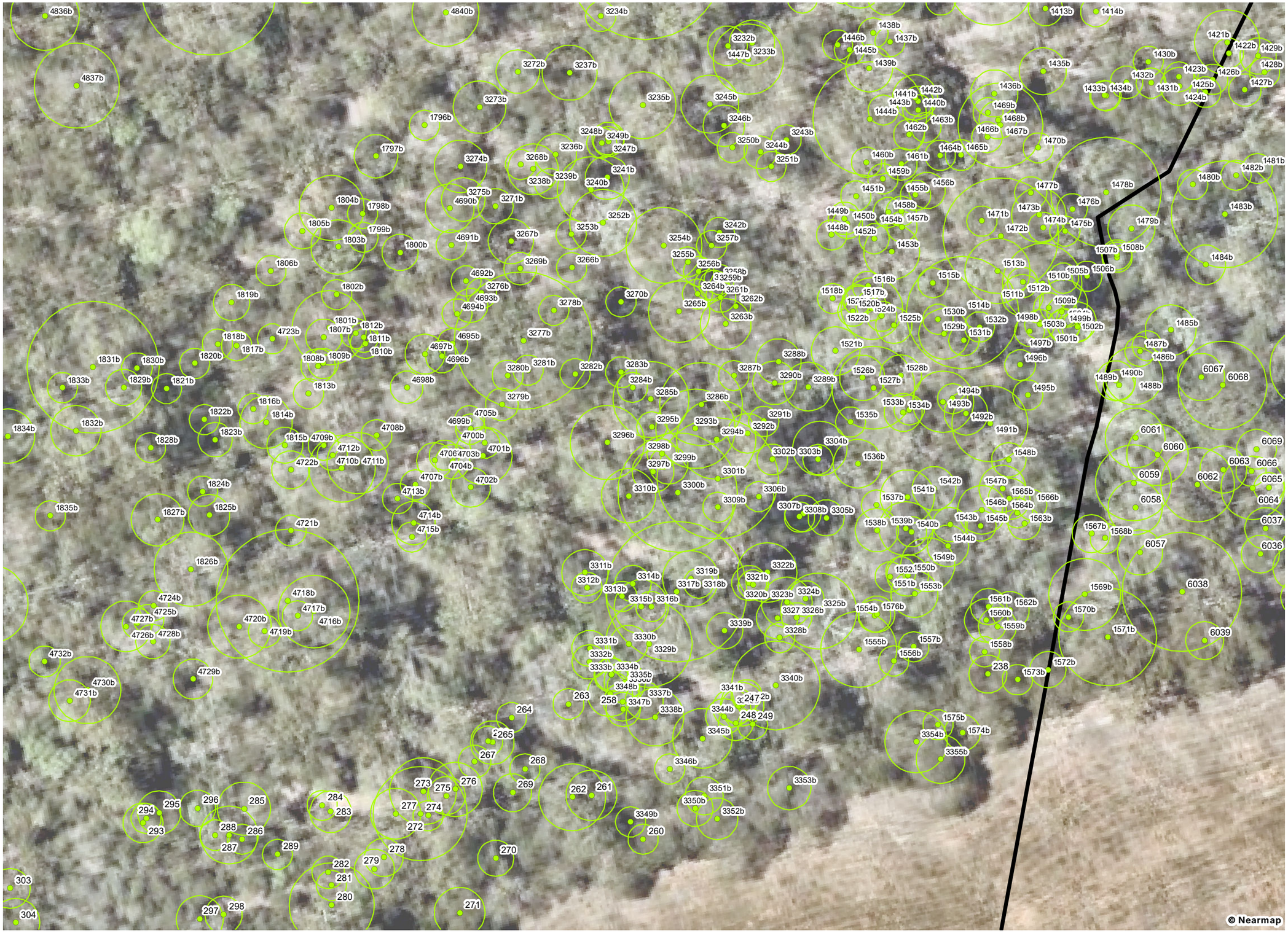
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 14 CA5 Tree Plot A

6.15 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

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- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

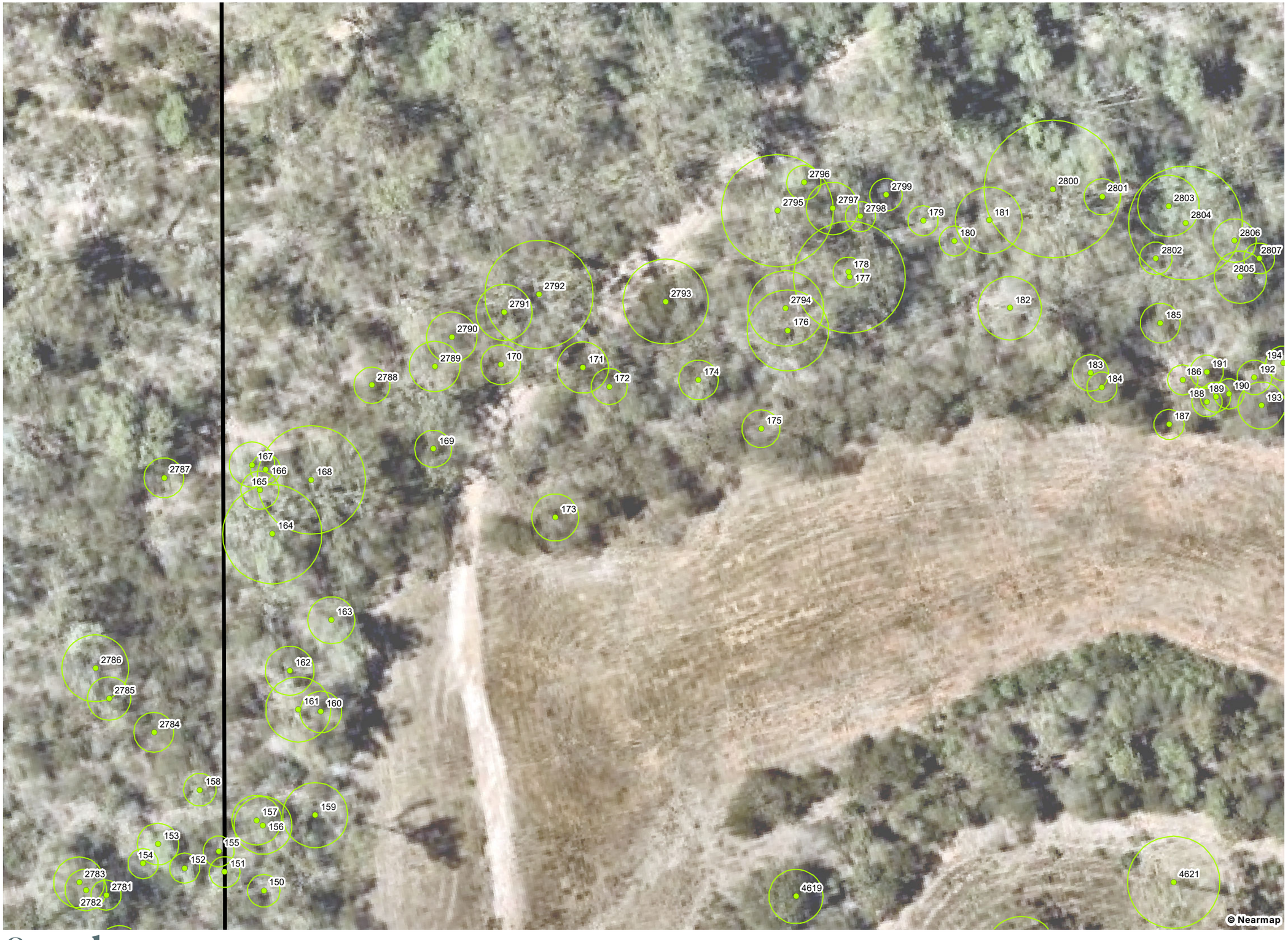
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 15 CA5 Tree Plot A

6.16 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 16 CA5 Tree Plot A

6.17 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

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AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 17 CA5 Tree Plot A

6.18 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

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AMENDMENTS				
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A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 18 CA5 Tree Plot A

6.19 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

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- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 19 CA5 Tree Plot A

6.20 GPS TREE PLOT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

Saunders Havill
BOWENHILLS | SPRINGFIELD
1300 123 744 | mail@saundershavill.com

PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 20 CA5 Tree Plot A

6.21 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 21 CA5 Tree Plot A

6.22 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 22 CA5 Tree Plot A

6.23 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 23 CA5 Tree Plot A

6.24 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

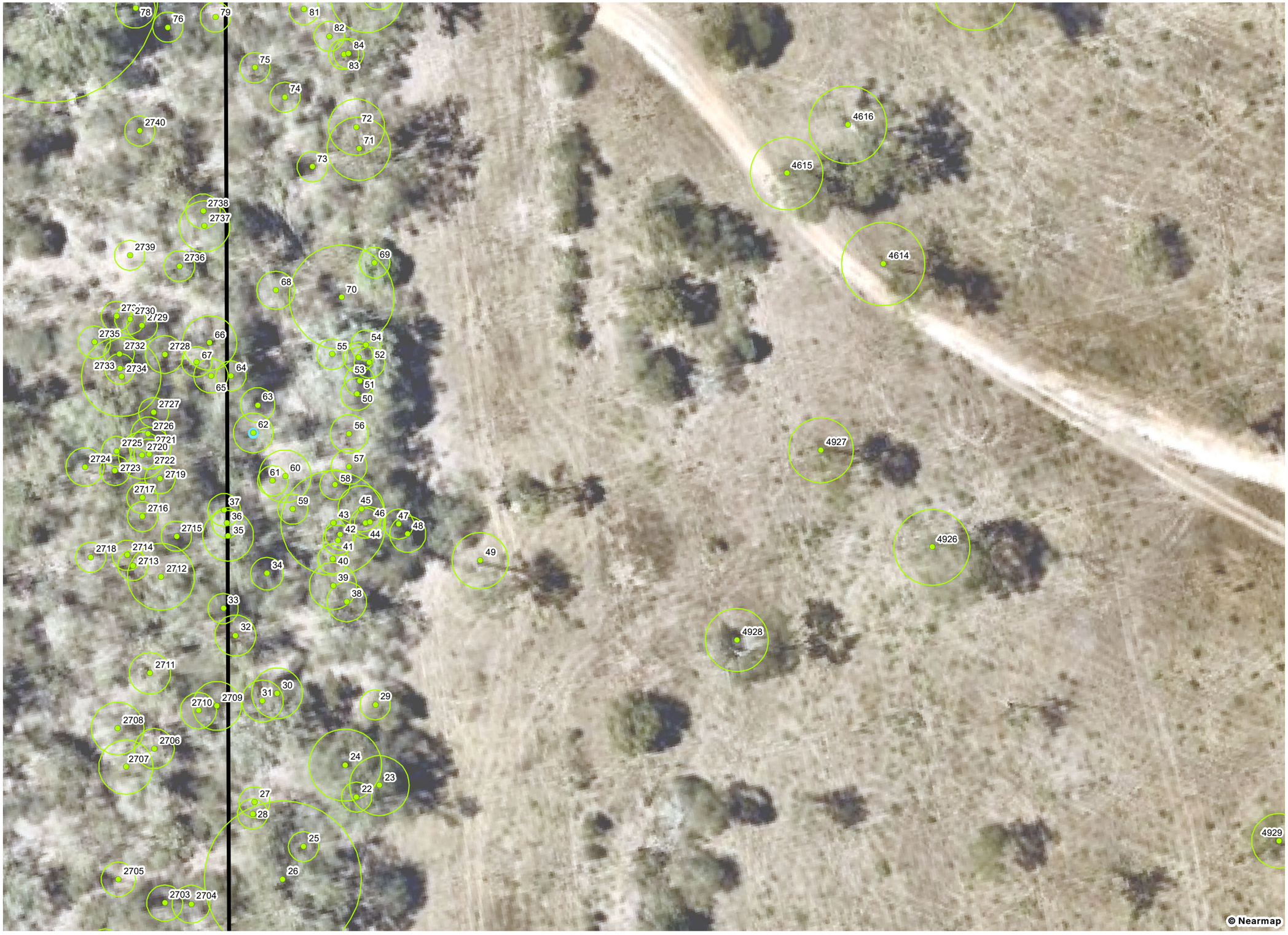
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 24 CA5 Tree Plot A

6.25 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 25 CA 5 Tree Plot A

6.26 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 26 CA5 Tree Plot A

6.27 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 27 CA5 Tree Plot A

6.28 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 28 CA5 Tree Plot A

6.29 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 29 CA5 Tree Plot A

6.30 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 30 CA5 Tree Plot A

6.31 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 31 CA5 Tree Plot A

6.32 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

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- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 32 CA5 Tree Plot A

6.33 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 33 CA5 Tree Plot A

6.34 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 34 CA5 Tree Plot A

6.35 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
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- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 35 CA5 Tree Plot A

6.36 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 36 CA5 Tree Plot A

6.37 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

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- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 37 CA5 Tree Plot A

6.38 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

Saunders Havill
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1300 123 744 | mail@saundershavill.com

PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 38 CA5 Tree Plot A

6.39 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 39 CA5 Tree Plot A

6.40 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 40 CA5 Tree Plot A

6.41 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 41 CA 5 Tree Plot A

6.42 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 42 CA5 Tree Plot A

6.43 GPS TREE PLOT ASSESSMENT



© Nearmap

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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 43 CA5 Tree Plot A

6.44 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 44 CA5 Tree Plot A

6.45 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 45 CA5 Tree Plot A

6.46 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 46 CA5 Tree Plot A

6.47 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 47 CA5 Tree Plot A

6.48 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 48 CA5 Tree Plot A

6.49 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

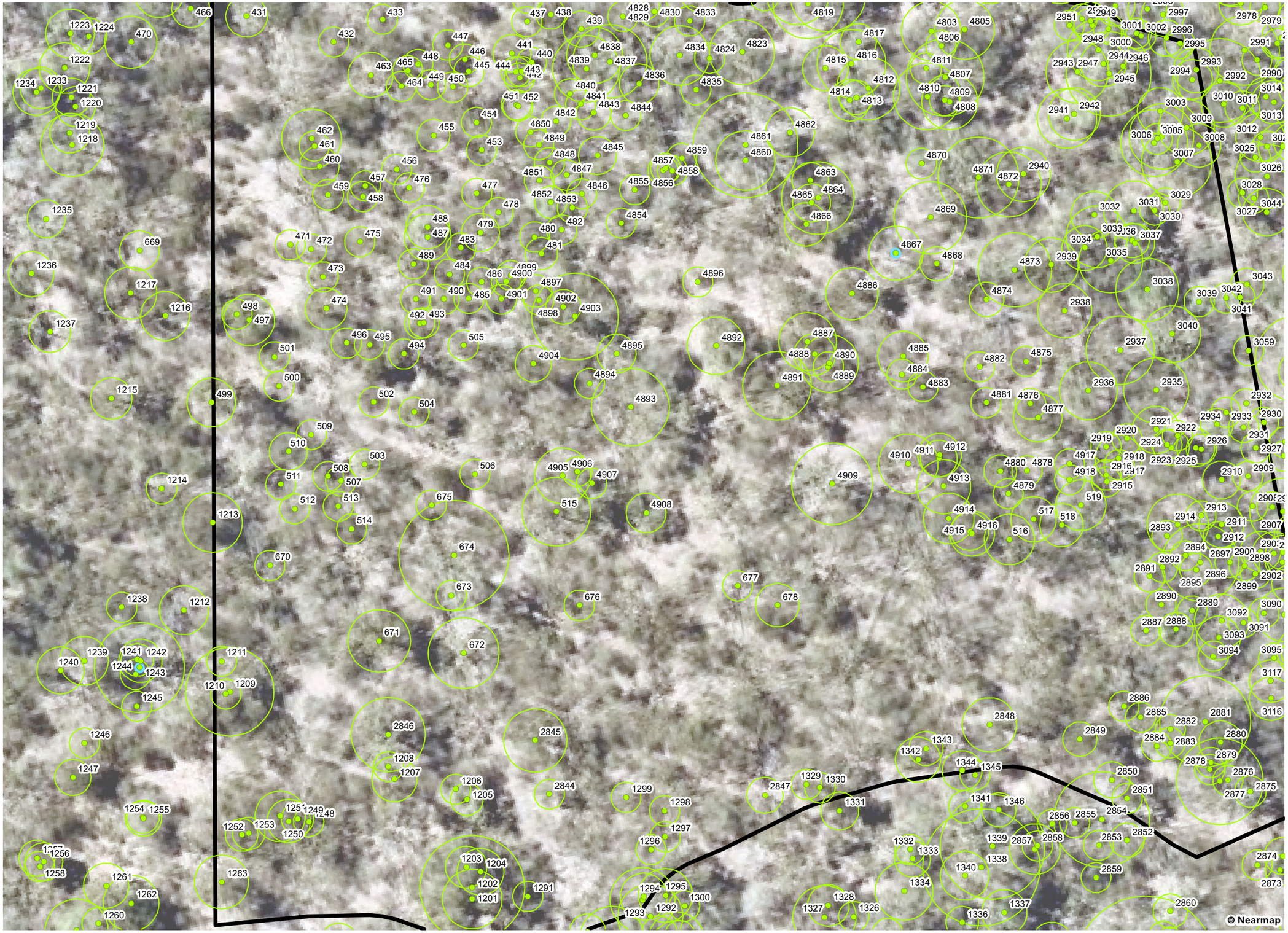
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 49 CA5 Tree Plot A

6.50 GPS TREE PLOT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 50 CA5 Tree Plot A

6.51 GPS TREE PLOT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 51 CA5 Tree Plot A

6.52 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 52 CA5 Tree Plot A

6.53 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 53 CA5 Tree Plot A

6.54 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 54 CA5 Tree Plot A

6.55 GPS TREE PLOT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 55 CA5 Tree Plot A

6.56 GPS TREE PLOT ASSESSMENT



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LEGEND

- Qld DCDB
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- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 56 CA5 Tree Plot A

6.57 GPS TREE PLOT ASSESSMENT



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LEGEND

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AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 57 CA5 Tree Plot A

6.58 GPS TREE PLOT ASSESSMENT



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- Context Area 5 (North) boundary
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- Tree With Hollows

AMENDMENTS				
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A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

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PEET

Flagstone

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Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 58 CA5 Tree Plot A

6.59 GPS TREE PLOT ASSESSMENT



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AMENDMENTS				
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A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 59 CA5 Tree Plot A

6.60 GPS TREE PLOT ASSESSMENT



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LEGEND

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- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 60 CA5 Tree Plot A

6.61 GPS TREE PLOT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 61 CA5 Tree Plot A

6.62 GPS TREE PLOT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 62 CA5 Tree Plot A

6.63 GPS TREE PLOT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 63 CA5 Tree Plot A

6.64 GPS TREE PLOT ASSESSMENT



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AMENDMENTS				
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A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

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Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 64 CA5 Tree Plot A

6.65 GPS TREE PLOT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- GPS Tree Plot (w/TPZ)
- Tree With Hollows

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

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Date: 1/05/2026

9850 E 6 65 CA5 Tree Plot A

6.66 GPS TREE PLOT ASSESSMENT



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AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	1/05/2026	Preliminary	TF	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

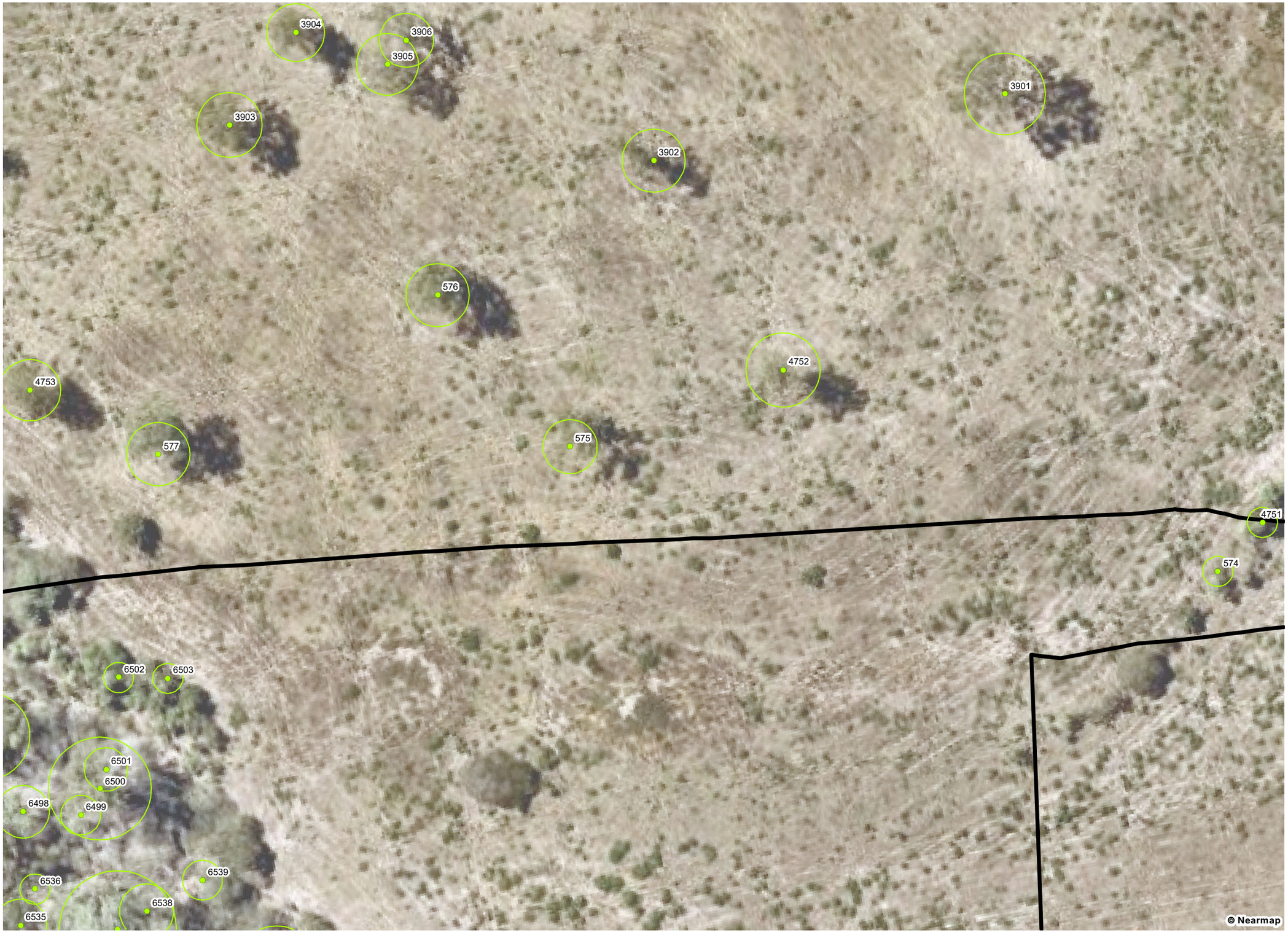
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 66 CA5 Tree Plot A

6.67 GPS TREE PLOT ASSESSMENT



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LEGEND

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AMENDMENTS

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N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

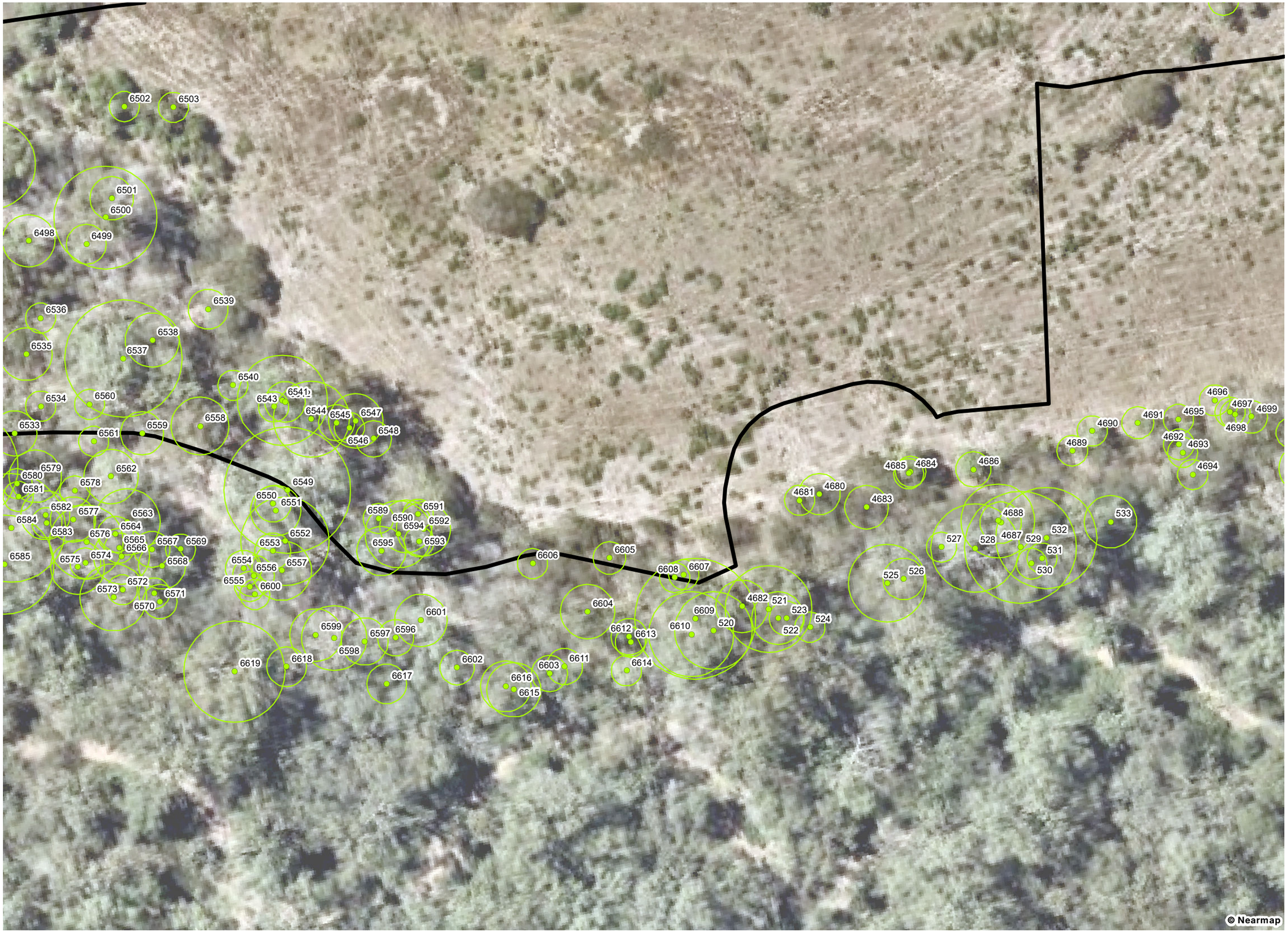
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 67 CA5 Tree Plot A

6.68 GPS TREE PLOT ASSESSMENT



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N

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CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 68 CA5 Tree Plot A

6.69 GPS TREE PLOT ASSESSMENT



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N

0 10 20 m

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 1/05/2026

9850 E 6 69 CA5 Tree Plot A

5.2.5 Fauna Survey Results

Fauna was assessed through opportunistic and targeted surveys throughout the survey period (refer **Plan 4**). The fauna assessment aligns with the recommendations set out in the Terrestrial Vertebrate Fauna Survey Guidelines for Queensland. All fauna species encountered were recorded. The following summarises the findings from the fauna field assessment:

- A total of thirty-four (34) threatened fauna species listed under the EPBC Act were identified as potentially occurring within and/or in the vicinity of the site. **One (1) fauna species listed under the EPBC Act was recorded within the site during field surveys, being the *Phascolarctos cinereus* (Koala). No additional fauna species listed under the EPBC Act were recorded within the investigation area.**
- A search of the NC Act Wildlife Online database listed four (4) threatened fauna species as potentially occurring within and/or in the vicinity of the site. **One (1) fauna species listed under the NC Act was recorded within the site during field surveys, being the *Phascolarctos cinereus* (Koala). No additional fauna species protected under the NC Act were recorded as being present on-site during field surveys.**
- Across the entirety of the site a total of forty (40) fauna species were detected during detail ecological surveys conducted by SH, including, eleven (11) mammals, twenty-three (23) birds, three (3) reptiles, two (2) amphibians and one (1) monotreme (refer **Appendix K** for full list).
- Overall, the site is considered to contain connectivity value to the western intact vegetation, through the presence of the retained southern and northern mapped waterway corridors and drainage lines. The vegetation, across the remainder of the site displayed evidence of disturbance and historical logging indicated by the limited number and scattered nature of large, old growth trees and relatively new woodland growth. Fauna habitat values within the cleared open paddock portion of the site are limited to regrowth vegetated drainage lines.
- Higher ecological values are located within the southern and northern mapped waterway corridors. Fauna movement opportunities are provided through the vegetated corridors and drainage lines.
- A total of thirty-five (35) hollow-bearing trees were recorded across the Context Area 5 North extent.

5.2.6 Motion Sensor Camera Detection

Five (5) motion sensor camera traps were installed for the duration of the survey period. Refer **Plan 4** for locations of traps. The cameras were set to bursts of 3 photos with 15-second intervals. This sequence ensures enough photos to enable best opportunity for identification of fauna while prolonging battery life. The results of the camera trapping are presented in **Table 16** and **Appendix L** for camera trap images.

Table 16: Fauna detected at remote-triggered camera sites.

Scientific name	Common name	Camera Number				
		1	2	3	4	5
Alectura lathami	Australian Brush-turkey					Y
Antechinus flavipes	Yellow-footed Antechinus					Y
Canis lupus familiaris	Wild dog			Y		Y

Scientific name	Common name	Camera Number				
		1	2	3	4	5
Chthonicola sagittata	Speckled Warbler					Y
Intellagama lesueurii leseurii	Eastern Water Dragon			Y		
Isoodon macrourus	Northern brown bandicoot					Y
Macropus giganteus	Eastern Grey Kangaroo					Y
Macropus parryi	Whiptail Wallaby					Y
Macropus rufogriseus	Red-necked Wallaby		Y		Y	Y
Perameles nasuta	Long nosed bandicoot			Y		Y
Phascogale tapoatafa	Brush-tailed Phascogale		Y	Y		
Rattus rattus	Black Rat		Y			
Tachyglossus aculeatus	Short-beaked Echidna					Y
Trichosurus vulpecula	Common Brushtail Possum		Y		Y	

5.2.7 Nocturnal Surveys

One (1) spotlight meander was conducted on 31 March 2026 from 18:00 hrs to 20:15 hrs. The transect walked during the spotlight search is presented on **Plan 4**. Native species recorded during spotlighting surveys included, *Cracticus nigrogularis* (Pied Butcherbird), *Cracticus torquatus* (Grey Butcherbird), *Crinia parinsignifera* (Beeping Froglet), *Dacelo novaeguineae* (Laughing Kookaburra), *Dicrurus bracteatus* (Spangled Drongo), *Macropus rufogriseus* (Red-necked Wallaby), *Manorina melanocephala* (Noisy Miner) and *Philemon corniculatus* (Noisy Friarbird). Refer to **Appendix K** for full fauna species list and **Appendix M** for Nocturnal surveys datasheet.

5.2.8 Likelihood of Occurrence Assessment

As detailed in **Section 5.1.4** a Likelihood of Occurrence Table was compiled for Context Area 5 North to determine likelihood of MSES and MNES species to occur on-site based on desktop environmental values.

A total of thirty-four (34) fauna species and nineteen (19) flora species listed under the EPBC Act were identified as having the potential to occur within a 5 km radius of the site (refer **Table 5** and **Appendix B**). Four (4) fauna species and one (1) flora species are listed under the NC Act as having potential to occur within 5 km radius of the site (refer **Table 6** and **Appendix D**).

For the purposes of this report, a significant flora species has been defined as a species that is:

- scheduled as Critically Endangered, Endangered, Vulnerable or Conservation Dependent under the Commonwealth EPBC Act; and/or
- scheduled as Endangered, Vulnerable, or Near Threatened under the Queensland NC Act.

Based on the presence of species records within the locality and the mapped habitats within the subject site, a desktop likelihood of occurrence assessment was conducted to determine those threatened flora and fauna species with potential to occur within the subject site. Several species were identified as having a 'possible' or 'known' likelihood of occurrence based on the desktop assessment criteria in **Table 2**, including, *Coleus habrophyllus, Melaleuca irbyana* (Swamp Tea-tree), *Anthochaera Phrygia* (Regent



Honeyeater), *Calyptorhynchus lathami lathami* (Glossy Black-cockatoo), *Erythrotriorchis radiatus* (Red Goshawk), *Falco hypoleucos* (Grey Falcon), *Gallinago hardwickii* (Latham's Snipe), *Hirundapus caudacutus* (White-throated Needletail), *Lathamus discolor* (Swift Parrot), *Ninox strenua* (Powerful Owl), *Dasyurus maculatus maculatus* (Spotted-tailed Quoll), *Petauroides volans* (Greater Glider), *Petaurus australis australis* (Yellow-bellied Glider (south-eastern)), *Phascolarctos cinereus* (Koala) and *Pteropus poliocephalus* (Grey-headed Flying Fox). The following subsections detail the rectified likelihood assessment based on detailed field surveys of ground-truthed environmental values.

The complete likelihood of occurrence assessment is included within **Appendix F**.

Threatened Flora Species

Twenty (20) flora species listed as threatened under the EPBC Act and/or NC Act were identified as having the potential to occur on or within 5 km of the site. The desktop likelihood of occurrence assessment identified two (2) listed threatened flora species considered to have a 'possible' occurrence potential, including, *Coleus habrophyllus* and *Melaleuca irbyana* (Swamp Tea-tree) as listed in **Table 10.** Detailed ecological surveys identified one (1) flora species listed under the NC Act located within the site during field surveys, being the *M. irbyana* (Swamp Tea-tree). No additional flora species protected under the NC Act nor EPBC Act were recorded as being present on-site during field surveys. The likelihood of occurrence of the two (2) desktop identified species was rectified following the on-ground surveys, where *C. habrophyllus* was reduced to 'unlikely' and *M. irbyana* (Swamp tea-tree) was elevated to 'known' (refer **Table 17**).

Table 17: Field rectified likelihood of occurrence for threatened flora species.

Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence	Field Likelihood of Occurrence
Coleus habrophyllus	E/-	While there is one record of the species within 5 km of the site, there are no chert or sandstone outcrops present within the relatively flat project area that could support this species. No evidence of the species was identified on-site during the extensive field survey effort.	Possible	Unlikely
Melaleuca irbyana (Swamp Tea-tree)		*Melaleuca irbyana* is known to occur within the locality. There is potential that this species could occur on-site. Evidence of this species was identified on-site during detailed ecological field surveys. Therefore, the likelihood of occurrence of	Possible	Known

Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence	Field Likelihood of Occurrence
		this species occurring on-site following detailed surveys has been elevated to 'known'.		

**Status abbreviations are as follows: CE = Critically Endangered, E = Endangered, V = Vulnerable, NT = Near Threatened, C = Least Concern, SL = Special Least Concern, - = Not Listed.*

Threatened Ecological Communities

The EPBC Act PMST listed seven (7) TECs that may occur in, or relate to, the subject site (refer **Section 3.1**). These are described as the following:

- The Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland TEC structure varies from open woodland to closed forest with a crown cover of at least 10% and typically no more than 70%. In an intact forest, the canopy can be layered, with a sub-canopy of melaleuca grading into a taller mixed melaleuca and/or eucalypt canopy. The Coastal Swamp Sclerophyll Forest typically features a canopy and/or subcanopy dominated by Melaleuca spp. and / or *Eucalyptus robusta*. In the northern extent of the ecological community (northern SYB to the SEQ bioregion) the canopy is typically dominated or co-dominated by *Melaleuca quinquenervia* (Broad-leaved Paperbark) and/or *Eucalyptus robusta* (Swamp Mahogany). This TEC is represented by Regional Ecosystems 12.2.7, 12.3.4, 12.3.4a, 12.3.5, 12.3.6 and 12.3.20. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.
- The Lowland Rainforest of Subtropical Australia TEC typically has high species richness. In Queensland, this TEC is part of a number of communities including Regional Ecosystems 12.5.13, 12.8.3, 12.8.4, 12.11.1, 12.11.10, 12.12.1, and 12.12.16. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.
- The White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland TEC is characterised by a species-rich understorey of native tussock grasses, herbs and scattered shrubs and the dominance of White Box, Yellow Box, or Blakely's Red gum trees. This community is usually associated with Regional Ecosystems 11.3.23, 11.3.26, 11.5.20, 11.8.2, 11.8.2a, 11.8.8, 11.9.9a, 11.9.13, 12.8.16, 13.3.1, 13.3.4, 13.9.2, 13.11.2, 13.11.3, 13.11.4, 13.11.8, 13.11.8a, 13.12.8 and 13.12.9. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.
- The Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions occurs in the New South Wales North Coast (NNC) and South Eastern Queensland (SEQ) IBRA bioregions and on Curtis Island in the Brigalow Belt North (BBN) IBRA Bioregion (DoE 2013). The ecological community is found on alluvial landforms, including floodplains, the riparian zones of parent rivers and other order tributaries, alluvial flats, floodplain/alluvial terraces and periodically flooded depressions. Components of this ecological community are recognised as endangered under this framework, including within Regional Ecosystems 12.3.2, 12.3.2a, 12.3.3, 12.3.3a, 12.3.3d, 12.3.4a, 12.3.7, 12.3.7c, 12.3.7d, 12.3.10,



12.3.11, 12.3.11a, 12.3.11b, 12.3.12, 12.3.14a, 12.3.15 and 12.3.19. VM Act mapping identified RE 12.3.3 as being present on-site, however PMAV surveys rectified this vegetation as being reflective of RE 12.3.11. However, this TEC was not identified on-site during detailed ecological field surveys. Regardless, Federal matters have been considered under the existing EPBC Act approval and significant impacts to remnant areas are unlikely.

- The Grey box-grey gum wet forest of subtropical eastern Australia TEC canopy is dominated by *Eucalyptus moluccana* (Grey Box) with *E. propinqua* (Small-fruited Grey Gum) and less commonly *E. biturbinata* (Grey Gum), *E. siderophloia* (Grey Ironbark) and/or *Araucaria cunninghamii* (Hoop Pine). It is found from near Coffs Harbour in NSW to the border regions of south-eastern Queensland, predominately on the escarpment slopes and foothills of inland hinterland ranges. This TEC is commonly associated with Regional Ecosystems 12.9-10.3, 12.8.14a and 12.8.8a. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.
- The Poplar Box Grassy Woodland on Alluvial Plains ecological community is typically a grassy woodland with a canopy dominated by *Eucalyptus populnea* and understorey mostly of grasses and other herbs. The ecological community mostly occurs in gently undulating to flat landscapes and occasionally on gentle slopes on a wide range of soil types of alluvial and depositional origin. This TEC is associated with Regional Ecosystems 11.3.2, 11.3.17, 11.4.7, 11.4.12 and 12.3.10. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.
- The Coastal Swamp Oak (*Casuarina glauca*) Forest of New South Wales and South East Queensland Ecological community occurs in coastal catchments, mostly at elevations of less than 20 m above sea level that are typically found within 30 km of the coast however distance can vary by catchment. The canopy layer is dominated by *Casuarina glauca* (Swamp Oak). In Queensland this TEC is represented by Regional Ecosystems 12.1.1 and 12.3.20. None of the associated regional ecosystems are mapped as being present within the site or occur within the immediate vicinity.

Threatened Fauna Species

Thirty-five (35) fauna species listed as threatened under the EPBC Act and/or NC Act were identified as having the potential to occur on or within 5 km of the site. The desktop likelihood of occurrence assessment identified thirteen (13) listed threatened flora species considered to have a 'possible' occurrence potential or higher. These species include, *Anthochaera Phrygia* (Regent Honeyeater), *Calyptorhynchus lathami lathami* (Glossy Black-cockatoo), *Erythrotriorchis radiatus* (Red Goshawk), *Falco hypoleucos* (Grey Falcon), *Gallinago hardwickii* (Latham's Snipe), *Hirundapus caudacutus* (White-throated Needletail), *Lathamus discolor* (Swift Parrot), *Ninox strenua* (Powerful Owl), *Dasyurus maculatus maculatus* (Spotted-tailed Quoll), *Petauroides volans* (Greater Glider), *Petaurus australis australis* (Yellow-bellied Glider (south-eastern)), *Phascolarctos cinereus* (Koala) and *Pteropus poliocephalus* (Grey-headed Flying Fox) as listed in **Table 11**.

Detailed ecological surveys identified one (1) listed fauna species under the EPBC Act and NC Act, within the site, being the *Phascolarctos cinereus* (Koala). No additional fauna species protected under the NC Act nor EPBC Act were recorded as being present on-site during field surveys. The likelihood of



occurrence of the thirteen (13) desktop identified species was rectified following the on-ground surveys (refer **Table 18**).

Table 18: Field rectified likelihood of occurrence for threatened fauna species.

Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence	Field Likelihood of Occurrence
Birds				
Anthochaera Phrygia (Regent Honeyeater)	CE/CE	The majority of the site was confirmed via detailed field surveys to be largely reflective of paddock vegetation and devoid of foraging habitat. Given the large quantity of foraging habitat present in the surrounding landscape, associated with the Flinders-Karawatha Bioregional Corridor more broadly to the west, it is considered that the vegetation on-site is of non-critical foraging habitat and therefore the species would have a reduced likelihood of occurring on-site. Additionally, due to the historical logging evidence in the area, the vegetation is lacking old growth trees this species prefers. During detailed ecological surveys, no evidence of this species was identified as being present within the site. Therefore, the likelihood of this species occurring on-site was reduced to 'unlikely'.	Possible	Unlikely
Calyptorhynchus lathami lathami (Glossy Black-cockatoo)	V/V	Remnant vegetation dominated by eucalypt vegetation is mapped as being present along the boundaries of the site. Detailed ecological field surveys confirmed that small portions of the site contain Allocasuarina littoralis (Black She-oak), therefore potential foraging habitat for this species is present. Given the small patch of preferred foraging species, amongst the predominantly heavily modified balance vegetation, the suitability	Possible	Possible

Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence	Field Likelihood of Occurrence
		of the site for Glossy-black Cockatoo foraging is marginal. Glossy Black-cockatoos are identified as occurring within the nearby Flinders-Karawatha corridor more broadly to the west, it is considered that the vegetation on-site is of non-critical foraging habitat and therefore the species would have a reduced likelihood of occurring on-site. During detailed ecological surveys, no evidence of this species was identified as being present within the site. However, given the small patch of marginal potential foraging habitat, the occurrence potential of this species, particularly of vagrant individuals, has remained 'possible'.		
Erythrotriorchis radiatus (Red Goshawk)	E/E	During detailed ecological surveys, no evidence of this species was identified as being present within the site, additionally, there are no records of this species within 20 km of the site. Therefore, the likelihood of this species occurring on-site was reduced to 'unlikely'.	Possible	Unlikely
Falco hypoleucos (Grey Falcon)	V/V	Given the small area and shape of the vegetation on-site, it is most probable that the Grey Falcon would favour habitat more broadly to the west of the site within the Flinders Karawatha Bioregional Corridor for foraging. It is unlikely that the species would use the site for breeding. However, there is potential for this species to opportunistically forage on-site. During detailed ecological surveys, no evidence of this species was identified as being present within the site, additionally, there are no records of this species within 20 km of the site. Therefore, the likelihood	Possible	Unlikely

Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence	Field Likelihood of Occurrence
		of this species occurring on-site was reduced to 'unlikely'.		
Gallinago hardwickii (Latham's Snipe)	V/V	This site does not contain any terrestrial wetlands or swamps. Characteristic that could support ephemeral pooled water are present, however these locations are highly disturbed with significant weed incursion. No evidence of the species was identified on-site during the extensive field survey effort. Therefore, the likelihood of this species occurring on-site was reduced to 'unlikely'.	Possible	Unlikely
Hirundapus caudacutus (White-throated Needletail)	V/V	The site is dominated by open paddock with scattered trees and retains two (2) lineal strips of remnant vegetation. Given the small area and shape of the vegetation on-site, it is most probable that the White-throated Needletail would favour habitat more broadly to the west of the site within the Flinders-Karawatha Bioregional Corridor for foraging. Based on the presence of the remnant habitat, there is potential that the vegetation may contain large eucalypts that are preferable foraging habitat for this species. No evidence of the species was identified on-site during the extensive field survey effort. The species is considered 'unlikely' to occur.	Possible	Unlikely
Lathamus discolor (Swift Parrot)	CE/E	Due to the historical logging evidence in the area, the vegetation is lacking old growth trees this species prefers. During detailed ecological surveys, no evidence of this species was identified as being present within the site. Therefore, the	Possible	Unlikely



Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence	Field Likelihood of Occurrence
		likelihood of this species occurring on-site was reduced to 'unlikely'.		
Ninox strenua (Powerful Owl)	-/V	Detailed ecological surveys conducted over the entirety of the site failed to identify any evidence of species presence. Given the large quantity of foraging habitat present in the surrounding landscape, associated with the Flinders-Karawatha Bioregional Corridor to the west, it is considered that the vegetation on-site is of non-critical foraging habitat and therefore the species would be 'unlikely' to occur on-site.	Possible	Unlikely
Mammals				
Dasyurus maculatus maculatus (Spotted-tailed Quoll)	E/E	No evidence of the species was identified on-site during the extensive field survey effort. In addition, threats are present on-site including Feral Dogs and were recorded, reducing the likelihood that the species would occur on-site. The species may be considered locally extinct.	Possible	Unlikely
Petauroides volans (Greater Glider)	E/V	While a small portion of remnant vegetation is present within the site, majority of the site has been historically logged and few mature, old growth trees remain. The Greater Glider requires between 2-4 live hollow per ha. As such, breeding and shelter habitat to support the species are not provided on-site. As evidenced by the detailed GPS tree plot surveys, the total area consists of 43.4 ha, across which a total of 35 large hollows within living trees were recorded. Therefore, a total of 0.8 hollows were recorded per hectare, well below the	Possible	Unlikely



Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence	Field Likelihood of Occurrence
		species preferred habitat rate. This along with the surrounding development which provides high level of disturbance, reduces the field likelihood of occurrence potential. No evidence of the species was identified on-site during the extensive field survey effort, and the species is considered 'unlikely' to occur.		
Petaurus australis australis (Yellow-bellied Glider (south-eastern))	V/V	While a small portion of remnant vegetation is present within the site, majority of the site has been historically logged and few mature, old growth trees remain. No preferred wet montane habitat is present. As such, breeding and shelter habitat to support the species are not provided on-site as evidenced by detailed GPS tree plot surveys. The limited number of living hollow-bearing trees with large hollows, along with the surrounding development which provides high level of disturbance, reduces the field likelihood of occurrence potential. No evidence of the species was identified on-site during the extensive field survey effort and the species is considered 'unlikely' to occur.	Possible	Unlikely
Phascolarctos cinereus (Koala)	E/E	The site is mapped as containing remnant vegetation which is dominated by Koala food species. Koala have been detected as part of the broader Flagstone City field surveys as well as on-site. It is likely the Koala primarily uses the corridor network where preferred foraging species are dominant.	Likely	Known
Pteropus poliocephalus	V/-	No evidence of the species was identified on-site during the extensive field survey effort however foraging habitat was	Likely	Possible

Species	EPBC Act / NC Act Status*	Analysis	Desktop Likelihood of Occurrence	Field Likelihood of Occurrence
(Grey-headed Flying Fox)		confirmed. Therefore it is possible this species could sporadically forage on-site. Therefore, the likelihood of occurrence has been downgraded to 'possible'.		

**Status abbreviations are as follows: CE = Critically Endangered, E = Endangered, V = Vulnerable, NT = Near Threatened, C = Least Concern, SL = Special Least Concern, - = Not Listed.*

5.2.9 Ground Confirmed NESS Constraints

Following the field survey, a ground rectified NESS constraints plan was completed for the subject site. **Plan 7** demonstrates the ground rectified NESS constraints, including, rectified watercourses and Land Zone 3 Of Concern that is along flow paths.

Rectified Waterways – Tributaries of Sandy Creek

Field surveys completed across the Context Area 5 North site included detailed waterway and vegetation assessments, previously discussed in **Section 5.2.1** and **Section 5.2.3**, respectively. The waterway assessments aided in the ground truthing and rectification of waterways located across the subject site, as well as identifying potential creek corridors.

The northern mapped waterway, an anabranch of Sandy Creek, is mapped as a Secondary Site Fauna Connector under the approved NESS. The approved NESS details this area of Secondary Site Fauna Connectors as low order streams retaining remnant vegetated gully lines and basic connectivity through the site and to other land in the PDA. This area is also mapped as containing Low Order Remnant vegetation which also includes a koala habitat associated drainage line vegetation that is EPBC critical Koala habitat vegetation. This linear strip of vegetation along the northern boundary was confirmed to reflect the Secondary Site Fauna Connector vegetation as mapped under the NESS via recent field surveys. This vegetation at the time of reporting maintains connection to the east and west.

The centrally mapped drainage line of the Context Area 5 North site is mapped as an Unconnected Supporting Habitat Areas under the approved NESS. The approved NESS details this area of Unconnected Supporting Habitat Area as a combination of Remnant and Category X vegetation, which connects to ecological features within the external to the UDA. As verified via recent ecological surveys, this area has been identified as reflecting a combination of category X (non-remnant) vegetation, non-remnant gully lines and retained tree clusters. These values are considered at the site strategy scale as potentially suitable for contributing to urban habitat outcomes. Given the vegetation on-site was reflective of non-remnant ecosystems, which were highly modified, the area has been removed from the ground confirmed NESS constraints.

Partially mapped within and along the southern boundary of the site is the southern mapped waterway, a tributary of Sandy Creek. This feature is mapped as both a Secondary Site Fauna Connector and an Unconnected Supporting Habitat Areas under the approved NESS. This feature is also mapped containing Low Order Remnant vegetation which also includes a koala habitat associated drainage line vegetation



that is EPBC critical Koala habitat vegetation. This linear strip of vegetation along the southern boundary was confirmed to reflect the Secondary Site Fauna Connector vegetation as mapped under the NESS via recent field surveys. This vegetation at the time of reporting maintains connection to the east and west.

The assessment of these areas during field surveys assisted to determine their value and whether or not they contribute to urban habitat outcomes. Where rectified watercourses were identified as present, these are proposed to be retained within Open Space areas.

Land Zone 3 Of Concern vegetation mapped on flow paths

Vegetation mapped within Land zone 3, that is mapped as 'Of Concern' vegetation, located on flow paths was included as an ecological constraint within **Plan 7**. This is not above the hierarchy of importance identified in Guideline 14 (endangered vegetation) but represents riparian values considered worthy of retention.

Low Order Remnant Vegetation Development Zones are identified within the approved NESS, primarily within the northern portion of the subject site. The purpose of these areas is to assess the vegetation to determine suitable areas for proposed development.

The Land Zone 3 'Of Concern' vegetation located on flow paths assessed during field surveys are considered a constraint. This area is proposed for retention under the proposed development layout, where impacts are only proposed for essential infrastructure including road and services crossings.

Ground-rectified Watercourses

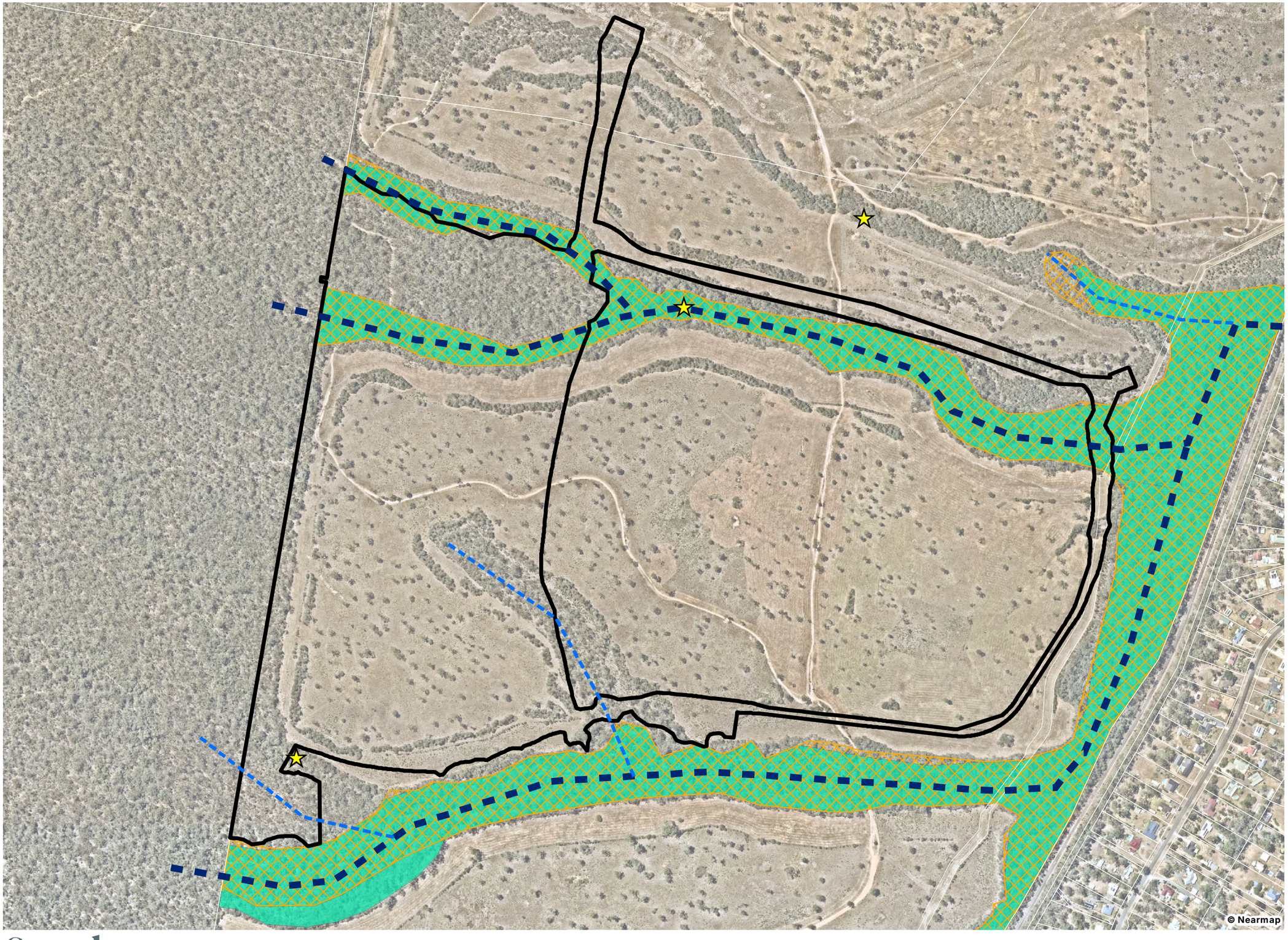
Flow paths were aligned during this assessment by a combination of ground-rectification during waterway assessments and desktop GIS mapping. **Plan 5** demonstrates these ground-rectified waterways values.

Koala Habitat associated drainage line

Where Koala Habitat identified for retention under the EPBC Act approval is located in association with a drainage line, this habitat has been differentiated and included to augment the EPBC Act approval Koala Habitat Areas (refer **Plan 7**).



7. GROUND CONFIRMED NESS CONSTRAINTS



Notes:
The information on this plan is not suitable for any purpose other than the expressed use of the Client. Property dimensions, areas, numbers of lots and contours and other physical features may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land. Saunders Havill therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of Saunders Havill.Unless a development approval states otherwise, this is not an approved plan.
Layer Sources
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Updated data available at
http://qldspatial.information.qld.gov.au/catalogue/
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LEGEND

- Qld DCDB
- Context Area 4 Boundary
- Flowpath within EPBC approval critical Koala habitat
- EPBC approval critical Koala habitat
- Land Zone 3 (Of Concern remnant vegetation
- Upper waterway limit confirmed by DPI

Primary Site Fauna Corridor
Typically Sandy & Flagstone Creek retained remnant in 200m corridor (connectivity throughout region).

Secondary Site Fauna Connector
Low order streams retaining remnant & basic connectivity to other land in the UDA.

Unconnected Supporting Habitat Area
Combination of remnant & category X vegetation. Connects to ecological features within and external to the UDA. Includes selective features (Habitat trees and low order mapped and unmapped drainage lines). Suitable for retention in urban environments.

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 50 100 150

1:6,250 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

Saunders Havill
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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 07 CA5_N Confirmed NESS Constraints A

6. Impact Assessment and Development Analysis

6.1. Proposed Development

The development proposal is for the Flagstone City Context Area 5 North within the Greater Flagstone PDA (refer **Plan 8** that identifies rectified constraints within the proposed Context Plan). The Context Area 5 North site is zoned as Urban Living and Industry and Business. Also proposed within Context Area 5 North are two (2) Arterial Roads (Potential Bus Route), Potential Indicative School Site Location (Subject to State Agency Acquisition) and a Neighbourhood Recreation Node. These proposed features are mapped under the *Greater Flagstone Priority Development Area Development Scheme*, as implemented by EDQ.

The site has undergone wholescale clearing and thinning activities within the past twenty (20) years and as a result, a large portion of the site consists of open paddock with scattered regrowth vegetation and modified drainage lines. This has resulted in a highly disturbed environment that lacks intact vegetation and therefore habitat values required to facilitate safe movement of fauna (specifically ground dwelling fauna) across the landscape. However, the site retains one (1) lineal corridor of Category B (remnant) vegetation, rectified by PMAV as containing 'Of Concern' RE12.3.11. Higher ecological values on-site are considered confined to the remnant vegetation, and the waterways mapped under the *Fisheries Act 1994.* The retained lineal corridor currently allow connectivity to the adjacent vegetation to the west which at the time of reporting connects to the Flinders-Karawatha Bioregional Corridor. However, this western adjacent vegetation is earmarked and approved for future residential development. Connectivity is limited to the east by the Brisbane-Sydney Interstate Rail Line that bounds the site in this direction. Given the current and future planned fauna movement restrictions to the east and west respectively, future connectivity values will become limited within the completion of the surrounding developments.

The proposed development will result in the removal of non-remnant vegetation mapped present across majority of the site. Where higher ecological values were observed within the mapped remnant vegetation portion of the site, this area is proposed to be retained as Linear Open Space Network/Stormwater Management and Conservation. These areas of higher ecological value within the to be retained ecological corridors will be buffered as part of Open Space Network, preserving connectivity values for fauna species such as Koala, which are known to occur within the area. Also of note is the remnant vegetation mapped adjacent to the southern boundary. While this vegetation is not present within the Context Area 5 North boundary, a set back from this to be retained vegetation is proposed.

While development activities are proposed only for Category X (non-remnant) vegetated areas, essential infrastructure including one (1) arterial connector road is proposed to run north-south through to the Context Area 4 development site and across the vegetation corridor. Should any works be undertaken within the mapped waterways that do not meet Accepted Development Requirements (ADR), a response to *State Code 18: Waterway Barrier Works* and referral may be required. In addition, a main arterial road



is proposed to run east-west through the Context Area 5 North development site, connecting this area to the proposed western North South Arterial (New Beith Road). The layout has been designed cognisant of the prevailing environmental features, criteria as specified in the endorsed NESS and to meet the requirements of the EPBC Act approval. The mapped south-western *low risk* (green) waterway for WWBW will be retained as part of the Open Space network as minor habitat linkages. Where works are proposed within remnant mapped watercourses cannot be avoided, the clearing footprint will be minimised, impacts mitigated and losses of remnant values will be offset under the NESS and in accordance with the endorsed Waterway Rehabilitation and Stabilisation Strategy.

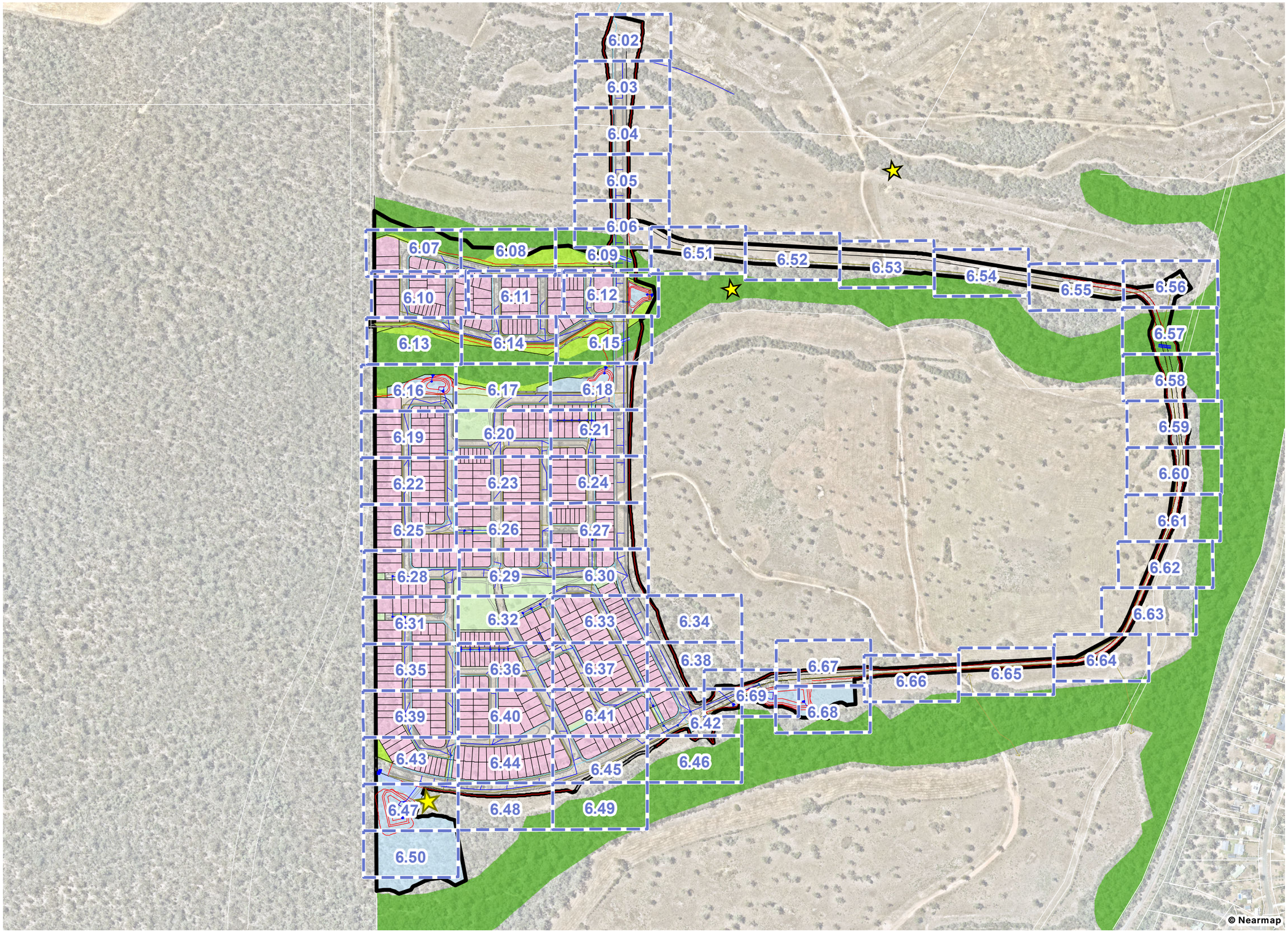
The application of specific NESS criteria and EPBC Act approval conditions as required has given rise to rectified constraint areas as apparent in **Plan 7** to some developable areas that fall within the indicative buffers mapped within the NESS, noting that these indicative buffers were always intended to be refined according to the specific criteria as has occurred in previous Context Area approvals guided by the NESS for Flagstone City.

Vegetation clearing is generally limited to the Category X (non-remnant) vegetation across the site, where scattered eucalypt vegetation is present within an open paddock landscape. The clearing of these areas is required in order to deliver the urban development requirements within the Greater Flagstone PDA and the layout has been designed cognisant of the prevailing environmental features, criteria as specified in the endorsed NESS and to meet the requirements of the EPBC Act approval. Vegetation will be retained within a conservation buffer along the northern boundary of the site, creating a soft buffer between the development and the adjoining waterway corridors. Extensive modification of the majority of the impact footprint has resulted in a highly disturbed environment that lacks intact habitat required to facilitate safe movement for fauna (specifically ground-dwelling fauna) across the landscape. Fauna movement opportunities will be enabled in some capacity through the proposed retention and rehabilitation of waterway corridors. However, as the landscape to the west of the site is earmarked and approved for residential development as part of the PDA and the presence of the Flinders-Karawatha Bioregional Corridor that directly abuts that site to the west, it is considered appropriate to encourage stepping stone fauna movement to the west within the adjacent corridor.

Two (2) conservation significant fauna species were detected on-site, including the Koala listed as Endangered and Swamp Tea-tree listed also as Endangered under the EPBC Act and/or NC Act. Presence of the Koala was confirmed within the northern waterway corridor via direct sighting. Notably, potential impacts on the Koala have been assessed and offset at the Commonwealth level under the EPBC Act. Permits will be obtained from the State to clear *M. irbyana* specimens only were required. It is not anticipated that the proposal will have a significant impact on other listed species identified in likelihood assessments primarily due to their high mobility and propensity to utilise retained corridors and more optimal habitat to the west of the site.



8.01 DEVELOPMENT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- Upper waterway limit confirmed by DPI

Context Area 5 Plan (North)

- Development Area
- Conservation Area
- Corridor Open Space
- Proposed Parks
- Drainage

Engineering Detail

- Proposed Lots
- Proposed Roads and Footpaths
- Batters
- Design contours
- Retaining Walls
- Drainage Design
- Sewer Design
- Water Design

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TF	AD

N

0 100 200 300 m

1:6,250 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

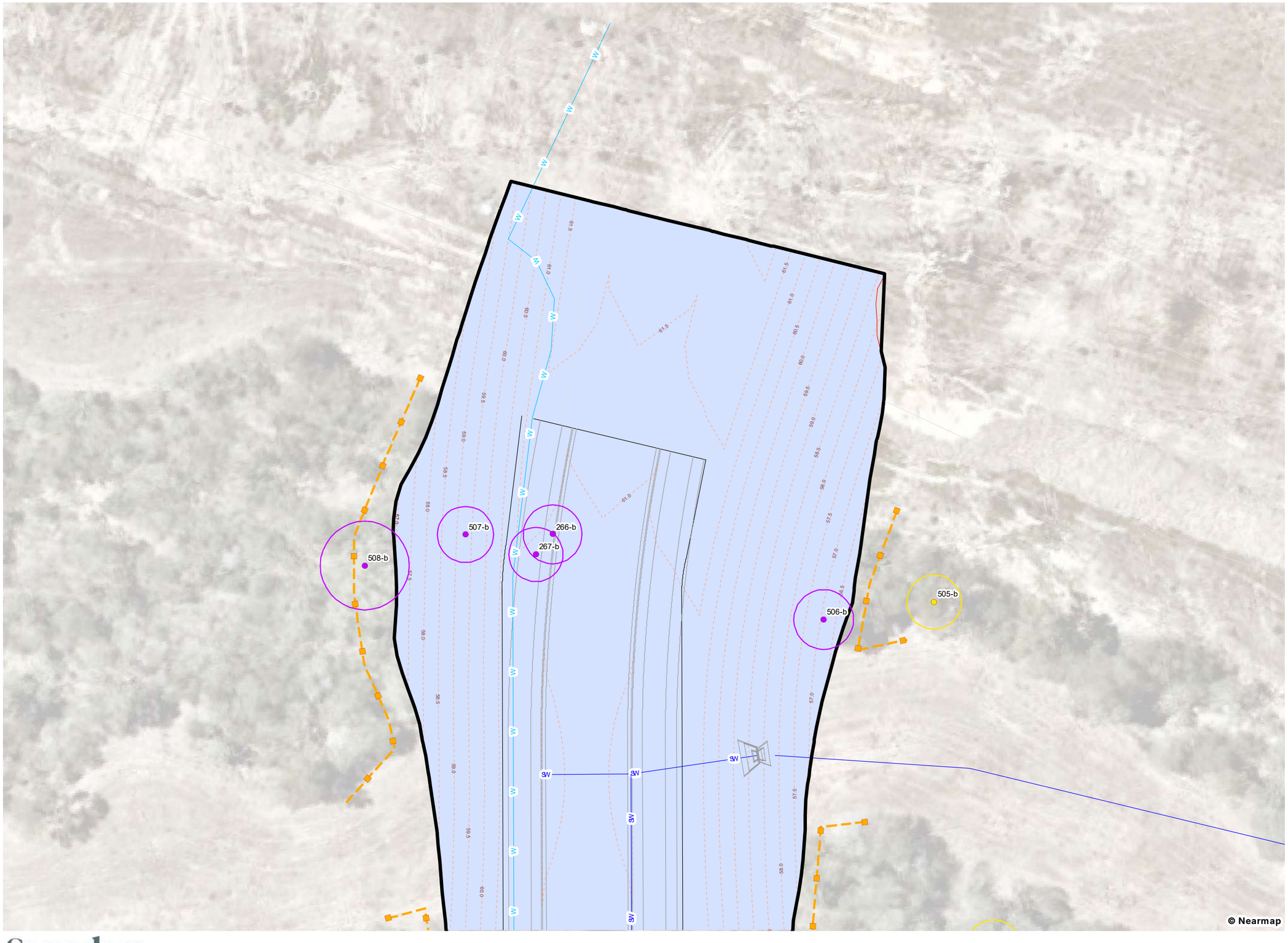
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 08 1 CA5_N Dev Assessment A

8.02 DEVELOPMENT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- Conservation area
- Upper waterway limit confirmed by DPI

GPS Tree Plot (w/ TPZ)

- Tree to retain in CA5 North application
- Tree to remove in CA5 North application
- Tree retention subject to arborist review and/or future engineering works
- Tree to retain in CA5 North VMP, removal subject to future /other Project VMP applications
- Neighbouring tree to retain, future retention subject to neighbouring VMP application/s
- *Melaleuca irbyana* specimen
- Tree With Hollows
- Fauna friendly protection fencing

Engineering Detail

- Proposed Lots
- Proposed Roads and Footpaths
- Batters
- Design contours
- Retaining Walls
- SW Drainage Design
- S Sewer Design
- W Water Design
- Earthworks - fill area
- Earthworks - cut area

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

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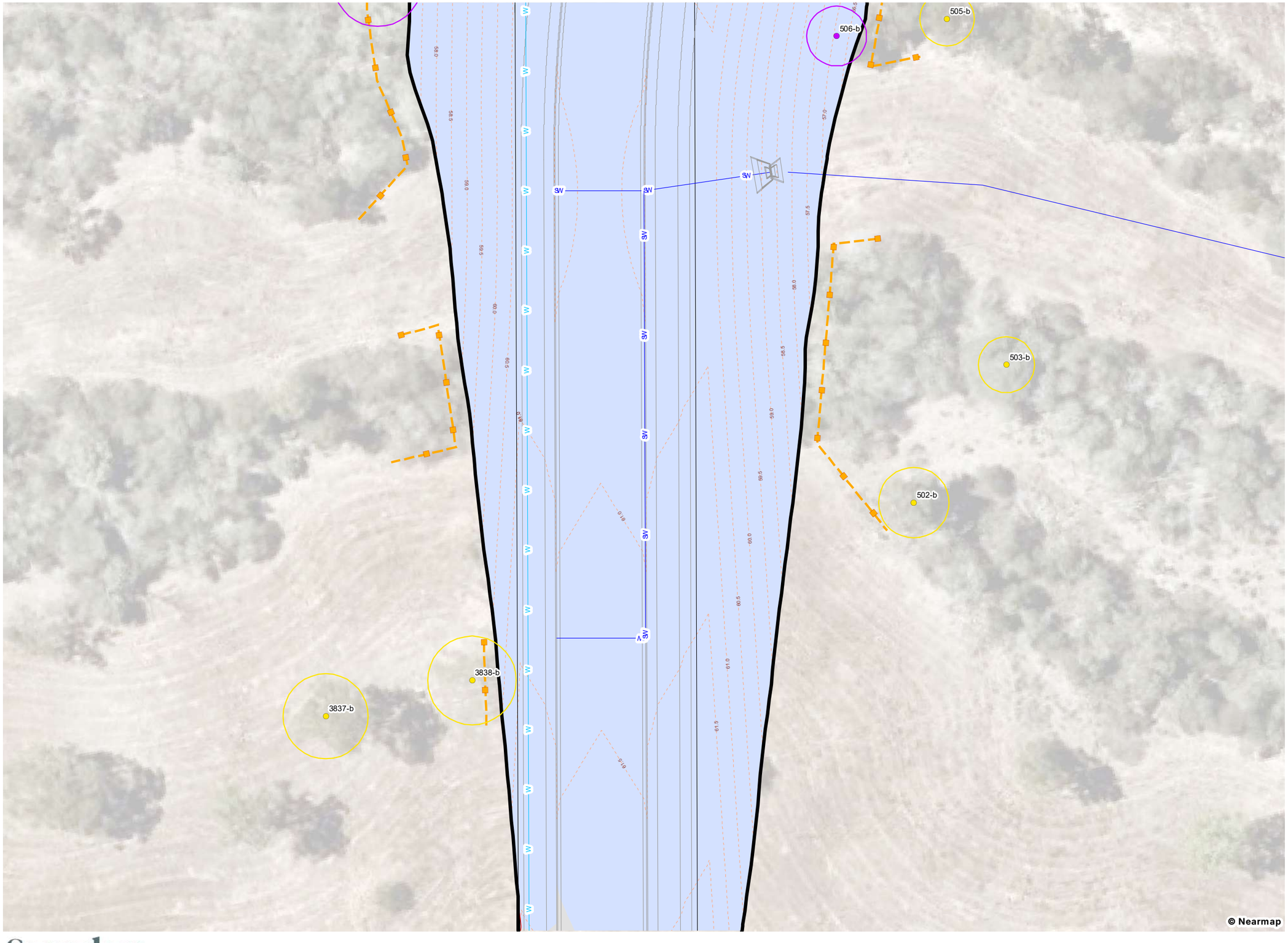
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 02 CA5_N Development Assessment A

8.03 DEVELOPMENT ASSESSMENT



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LEGEND

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GPS Tree Plot (w/ TPZ)

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- Neighbouring tree to retain, future retention subject to neighbouring VMP application/s
- *Melaleuca irbyana* specimen
- Tree With Hollows
- Fauna friendly protection fencing

Engineering Detail

- Proposed Lots
- Proposed Roads and Footpaths
- Batters
- Design contours
- Retaining Walls
- 3W — Drainage Design
- S — Sewer Design
- W — Water Design
- Earthworks - fill area
- Earthworks - cut area

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

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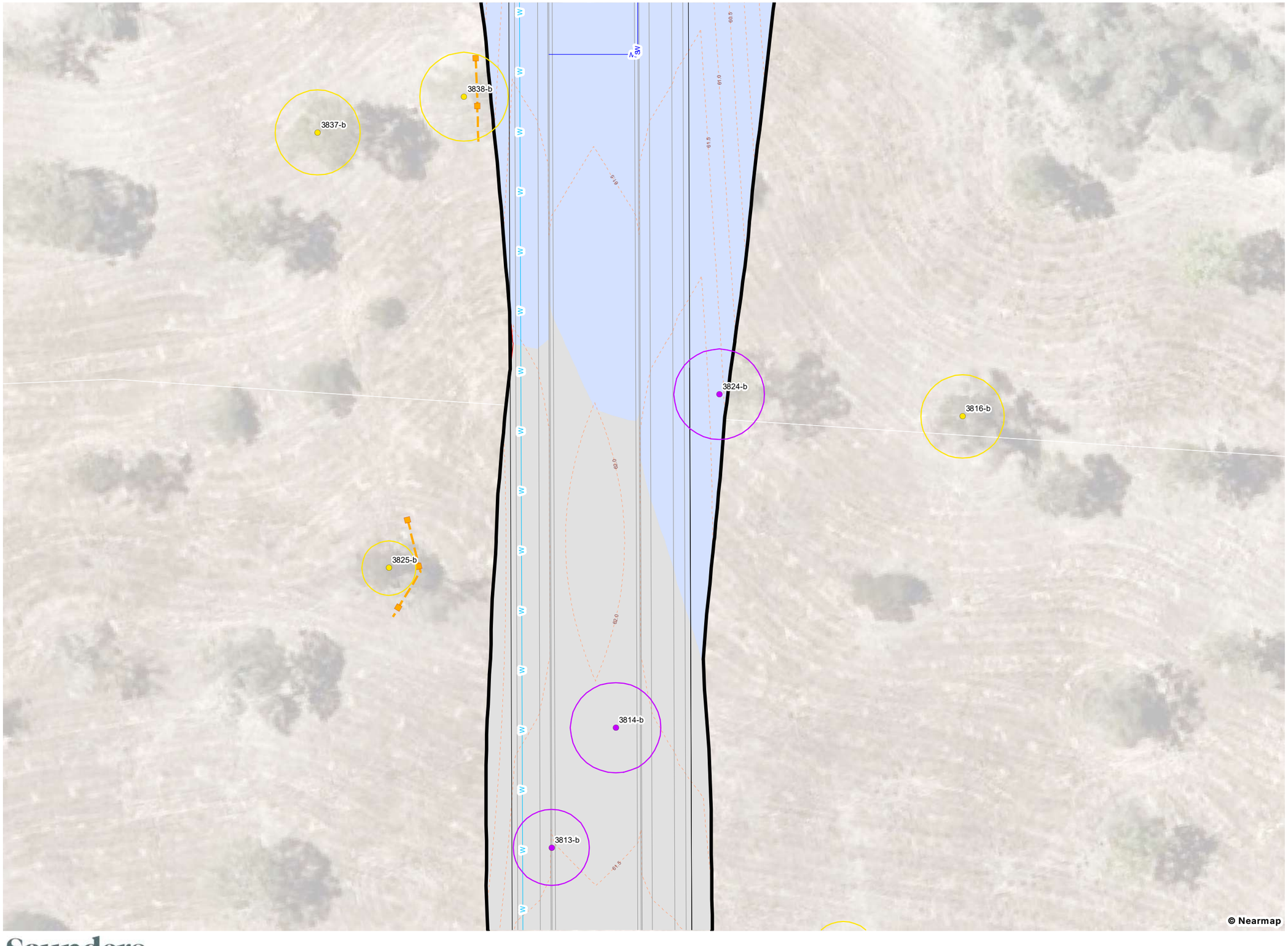
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 03 CA5_N Development Assessment A

8.04 DEVELOPMENT ASSESSMENT



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LEGEND

- Qld DCDB
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- Conservation area
- Upper waterway limit confirmed by DPI

GPS Tree Plot (w/ TPZ)

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- Tree to retain in CA5 North VMP, removal subject to future /other Project VMP applications
- Neighbouring tree to retain, future retention subject to neighbouring VMP application/s
- *Melaleuca irbyana* specimen
- Tree With Hollows
- Fauna friendly protection fencing

Engineering Detail

- Proposed Lots
- Proposed Roads and Footpaths
- Batters
- Design contours
- Retaining Walls
- SW Drainage Design
- S Sewer Design
- W Water Design
- Earthworks - fill area
- Earthworks - cut area

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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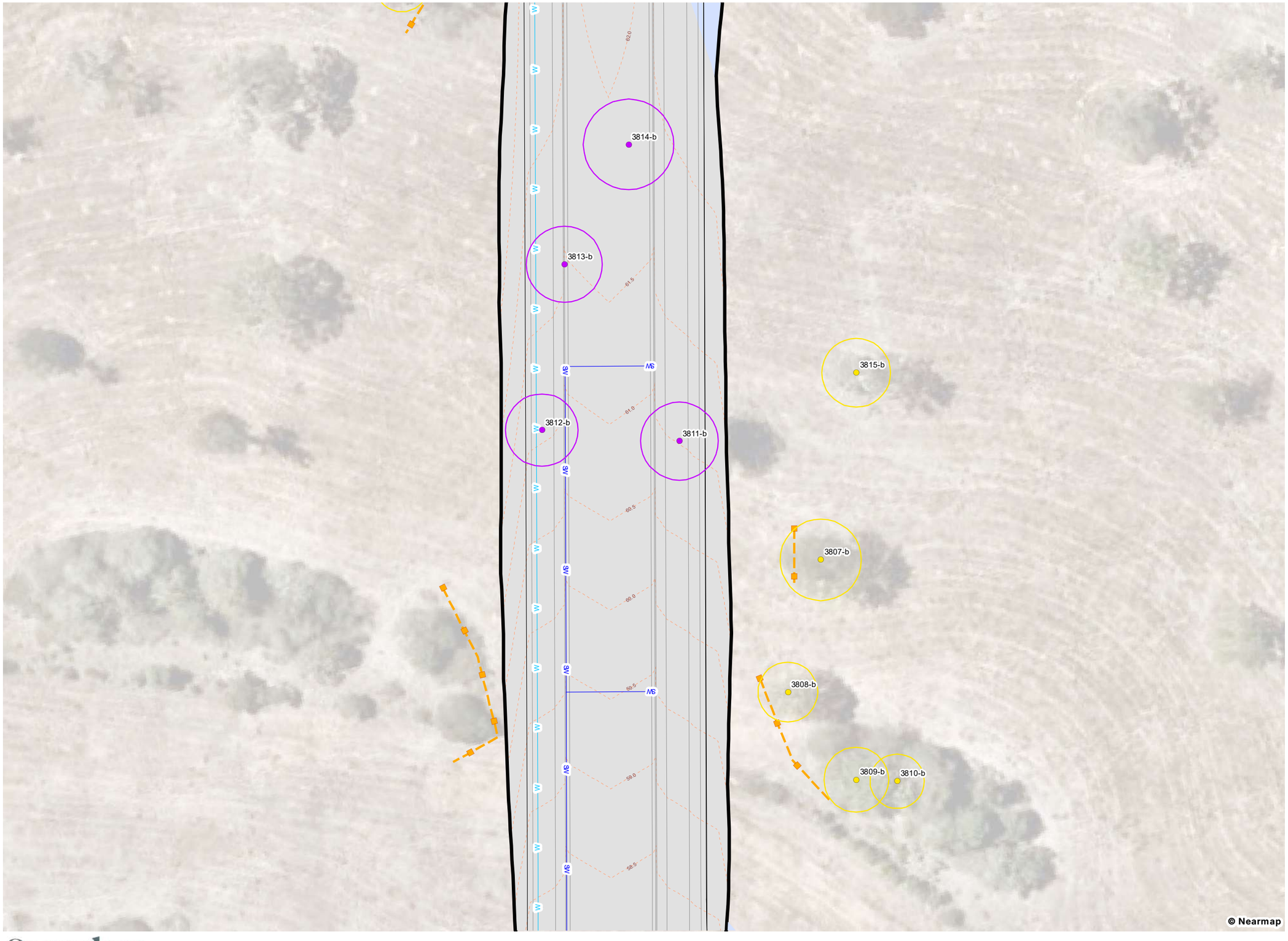
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 04 CA5_N Devebpment Assessment A

8.05 DEVELOPMENT ASSESSMENT



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LEGEND

- Qld DCDB
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- Conservation area
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GPS Tree Plot (w/ TPZ)

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- *Melaleuca irbyana* specimen
- Tree With Hollows
- Fauna friendly protection fencing

Engineering Detail

- Proposed Lots
- Proposed Roads and Footpaths
- Batters
- Design contours
- Retaining Walls
- SW — Drainage Design
- S — Sewer Design
- W — Water Design
- Earthworks - fill area
- Earthworks - cut area

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

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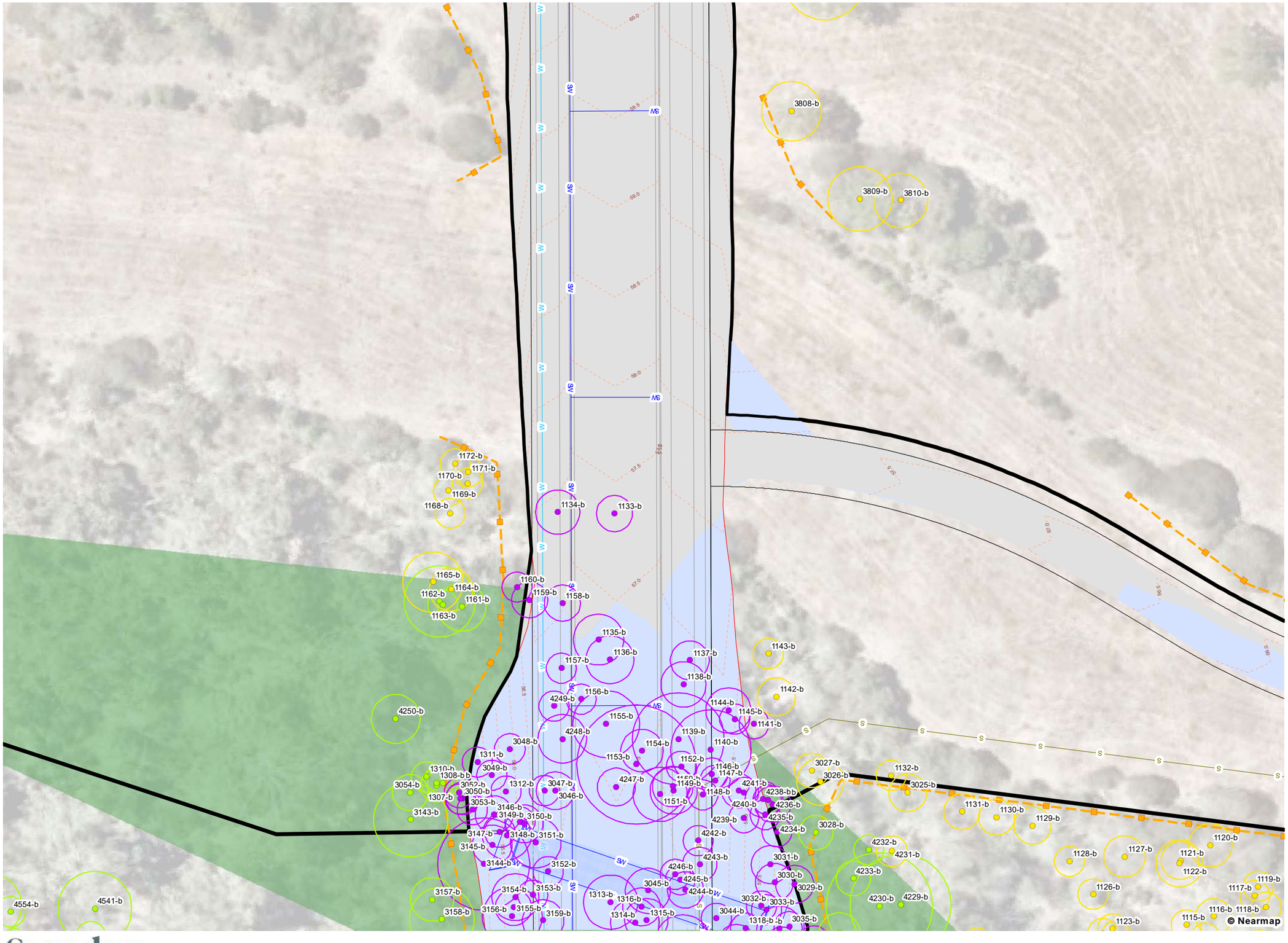
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 05 CA5_N Development Assessment A

8.06 DEVELOPMENT ASSESSMENT



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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- Conservation area
- Upper waterway limit confirmed by DPI

GPS Tree Plot (w/ TPZ)

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- Tree to remove in CA5 North application
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- *Melaleuca irbyana* specimen
- Tree With Hollows
- Fauna friendly protection fencing

Engineering Detail

- Proposed Lots
- Proposed Roads and Footpaths
- Batters
- Design contours
- Retaining Walls
- SW — Drainage Design
- S — Sewer Design
- W — Water Design
- Earthworks - fill area
- Earthworks - cut area

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

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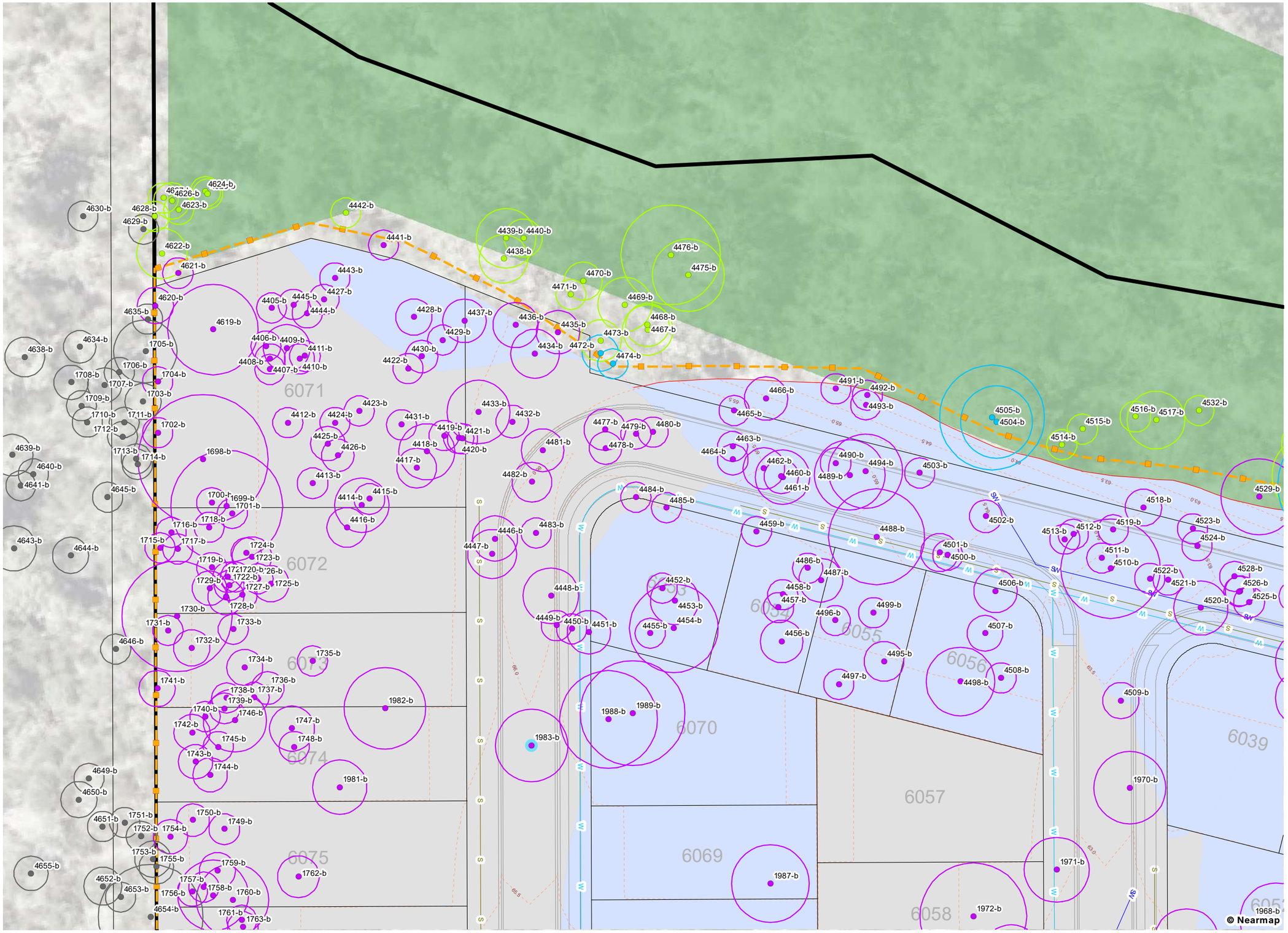
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 06 CA5_N Development Assessment A

8.07 DEVELOPMENT ASSESSMENT



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LEGEND

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GPS Tree Plot (w/ TPZ)

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Engineering Detail

- Proposed Lots
- Proposed Roads and Footpaths
- Batters
- Design contours
- Retaining Walls
- Drainage Design
- Sewer Design
- Water Design
- Earthworks - fill area
- Earthworks - cut area

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 10 20 m

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Date: 8/05/2026

9850 E 8 07 CA5_N Development Assessment A

8.08 DEVELOPMENT ASSESSMENT



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Engineering Detail

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- Batters
- Design contours
- Retaining Walls
- SW — Drainage Design
- S — Sewer Design
- W — Water Design
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- Earthworks - cut area

AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 10 20 m

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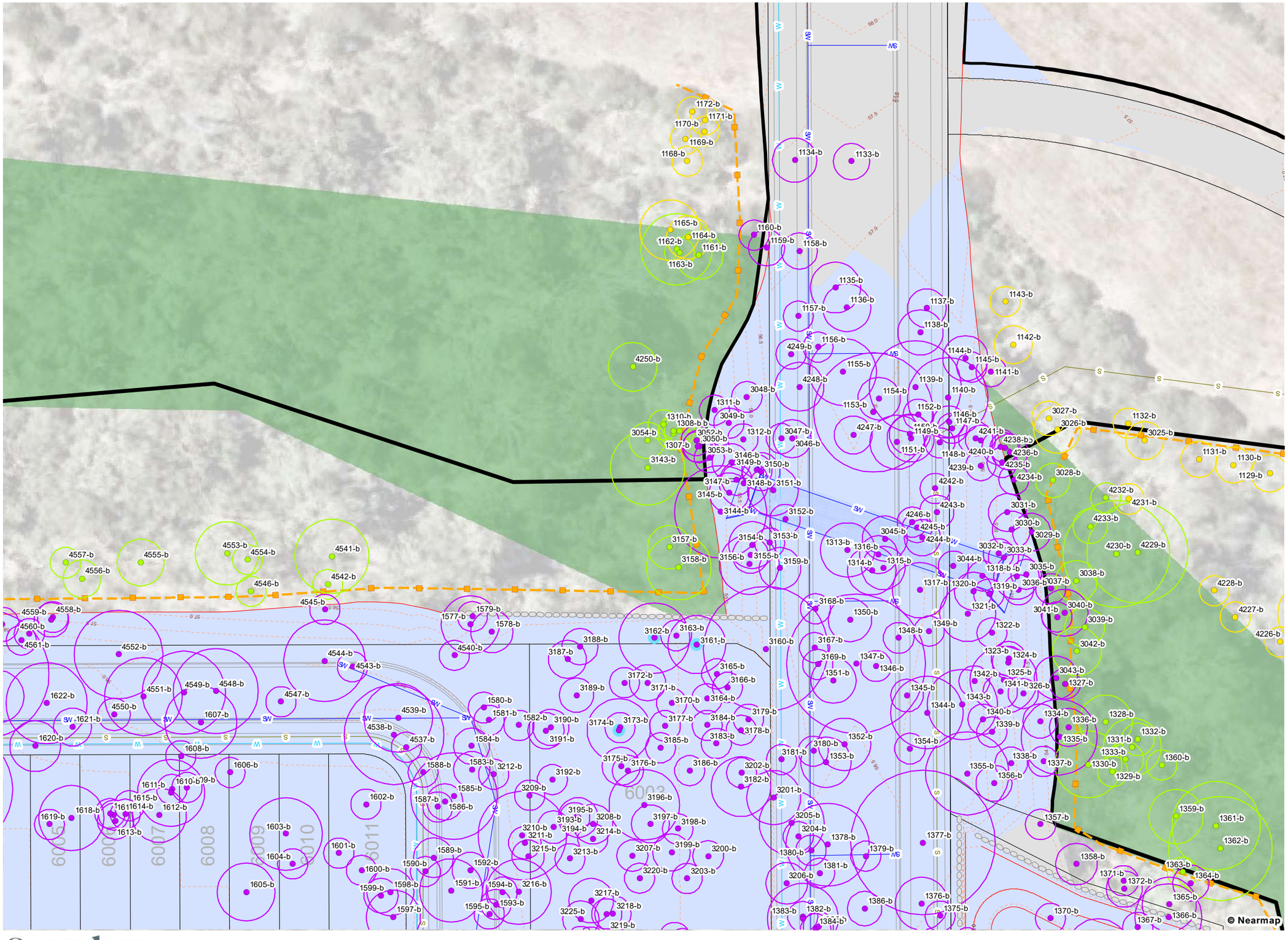
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 08 CA5_N Development Assessment A

8.09 DEVELOPMENT ASSESSMENT



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Engineering Detail

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- Retaining Walls
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- S Sewer Design
- W Water Design
- Earthworks - fill area
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AMENDMENTS

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A	8/05/2026	Preliminary	TC	AD

N

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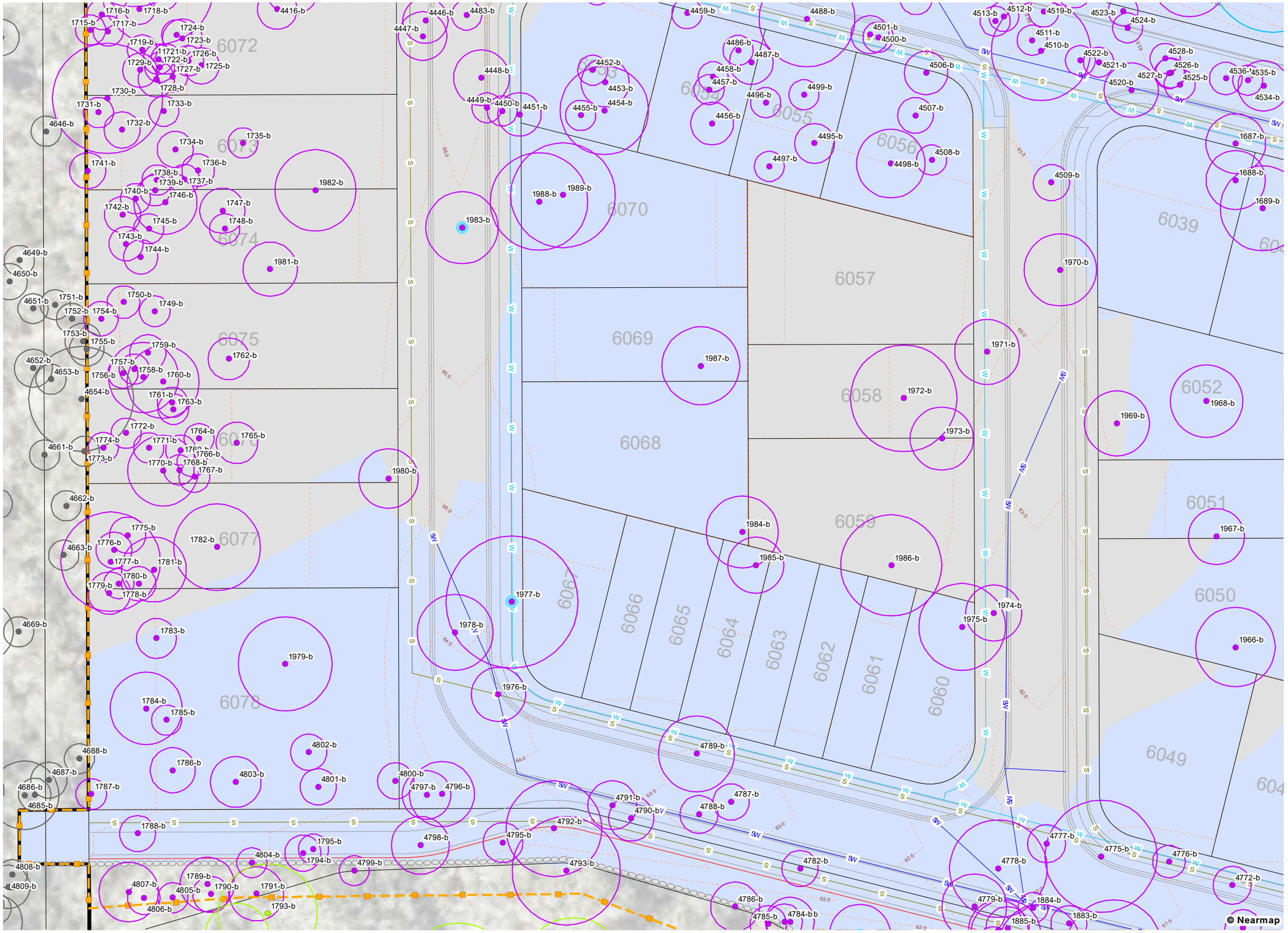
CONTEXT AREA 5 (NORTH), FLAGSTONE

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Date: 8/05/2026

9850 E 8 09 CA5_N Development Assessment A

8.10 DEVELOPMENT ASSESSMENT



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- Design contours
- Retaining Walls
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- S Sewer Design
- W Water Design
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AMENDMENTS

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N

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PEET

Flagstone

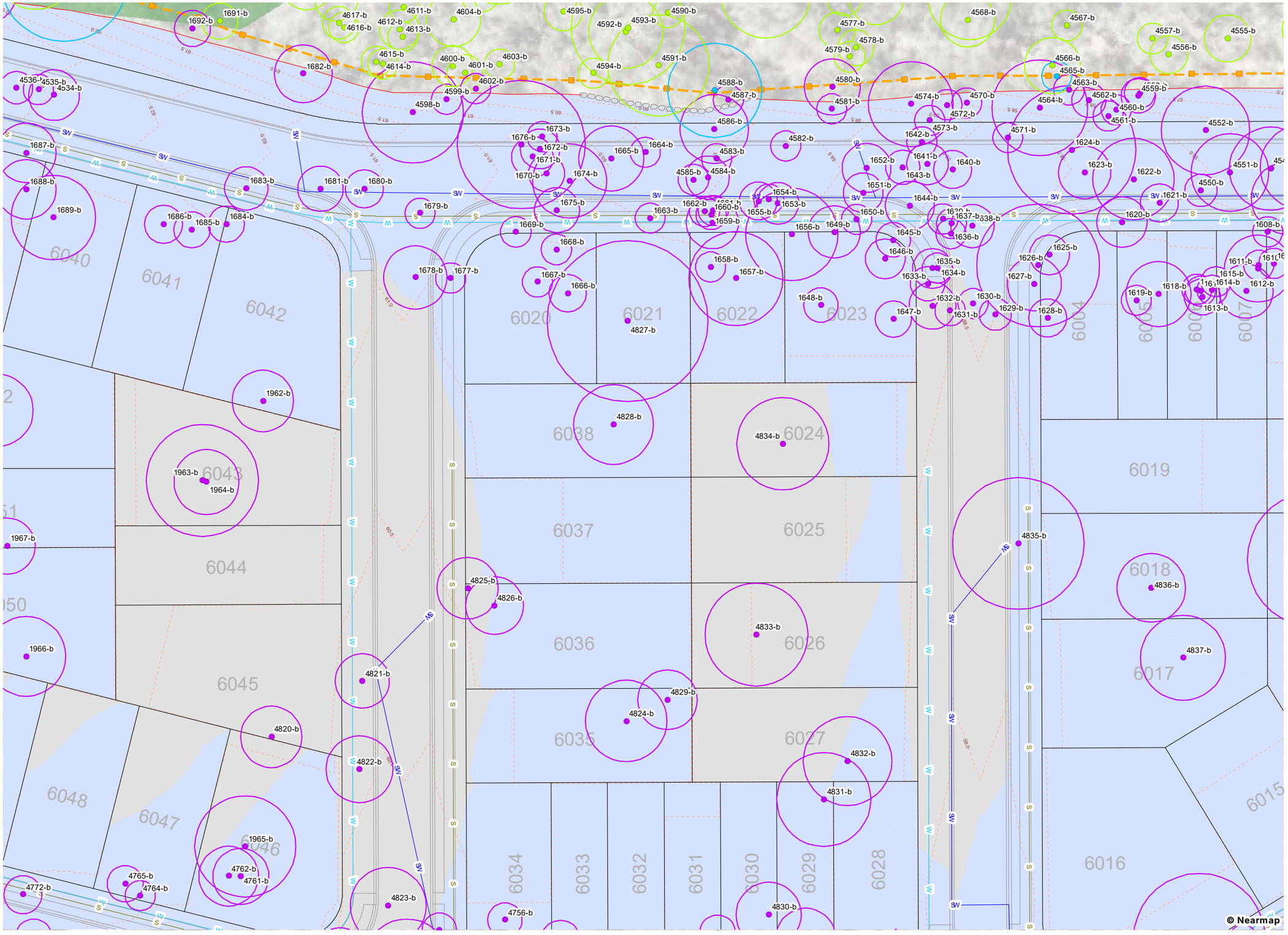
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 810 CA5_N Development Assessment A

8.11 DEVELOPMENT ASSESSMENT



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LEGEND

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- Design contours
- Retaining Walls
- SW — Drainage Design
- S — Sewer Design
- W — Water Design
- Earthworks - fill area
- Earthworks - cut area

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

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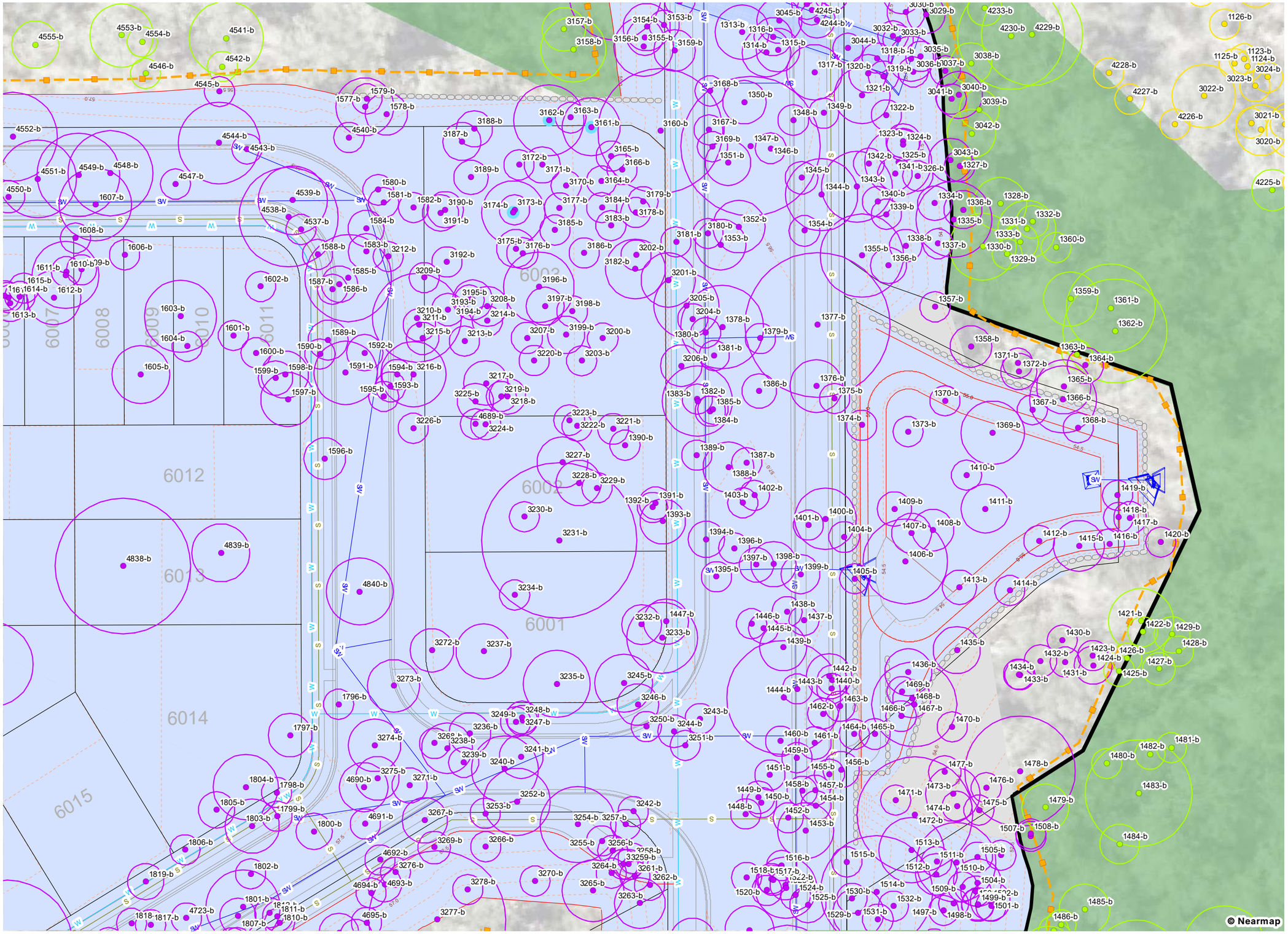
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9850 E 8 11 CA5_N Development Assessment A

8.12 DEVELOPMENT ASSESSMENT



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9850 E 8 12 CA5_N Development Assessment A

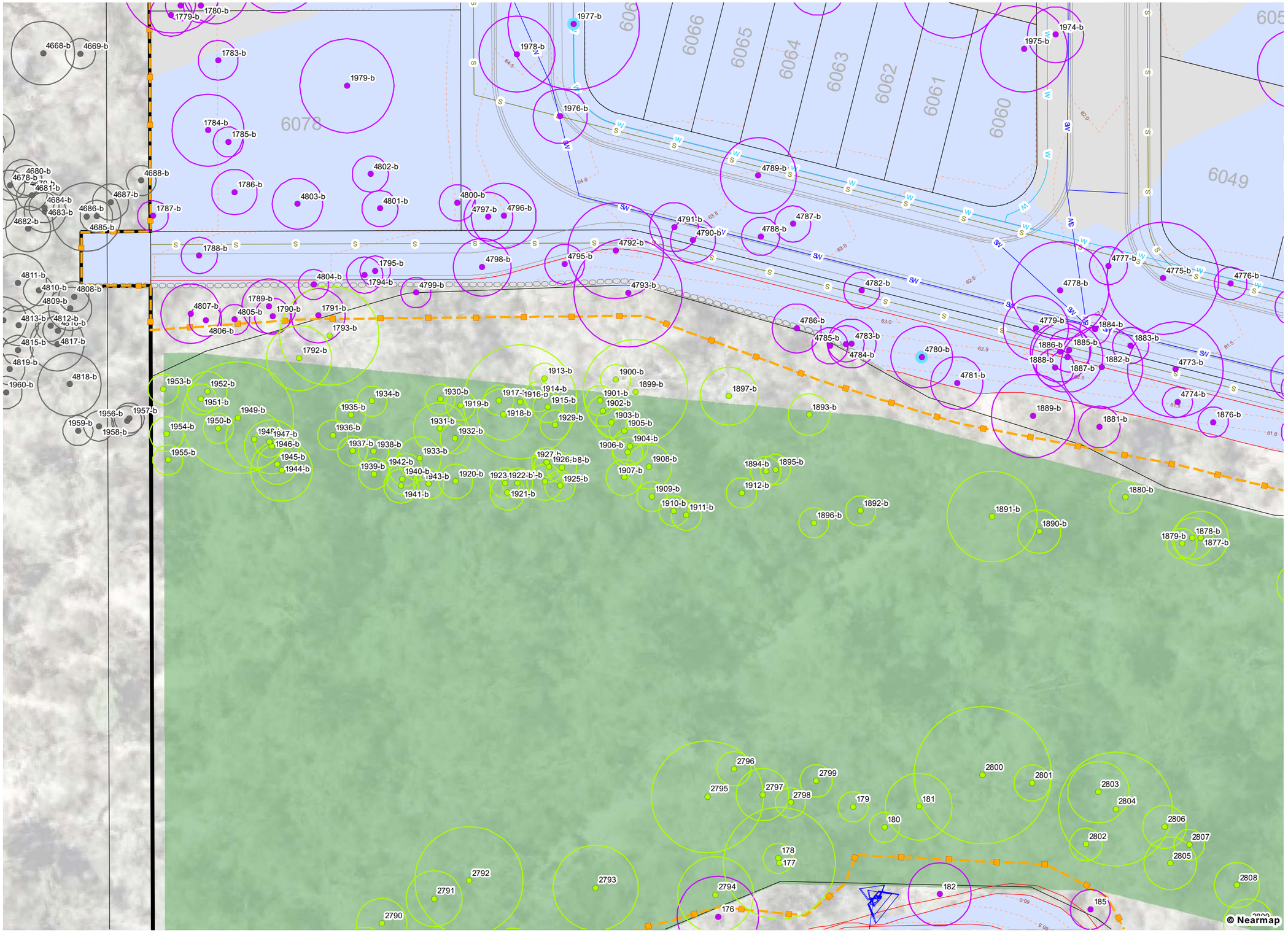
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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

8.13 DEVELOPMENT ASSESSMENT



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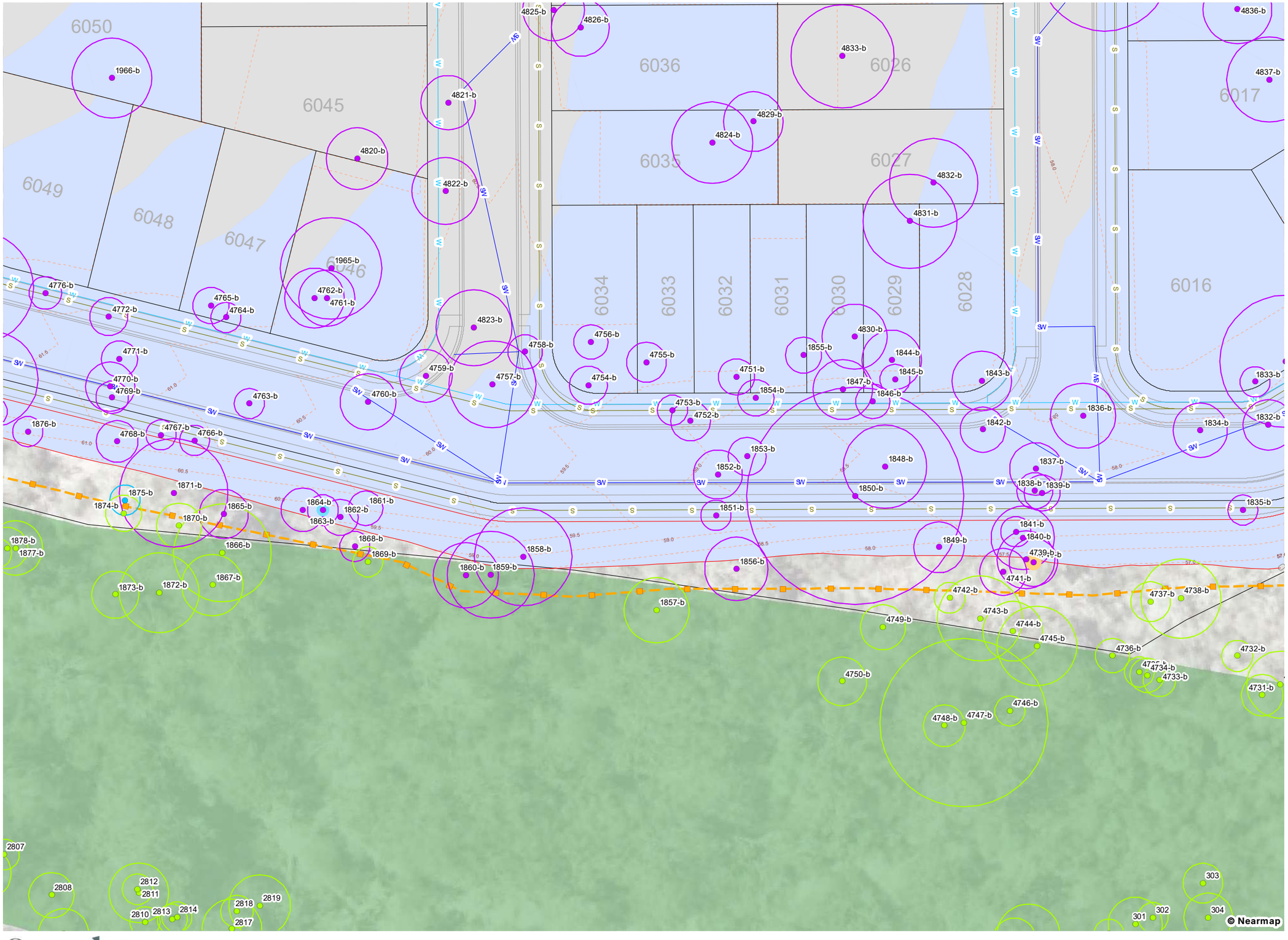
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Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 13 CA5_N Development Assessment A

8.14 DEVELOPMENT ASSESSMENT



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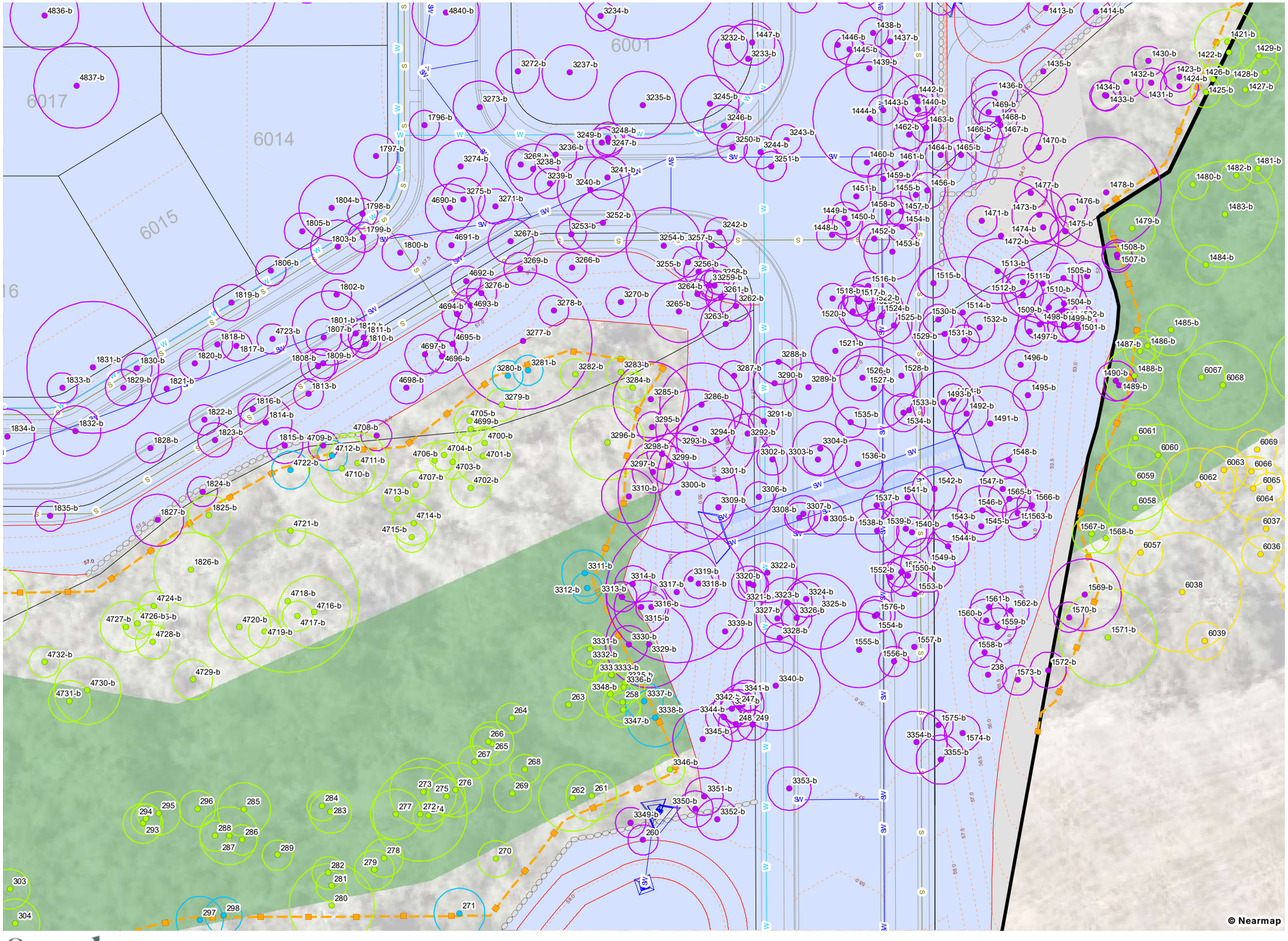
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Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 14 CA5_N Development Assessment A

8.15 DEVELOPMENT ASSESSMENT



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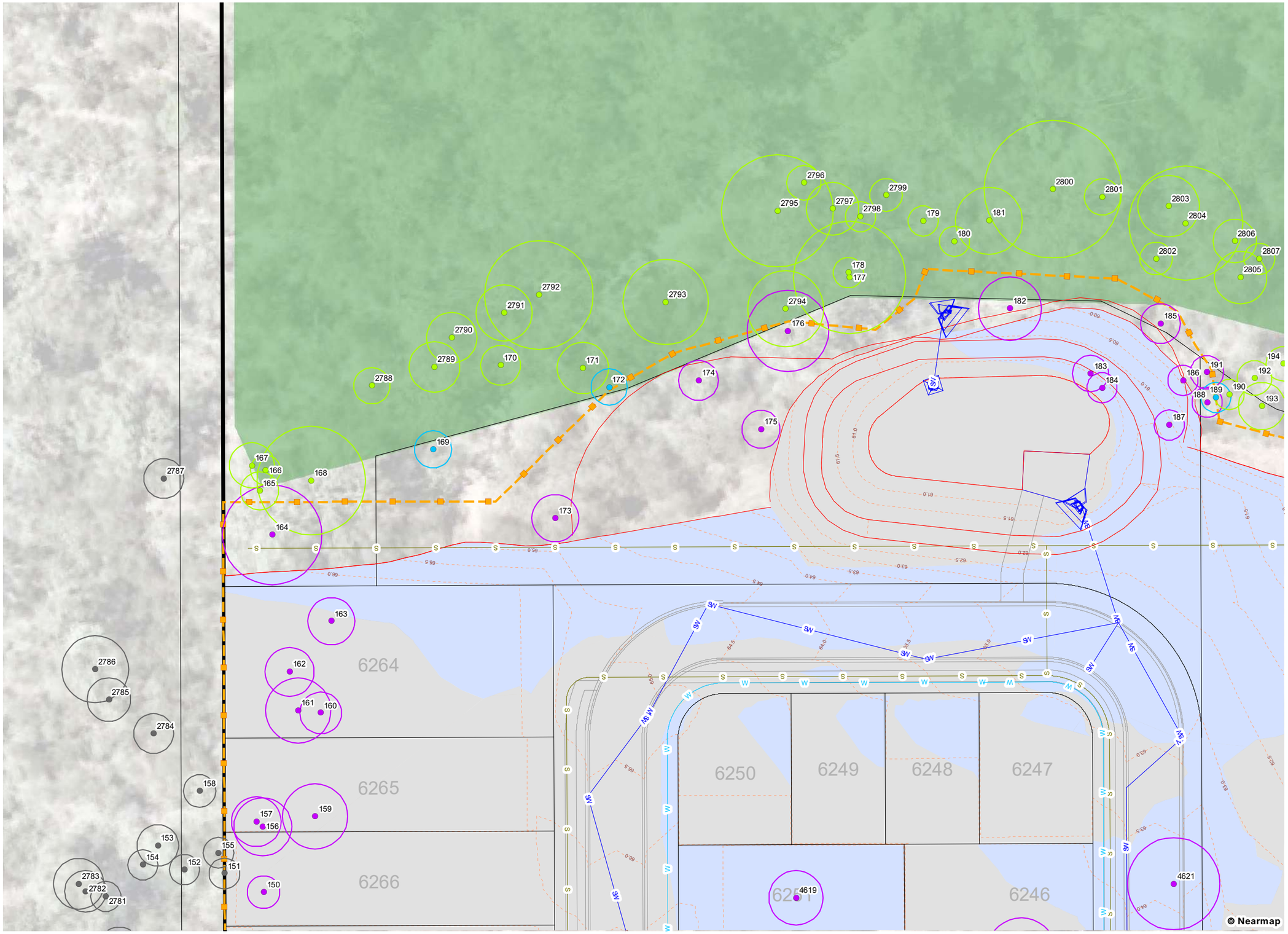
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 15 CA5_N Development Assessment A

8.16 DEVELOPMENT ASSESSMENT



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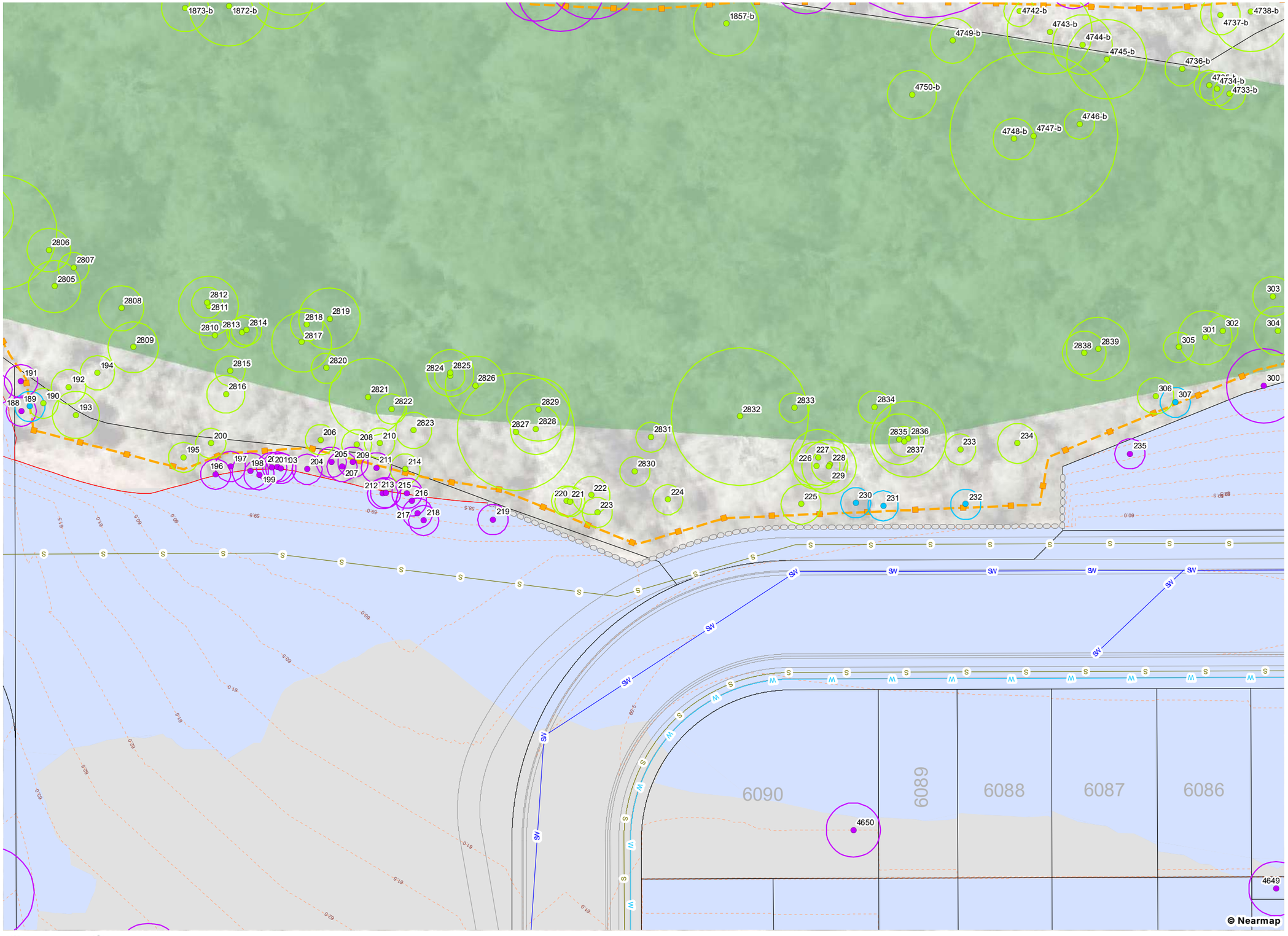
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9850 E 8 16 CA5_N Development Assessment A

8.17 DEVELOPMENT ASSESSMENT



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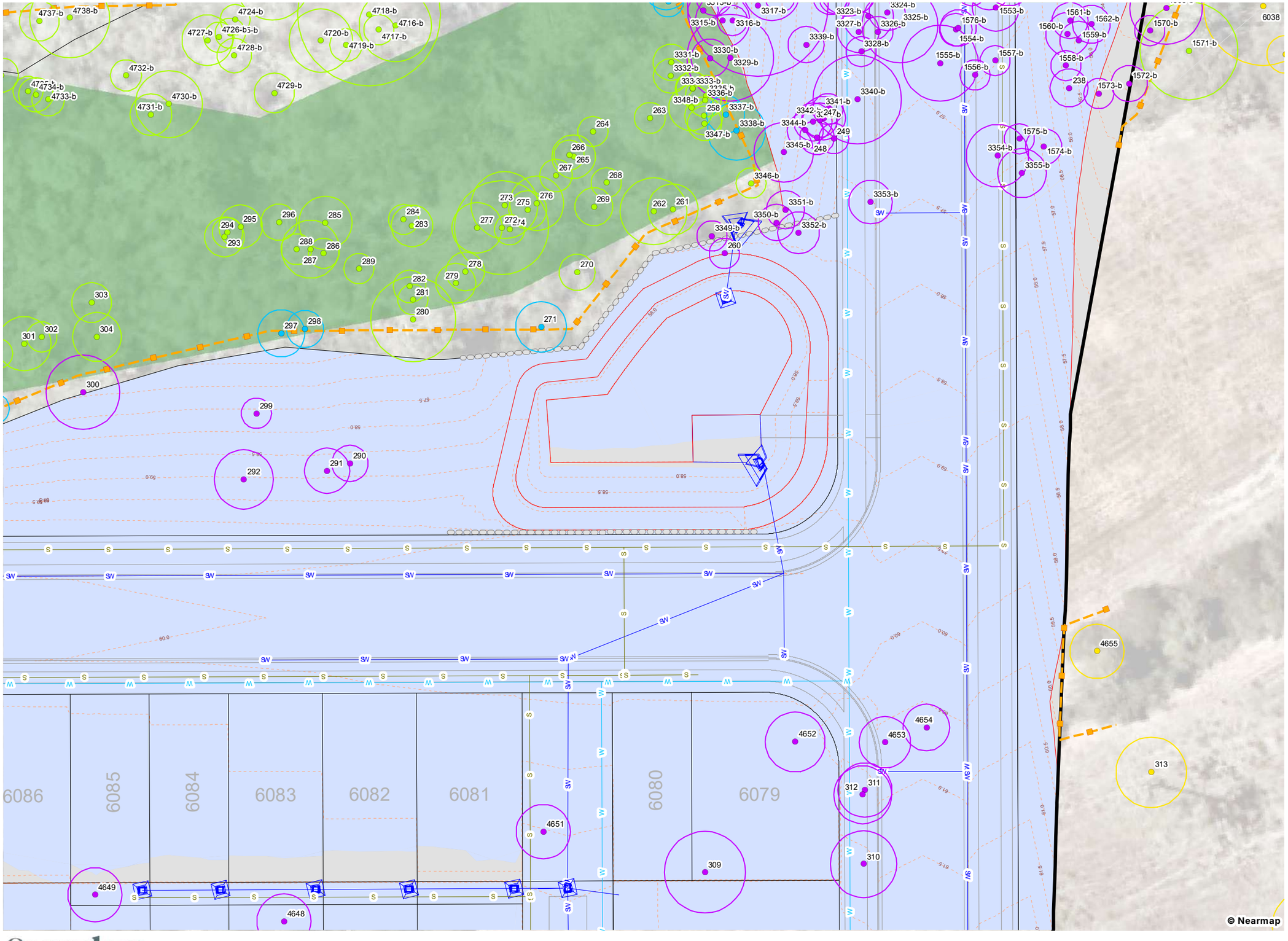
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9850 E 8 17 CA5_N Development Assessment A

8.18 DEVELOPMENT ASSESSMENT



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PEET

Flagstone

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8.19 DEVELOPMENT ASSESSMENT



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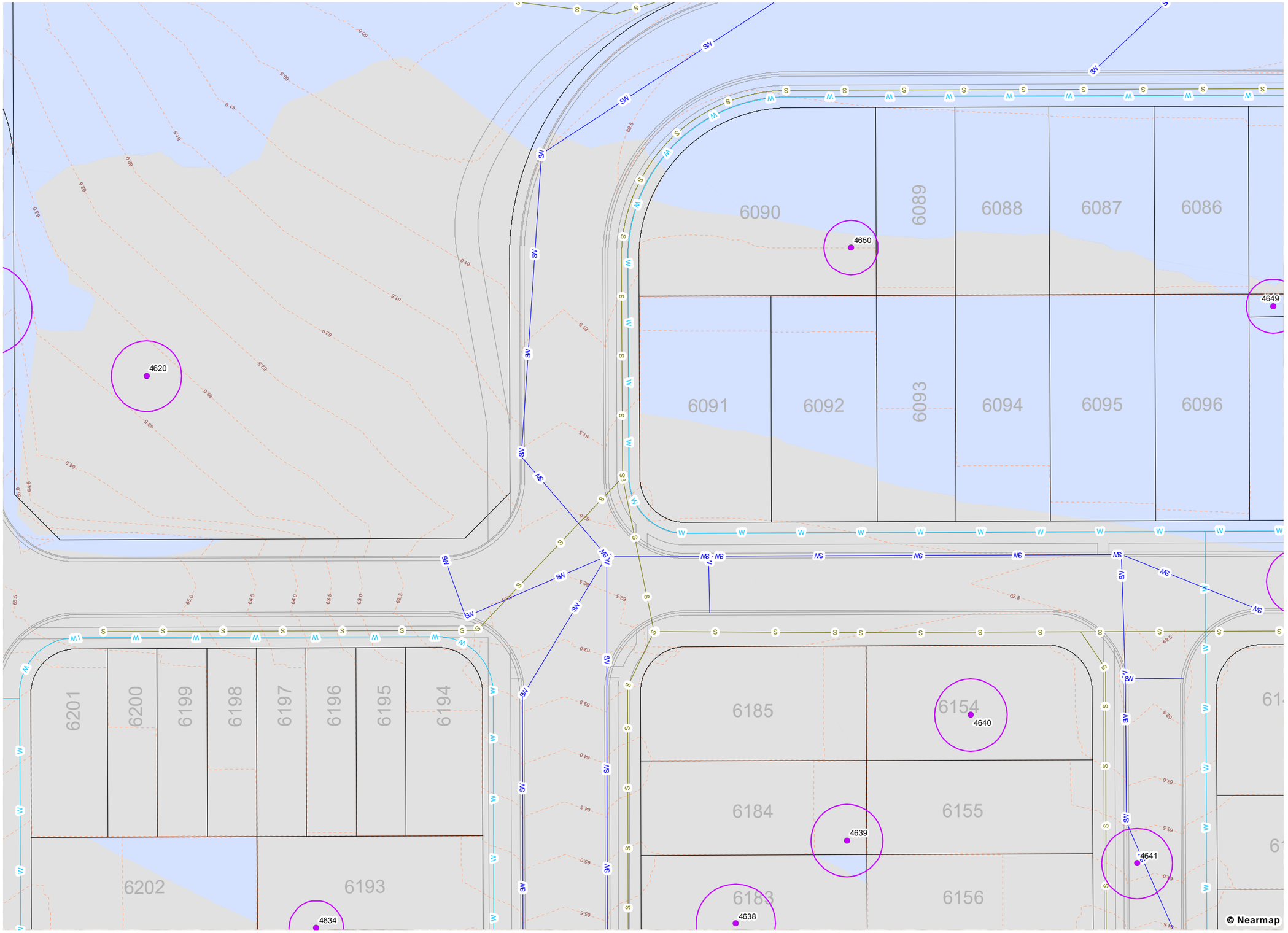
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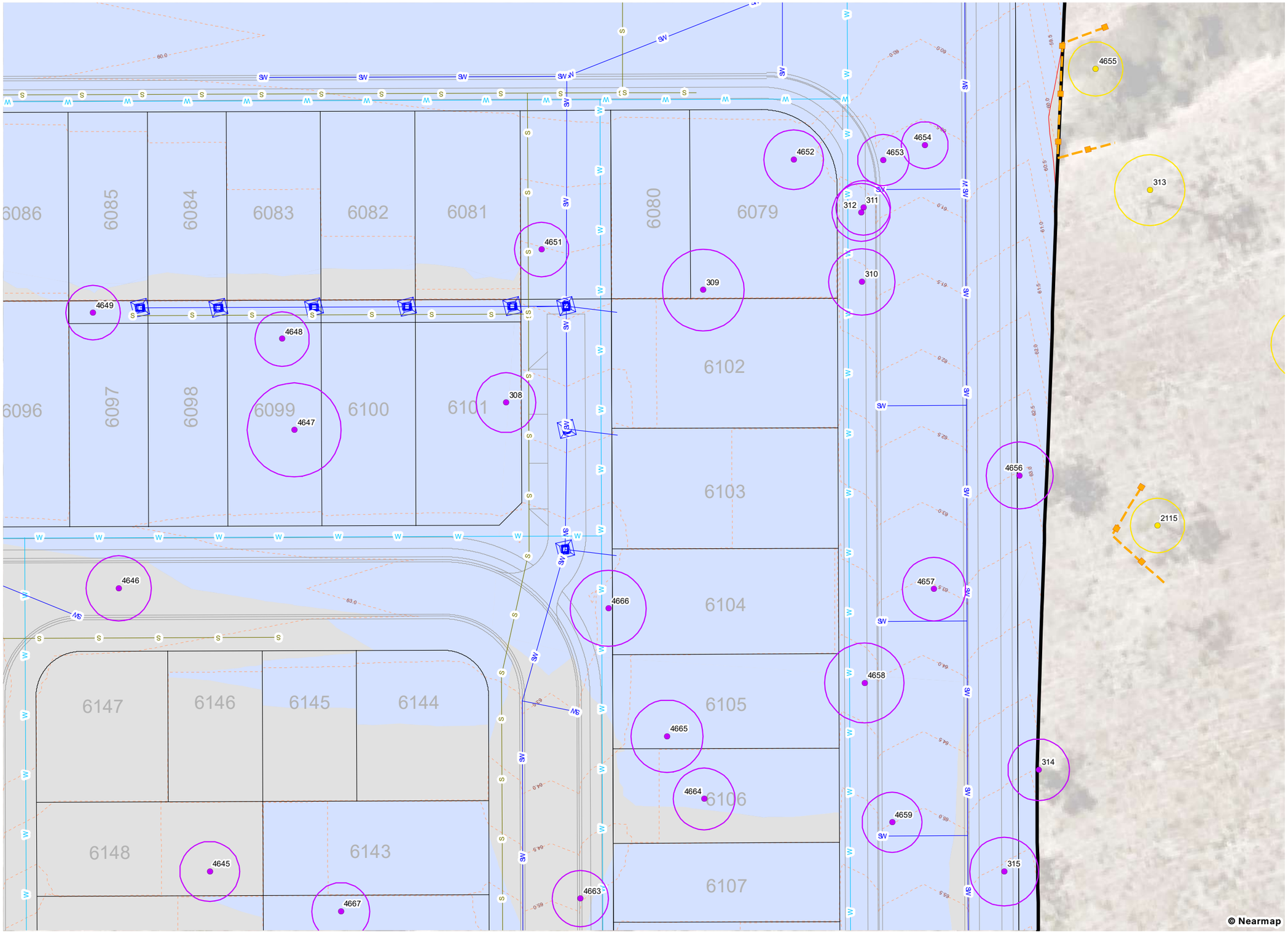
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9850 E 8 20 CA5_N Development Assessment A

8.21 DEVELOPMENT ASSESSMENT



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Engineering Detail

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- Design contours
- Retaining Walls
- SW Drainage Design
- S Sewer Design
- W Water Design
- Earthworks - fill area
- Earthworks - cut area

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 21 CA5_N Development Assessment A

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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

8.22 DEVELOPMENT ASSESSMENT



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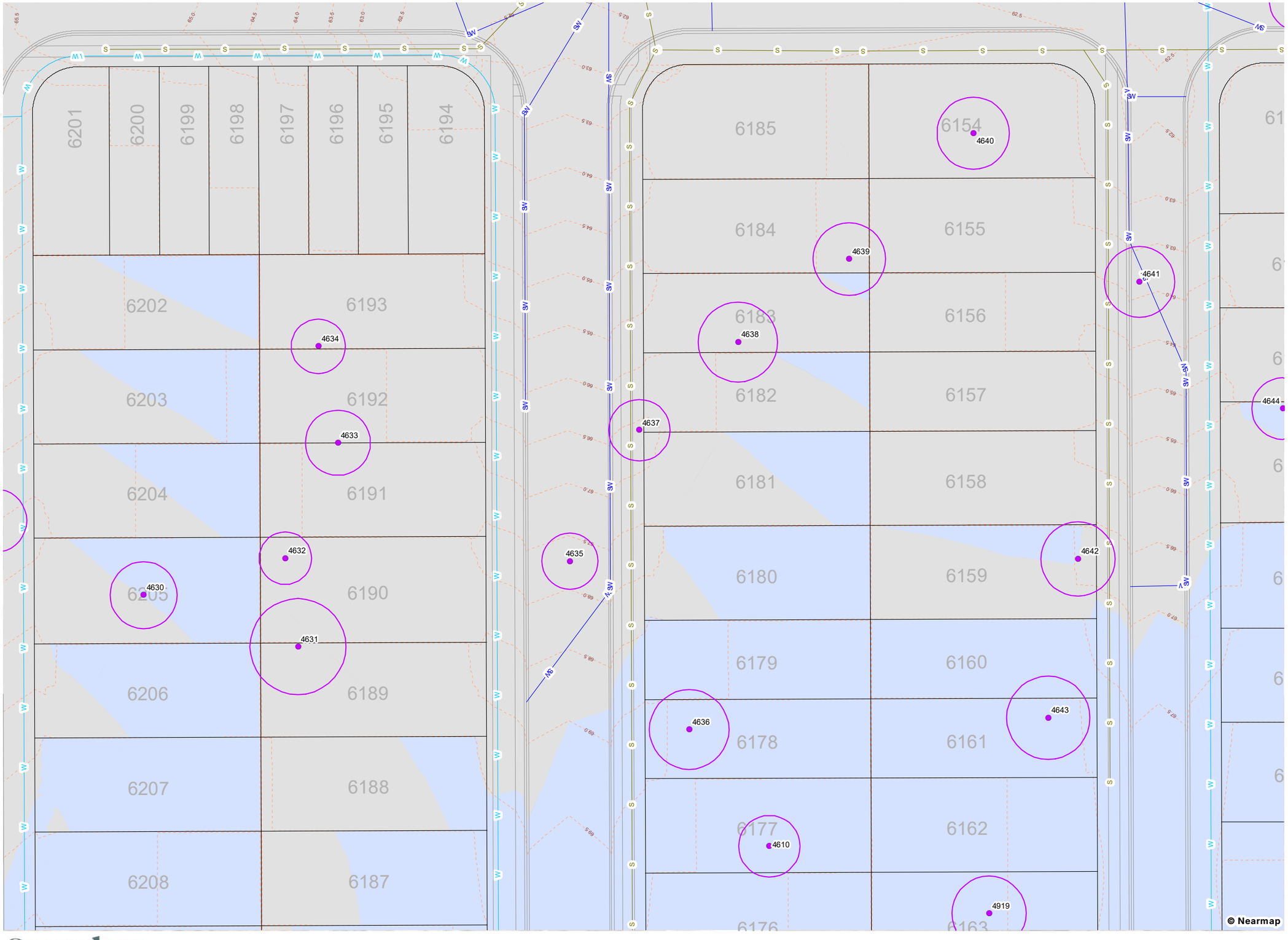
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

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8.23 DEVELOPMENT ASSESSMENT



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9850 E 8 23 CA5_N Development Assessment A

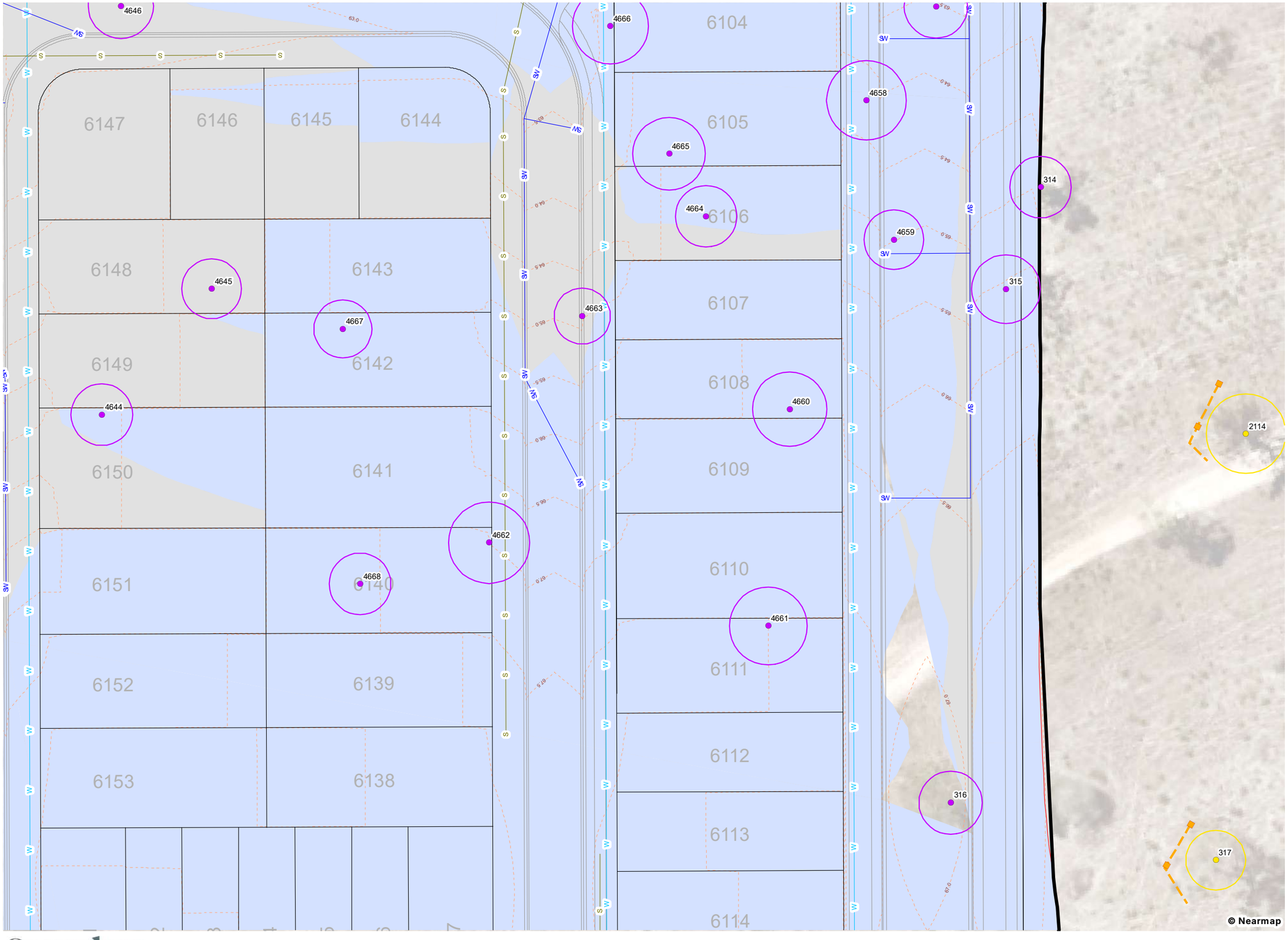
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PEET

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CONTEXT AREA 5 (NORTH), FLAGSTONE

8.24 DEVELOPMENT ASSESSMENT



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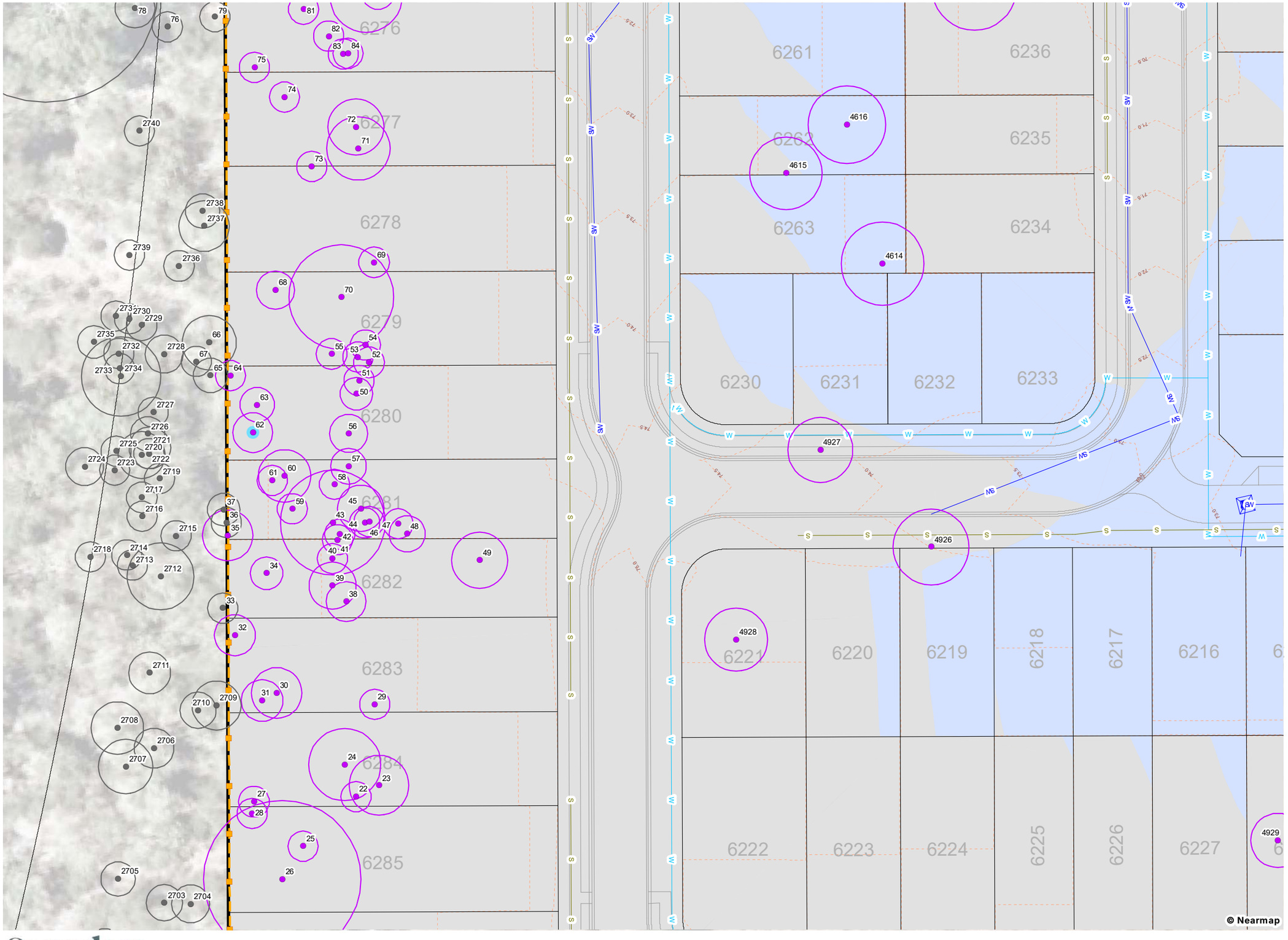
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

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8.25 DEVELOPMENT ASSESSMENT



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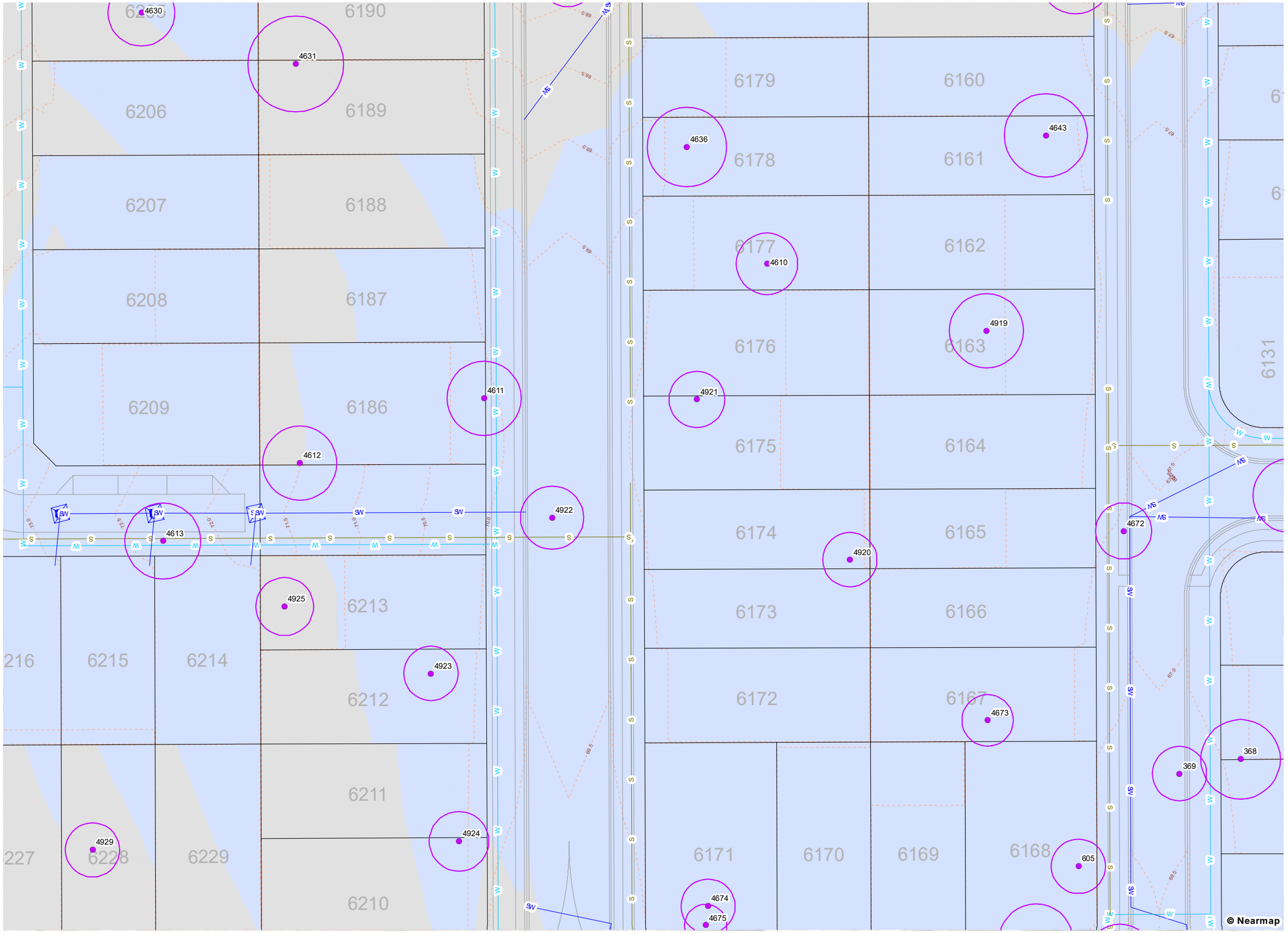
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

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8.26 DEVELOPMENT ASSESSMENT



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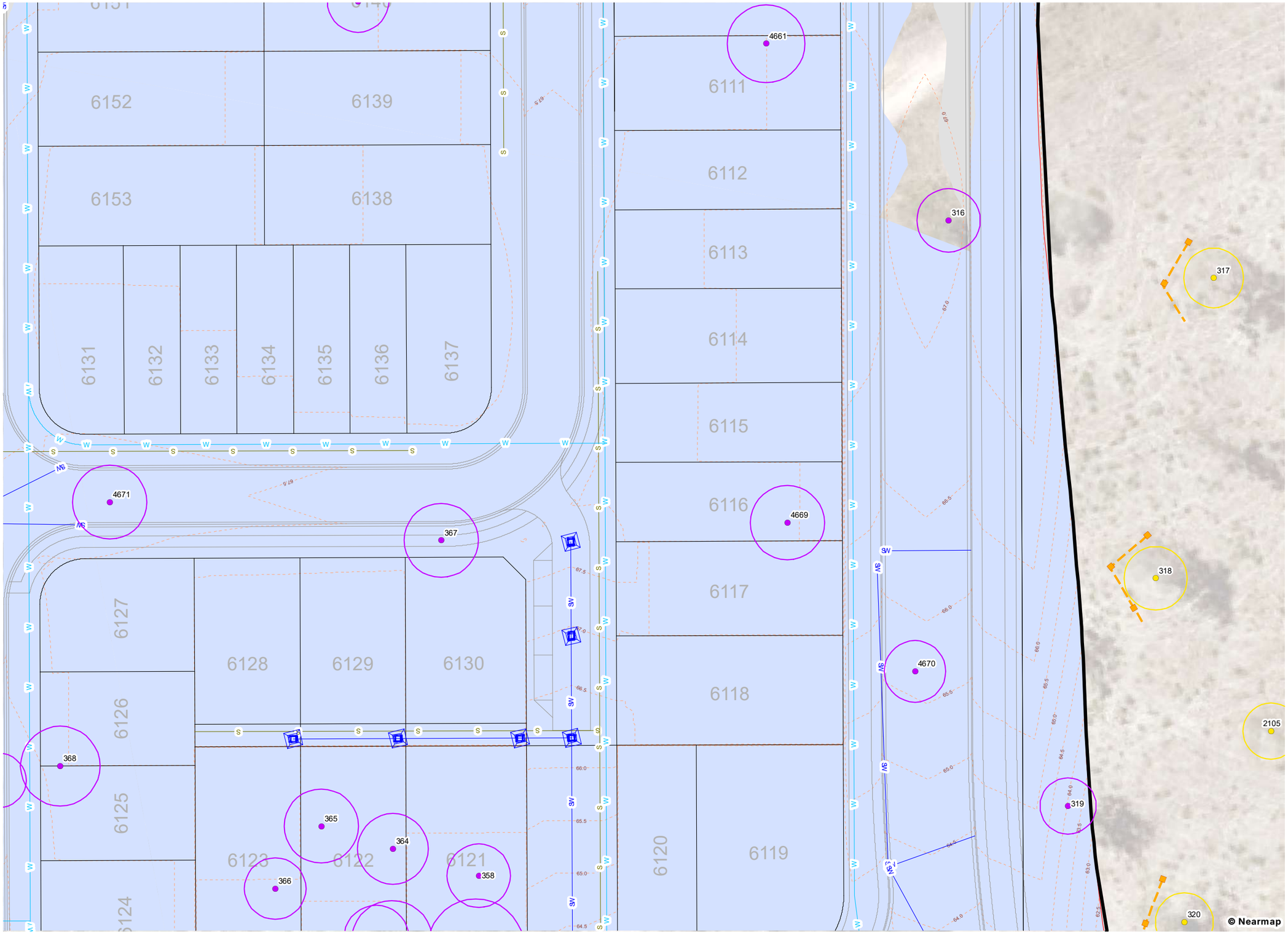
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

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8.27 DEVELOPMENT ASSESSMENT



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AMENDMENTS

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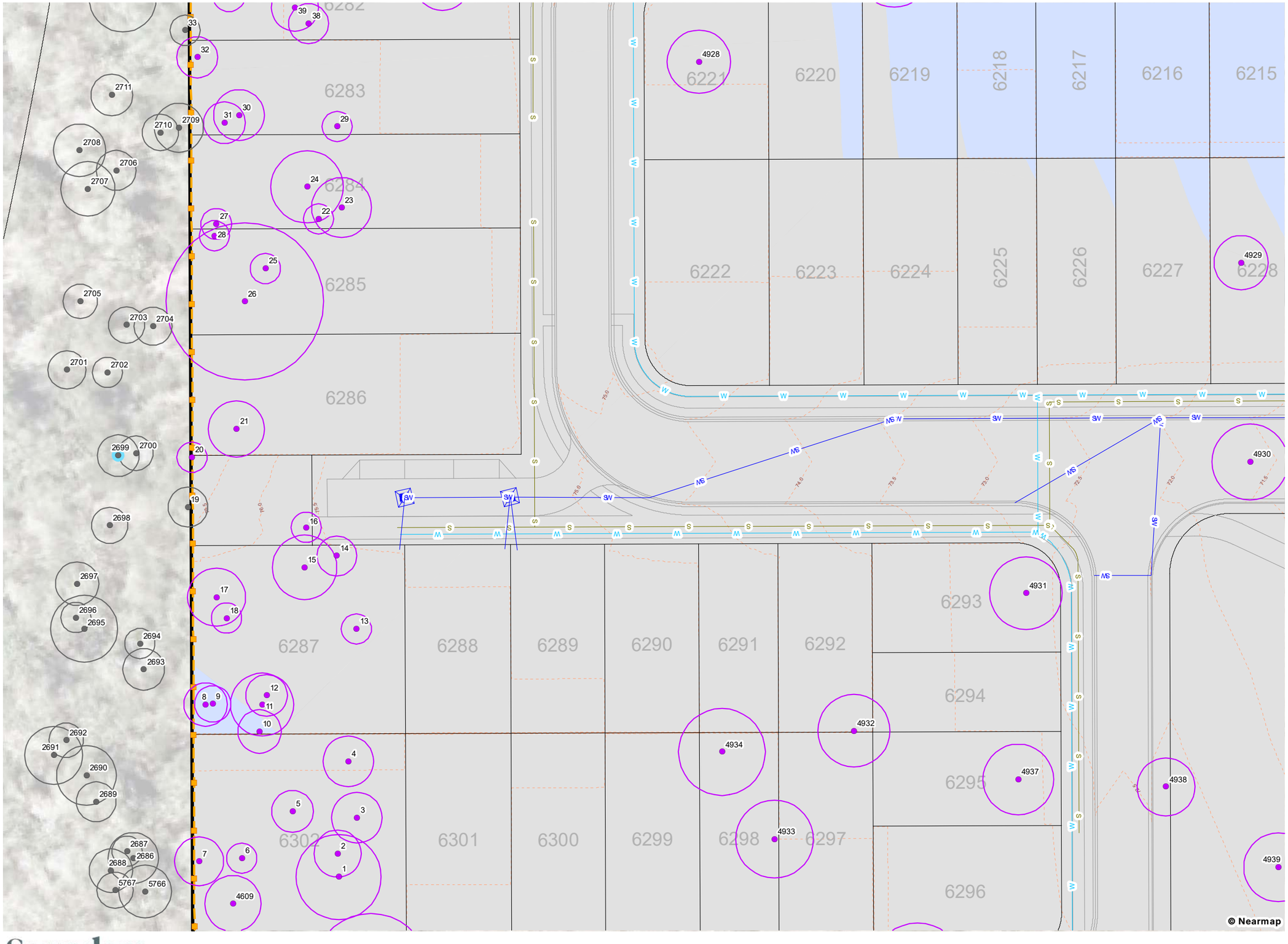
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 27 CA5_N Development Assessment A

8.28 DEVELOPMENT ASSESSMENT



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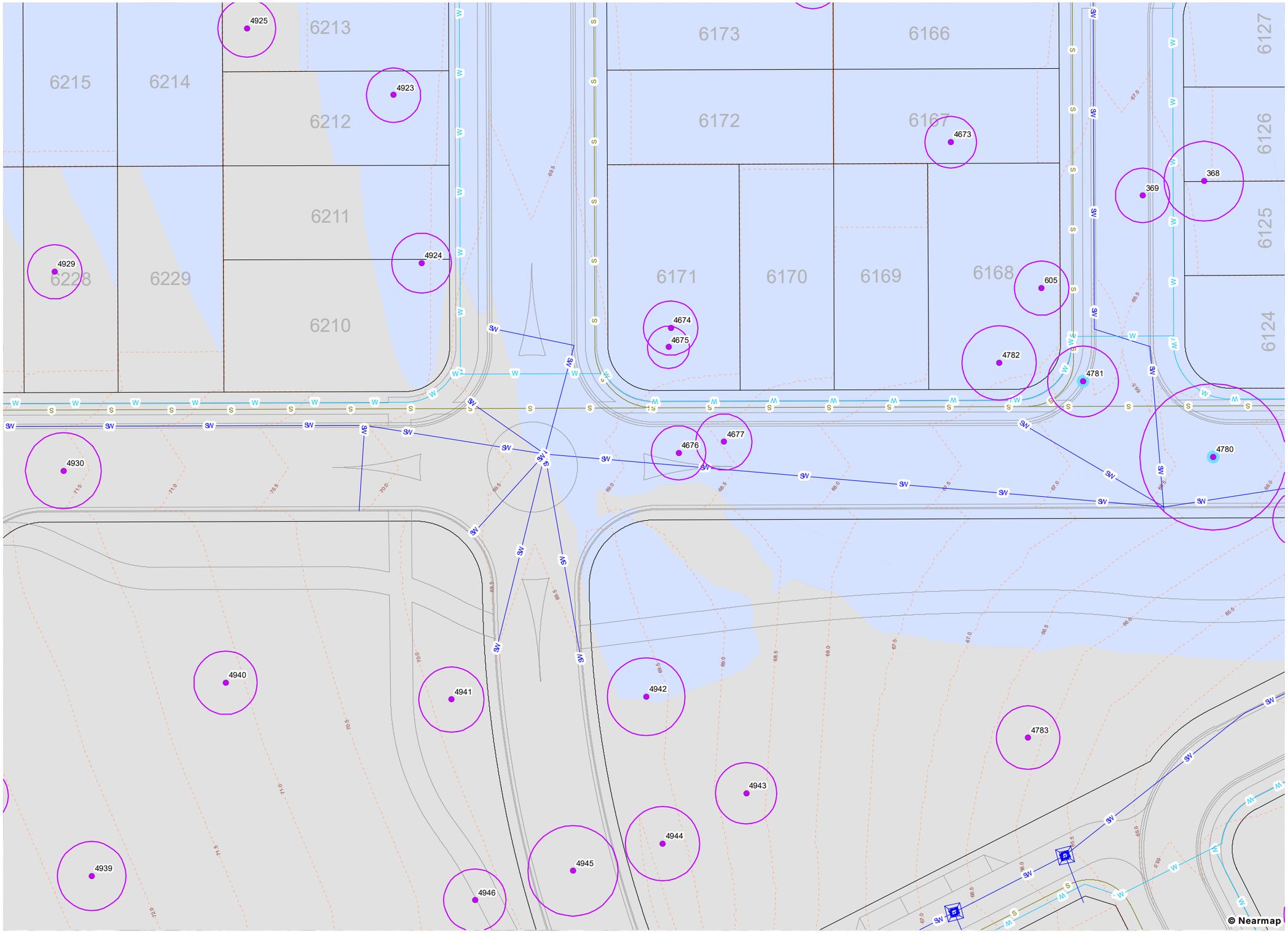
CONTEXT AREA 5 (NORTH), FLAGSTONE

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9850 E 8 28 CA5_N Development Assessment A

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9850 E 8 29 CA5_N Development Assessment A

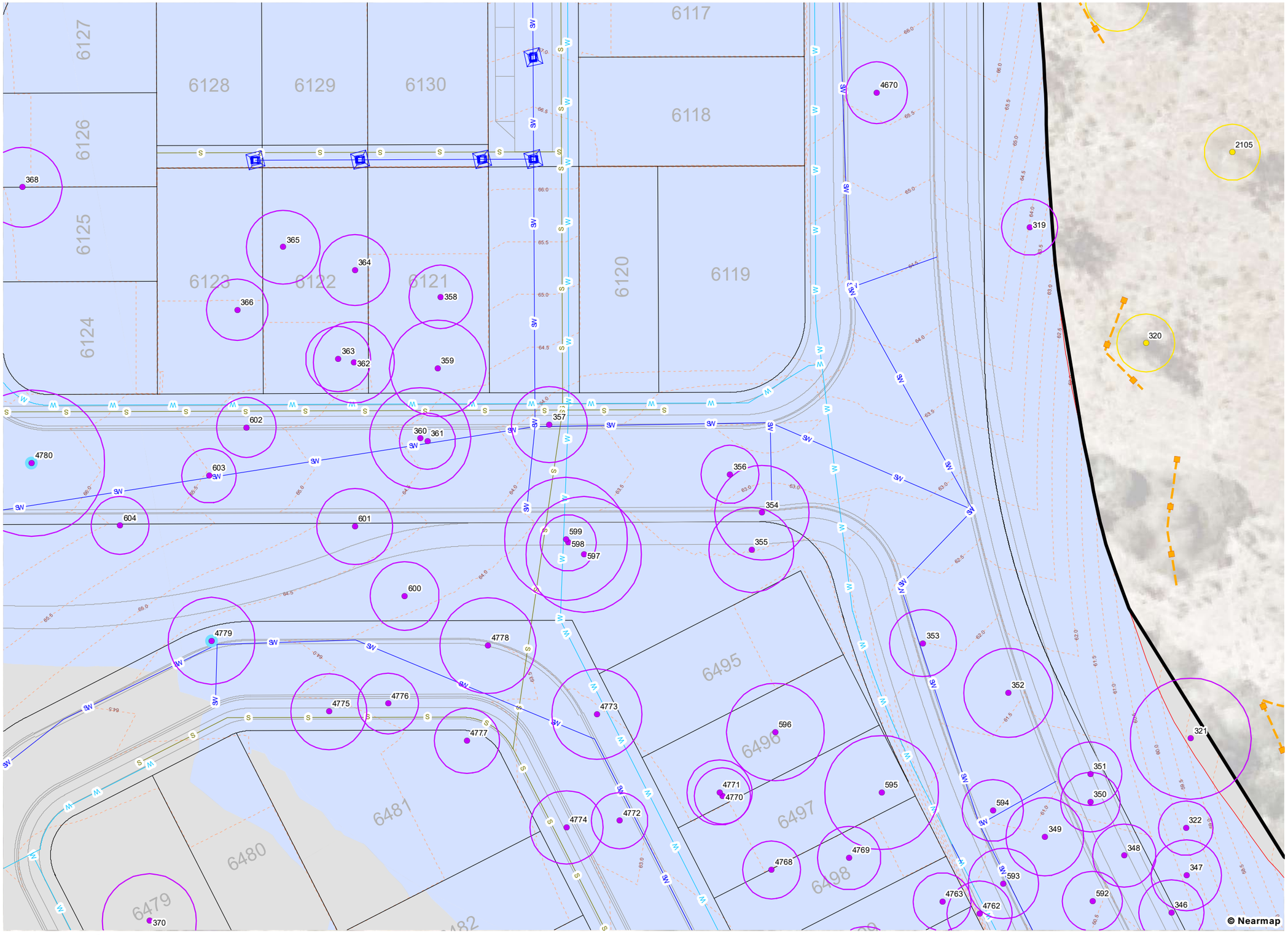
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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

8.30 DEVELOPMENT ASSESSMENT



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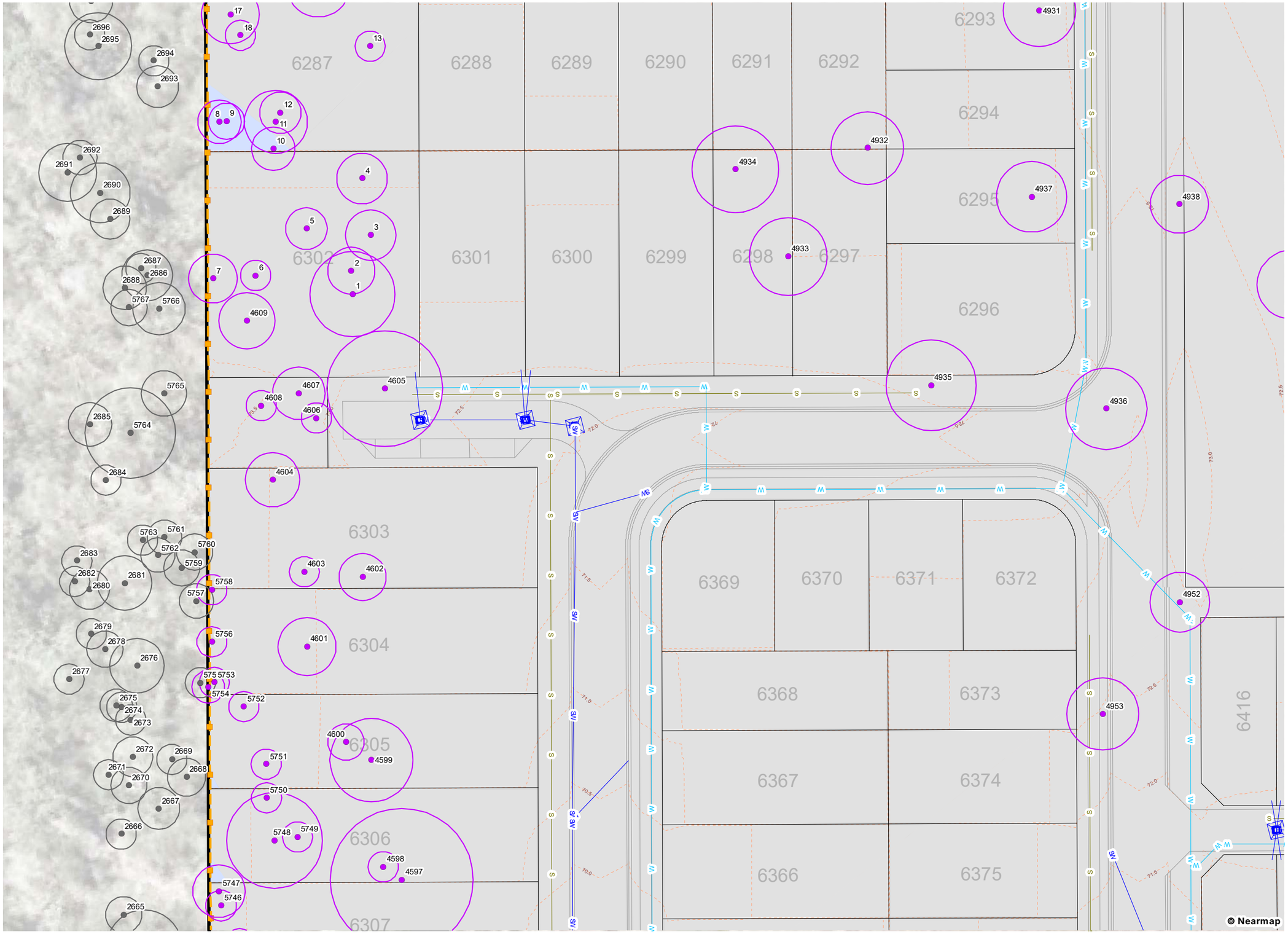
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 30 CA5_N Development Assessment A

8.31 DEVELOPMENT ASSESSMENT



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Engineering Detail

- Proposed Lots
- Proposed Roads and Footpaths
- Batters
- Design contours
- Retaining Walls
- Drainage Design
- Sewer Design
- Water Design
- Earthworks - fill area
- Earthworks - cut area

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

0 10 20 m
1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET Flagstone

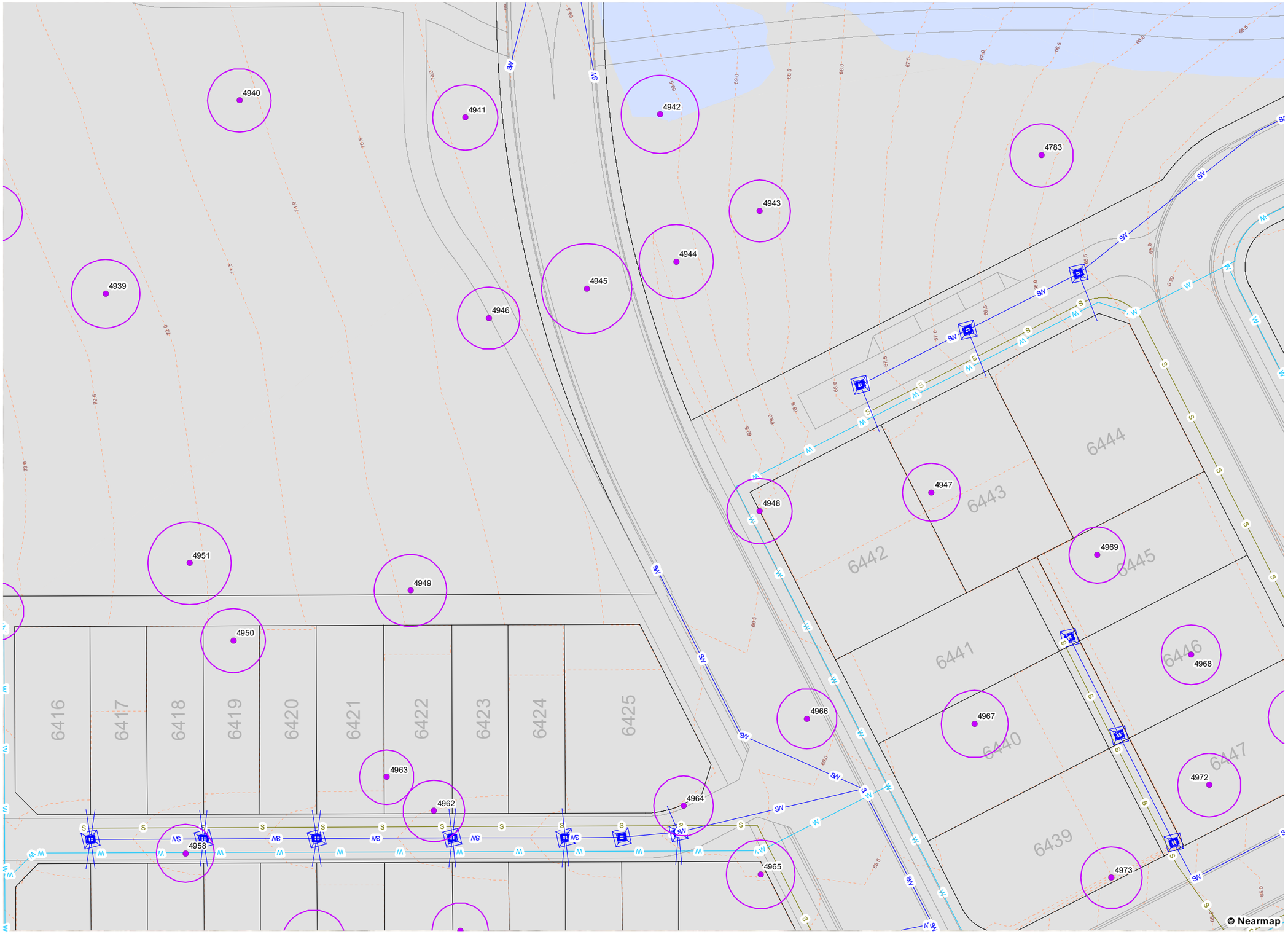
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 31 CA5_N Development Assessment A

8.32 DEVELOPMENT ASSESSMENT



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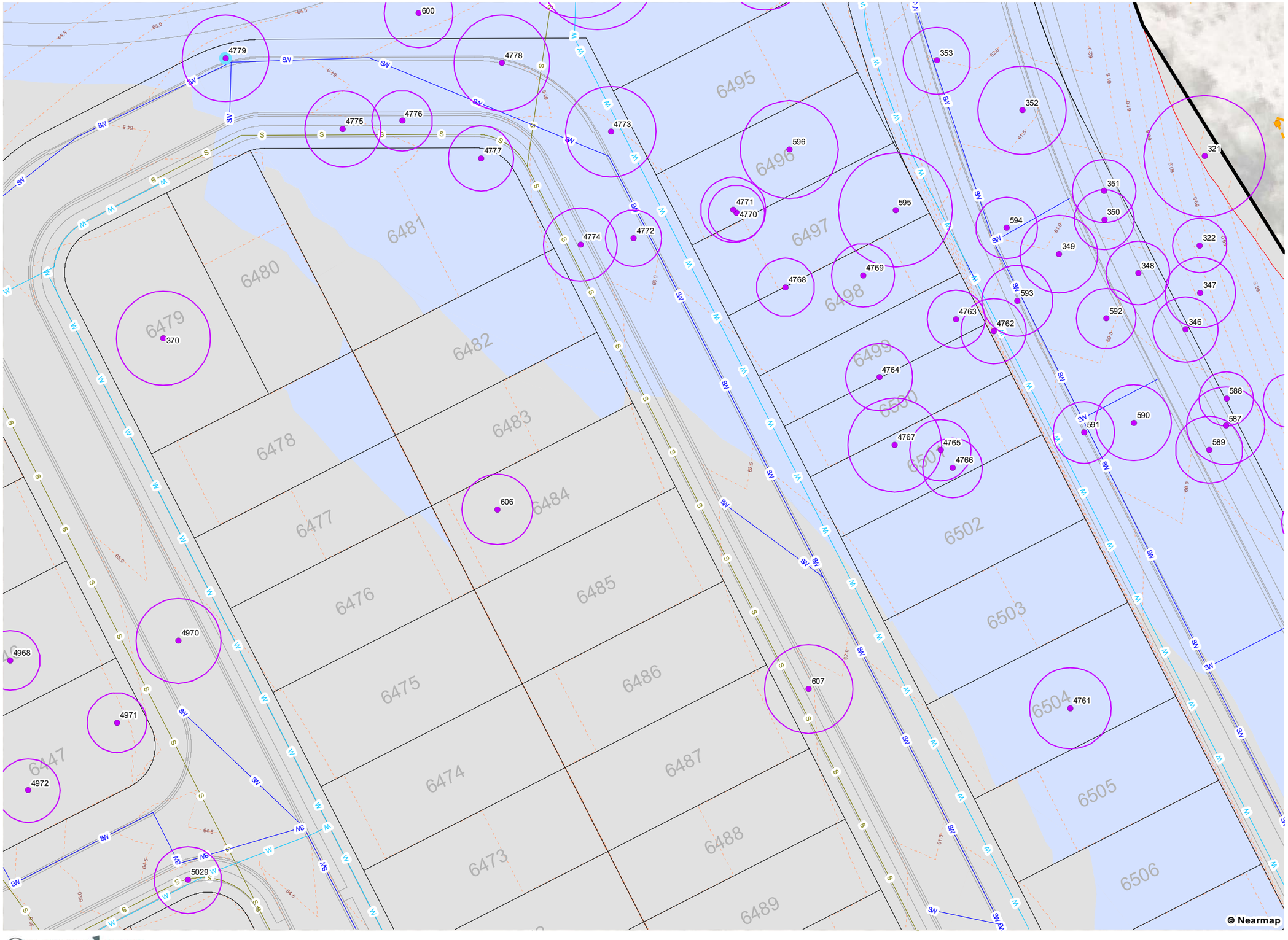
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 32 CA5_N Development Assessment A

8.33 DEVELOPMENT ASSESSMENT



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- W Water Design
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AMENDMENTS

Issue	Date	Description	Drawn	Checked
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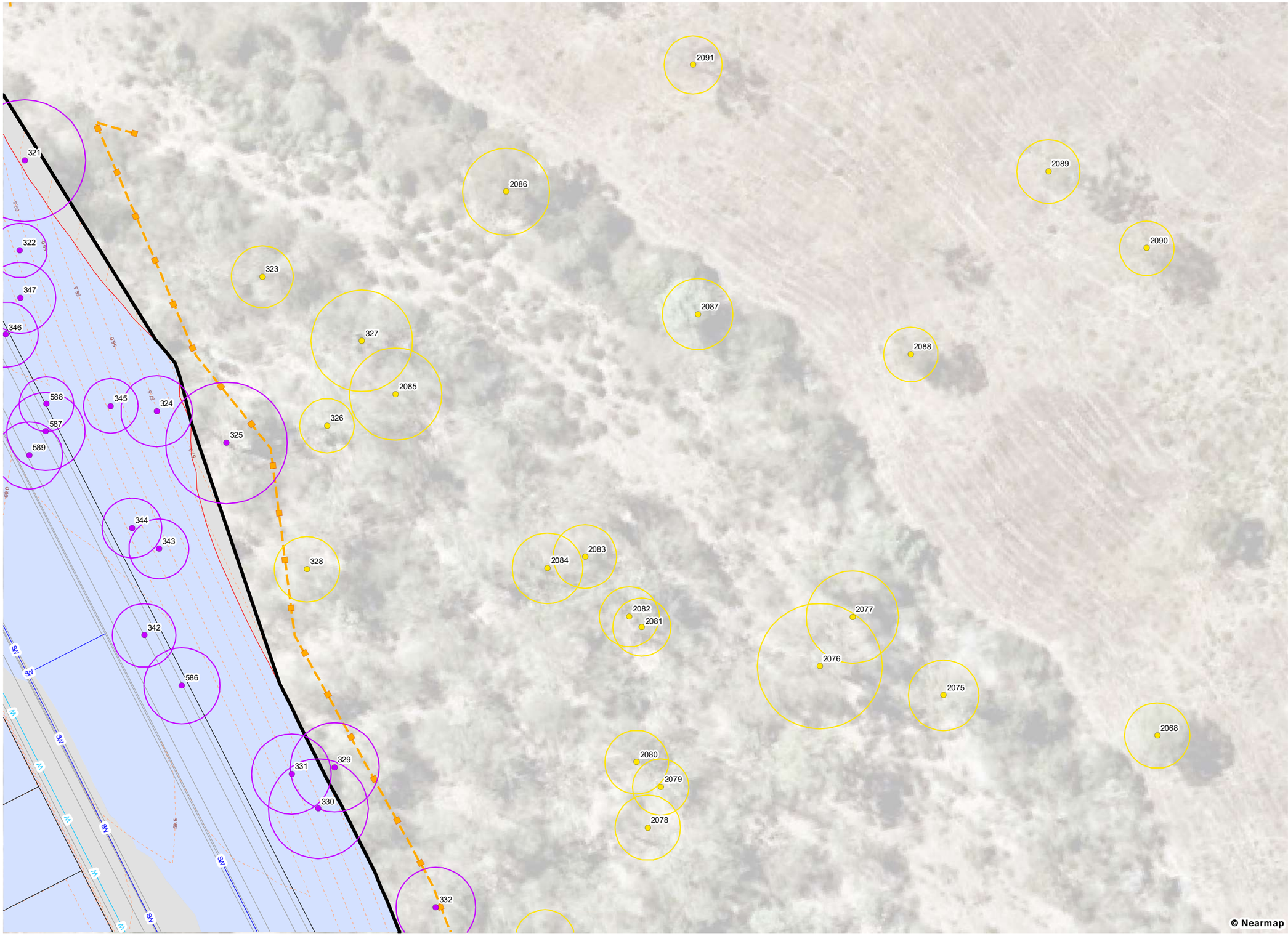
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 33 CA5_N Development Assessment A

8.34 DEVELOPMENT ASSESSMENT



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Engineering Detail

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- W Water Design
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AMENDMENTS

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CONTEXT AREA 5 (NORTH), FLAGSTONE

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Date: 8/05/2026

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8.35 DEVELOPMENT ASSESSMENT



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- Design contours
- Retaining Walls
- Drainage Design
- Sewer Design
- Water Design
- Earthworks - fill area
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AMENDMENTS

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N

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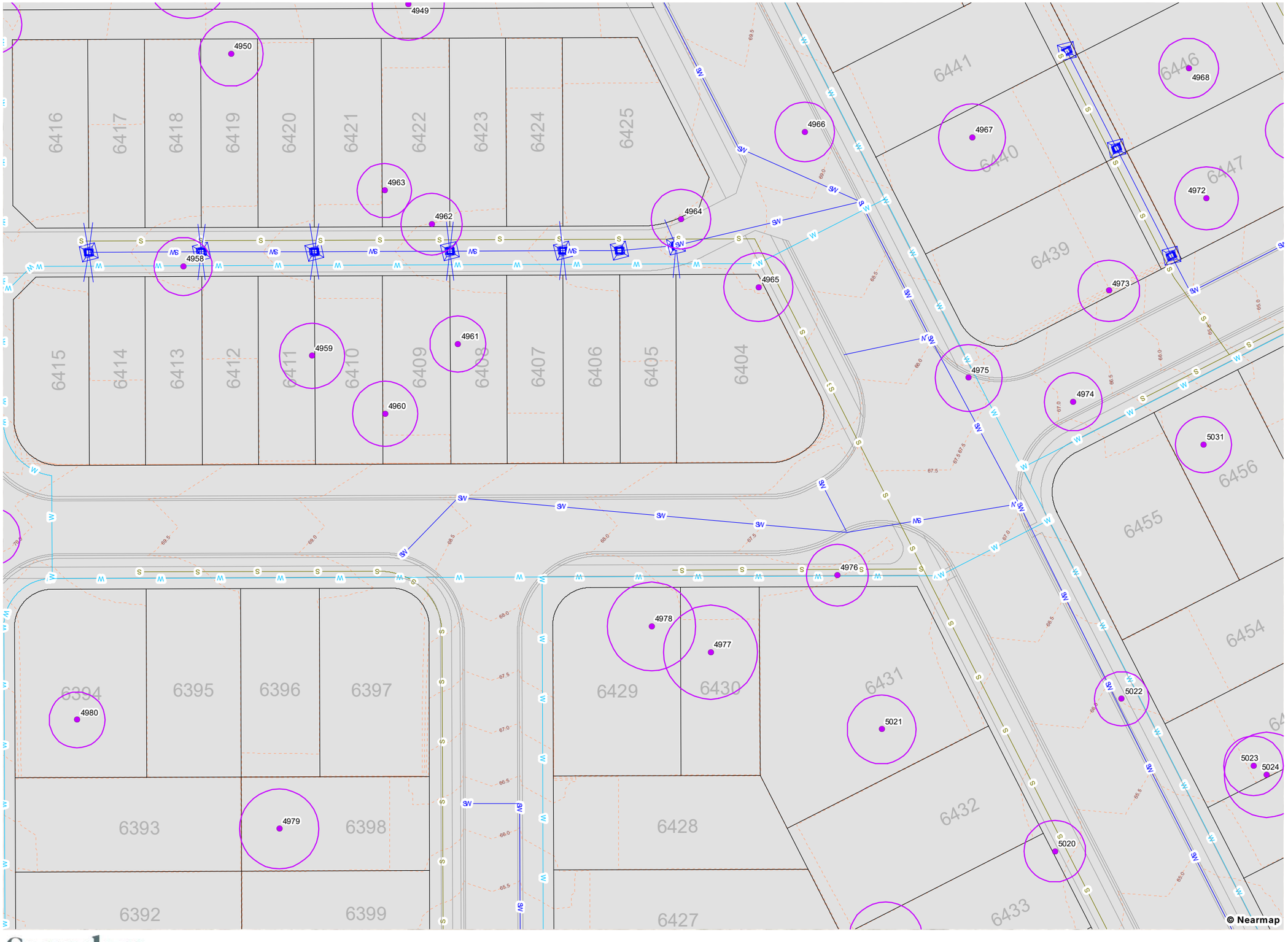
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 35 CA5_N Development Assessment A

8.36 DEVELOPMENT ASSESSMENT



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- Retaining Walls
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AMENDMENTS

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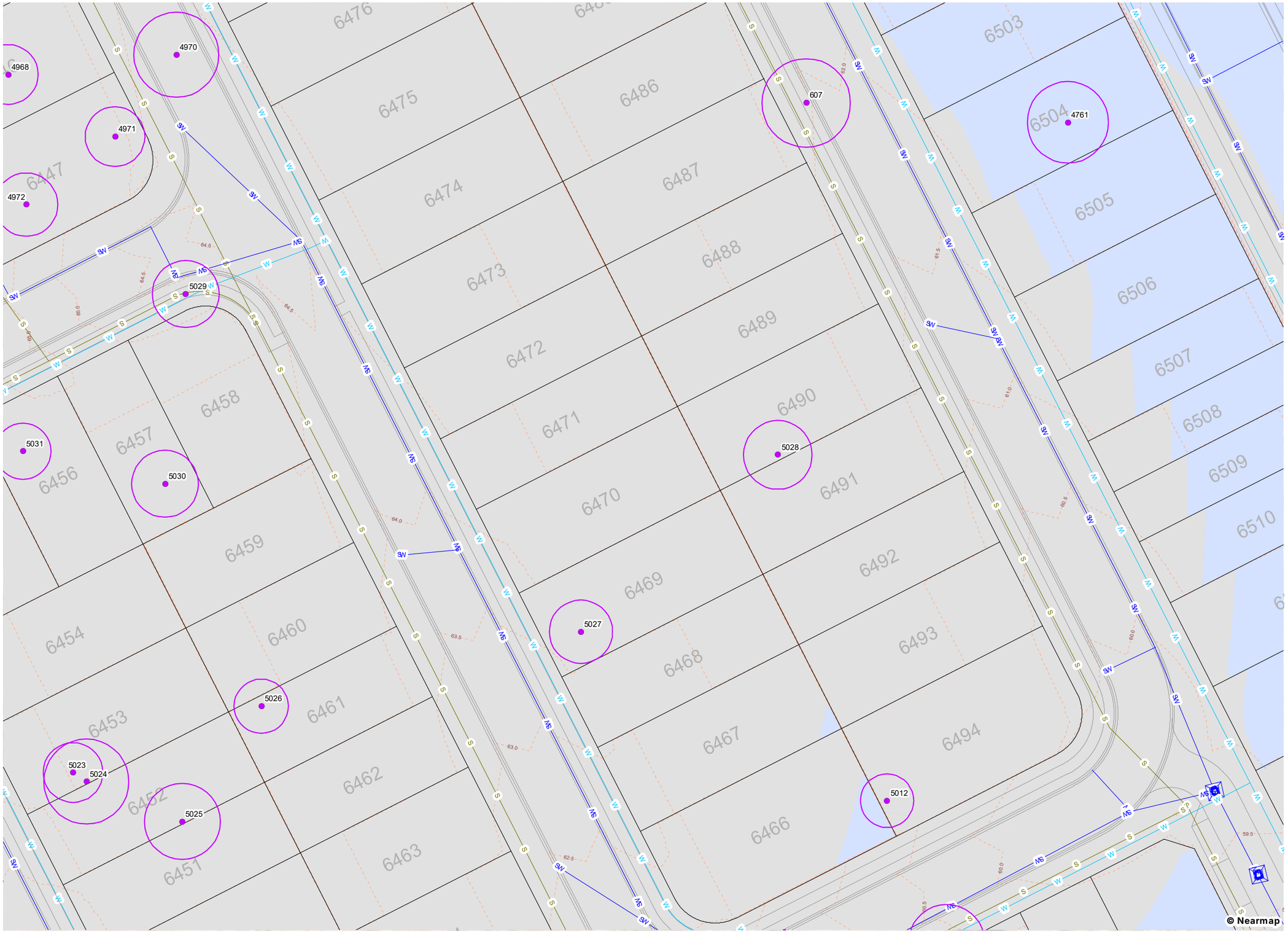
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

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8.37 DEVELOPMENT ASSESSMENT



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AMENDMENTS

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A	8/05/2026	Preliminary	TC	AD

N

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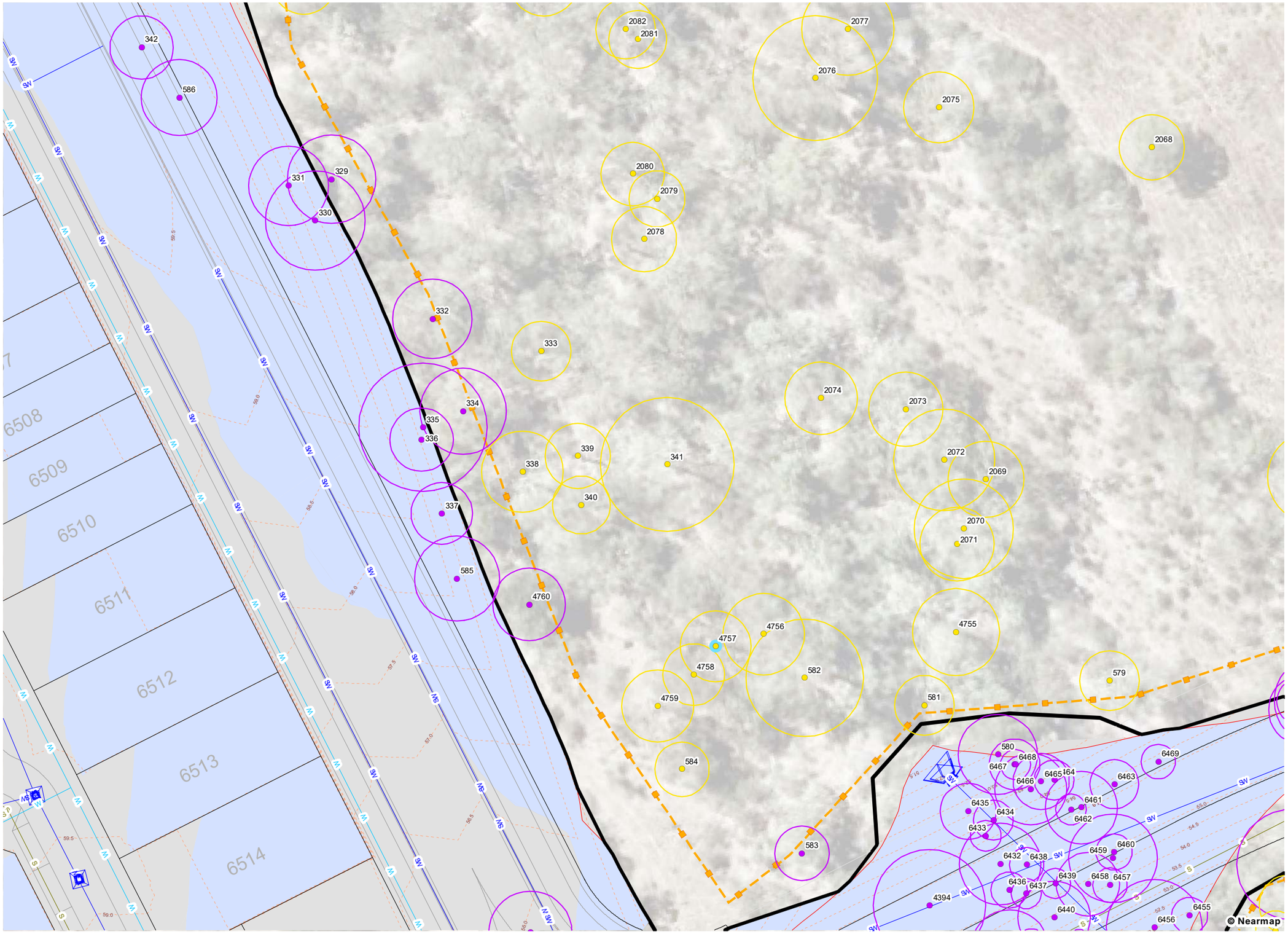
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 37 CA5_N Development Assessment A

8.38 DEVELOPMENT ASSESSMENT



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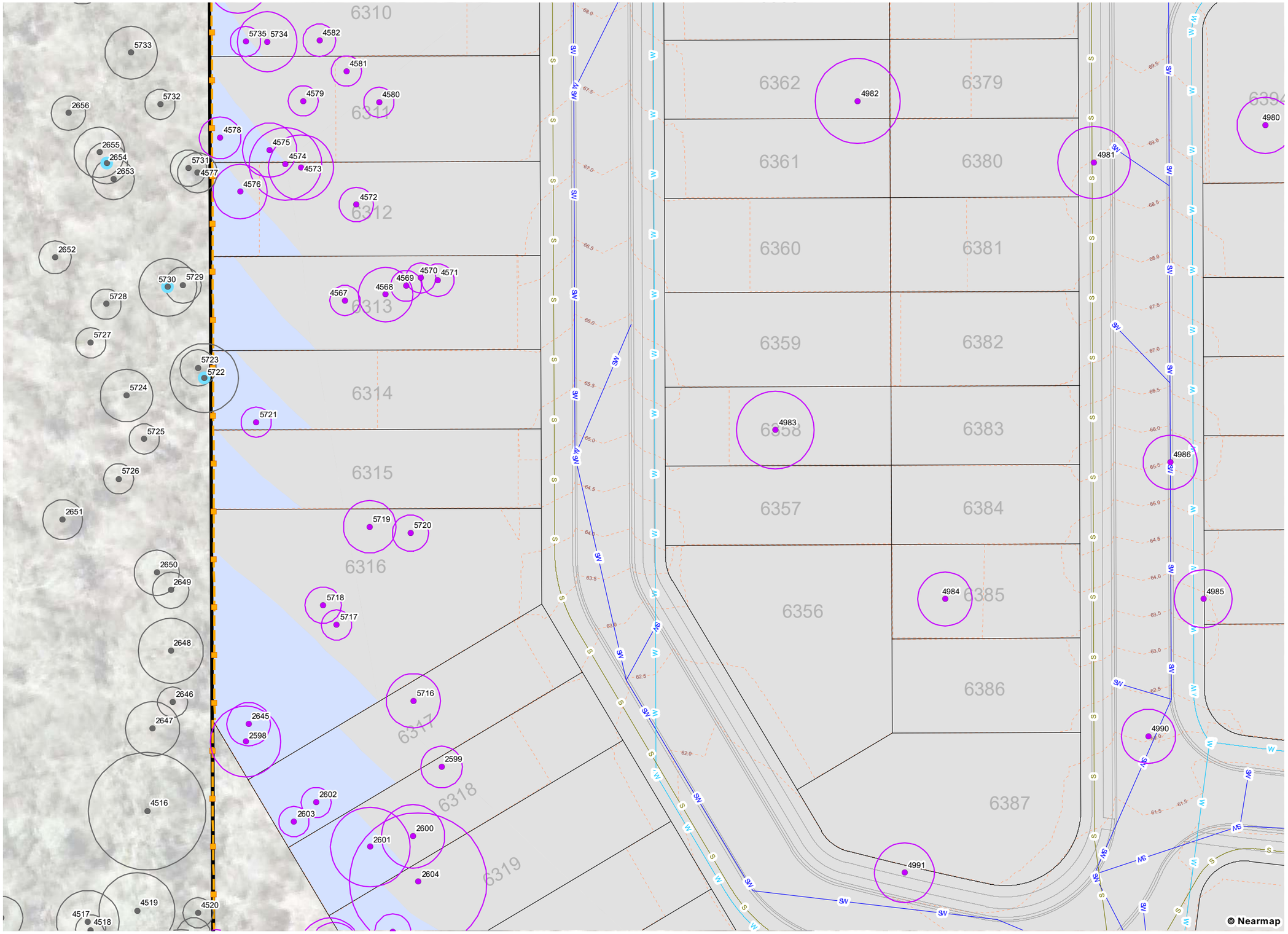
CONTEXT AREA 5 (NORTH), FLAGSTONE

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Date: 8/05/2026

9850 E 8 38 CA5_N Development Assessment A

8.39 DEVELOPMENT ASSESSMENT



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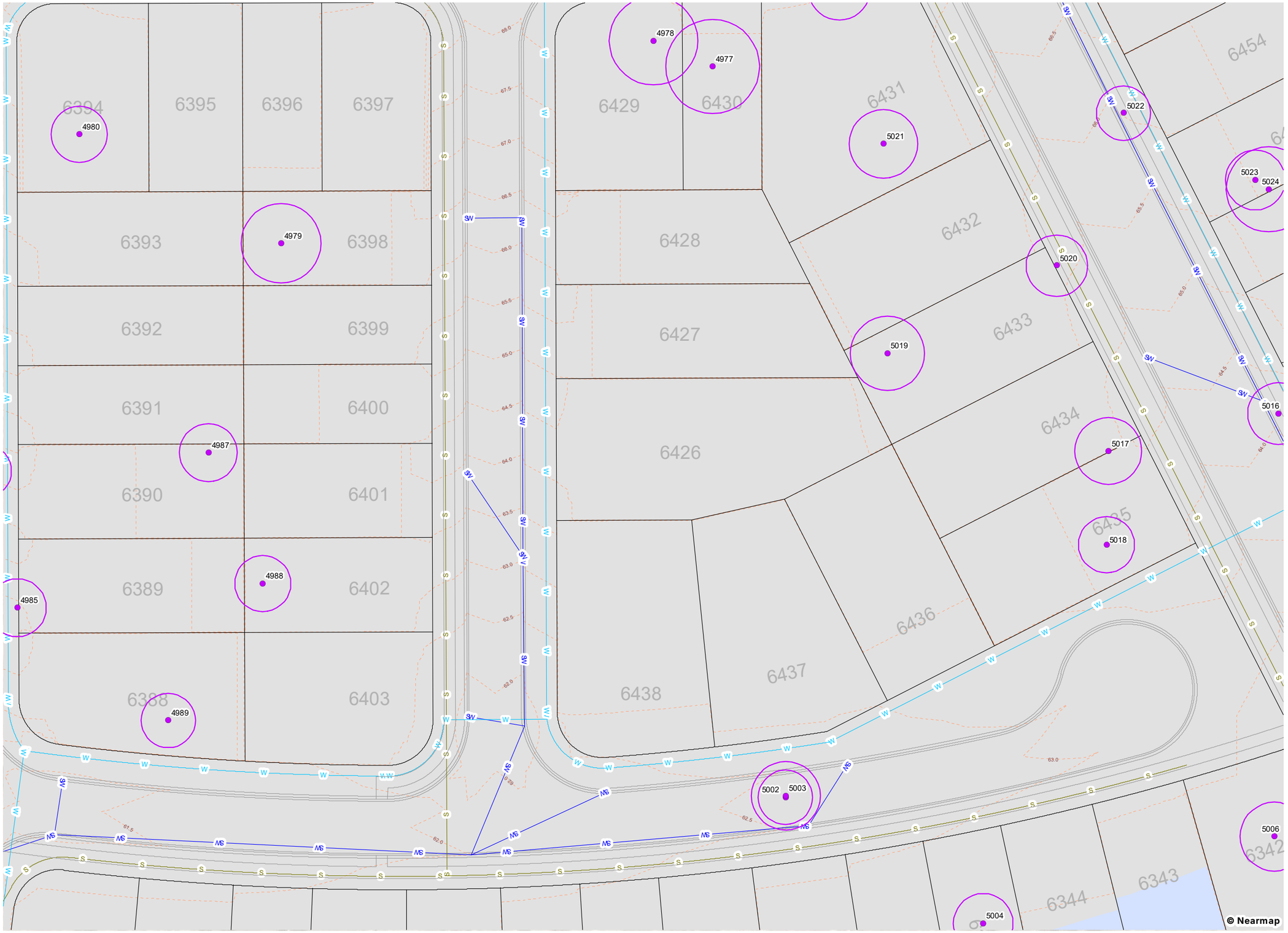
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 39 CA5_N Development Assessment A

8.40 DEVELOPMENT ASSESSMENT



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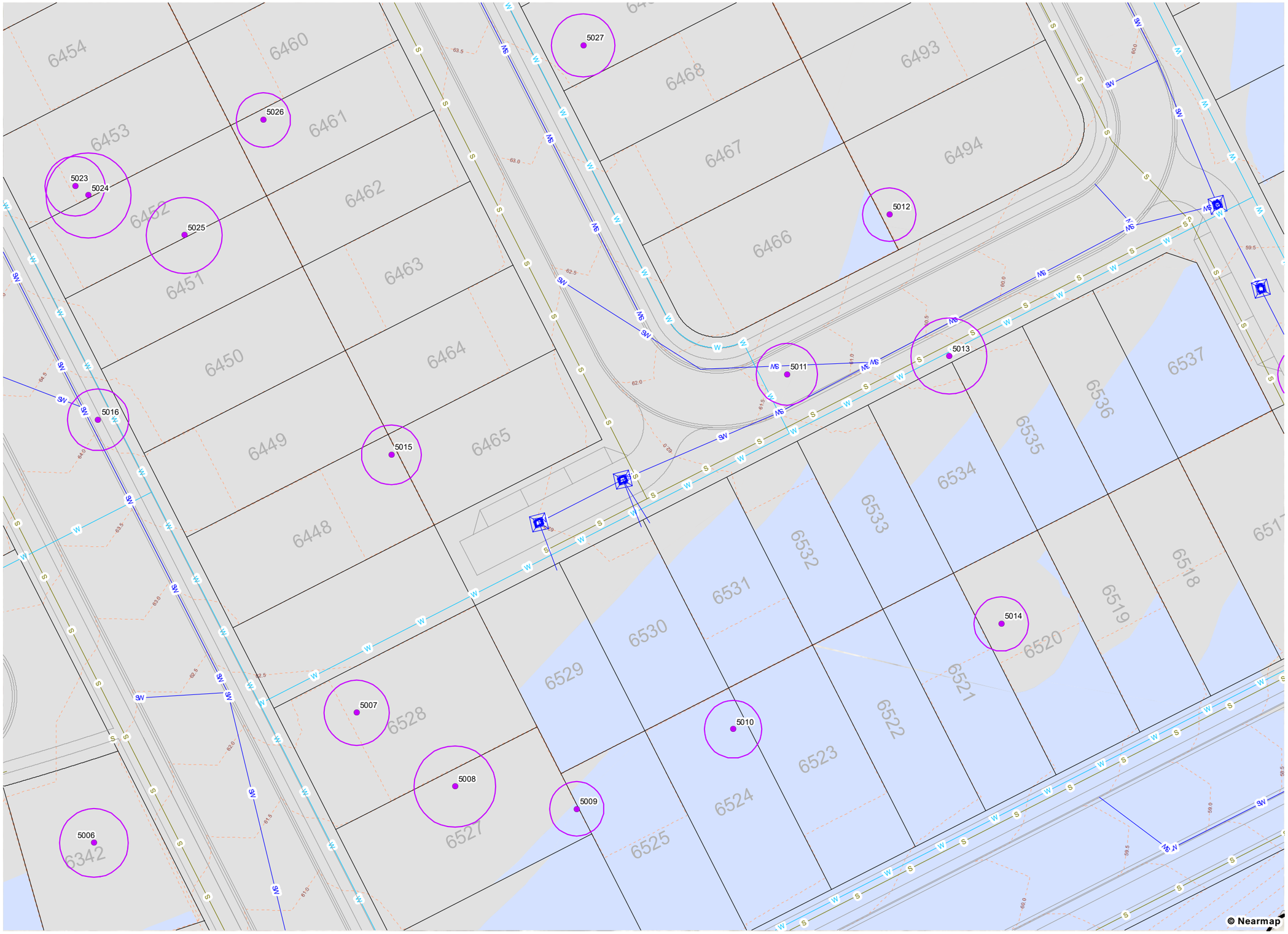
CONTEXT AREA 5 (NORTH), FLAGSTONE

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Date: 8/05/2026

9850 E 8 40 CA5_N Devebpment Assessment A

8.41 DEVELOPMENT ASSESSMENT



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PEET

Flagstone

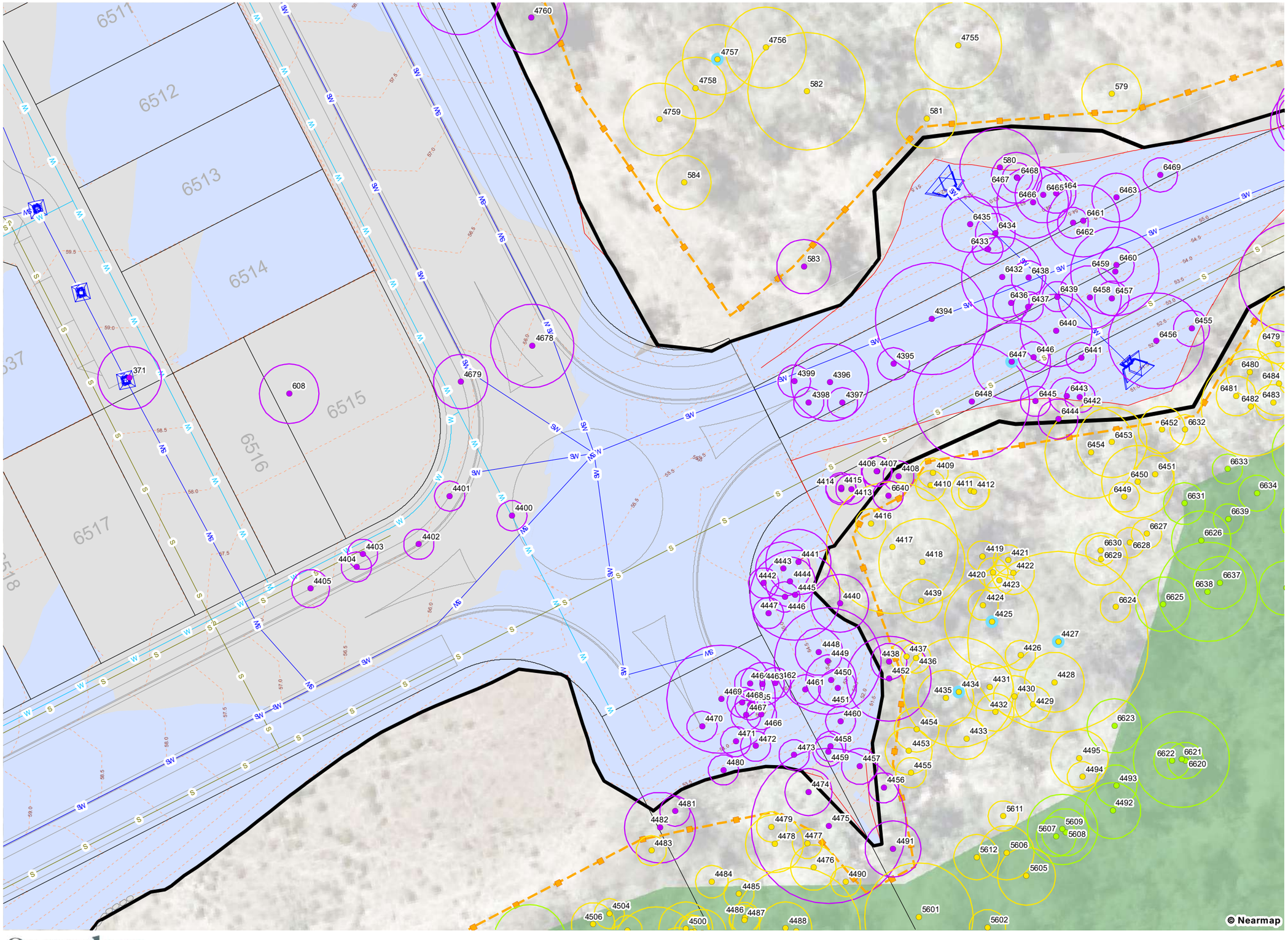
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 41 CA5_N Development Assessment A

8.42 DEVELOPMENT ASSESSMENT



Notes:
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LEGEND

- Qld DCDB
- Context Area 5 (North) boundary
- Conservation area
- Upper waterway limit confirmed by DPI

GPS Tree Plot (w/ TPZ)

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- Neighbouring tree to retain, future retention subject to neighbouring VMP application/s
- *Melaleuca irbyana* specimen
- Tree With Hollows
- Fauna friendly protection fencing

Engineering Detail

- Proposed Lots
- Proposed Roads and Footpaths
- Batters
- Design contours
- Retaining Walls
- SW Drainage Design
- S Sewer Design
- W Water Design
- Earthworks - fill area
- Earthworks - cut area

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

Flagstone

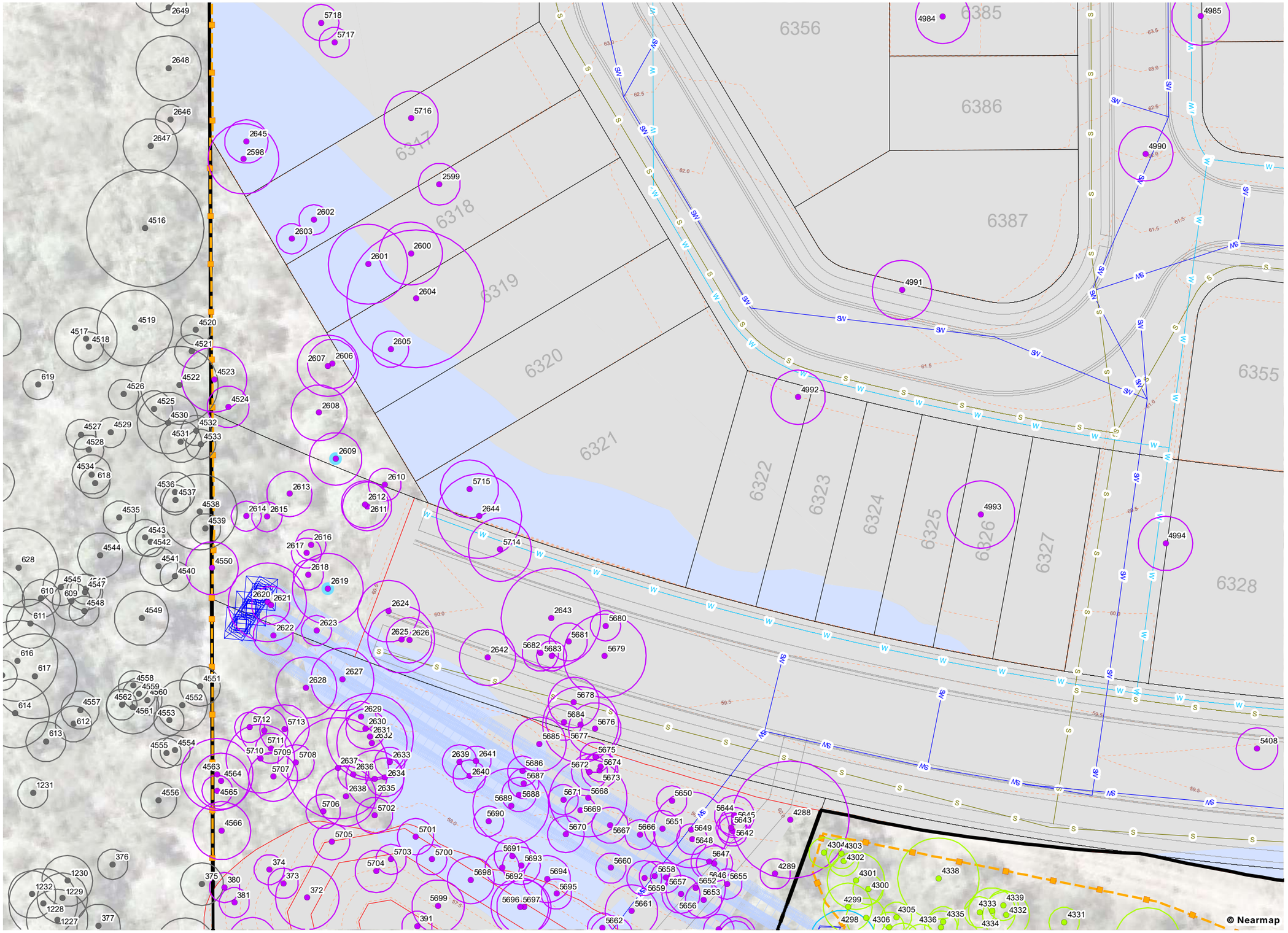
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 42 CA5_N Development Assessment A

8.43 DEVELOPMENT ASSESSMENT



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AMENDMENTS

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N

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Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 43 CA5_N Development Assessment A

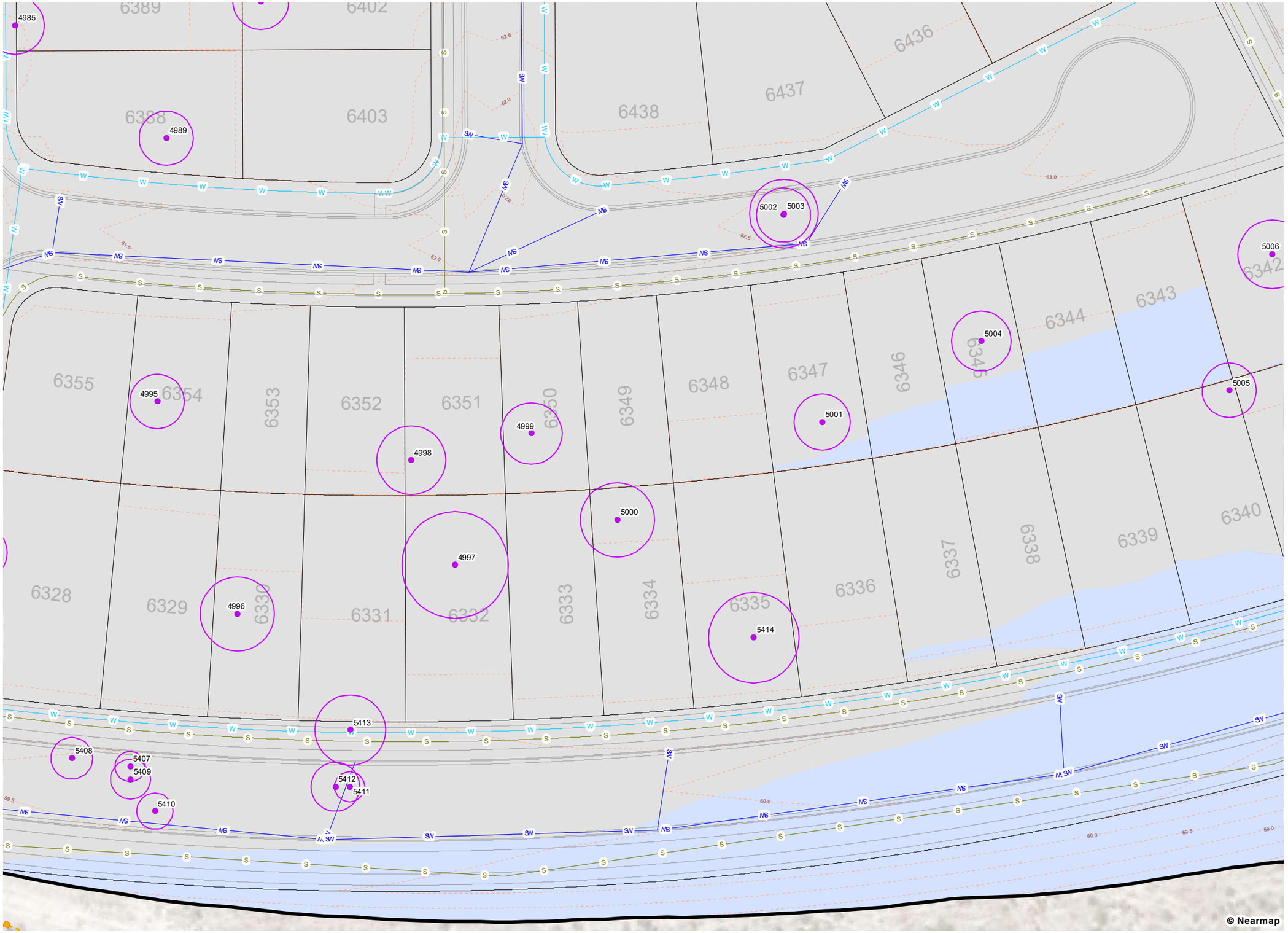
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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

8.44 DEVELOPMENT ASSESSMENT



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- Drainage Design
- Sewer Design
- Water Design
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- Earthworks - cut area

AMENDMENTS

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N

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Address / RPD: Flagstone City

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9850 E 8 44 CA5_N Development Assessment A

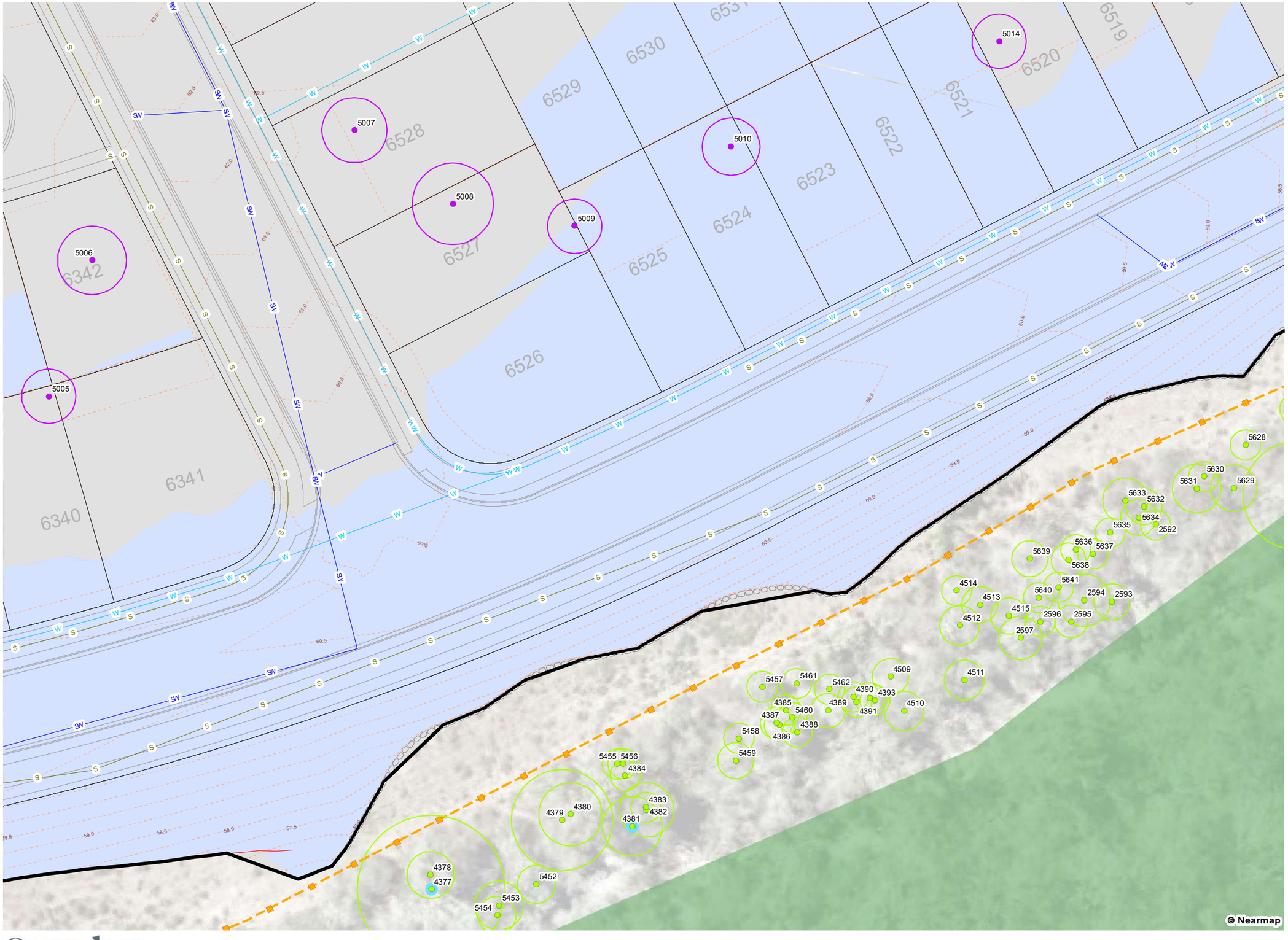
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CONTEXT AREA 5 (NORTH), FLAGSTONE

8.45 DEVELOPMENT ASSESSMENT



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AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

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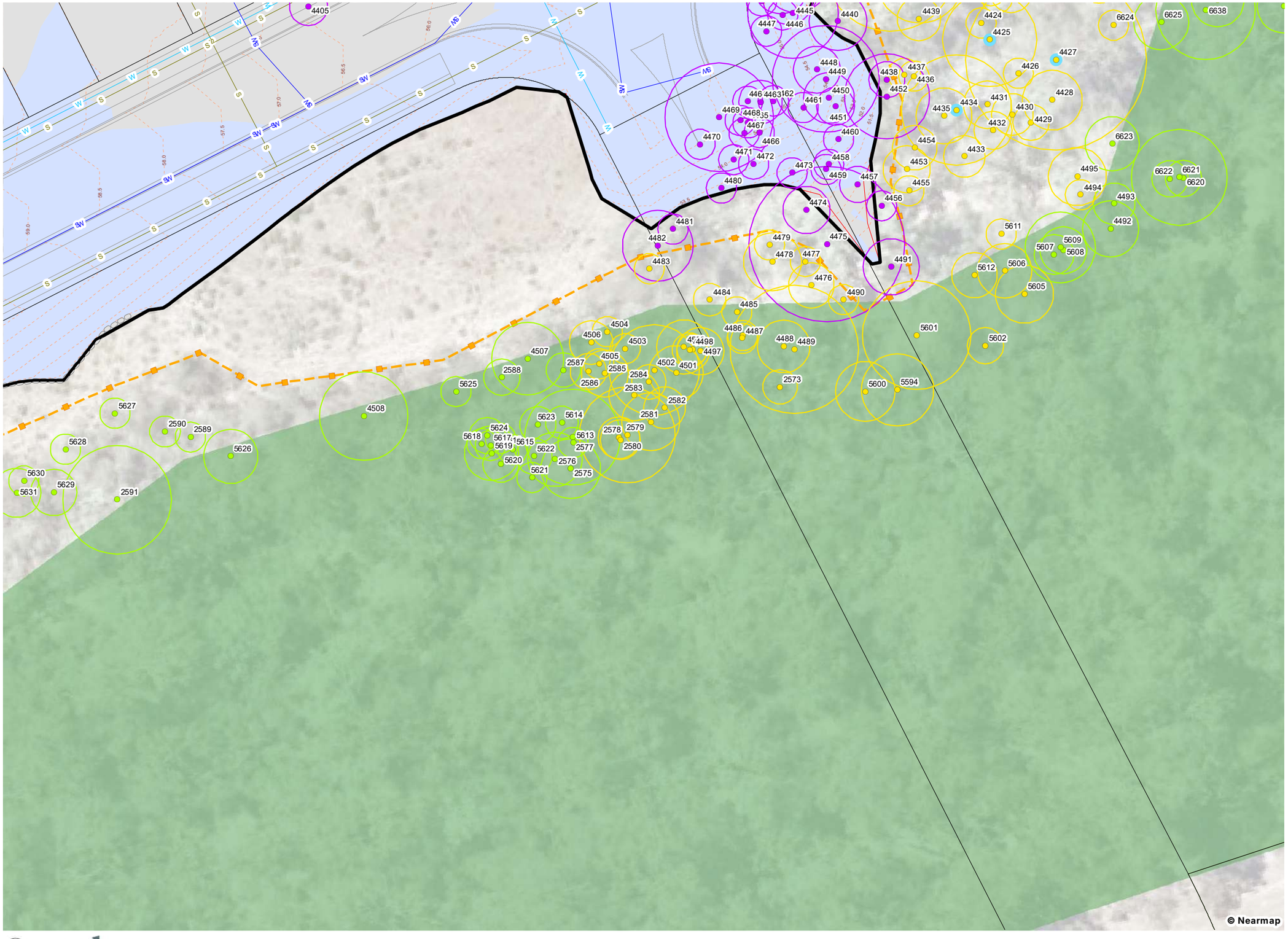
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 45 CA5_N Development Assessment A

8.46 DEVELOPMENT ASSESSMENT



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Engineering Detail

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- Design contours
- Retaining Walls
- SW Drainage Design
- S Sewer Design
- W Water Design
- Earthworks - fill area
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AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 10 20 m

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PEET Flagstone

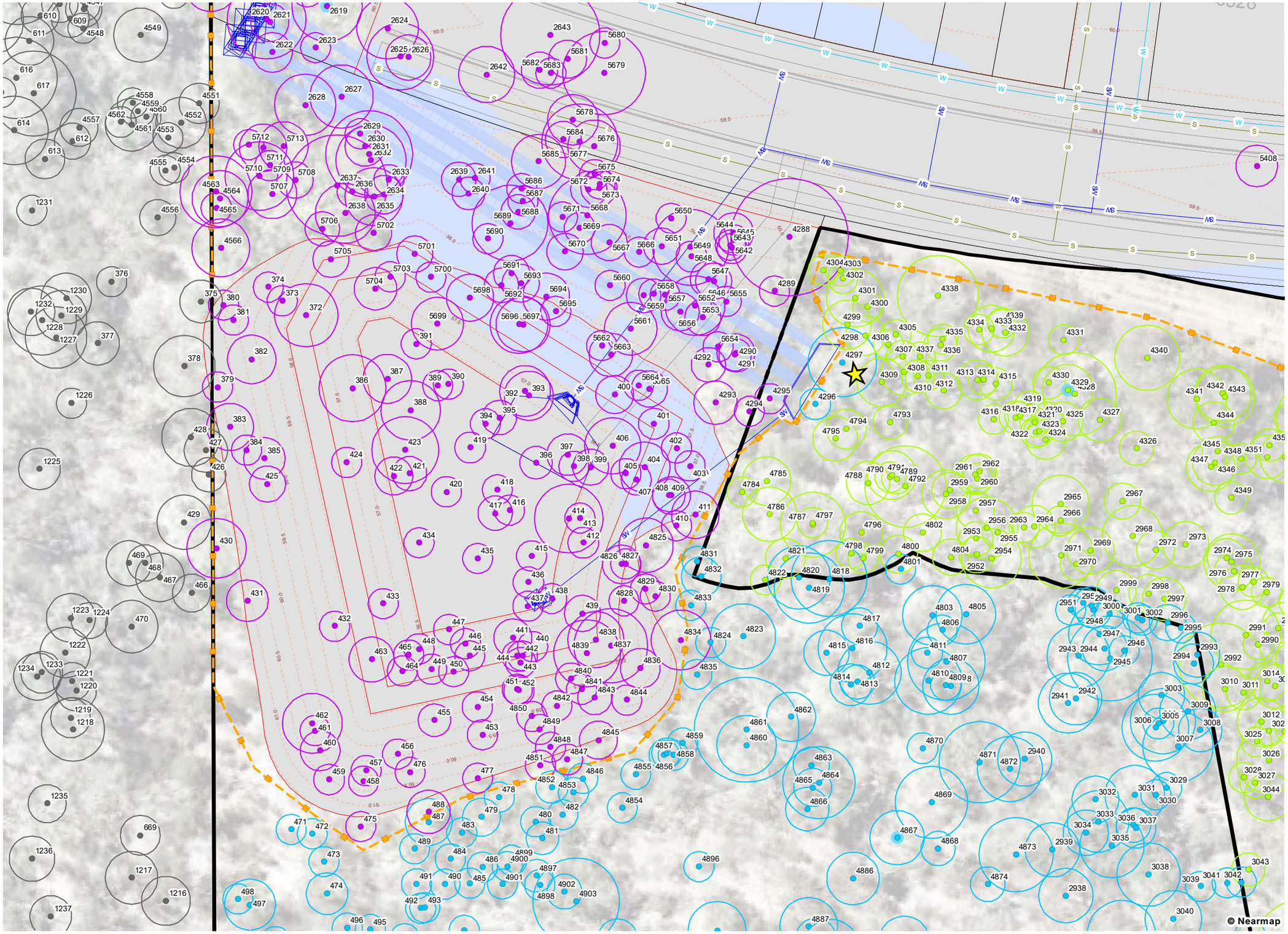
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 46 CA5_N Development Assessment A

8.47 DEVELOPMENT ASSESSMENT



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- Batters
- Design contours
- Retaining Walls
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- W Water Design
- Earthworks - fill area
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AMENDMENTS

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A	8/05/2026	Preliminary	TC	AD

N

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Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 47 CA5_N Development Assessment A

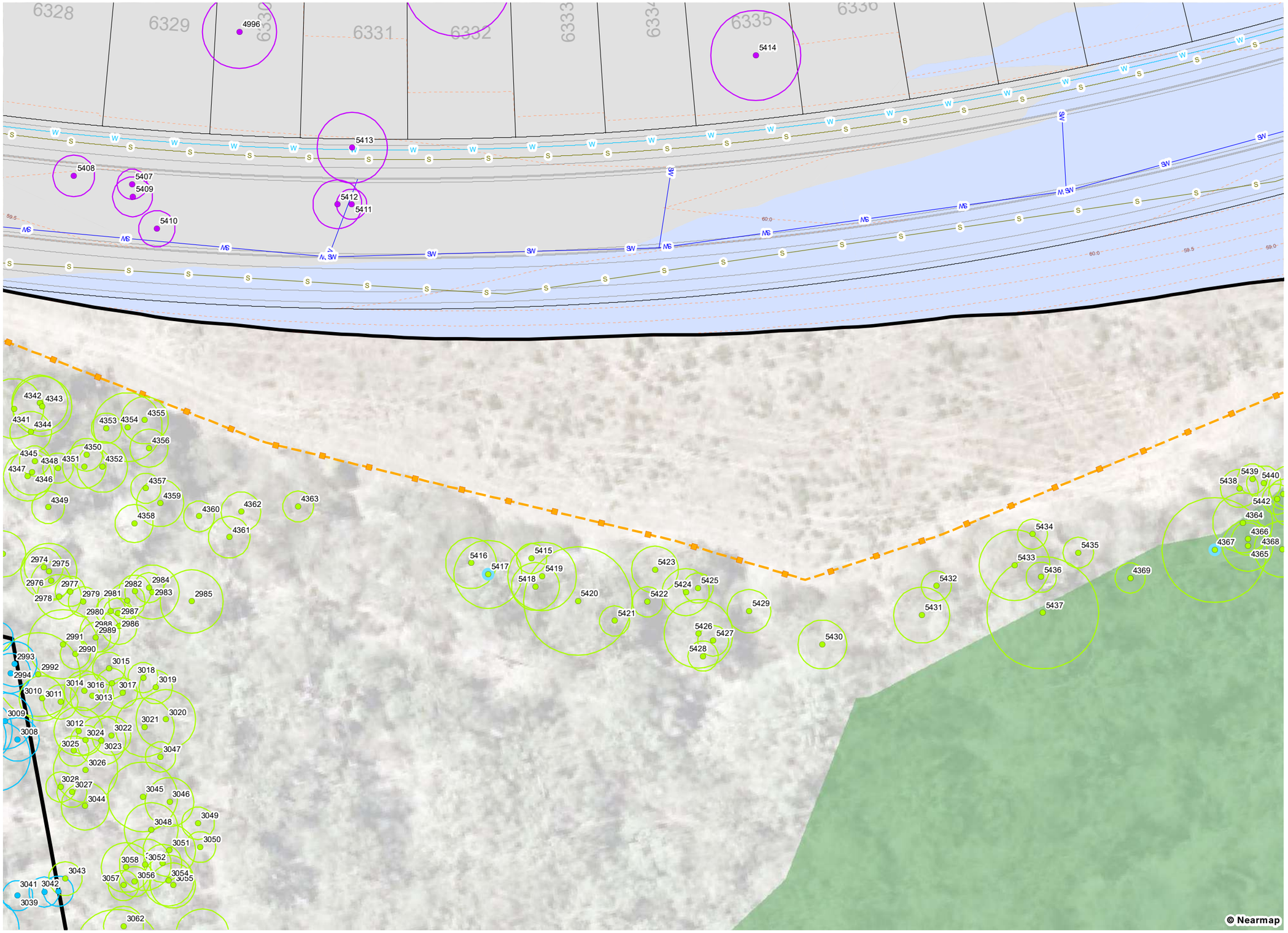
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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

8.48 DEVELOPMENT ASSESSMENT



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Engineering Detail

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- Design contours
- Retaining Walls
- SW — Drainage Design
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- Earthworks - fill area
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AMENDMENTS

Issue	Date	Description	Drawn	Checked
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N

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PEET

Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 48 CA5_NDevelopment Assessment A

8.49 DEVELOPMENT ASSESSMENT



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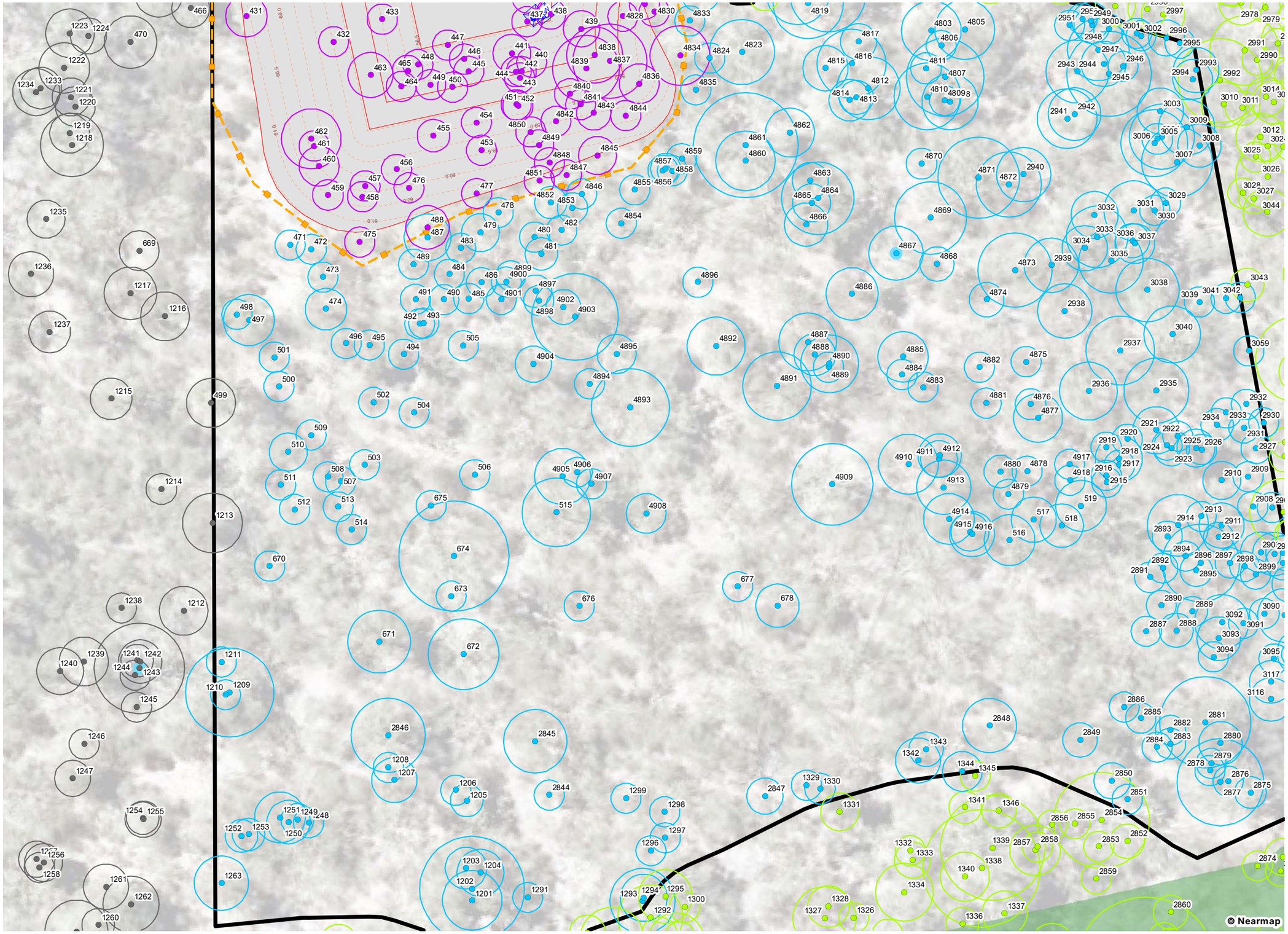
CONTEXT AREA 5 (NORTH), FLAGSTONE

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Date: 8/05/2026

9850 E 8 49 CA5_N Development Assessment A

8.50 DEVELOPMENT ASSESSMENT



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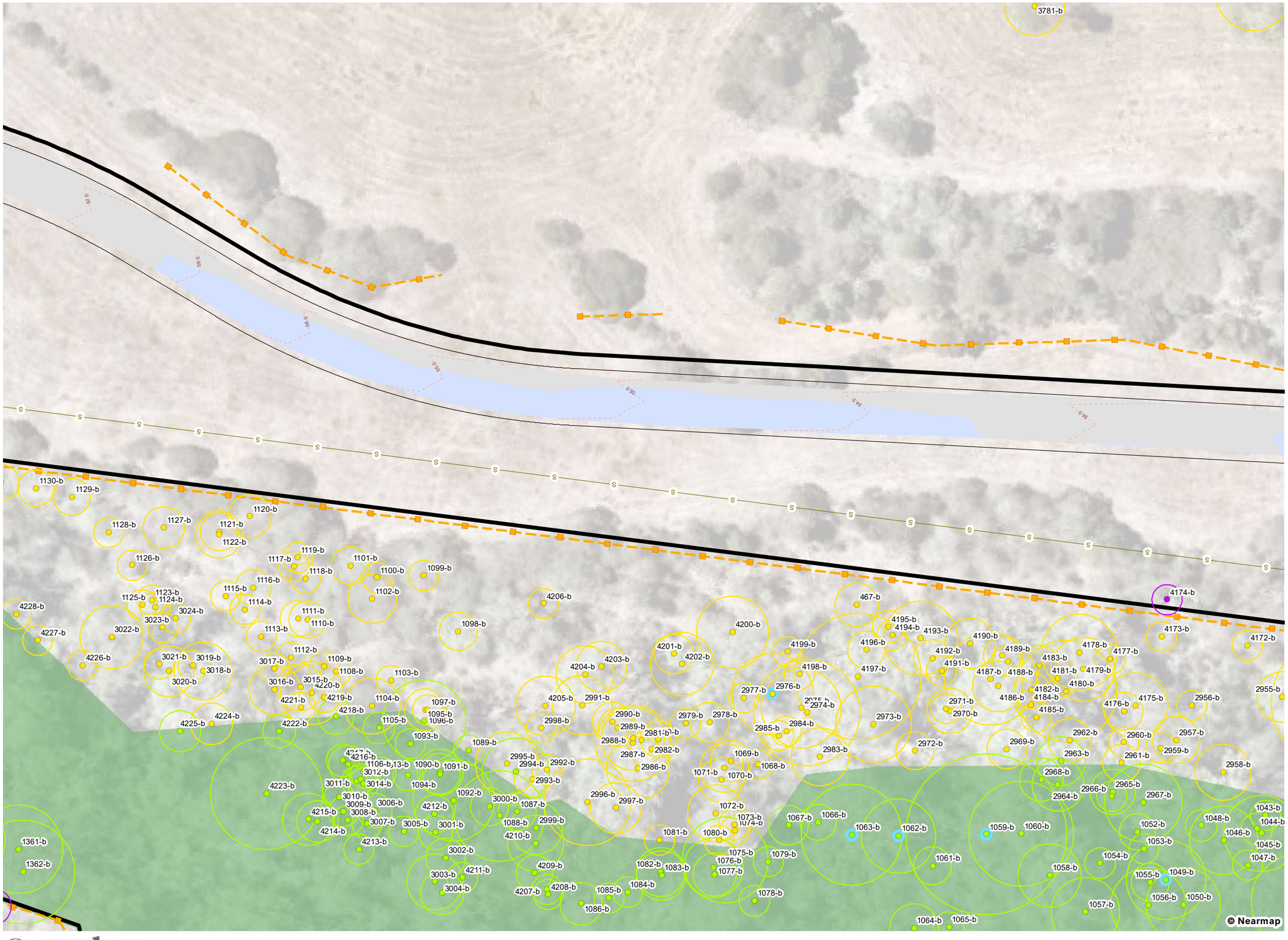
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 50 CA5_N Development Assessment A

8.51 DEVELOPMENT ASSESSMENT



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PEET Flagstone

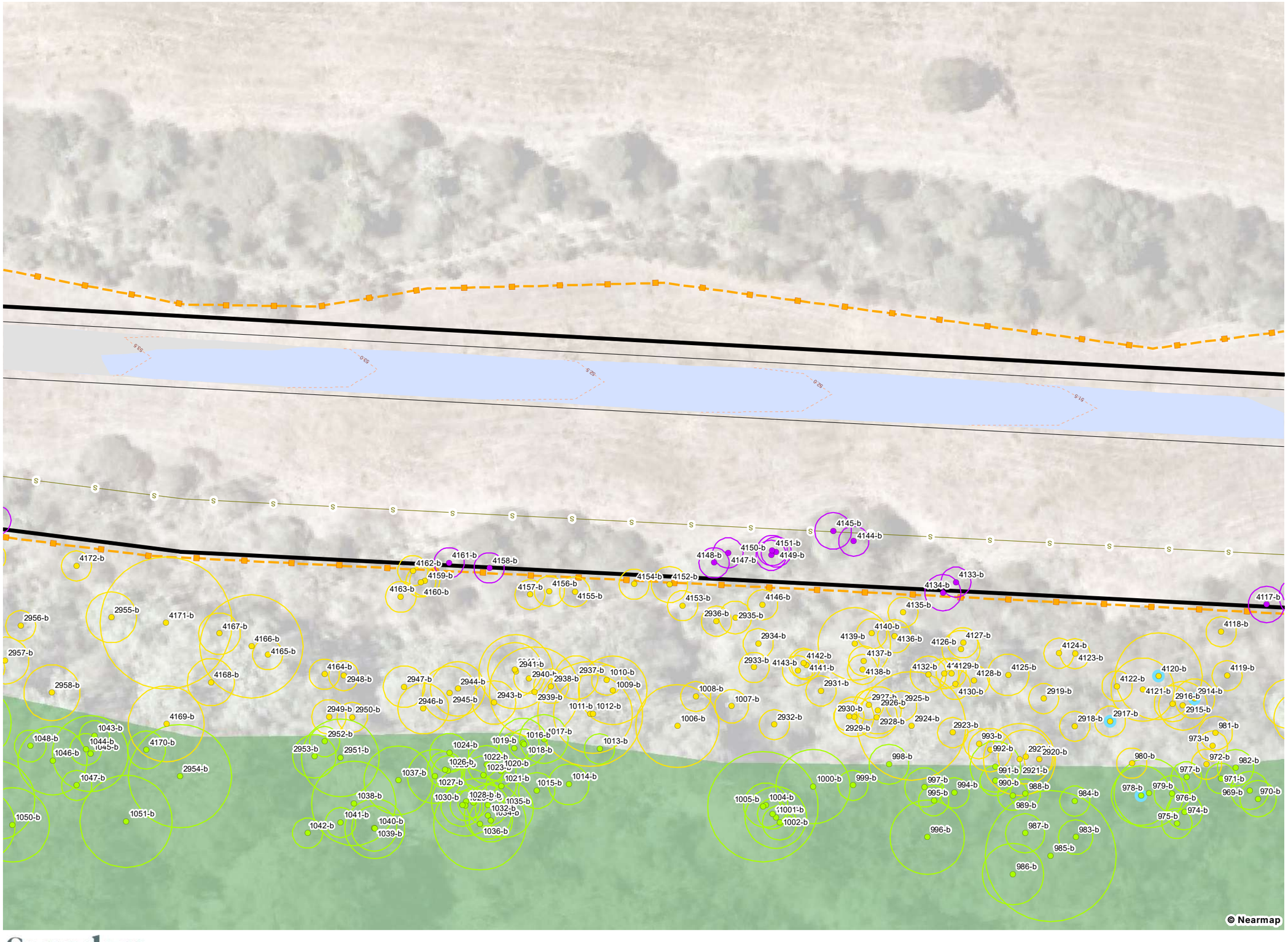
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 51 CA5_N Development Assessment A

8.52 DEVELOPMENT ASSESSMENT



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AMENDMENTS				
Issue	Date	Description	Drawn	Checked
A	8/05/2026	Preliminary	TC	AD

N

0 10 20 m

1:500 @ A3 | Transverse Mercator | GDA 1994 | Zone 56

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PEET

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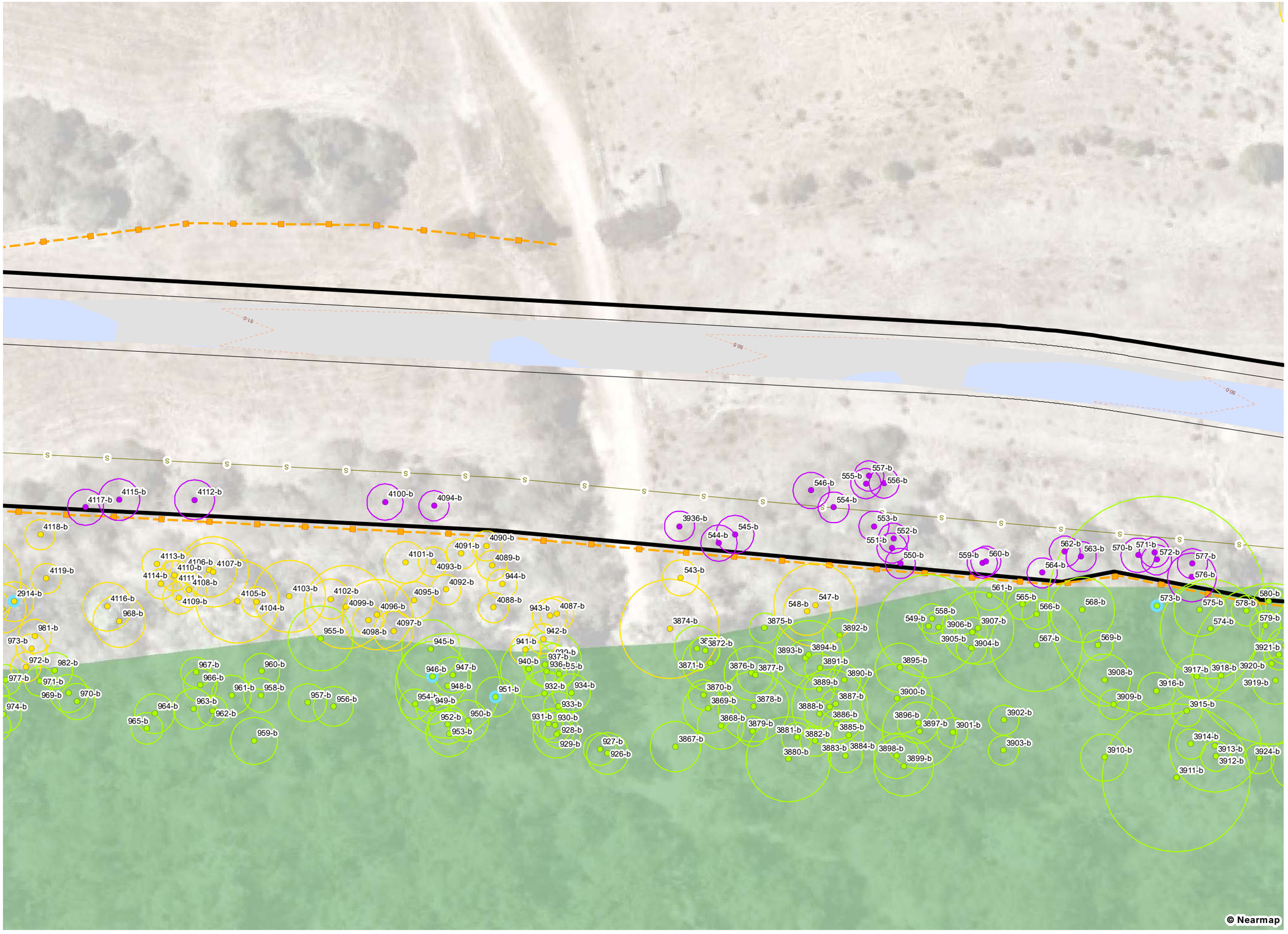
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 52 CA5_N Development Assessment A

8.53 DEVELOPMENT ASSESSMENT



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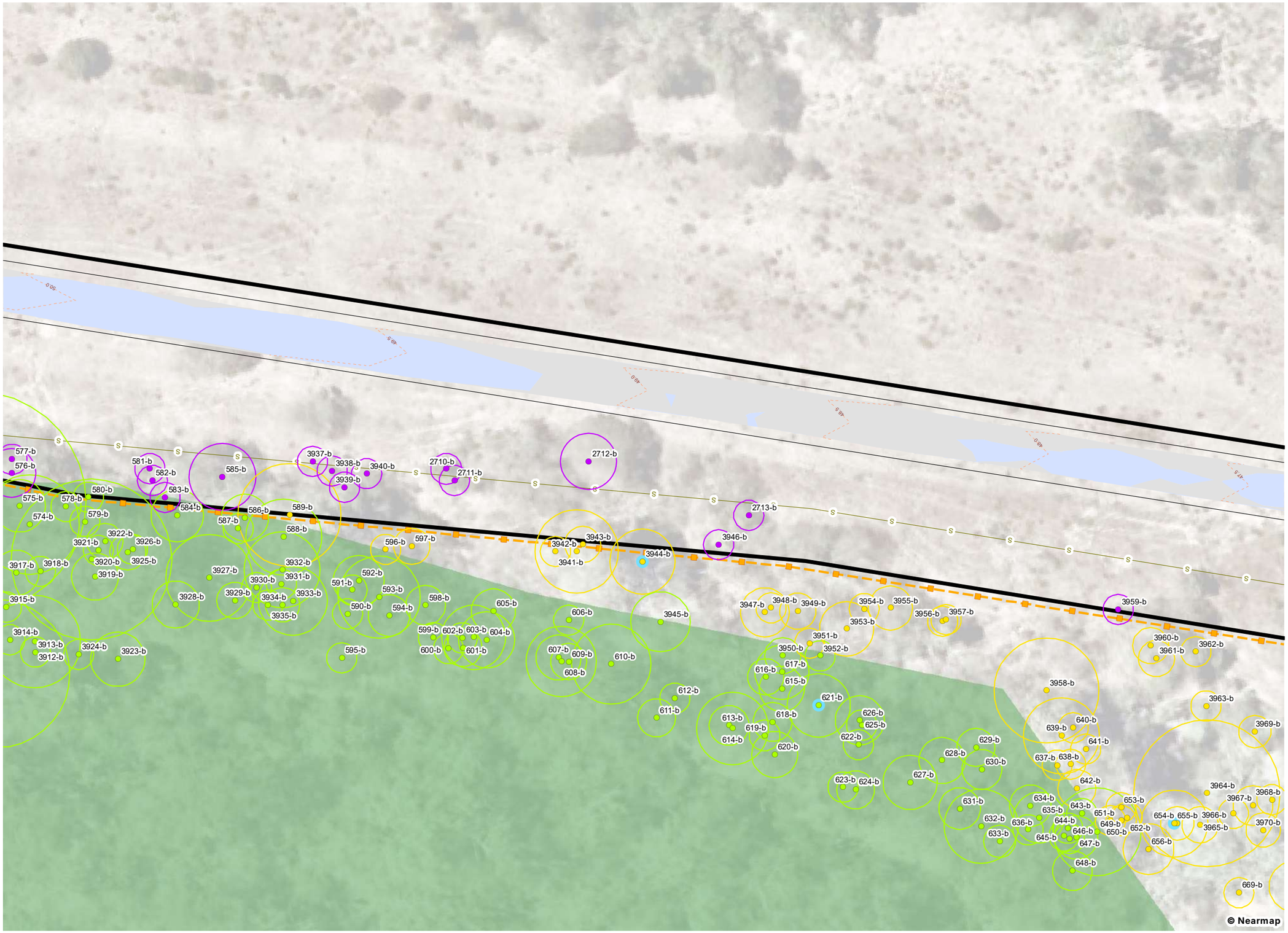
CONTEXT AREA 5 (NORTH), FLAGSTONE

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9850 E 8 53 CA5_N Development Assessment A

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8.55 DEVELOPMENT ASSESSMENT



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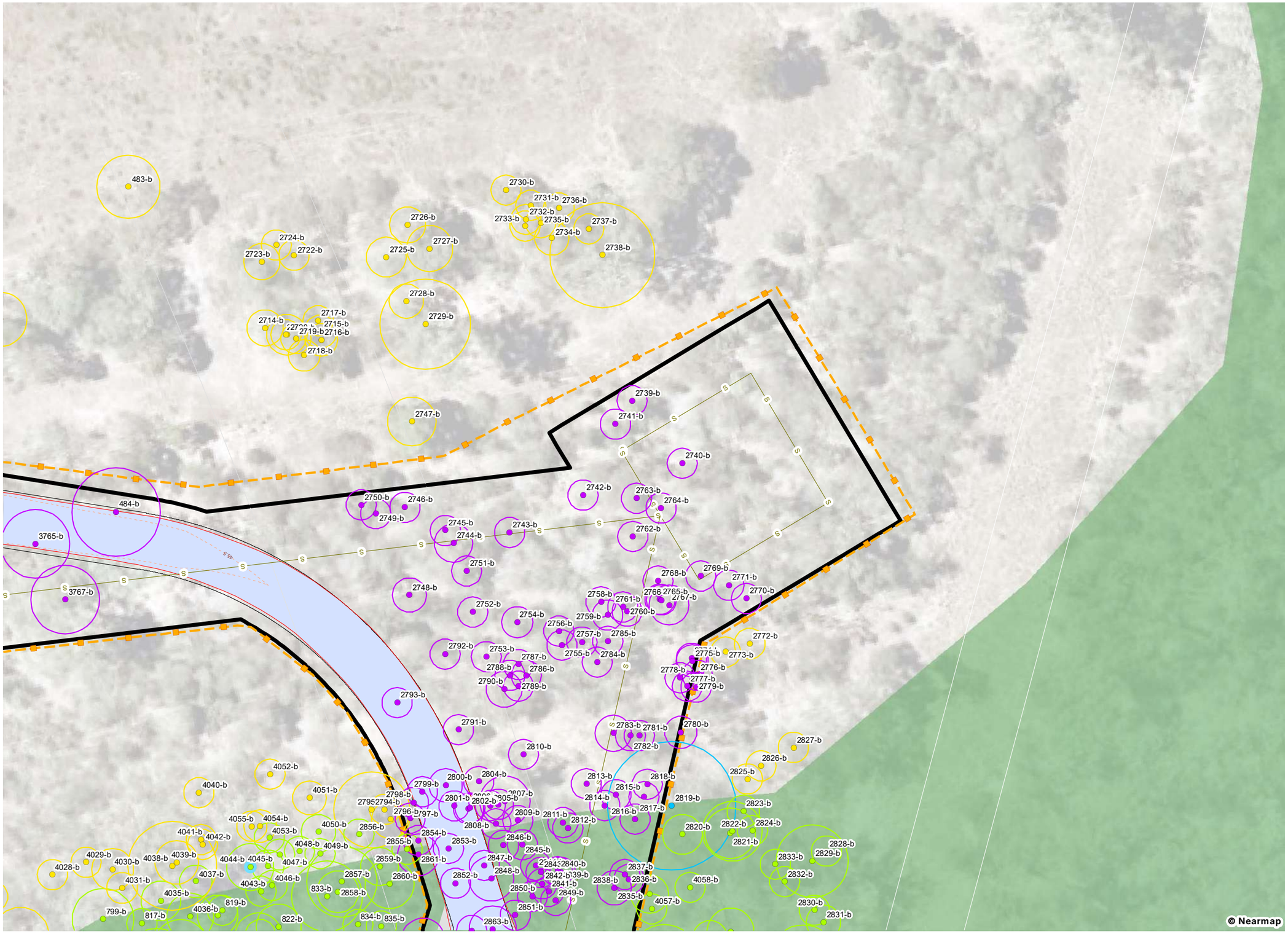
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9850 E 8 55 CA5_N Development Assessment A

8.56 DEVELOPMENT ASSESSMENT



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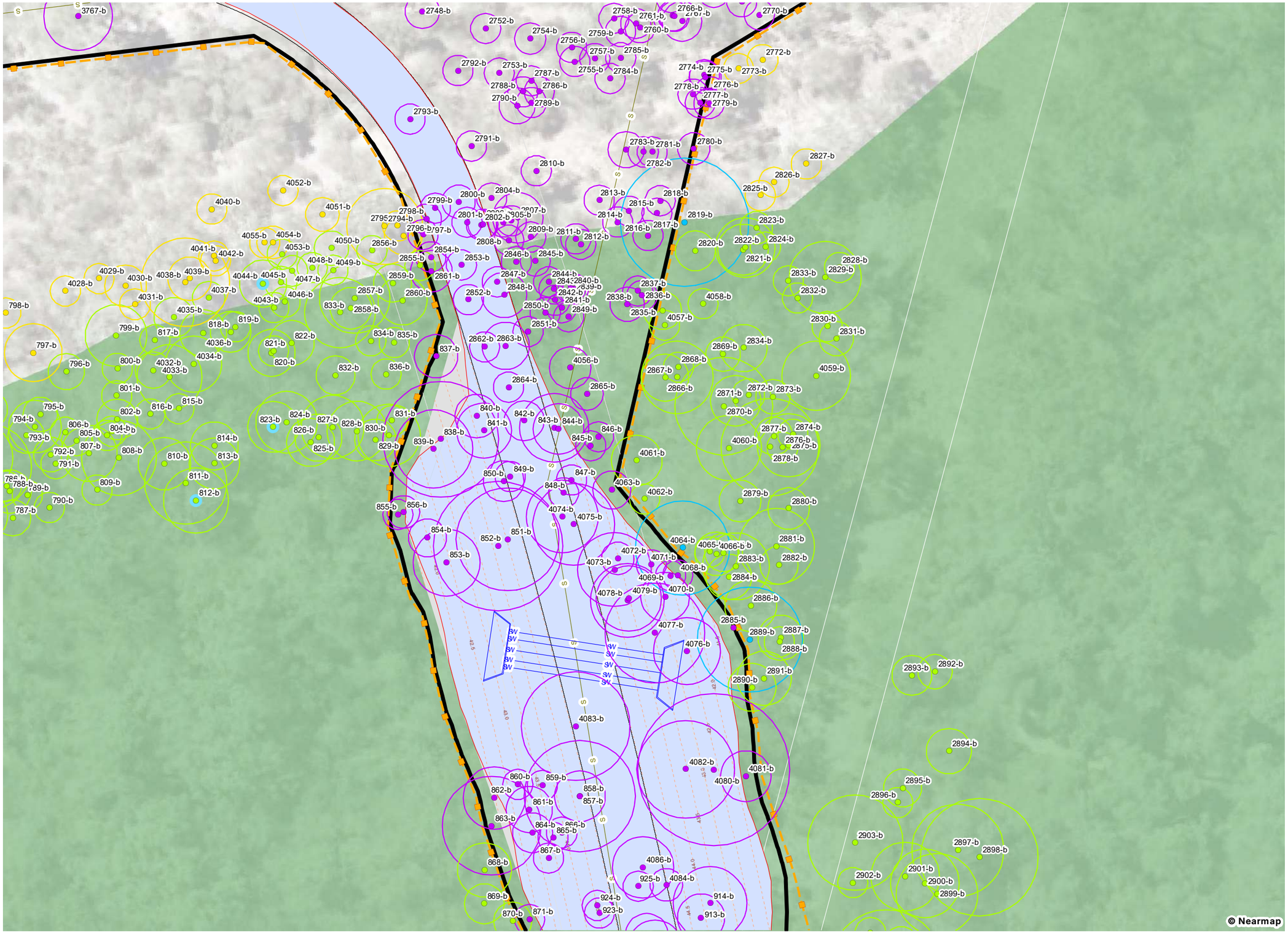
CONTEXT AREA 5 (NORTH), FLAGSTONE

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Date: 8/05/2026

9850 E 8 56 CA5_N Development Assessment A

8.57 DEVELOPMENT ASSESSMENT



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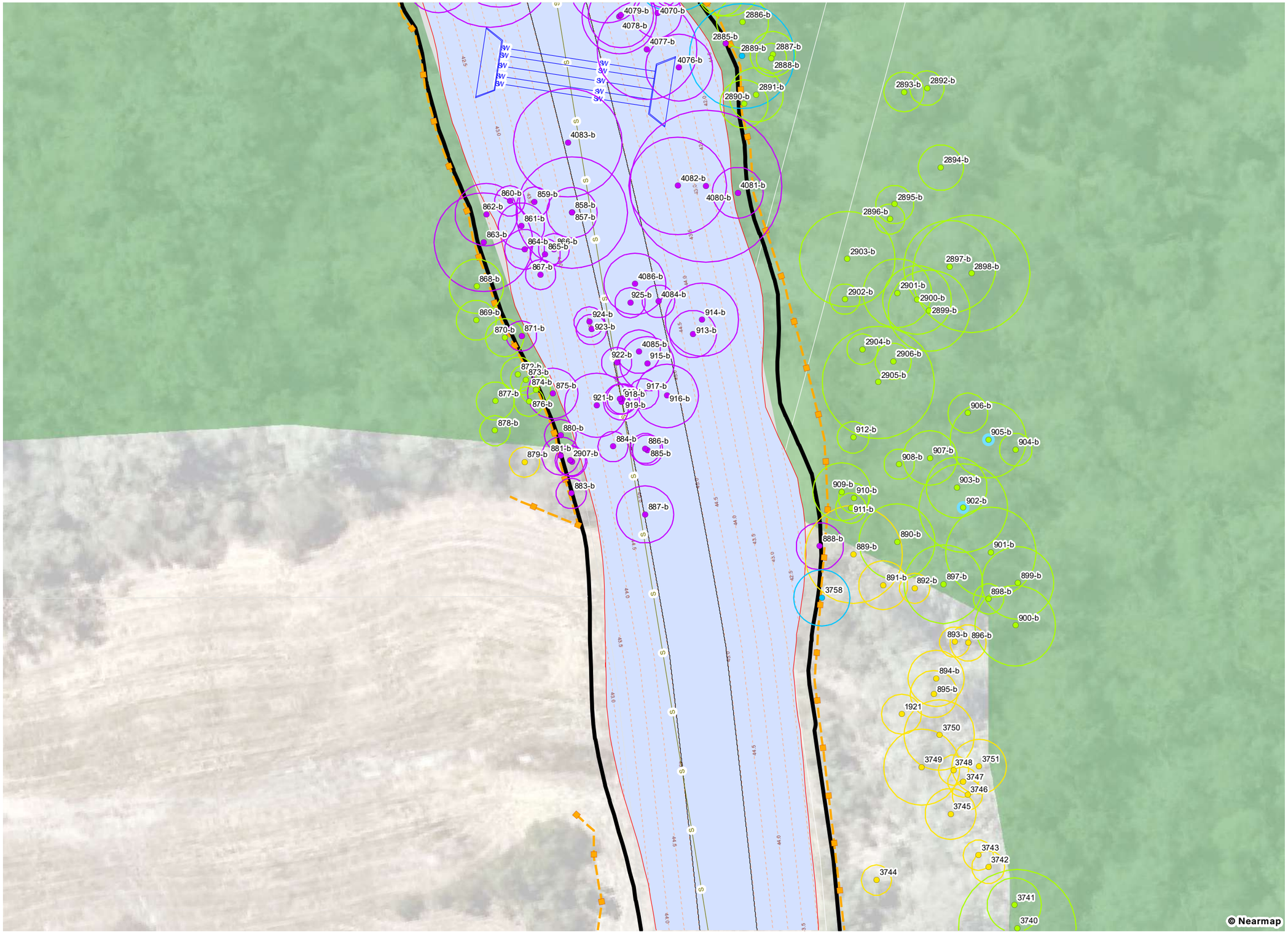
CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 57 CA5_N Development Assessment A

8.58 DEVELOPMENT ASSESSMENT



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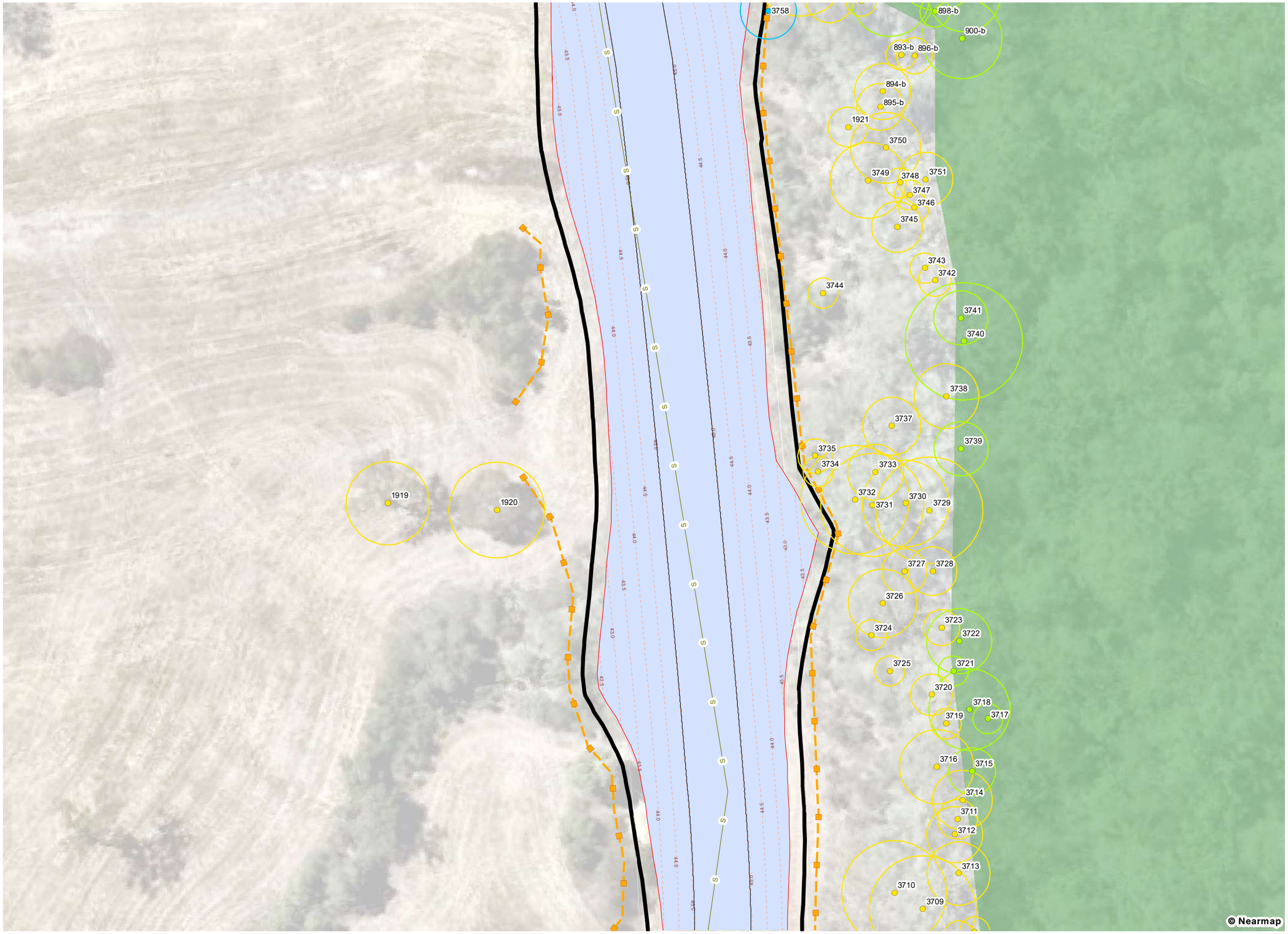
CONTEXT AREA 5 (NORTH), FLAGSTONE

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9850 E 8 58 CA5_N Development Assessment A

8.59 DEVELOPMENT ASSESSMENT



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PEET Flagstone

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8.60 DEVELOPMENT ASSESSMENT



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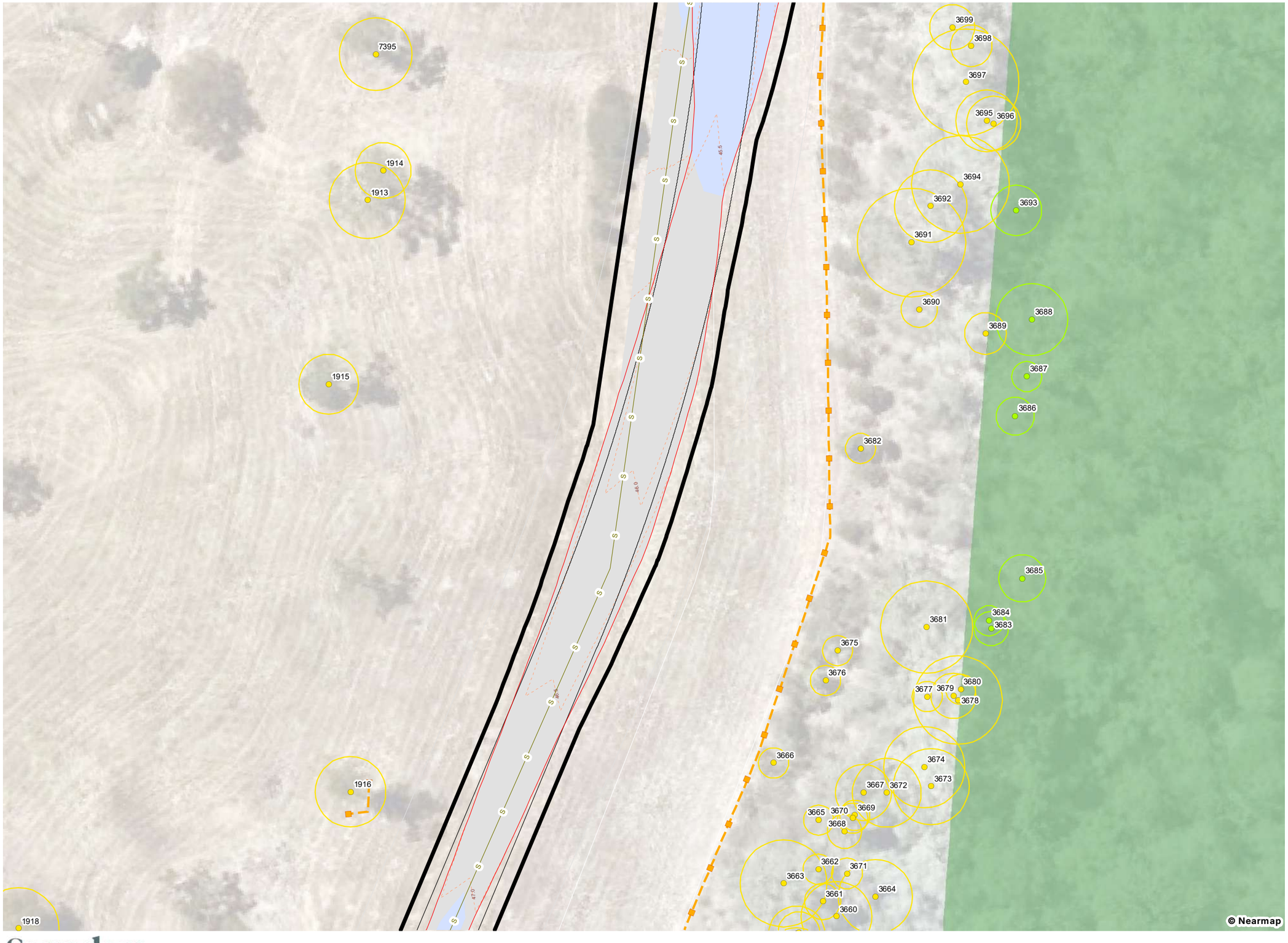
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8.61 DEVELOPMENT ASSESSMENT



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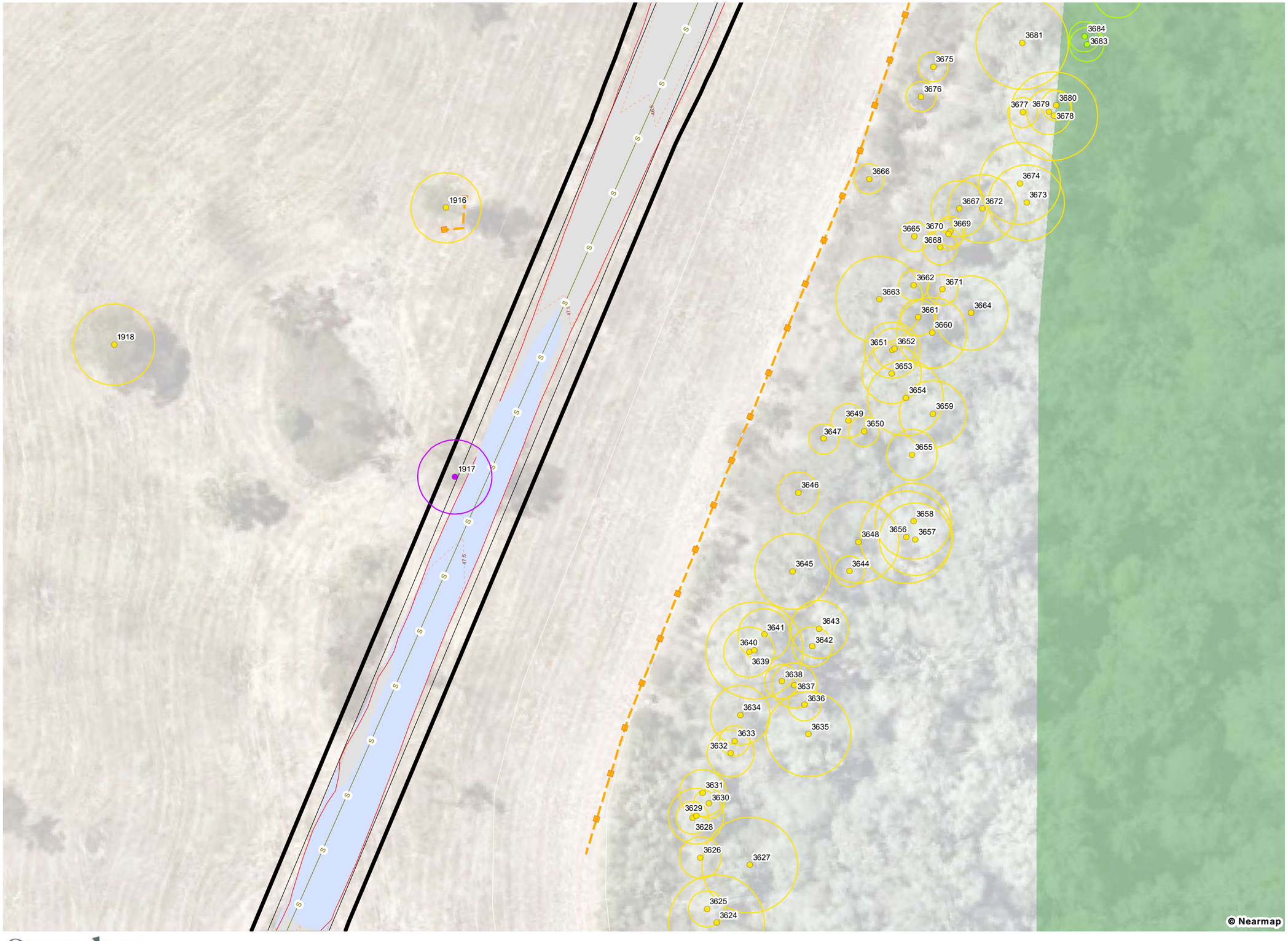
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PEET Flagstone

CONTEXT AREA 5 (NORTH), FLAGSTONE

Address / RPD: Flagstone City

Date: 8/05/2026

9850 E 8 62 CA5_N Development Assessment A

8.63 DEVELOPMENT ASSESSMENT



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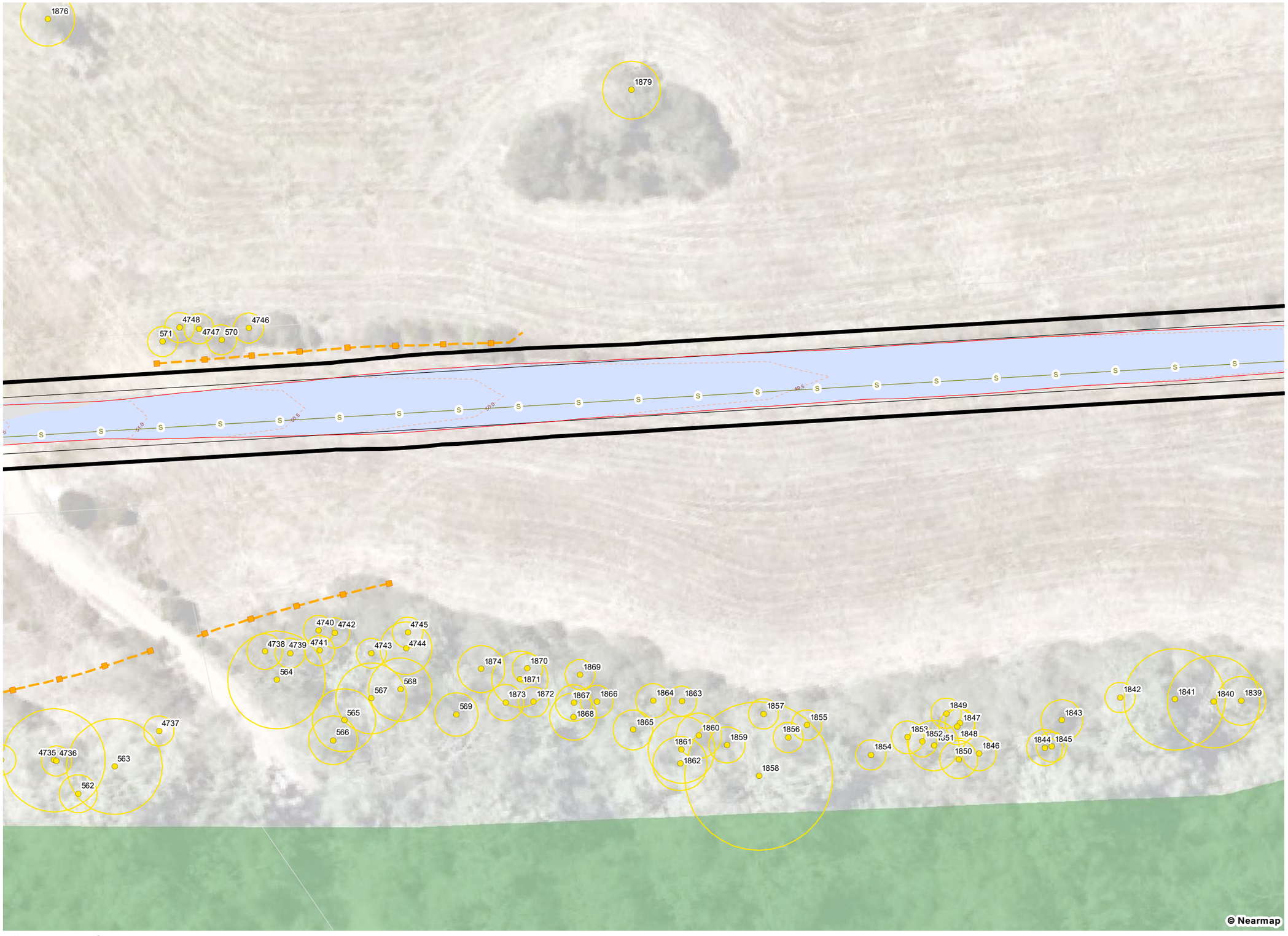
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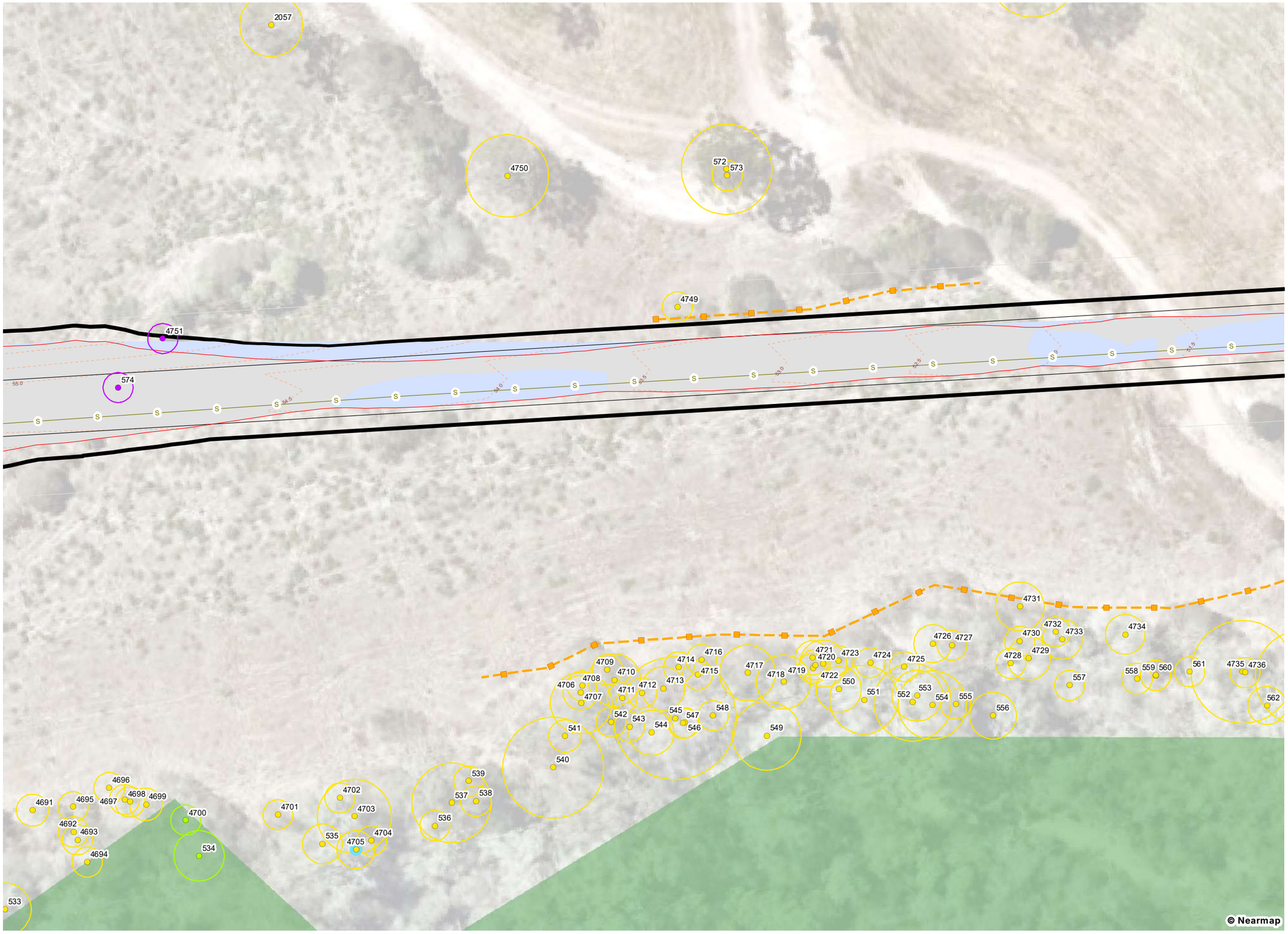
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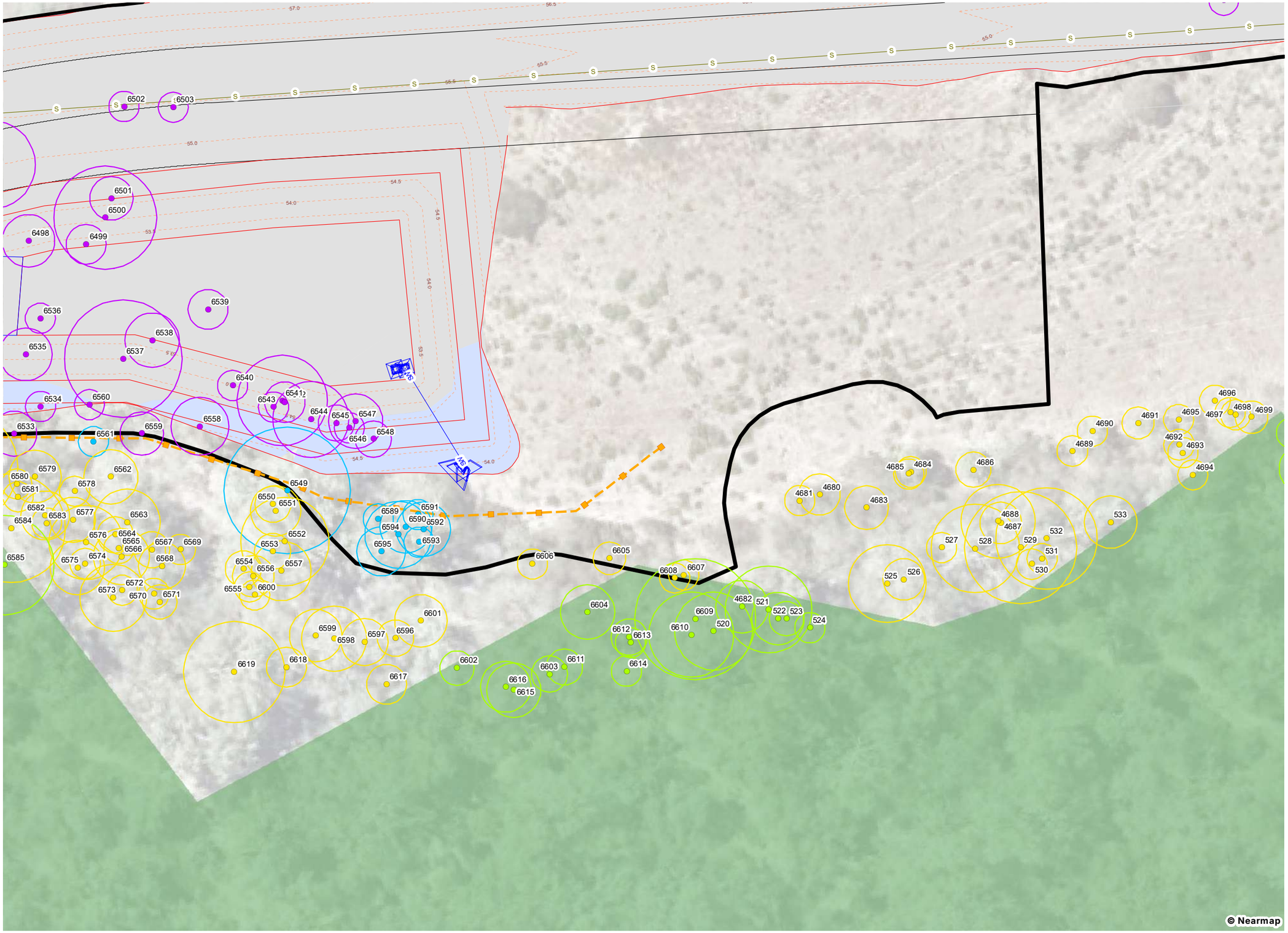
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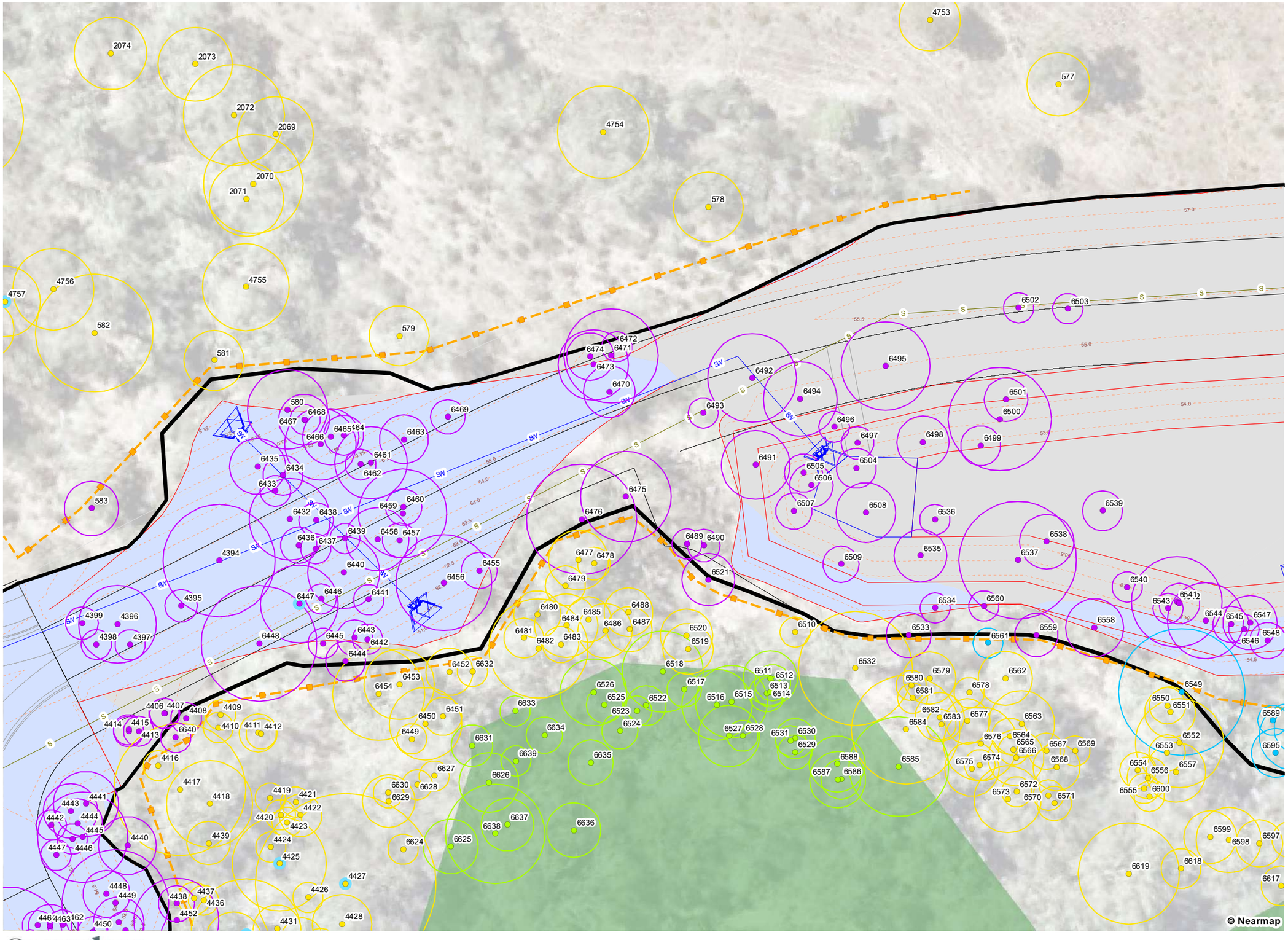
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6.2. Potential Impacts

The following subsections address key potential ecological impacts associated with the development.

6.2.1 Vegetation clearing

Clearing of vegetation to support the development will overall reduce vegetation cover and habitat available for flora and fauna currently utilising the site. The retention of site corridors and offset at the federal level are considered mitigating factors for the proposed clearing.

6.2.2 Weeds

There will be increases to vehicle movement during the construction phase. Although this is considered minor, it has the potential to increase the spread of weeds in the area, particularly during the vegetation clearing phase. With implementation of standard mitigation measures, the project is likely to result in a negligible impact to ecological values due to the potential introduction/spread of weeds.

6.2.3 Vehicle movements

During construction, a minor increase in vehicles necessary to construct the road will be required on the site. Potential direct impacts from vehicle movements on flora and fauna, and vegetation communities include:

- removal of vegetation or fauna habitat by vehicles traversing these areas; and
- fauna strike.

Potential indirect impacts from vehicle movements include:

- interference of fauna through visual and noise impacts, which can subsequently affect feeding, roosting, breeding or nesting behaviour;
- introducing and / or spreading weeds carried on or in vehicles, resulting in deterioration of surrounding environments and potentially important fauna habitat; and
- smothering from excess dust generated by vehicles traversing the project area resulting in damage to retained vegetation.

With the implementation of standard mitigation measures detailed in a Construction Environmental Management Plan, the project is likely to result in a temporary and minor impact to ecological values due to vehicular movements.

6.2.4 Earthworks

Construction activities have the potential to generate dust emissions. Dust emissions during construction will be temporary. The main sources of dust will be generated via:

- dust lift-off from exposed surfaces (e.g. construction roads and pads);
- earthworks, including construction of the embankments, and moving, dumping and shaping material; and
- vegetation and soil clearing of the land.



Excessive deposition of dust on leaves of plants can suppress growth and photosynthesis, resulting in reduced habitat quality for fauna. High levels of airborne dust can irritate the respiratory systems of fauna and potentially result in ingestion of dust-coated seeds and other foods. With the implementation of standard mitigation measures, the project is likely to result in a temporary and minor impact to ecological values due to the generation of dust.

6.2.5 Light emissions during construction

Artificial light can affect both nocturnal and diurnal animals by disrupting behavioural patterns, with quality of light (e.g. wavelength, colour), intensity and duration potentially evoking different faunal responses. Impacts from increased light levels include disorientation from, or attraction toward, artificial sources of light; mortality from collisions with structures; and effects on light-sensitive cycles of species (e.g. breeding and migration for fauna and flowering in plants). An artificial increase in lighting can also affect abundance of predators.

Presence and intensity of artificial light in the project area will temporarily increase during the construction phase; however, night works will not be common. Lighting will be directed to construction areas within the project area. Some light spillage will be inevitable and is likely to be contained. Potential impacts associated with light emissions will be temporary and unlikely to be significant.

With the implementation of standard mitigation measures, the project is likely to result in a negligible impact to ecological values due to light pollution during construction.

6.2.6 Noise and vibration

Noise levels greater than existing ambient noise levels are expected during the construction within the project area. Sources of noise are likely to consist of noise in short, intense pulses from mobile plant equipment, and more prolonged noise, with consistent vibration, pitch and volume from generators, excavators and pumps, in addition to noise from vehicles.

Both steady continuous and single noise events have the potential to lead to ecological impacts. Construction noise is expected to elicit some avoidance response from fauna using the surrounding vegetation though, with consideration of the extent of habitat available in the study area and current exposure to surrounding noise and vibration impacts, this is likely to be a temporary and negligible to minor impact.

6.2.7 Waste disposal

Inappropriate disposal of non-hazardous wastes can attract vermin and other wildlife to site. This may exacerbate potential impacts (e.g. road mortality). Litter may also enter surrounding environments. With the implementation of standard mitigation measures, the project is likely to result in a negligible impact to ecological values due to the generation and handling of waste.

6.2.8 Hazardous and dangerous goods

Spills and leaks from transfers (e.g. fuel and/or chemicals) and inadequate storage of dangerous goods and hazardous wastes could result in point-source contamination of surrounding land. Direct adverse impacts could include toxic impacts on vegetation to be retained (resulting in degradation of vegetation



quality), direct toxic impacts on fauna (from contact, inhalation or ingestion) or indirect impacts on flora and fauna from habitat loss. Direct adverse impacts on surface and groundwater quality are also possible.

With the application of standard mitigation and management measures, impacts from liquid and solid waste disposal will be avoided or localised and small in scale. Further to this, the likelihood of significant spillages is considered low. Therefore, the project is likely to result in a negligible impact to ecological values due to potential spills and leaks.

6.2.9 Increased human presence

Increased human activity during construction has the potential to disturb fauna within adjacent habitat areas. Resulting impacts to fauna include heightened vigilance and predator avoidance, which can disrupt foraging and roosting efficiency or deter wildlife from using particular areas. Noting the surrounding landscape and dominance of urban development meaning humans are present proximal to the site, the project is likely to result in a temporary and minor impact to ecological values due to increased human presence on-site during the construction period.

1.1. Ongoing disturbances

After completion of construction, the ongoing presence of infrastructure and increased human activity can continue to have adverse direct and indirect impacts. The key continuing risks to ecological values include:

- vehicle strike;
- noise and light pollution; and
- increased human presence.

Each potential impact associated with ongoing use of the site is described in detail in the following sections.

6.2.10 Vehicle strike

Upon completion of the development, vehicle traffic will increase significantly (compared to baseline conditions), increasing the likelihood of fauna strike. The probability of fauna strike is not considered to be exacerbated as fauna are known to typically avoid urbanised areas. Notwithstanding, a low number of fauna may occasionally enter the area and be at risk of vehicular strike. Fauna safety management criteria will be met as specified in the endorsed NESS.

6.2.11 Noise and light pollution

Noise levels are likely to increase once the development has been completed as there will be increased vehicular traffic from vehicles entering the development.

Artificial light from the development may affect nocturnal and diurnal animals by disrupting patterns, with quality of light (e.g. wave length and colour), intensity and duration potentially evoking different responses. Impacts from increased light levels include disorientation from or attraction toward artificial sources of light; mortality from collisions with structures; and effects on light-sensitive cycles of species



(e.g. breeding and migration for fauna and flowering in plants). These potential adverse impacts can be mitigated by incorporating directional lighting along the road verge where practical. The project is considered likely to result in a negligible impact to wildlife due to light spillage.

6.2.12 Increased human presence

Increased human activity in the form of increased traffic entering the development has the potential to disturb fauna that exist within the broader area. Examples of impacts included heightened vigilance and predator avoidance, which can disrupt foraging and roosting efficiency, or deter wildlife from using specific areas.

Noting that buffers, ecological corridors and open space connectors are to be provided under the proposal, increased human presence is expected to have a minor to moderate impact to wildlife and vegetation.

1.2. Management and compensatory measures

Management and compensatory measures proposed to minimise and offset impacts associated with the development are discussed within the following subsections.

6.2.13 Vegetation Management Plan

A Vegetation Management Plan (VMP) forms part of the broader management document submitted as part of the development application for the project site.

The VMP covers clearing of all vegetation listed in this report and includes details on the following:

- trees marked for removal;
- all civil works likely to impact existing vegetation;
- temporary and permanent exclusion and protection fencing;
- roles and responsibilities for site contractors, the developer and the consultant group;
- stockpiling, reuse of cleared vegetation, and site access locations; and
- links to weed management and revegetation proposals.

6.2.14 Fauna Management Plan

A Fauna Management Plan (FMP) forms part of the broader management document submitted as part of the development application for the project site.

The FMP covers clearing of all vegetation listed in this report and includes details on the following:

- a list of relevant State and Commonwealth legislation constraints and controls for fauna potentially affected by construction works;
- species surveyed utilising the site, focusing on those most likely impacted by development works;
- details of the threats to existing fauna species;



- a clearing sequence plan showing the commencement of clearing and direction of removal to allow for the appropriate flushing of fauna towards safe havens and/or the application of an appropriate relocation program;
- management and mitigation measures – *i.e.*, temporary use of fauna exclusion fencing;
- description of fauna spotter role, contacts and certification; and
- specific fauna management procedures for potential or known habitat trees.

6.2.15 Rehabilitation Management Plan

An RMP could form part of the broader management actions on approval for the project site, and would generally include information on:

- rehabilitation efforts are in accordance with SEQ Ecological Restoration Guidelines (SEQRF);
- existing and proposed contours;
- locations of services and required earthworks;
- existing vegetation to be retained or removed;
- location of waterways and waterbodies;
- major weed infestations and proposed treatments; and
- trail and path systems.

6.3. Guideline 14 – Environmental Values and Sustainable Resource Use

Guideline 14 outlines the values and strategies for protecting the environment and optimising resource use in PDAs and includes the following strategies:

- Environmental values.
- Pollution sources.
- Climate change issues.
- Natural resources.

A response to Guideline 14, with respect to the project site, is presented below. It is important to note previous assessments against Guideline 14 criteria defined the constraints analysis outlined in the endorsed NESS, and that this assessment augments those findings with an emphasis on the identified further investigation area.

Ecological Processes and Systems

Values	Strategies	Comments
1. Significant terrestrial biodiversity values Areas of significant biodiversity value may include: • Land mapped in the applicable PDA development scheme as having significant biodiversity values. • Mapped biodiversity corridors identified in the applicable PDA development scheme. • Other areas of significance identified in the applicable PDA development scheme. • Viable areas of remnant vegetation containing endangered regional ecosystems as defined in Appendix 1. • Listed threatened species habitat.	Identify significant terrestrial biodiversity values within and adjoining the development area by undertaking: • Robust field surveys. • Desktop assessments using local, state and commonwealth environment databases and mapping searches. Demonstrate how the development minimises impacts on significant biodiversity values by minimising vegetation clearing generally within the area and by specifically: • Retaining and enhancing areas of viable remnant vegetation containing endangered regional ecosystems as defined in Appendix 1. • Avoiding, minimising or off-setting the clearing of non-viable remnant vegetation containing endangered regional ecosystems as defined in Appendix 1. • Minimising the clearing of remnant and regulated regrowth vegetation within the area. • Providing adequate buffers between development and any identified significant	The project area and surrounding landscape has been subject to a detailed ecological assessment by SH to identify existing and potential ecological values present at the site. The findings of the detailed fauna and flora surveys have been provided within this SBAR. The Context Area 5 North contains two (2) broad vegetation types, including Category X (non-remnant) and Category B (remnant) vegetation. The majority of the site is mapped as containing non-remnant vegetation, which has been historically cleared and consists of open paddock with scattered regrowth trees. This area contains minimal environmental value. The balance of the site is mapped as containing remnant vegetation. A lineal strip of Category B (remnant) vegetation rectified by PMAV as a composite Region Ecosystem containing 'Of Concern' RE12.3.11 associated with the mapped *Fisheries Act 1994*, *low risk* (green) waterways for WWBW. Under the PMAV, the site does not contain any areas of viable endangered vegetation identified as significant under IG 14. The mapped remnant vegetation on-site is also recognised as essential habitat for *Phascolarctos cinereus* (Koala) under the VM Act. The desktop assessment identified the remnant vegetation on-site as containing potential habitat for a number of species under the EPBC Act and NC Act. On-ground field surveys were undertaken within the Context Area 5 North extent to confirm if potential habitat value for threatened species, as well as assess vegetation characteristics.

Values	Strategies	Comments
	biodiversity value within or adjoining the development site. • Providing management plans to reduce and control clearing and manage other development and construction impacts in the area.	On-ground assessments found the vegetation on-site to largely to reflect scattered Eucalypts within paddock foliage, with an area to the north containing 'Of Concern' remnant Regional Ecosystems. The site largely lacked significant habitat values. As discussed in detail within this SBAR, the project area has been subject to historic and ongoing modification in the form of clearing and thinning. As a result, many of the larger habitat trees have been removed from the remnant portion of the site thus reducing the suitability of the vegetation for species such as Gliders. The majority of the site is highly modified and currently consists of paddock not likely to meet the IG 14 definition of 'significant biodiversity value'. Higher ecological values are present within the mapped northern waterway corridor, which will be retained and buffered as Open Space. Multiple linear open space corridors are proposed across the site more broadly, buffering in situ ecological values from the development and retaining connectivity values within major ecological corridors. The remnant vegetation was relatively disturbed and determined to contain minimal habitat value for threatened species such as the Spotted-tailed Quoll and Greater Glider due to the lack of suitable habitat values including denning habitat and old-growth hollows. It should be noted that only clearing for essential infrastructure (trunk and arterial roads) are proposed within the mapped remnant vegetation areas.

Values	Strategies	Comments
		The removal of the low order remnant Koala vegetation on-site and potential areas of biodiversity value will be offset as part of the development and impacts will be minimised through the retention of buffers to biodiversity values. A linear open space network and conservation buffer are proposed throughout the site to allow the retention of ecological values *in situ* and to create a soft buffer between the development and nearby environmental values (*i.e.,* Flinders-Karawatha Bioregional Corridor). A Vegetation Management Plan (VMP), Fauna Management Plan (FMP) and Rehabilitation Management Plan (RMP) are recommended for this site to manage potential impacts of the development in the area. While the development proposes to remove scattered regrowth paddock vegetation, it will be appropriately offset under the EPBC Act approval and managed with the retention of environmental corridors to minimise the overall impact on the site.
2. Ecological connectivity	• Identify priority vegetation patches, fauna habitat features and fauna movement corridors in and beyond the application site through detailed site assessments completed in accordance with the relevant local government authority guidelines or planning scheme policies for ecological assessment	Desktop analysis indicated the majority of the site consists of open paddock with scattered regrowth vegetation. An Open Space network is proposed within the Context Area 5 North extent that currently provides connectivity to vegetation to the west, which at the time of reporting links to the Flinders-Karawatha Bioregional Corridor more broadly. Connectivity values are limited to the east due to the presence of the Brisbane-Sydney Interstate Rail which adjoins the larger sites eastern boundary. Two (2) arterial roads are proposed for

Values	Strategies	Comments
	• Retain vegetation connections between priority vegetation patches, fauna habitat features and fauna linkages to ensure ecological connectivity is maintained or enhanced • Minimise locating major infrastructure through identified corridor linkages • Undertake strategic rehabilitation of degraded land where required to improve or create functioning corridors.	the Context Area 5 North site, one (1) of which is located as intersecting the to be retained northern corridor, will require some minor clearing. Based on aerial analysis, usage of the site by threatened species would largely be considered opportunistic due to the level of historical and recent modification in the surrounding landscape. As well as the retained vegetation within the site reflecting a narrow, linear shape, which may be considered unsuitable for threatened species. Additionally, desktop analysis confirmed the site does not contain areas of viable 'Endangered' remnant vegetation as per the approved PMAV. Detailed field surveys were conducted in accordance with the IG 14 requirements to identify any significant biodiversity values within in Context Area 5 North site. Significant values assessed include waterways and remnant vegetation to determine the suitability of ecological values for threatened species. Field surveys did not detect any significant habitat values on-site. Disturbance is present across the site and historical logging has removed many large habitat trees that may provide habitat for Gliders. The mapped non-remnant portion of the site is mostly cleared and largely devoid of significant environmental values as a result of ongoing clearing activities, which was confirmed via field surveys. This portion of the site contains limited fauna habitat features, where usage of the site by threatened species would largely be opportunistic

Values	Strategies	Comments
		due to the high level of modification and fragmentation from surrounding potential habitat. Vegetation values are restricted to the drainage lines intersecting the paddock. Higher ecological values are present within mapped remnant vegetated areas of the site in association with the northern tributary of Sandy Creek which contains larger eucalypt trees and dense vegetation cover. Reflective of the mapped 'Of Concern' Regional Ecosystems. Field surveys confirmed that the site does not contain areas of viable 'Endangered' remnant vegetation. Two (2) conservation significant fauna species were detected on-site including Koala and Swamp Tea-tree. The Koala was detected within the northern waterway corridor via direct sighting. A linear open space network and conservation buffer are proposed as part of the Context Area 5 North development, retaining connectivity values for fauna species such as the Koala. The open space network integrates *low risk* waterways for WWBW. A conservation buffer is proposed along the northern extent of the site. Environmental corridors will be rehabilitated in order to ensure the functioning of the corridors. Replanting using tree species consistent with existing rectified Regional Ecosystems where practical is considered appropriate to mitigate environmental impacts of clearing and development in the context of the PDA.
3. Sustainable landscaping practices	• Incorporate biodiversity friendly landscape principles and practices such	Sustainable landscape principles and practices will be incorporated within the Context Area 5 North area under the development proposal.

Values	Strategies	Comments
	as retaining habitat trees in road reserves and opens space areas. • Maximise use of locally occurring native species in landscaping. • Identified opportunities for revegetation and rehabilitation along waterways and biodiversity corridors.	These will include planting vegetation where possible that is reflective of currently mapped regional ecosystems associated with the site.
4. Bushfire risk management	• Ensure significant biodiversity values are protected from exempt clearing by ensuring new built infrastructure is adequately set back from identified biodiversity areas. • Where a firebreak is required to protect new infrastructure ensure clearing associated with the firebreaks is located external to significant biodiversity areas.	It is understood that the need for a Bushfire Management Plan will be addressed separately.

Waterways and Wetlands

Values	Strategies	Comments
1. Wetlands	• Identify and accurately map the extent of, and describe the values for, any identified wetlands of high ecological significance and referrable wetlands • Provide adequate buffers between development and wetlands that are in and adjacent to the PDA (where feasible incorporate open space, storm water treatment or fauna corridors within wetland buffers) • Where a wetland of high ecological significance occurs, a minimum buffer of 50 metres between the development proposal and the wetland is recommended	SARA Wetland Protection Area mapping and SPP MSES mapping does not identify protected wetlands within or adjacent to the proposal area. Ecological field surveys did not detect wetland values within the site.
2. Waterways	• Identify and accurately map waterways in accordance with DES' stream order hierarchy (1-5). • Determine existing and proposed waterway values of site stream orders (e.g. Intact remnant vegetation, riparian values, fauna connectivity, natural water quality function, watercourse stability) • Retain waterways in their undisturbed condition by minimising disturbance to natural drainage. Where this is not proposed provide a detailed waterway assessment report justifying encroachment or removal of waterway areas. • Provide adequate buffers between development and retained waterways to provide waterway protection including temperature, bank stability, light, aquatic habitat, terrestrial habitat.	Four (4) *low risk* (green) WWBW features are mapped as being present across the site, three (3) of which are proposed to be retained as part of the development proposed Open Space. Detailed on ground waterway values assessment were conducted to guide constraints mapping and ultimately the Context plan outcomes. Notably, three (3) of the rectified waterways including the DPI waterways will be retained within open space corridors or stabilised within development areas. In addition, Stormwater Management and Erosion and Sediment Control Plans will be prepared as part of this application and will manage and minimise potential impacts on the mapped waterways.

Values	Strategies	Comments
	• Where waterways have been designated or identified to provide dual use (fauna corridor, open space connection, stormwater conveyance) provide additional buffer setback.	
3. Water Quality	• Water discharge to on-site and adjacent water systems (freshwater, estuarine and marine) must meet water quality standards under current Queensland legislation. • Soil disturbance must be managed to avoid associated contaminants entering adjacent water systems. • Identify nutrient hazard areas and appropriately manage soil and groundwater disturbance to avoid or minimise nutrient mobilisation that may increase the risk of coastal algal blooms. • Avoid or minimise waste water discharge from the site in accordance with a waste water management plan prepared by a suitably qualified person. • Avoid areas with highly permeable soils or a high water table when locating waste disposal activities or facilities. • Provide adequate buffers for water quality between development and retained waterways.	Stormwater Management and Erosion and Sediment Control Plans will be prepared as part of this application and will manage and minimise potential impacts on mapped waterways.

6.4. Guideline 17 – Koala Habitat Obligations

Impacts on Koala habitat values will not be managed through the measures outlined in Implementation Guideline 17 as the development, management and offset of site Koala Habitat values is governed through an approval from the former Commonwealth Department of Agriculture, Water and the Environment (ref: EPBC 2014/7206), which is principally interested in achieving the same outcomes for the site. As such, and in the absence of endangered vegetation, a response to Guideline 17 is not required.

7. Conclusion

This SBAR was prepared by SH on behalf of Peet Flagstone City Pty Ltd in response to EDQs *PDA Implementation Guideline No. 14 (Environmental values and sustainable resources)* and the requirements of the EDQ endorsed NESS for the proposed development of Context Area 5 North located at Flagstone City.

This SBAR is based on a desktop analysis which has found the following conclusions:

- A search using the EPBC Act PMST identified the potential for seven (7) TECs, nineteen (19) threatened flora species and thirty-four (34) threatened fauna species to occur on-site.
    - The remnant vegetation provides suitable habitat for several listed threatened species under the EPBC Act and NC Act which may exist in the retained remnant vegetation and within the retained waterway corridors. However, key habitat values for majority of the listed species are lacking across the site.
    - No TECs were confirmed on-site during field surveys. While the northern waterway may support a TEC, it will be retained and buffered under the proposal and Federal matters have already been considered under the EPBC Act approval.
- A Wildlife Online search for threatened species under the NC Act identified the potential for four (4) threatened fauna species and one (1) threatened flora species to potentially occur on-site.
- Two (2) conservation significant species were detected on-site, including the Koala and Swamp Tea-tree. The Koala was detected within the northern waterway corridor that will be retained as an open space corridor. The Swamp Tea-tree individuals were identified within the northern waterway corridor and some were recorded within open paddock vegetation the south of the site. No other threatened flora and fauna species listed under the EPBC Act or NC Act were detected on-site. The suitability of the site for threatened species is reduced as a result of historical logging that has removed the majority of the old-growth trees from the site and threats from feral dogs and foxes which are confirmed to be active within the site. A permit to work within 100 m of the retained *M. irbyana* will. be required.
- The site has been subject to a Property Map of Assessable Vegetation (PMAV) assessment that has been certified by the former Department of Natural Resources, Mines and Energy (DNRME) (PMAV 2008/005503). The site is mapped as containing Category X (non-remnant) and Category B (remnant) vegetation under the VM Act. A large majority of the site is cleared paddock which retains limited ecological values. The PMAV rectified Category B (remnant) vegetation consists of, 'Least Concern' RE12.9-10.2 and RE12.9-10.17a and 'Of Concern' RE12.3.11. The vegetation was found to be generally in accordance with the PMAV.
- Four (4) *low risk* (green) WWBW features are mapped as being present across the site. Three (3) of which are proposed to be retained within the northern and south-western Open Space as part of the development and rehabilitated within open space corridors as rectified on ground. Field surveys confirmed the presence of drainage features across the site of lower value and watercourse and waterway values that will be retained within proposed open space corridors. Any



works that are conducted within Fisheries waterways are to be undertaken in accordance with the Accepted Development Requirements or will require a permit for WWBW through SARA.

- An existing EPBC Act approval applies to the site (ref: EPBC 2014/7206) whereby impacts on Koala habitat are to be managed through the conditions of the approval. Therefore, impacts on Koala will not be managed according to the measures described in IG 17.
- The layout has been designed cognisant of prevailing environmental values and criteria specified in the endorsed NESS and EPBC Act approval requirements.

8. Recommendations

Given the size of the site and presence of significant environmental values in the surrounding landscape, particularly within the Flinders-Karawatha Bioregional Corridor more broadly to the west, the following management plans are recommended by this SBAR:

8.1. Vegetation Management Plan

A Vegetation Management Plan (VMP) forms part of the broader management document submitted as part of the development application for the project site.

The VMP covers clearing of all vegetation listed in this report and includes details on the following:

- trees marked for removal;
- all civil works likely to impact existing vegetation;
- temporary and permanent exclusion and protection fencing;
- roles and responsibilities for site contractors, the developer and the consultant group;
- stockpiling, reuse of cleared vegetation, and site access locations; and
- links to weed management and revegetation proposals.

8.2. Fauna Management Plan

A Fauna Management Plan (FMP) forms part of the broader management document submitted as part of the development application for the project site.

The FMP covers clearing of all vegetation listed in this report and includes details on the following:

- a list of relevant State and Commonwealth legislation constraints and controls for fauna potentially affected by construction works;
- species surveyed utilising the site, focusing on those most likely impacted by development works;
- details of the threats to existing fauna species;
- a clearing sequence plan showing the commencement of clearing and direction of removal to allow for the appropriate flushing of fauna towards safe havens and/or the application of an appropriate relocation program;
- management and mitigation measures – *i.e.*, temporary use of fauna exclusion fencing;
- description of fauna spotter role, contacts and certification; and
- specific fauna management procedures for potential or known habitat trees.



8.3. Rehabilitation Management Plan

A Rehabilitation Management Plan for the on-site waterways and proposed corridors mat be required to ensure complementary plantings and sensitive weed management techniques are implemented.

9. Appendices

Appendix A

Development Context Plan

Appendix B

Environment Protection and Biodiversity Conservation Act 1999

Protected Matters Search Tool Results

Appendix C

EPBC Act Approval (2014/7206)

Appendix D

Nature Conservation Act 1992

Wildlife Online Search Results

Appendix E

Environmental Searches

Appendix F

Likelihood of Occurrence Assessment

Appendix G

Waterway Assessments

Appendix H

Flora Species List

Appendix I

Quaternary Assessments

Appendix J

Tree Schedule

Appendix K

Fauna Species List

Appendix L

Camera Trap Images

Appendix M

Spotlighting Datasheet

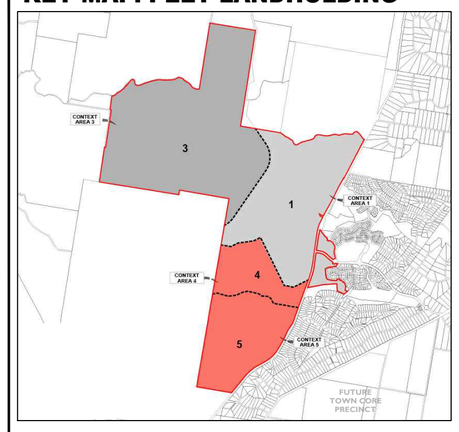
Appendix A

Development Context Plan

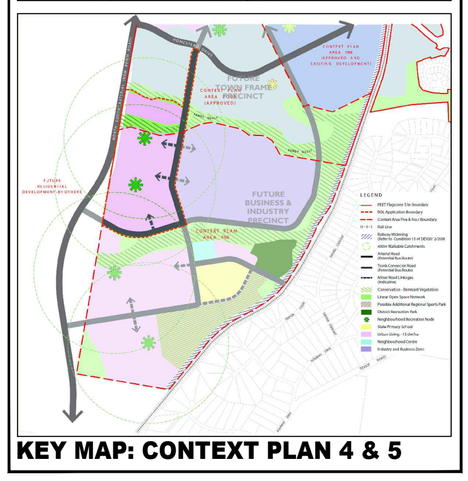
DRAFT

For Discussion Only

KEY MAP: PEET LANDHOLDING



KEY MAP: CONTEXT PLAN 4 & 5



ENDORSED CONTEXT PLAN (MIRVAC)

Yield Breakdown

Lot Type	Overall	
20m Deep Product		
Squat Lots	28	**5.2%**
Subtotal	**28**	**5.2%**
25m Deep Product		
Terrace 6.6m Allotment Front Loaded	18	**3.4%**
Terrace 7.5m Allotment Front Loaded	10	**1.9%**
Terrace 9m Allotment Front Loaded End	10	**1.9%**
Terrace 7.5m Allotment Rear Loaded	14	**2.6%**
Terrace 9m Allotment Rear Loaded End	8	**1.5%**
Villa 10.5m Allotment	37	**6.9%**
Premium Villa 12.5m Allotment	56	**10.4%**
Courtyard 14m Allotment	24	**4.5%**
Premium Courtyard 16m Allotment	4	**0.7%**
Premium Traditional 18m Allotment	6	**1.1%**
Possible Multi-Residential Allotment	4	**0.7%**
Subtotal	**191**	**35.6%**
30m Deep Product		
Terrace 6.6m Allotment Front Loaded	—	**0.0%**
Terrace 7.5m Allotment Front Loaded	8	**1.5%**
Terrace 8.1m Allotment Front Loaded End	—	**0.0%**
Terrace 9m Allotment Front Loaded End	6	**1.1%**
Villa 10.5m Allotment	76	**14.2%**
Premium Villa 12.5m Allotment	148	**27.6%**
Courtyard 14m Allotment	55	**10.2%**
Premium Courtyard 16m Allotment	18	**3.4%**
Premium Traditional 18m Allotment	5	**0.9%**
Possible Multi-Residential Allotment	2	**0.4%**
Subtotal	**318**	**59.2%**
Total Residential Allotments	**537**	**100.0%**
Total Residential Dwellings	**543**	
Residential Net Density	**17.5 dw/ha**	

Land Budget

Land Use	CA5 North	
	Area	%
Area of Application Boundary	**43.433 ha**	**100.0%**
Saleable Area		
Residential Allotments	19.989 ha	46.0%
Total Area of Allotments	**19.989 ha**	**46.0%**
Utilities		
Pump Station	—	0.0%
Total Area of Utilities	**—**	**0.0%**
Road		
Trunk Collector Road (23.8m)	2.895 ha	6.7%
Neighbourhood Connector (22.9m)	1.182 ha	2.7%
Neighbourhood Connector (21.0m)	2.229 ha	5.1%
Neighbourhood Access Street (16.5m)	6.774 ha	15.6%
Laneway (6.5m)	0.066 ha	0.2%
Pedestrian Linkages	0.278 ha	0.6%
Access Easement	0.073 ha	0.2%
Total Area of New Road	**13.497 ha**	**31.1%**
Open Space		
Drainage	3.530 ha	8.1%
Corridor Park / Conservation	4.637 ha	10.7%
Neighbourhood Recreation Park	1.249 ha	2.9%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	0.531 ha	1.2%

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Veris.
Adjoining information: DCDB.
Contours: ELVIS.
Environment constraints: Saunders Havill Group.
Flooding: Cardno.
Waterway Stability Buffer: Engeny.

Legend

- CA5 North Application Boundary
- Neighbourhood Park Catchment (400m)
- Hard Environmental Constraint (PMAV)
- Waterway Stability Buffer
- Indicative 3m Share Path Alignment
- Entry Signage Lease
- Preliminary APZ
- Access Easement

PLAN REF: 110056 – 691
Rev No: E
DATE: 5 MARCH 2026
CLIENT: PEET
DRAWN BY: CB/MD/CK
CHECKED BY: CK

0 20 40 60 80 100 **1 : 1,500 @ A1**

FLAGSTONE
CONTEXT AREA 5 NORTH
PRELIMINARY ROL LOT LAYOUT

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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Appendix B

Environment Protection and Biodiversity Conservation Act 1999 Protected Matters Search Tool Results

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: 16-Apr-2026

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:	7
Listed Threatened Species:	53
Listed Migratory Species:	12

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:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	23
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:	1
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	25
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	30 - 40km 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 feature area
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
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
BIRD			

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Anthochaera phrygia](#) Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour may 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 acuminata](#) Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may 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 likely 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 buffer area only
[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
[Erythrotriorchis 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 likely to occur within area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[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
[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
[Rostratula australis](#) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
[Stagonopleura guttata](#) Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area	In feature area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to 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
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]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Dasyurus maculatus maculatus (SE mainland population)](#)			
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
[Petauroides volans](#)			
Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area	In feature area
[Petaurus australis australis](#)			
Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Petrogale penicillata](#)			
Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat may occur within area	In feature area
[Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)](#)			
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
[Potorous tridactylus tridactylus](#)			
Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area
[Pseudomys novaehollandiae](#)			
New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area	In buffer area only
[Pteropus poliocephalus](#)			
Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area	In feature area
PLANT			
[Arthraxon hispidus](#)			
Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Bosistoa transversa](#)			
Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable	Species or species habitat may occur within area	In feature area
[Coleus habrophyllus listed as Plectranthus habrophyllus](#)			
[91378]	Endangered	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 feature area
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
Leuzea australis listed as Rhaponticum australe Austral Cornflower, Native Thistle [9363]	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 lloydii Lloyd's Olive [15002]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Notelaea x ipsviciensis listed as Notelaea ipsviciensis Cooneana Olive [93460]	Critically Endangered	Species or species habitat may 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 likely to occur within area	In feature area
Rhodamnia rubescens			
Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rhodomyrtus psidioides			
Native Guava [19162]	Critically Endangered	Species or species habitat may 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 may occur within area	In feature area
REPTILE			
Coeranoscincus reticulatus			
Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat may occur within area	In buffer area only
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			

Scientific Name	Threatened Category	Presence Text	Buffer Status
[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
[Motacilla flava](#) Yellow Wagtail [644]		Species or species habitat may 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]	Vulnerable	Species or species habitat may occur within area	In feature area
[Calidris ferruginea](#) Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
[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 buffer area only
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Pandion haliaetus](#) Osprey [952]		Species or species habitat may occur within area	In feature area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
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]	Vulnerable	Species or species habitat may 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 buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	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]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely 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]		Species or species habitat known to occur within area overfly marine area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area	In feature area
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rostratula australis as Rostratula benghalensis (sensu lato)			
Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Sterna striata			
White-fronted Tern [799]		Migration route may occur within area	In buffer area only
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]	Endangered	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
Undullah	Nature Refuge	QLD	In buffer area only

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
DT0018 Matt Court Wastewater Conveyance	2023/09529		Completed	In buffer area only
Kagaru Residential Development	2024/10083		Assessment	In buffer area only
Kagaru to Acacia Ridge and Bromelton Inland Rail Project	2021/8927		Completed	In feature area
New Beith Road Upgrade	2023/09505		Assessment	In buffer area only
Controlled action				
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 feature area

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Cedar Grove Connector Pipeline	2011/6013	Controlled Action	Completed	In buffer area only
Flagstone West Urban Development Project, QLD	2014/7206	Controlled Action	Post-Approval	In feature area
Flinders Residential Development, Undullah Road, Undullah, Qld	2017/8109	Controlled Action	Further Information Request	In buffer area only
Greater Flagstone master planned residential development, Undullah, Qld	2015/7530	Controlled Action	Post-Approval	In feature area
Inland Rail Calvert to Kagaru Project	2017/7944	Controlled Action	Assessment Approach	In buffer area only
Residential Development, Lot 4 RP45728, New Beith, Qld	2019/8398	Controlled Action	Further Information Request	In buffer area only
Residential development, Lots 3, 200 and 1, approx 6.5km SW Undullah, Qld	2016/7772	Controlled Action	Further Information Request	In buffer area only
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
Southern Regional Water Pipeline	2006/2593	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
Not controlled action				
Cedar Grove Weir	2006/2731	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
Flagstone Central to Cedar Grove WWTP Conveyance Pipeline	2018/8190	Not Controlled Action	Completed	In feature area
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, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
South West Pipeline and Wyaralong Tanks Project, Qld	2018/8320	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

Bioregional Assessments

[Resource Information]

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 is 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 on the contents of this report.

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 point locations and environmental data layers.

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 when time permits.

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 breeding sites; and
- 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 C

EPBC Act Approval (2014/7206)

Australian Government
Department of the Environment

Approval

Flagstone West Urban Development Project, QLD (EPBC 2014/7206)

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

Proposed action

person to whom the approval is granted	Peet Flagstone City Pty Ltd
proponent's ACN	ACN: 151187594
proposed action	To construct a mixed use development (including residential, commercial and community developments and associated infrastructure) on a 1,245.26 ha site at Flagstone, Queensland [See EPBC Act referral 2014/7206]

Approval decision

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approved

conditions of approval

This approval is subject to the conditions specified below.

expiry date of approval

This approval has effect until 31 December 2035

Decision-maker

name and position	Deb Callister Queensland and Sea Dumping Assessment Branch
signature	
date of decision	30 October 2014

Conditions attached to the approval

Conditions

Offsets

1. For the purpose of protecting **koala habitat** the approval holder must provide the minimum offset payment listed in Appendix 1 of these conditions, for each of the **Context Plan areas**. Payment must be provided to the **Queensland State Government** for the entire **Context Plan** offset payment within 12 months of receiving **Context Plan area** approval or in accordance with the following sunset dates to each **Context Plan area** (Appendix 1), whichever is sooner:

    - **Context Plan Area 1** – by 31 October 2015
    - **Context Plan Area 3** – by 31 October 2029
    - **Context Plan Area 4** – by 31 October 2020
    - **Context Plan Area 5** – by 31 October 2024

2. Notwithstanding the above, within 15 years of the Commonwealth approval of the action all outstanding financial contributions must be paid to **the Queensland State Government**.

3. Within 30 days of payment being made, the **approval holder** must provide written evidence to the **Minister** that the offset contribution for each **Context Plan area** has been paid to the **Queensland State Government**. Actions must not **commence** within an approved **Context Plan area** until the offset contribution has been paid.

4. Within 6 months of each offset payment made to the **Queensland State Government**, the approval holder must provide the **Department** written evidence on the actions that have been taken with the offset payment.

Clearing

5. **Clearing** of up to a maximum of 148 ha must be within the **project area** shown in Appendix 1.

Standard Conditions

6. Within ten days after the **commencement of the action**, the **approval holder** must advise the **Department** in writing of the actual date of commencement.

7. The **approval holder** must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the plans required by this approval, and make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the **EPBC Act**, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department**'s website. The results of audits may also be publicised through the general media.

8. Any potential or suspected non-compliance with these conditions of approval must be reported to the **Department** in writing within 48 hours of the **approval holder** becoming aware of the potential or suspected non-compliance. Within three months of every 12 month anniversary of the **commencement of the action**, the **approval holder** must publish a report on their website addressing compliance with each of the conditions of this approval. Documentary evidence providing proof of the date of publication must be provided to the **Department** at the same time as the compliance report is published. The compliance report must remain on the website for the life of the approval.

9. Upon the direction of the **Minister**, the **approval holder** must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to

the **Minister**. The independent auditor must be approved by the **Minister** prior to the commencement of the audit. Audit criteria must be agreed to by the **Minister** and the audit report must address the criteria to the satisfaction of the **Minister**.
10. If the **approval holder** wishes to carry out any activity otherwise than in accordance with a plan, the **approval holder** must submit to the **Department** for the **Minister**'s written approval a revised version of that plan. The varied activity shall not commence until the **Minister** has approved the varied plan in writing. If the **Minister** approves the revised plan, that plan must be implemented in place of the plan originally approved.
11. If the **Minister** believes that it is necessary or convenient for the better protection of the **listed koala** to do so, the **Minister** may request that the **approval holder** make specified revisions and submit the revised plan for the **Minister**'s written approval. The **approval holder** must comply with any such request. The revised approved plan must be implemented. Unless the **Minister** has approved the revised plan, then the **approval holder** must continue to implement the plan originally approved, as specified in the conditions.
12. If, at any time after five years from the date of this approval, the **approval holder** has not **commenced the action**, then the **approval holder** must not **commence the action** without the written agreement of the **Minister**.

Definitions

Approval holder: means the person to whom the approval is granted.

Clearing: means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation.

Commencement of the action: means any works involved in the construction phase of the project, including **clearing** vegetation, the erection of any onsite temporary structures and the use of heavy duty equipment for the purpose of breaking the ground for buildings or infrastructure. This excludes the erection of signage, fences, barriers or bunting for the purposes of excluding areas containing listed threatened species.

Context Plan area: means the area defined by the proponent for development (refer to Appendix 1 for map)

Department: the Australian Government Department responsible for the *Environment Protection and Biodiversity Conservation Act 1999*.

EPBC Act: means the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

EPBC Act Offsets Policy: means the *Environment Protection and Biodiversity Conservation Act 1999 environmental offsets policy* (October 2012) or any subsequent revisions.

Koala food trees: means species of tree whose leaves are consumed by koalas. See lists of known koala food trees prepared by state and local government and non-government organisations. Note that food trees may vary spatially and temporally and information specific to the local area is likely to be most accurate.

Koala habitat: means areas of vegetation containing **Koala food trees**.

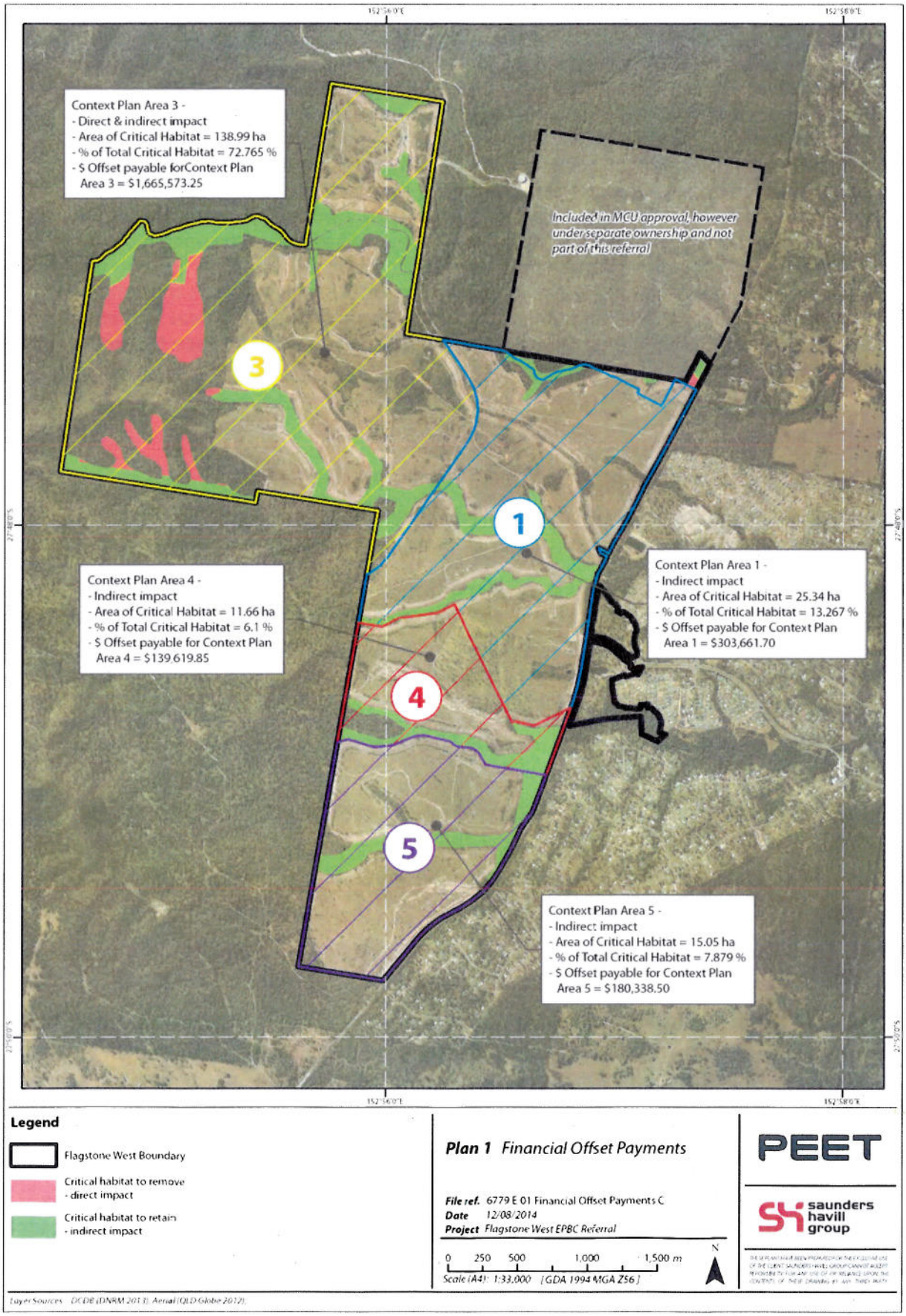
Listed Koala: Koala (*Phascolarctos cinereus* - combined populations of Queensland, New South Wales and the Australian Capital Territory) listed as vulnerable under the **EPBC Act.**

Minister: is the Minister administering the *Environment Protection and Biodiversity Conservation Act 1999* and includes a delegate of the **Minister**.

Project area: area defined as Flagstone West Boundary on map at Appendix 1.

Queensland State Government: means the relevant Queensland State Government Department responsible for administering the offset.

Appendix 1 Map of Context Plan areas 1, 3, 4 & 5 and related offset payments



Appendix D

Nature Conservation Act 1992

Wildlife Online Search Results

Queensland WildNet species list

Location search by: Specified Central Point
Sighting record period: Records since 1980
Species: All
Sensitive species: All
Conservation significant: Yes
Vetting stage: All
Latitude: -27.8164
Longitude: 152.9317
Distance: 5km
Kingdom: All
Phylum: All
Class: All
Order: All
Family: All
Genus: All
Status jurisdiction: All
Status code: All
Establishment: All
Pest status: All
Conservation plan: All
Species profile: All
Protected area: All
Conservation area: All
Recovery plan: All
Date extracted: Thursday 16 Apr 2026 07:28:45
The number of records retrieved = 8

Disclaimer

Information presented on this product is distributed by the Queensland Government as an information source only. While every care is taken to ensure the accuracy of this data, the State of Queensland makes no statements, representations or warranties about the accuracy, reliability, completeness or suitability of any information contained in this product.

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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.

WN Taxon ID	Kingdom	Class	Family	Scientific name	Common name	NCA status	EPBC status	Superseded	Establishment	Sensitive species	Sighting records	Specimen records	Sighting summary
18168	Animalia	Actinopterygii	Eleotridae	Mogurnda adspersa	southern purplespotted gudgeon		E	No	QA	No	1	0	1
1971	Animalia	Aves	Apodidae	Hirundapus caudacutus	white-throated needletail	V	V	No	QAI	No	1	0	1
22494	Animalia	Aves	Cacatuidae	Calyptorhynchus lathami lathami	glossy black-cockatoo (eastern)	V	V	No	QA	No	1	0	1
1107	Animalia	Aves	Strigidae	Ninox strenua	powerful owl	V		No	QA	No	1	0	1
860	Animalia	Mammalia	Phascolarctidae	Phascolarctos cinereus	koala	E	E	No	QA	No	42	0	42
962	Animalia	Mammalia	Pteropodidae	Pteropus poliocephalus	grey-headed flying-fox	C	V	No	QA	No	3	0	3
838	Animalia	Mammalia	Tachyglossidae	Tachyglossus aculeatus	short-beaked echidna	SL		No	QAI	No	2	0	2
26403	Plantae	Equisetopsida	Myrtaceae	Melaleuca irbyana		E		No	NTQ	No	2	0	2

CODES

NCA - 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).

EPBC - 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.

Queensland Government Species lists (WildNet database) - Extract Date 16/04/2026 at 07:28:45

Appendix E

Environmental Searches



Environmental Searches

Flagstone City - Context Area 5 North

Our Reference: J9850
16 April 2026



Saunders Havill

PATHWAYS TO SUCCESS

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Property attributes	
Address	Flagstone City – Context Area 5 North
Lot/plan(s)	Part of Lot 907 on SP332140 Part of Lot 50050 on SP332140
Area (ha)	43.4 hectares (ha)
Local government area	Logan City Council (Flagstone)

1. Federal Matters of National Environmental Significance

1.1 Protected Matters

A Protected Matters Report was generated from the environment.gov.au website and returned the following results. These matters may occur within a 5 km radius of the site and are protected under the *Environment Protection and Biodiversity Conservation Act 1999*.

World Heritage Properties	None
National Heritage Places	None
Wetlands of International Importance (Ramsar Wetlands)	1
Great Barrier Reef Marine Park	None
Commonwealth Marine Area	None
Listed Threatened Ecological Communities	7
Listed Threatened Species	53
Listed Migratory Species	12

1.2 Listed Threatened Ecological Communities

Community	Status	RE Mapped (On-site or within 100m of site)
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	No
Lowland Rainforest of Subtropical Australia	Critically Endangered	No
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	No
Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions	Endangered	RE 12.3.3
Grey box-grey gum wet forest of subtropical eastern Australia	Endangered	No
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	No
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	No

2. State Matters

2.1 Vegetation Management Act 1999 and subordinate legislation

Regional Ecosystem	VMA status	Category	Area (ha)
12.9-10.17a	Least Concern	A or B	0.24
12.9-10.2/12.9-10.7/12.9-10.17a	Of Concern	A or B	1.54
12.3.3	Endangered	A or B	3.07
Non-Remnant Vegetation	None	X	38.54

Essential Habitat	Present
Wetland/s	
Bioregion	Coastal bioregions and sub-regions

2.2 Nature Conservation Act 1992 and subordinate legislation

Protected Plants Flora Survey Trigger Map	Within high risk area

2.3 Koala Habitat Mapping

Koala Priority Area (KPA)	
Koala Habitat Areas	Koala Habitat Area (Core)

2.4 State Planning Policy Interactive Mapping System (selected environmental matters)

SPP - Biodiversity	MSES - Wildlife habitat (Koala habitat areas - core) MSES - Regulated vegetation (intersecting a watercourse) MSES - Regulated vegetation (essential habitat) MSES - Regulated vegetation (category B)
SPP - Coastal Environment	
SPP - Water Quality	
SPP - Natural Hazards Risk and Resilience	Potential Impact Buffer Medium Potential Bushfire Intensity High Potential Bushfire Intensity

2.5 Development Assessment Mapping System

DAMS - Coastal Protection	
DAMS - Fish Habitat Areas	Queensland waterways for waterway barrier works: 1 - Low

2.6 Water Act 2000

Watercourse Identification	Water Act 2000 - Drainage Feature

2.7 Highest Astronomical Tide (HAT)

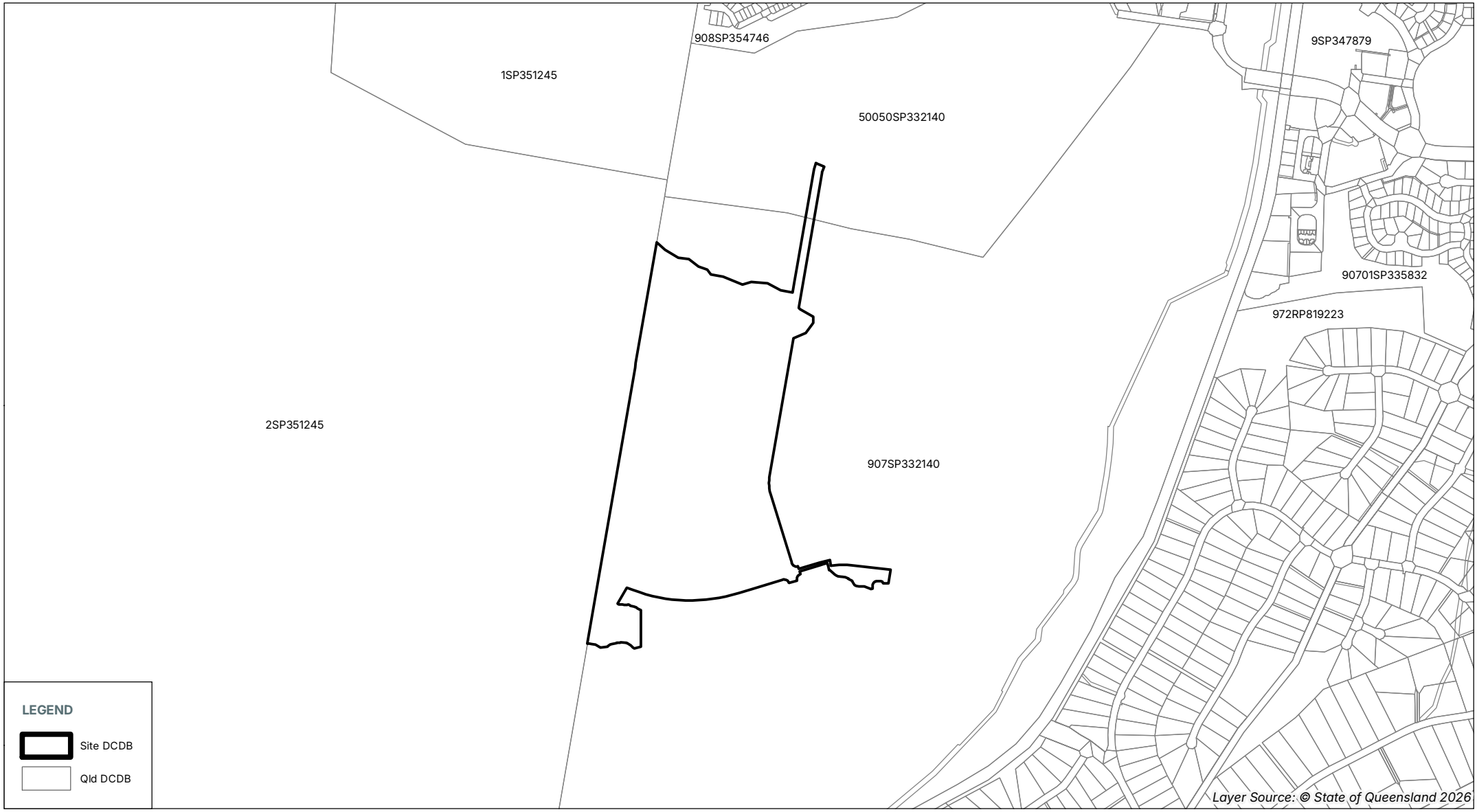
Highest Astronomical Tide

3. Flagstone PDA matters	
Zones	Industry & Business zone Urban Living zone
Land Uses	Industry & Business land use zone Greenspace land use zone Urban Living land use zone Regional Road
Constraints	Q100 Flood constraint Industry and Business constraint Urban Living constraint
Values	Industry & Business value Vegetation value Urban Living value Scenic Amenity Arrows value

Site context

Environmental Searches

Map 1. Lot/Plan(s)



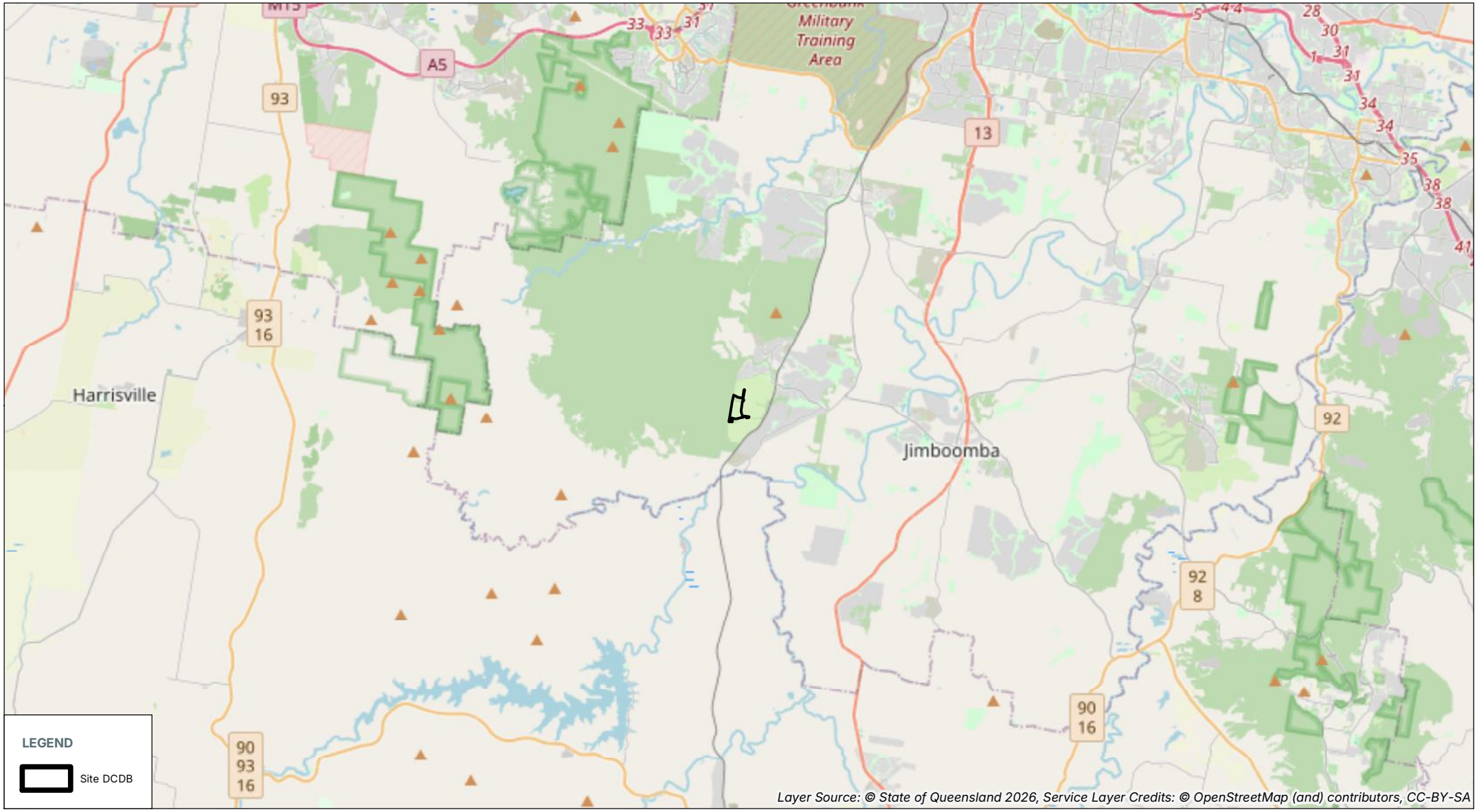
Environmental Searches

Map 2. Aerial Image (Current)



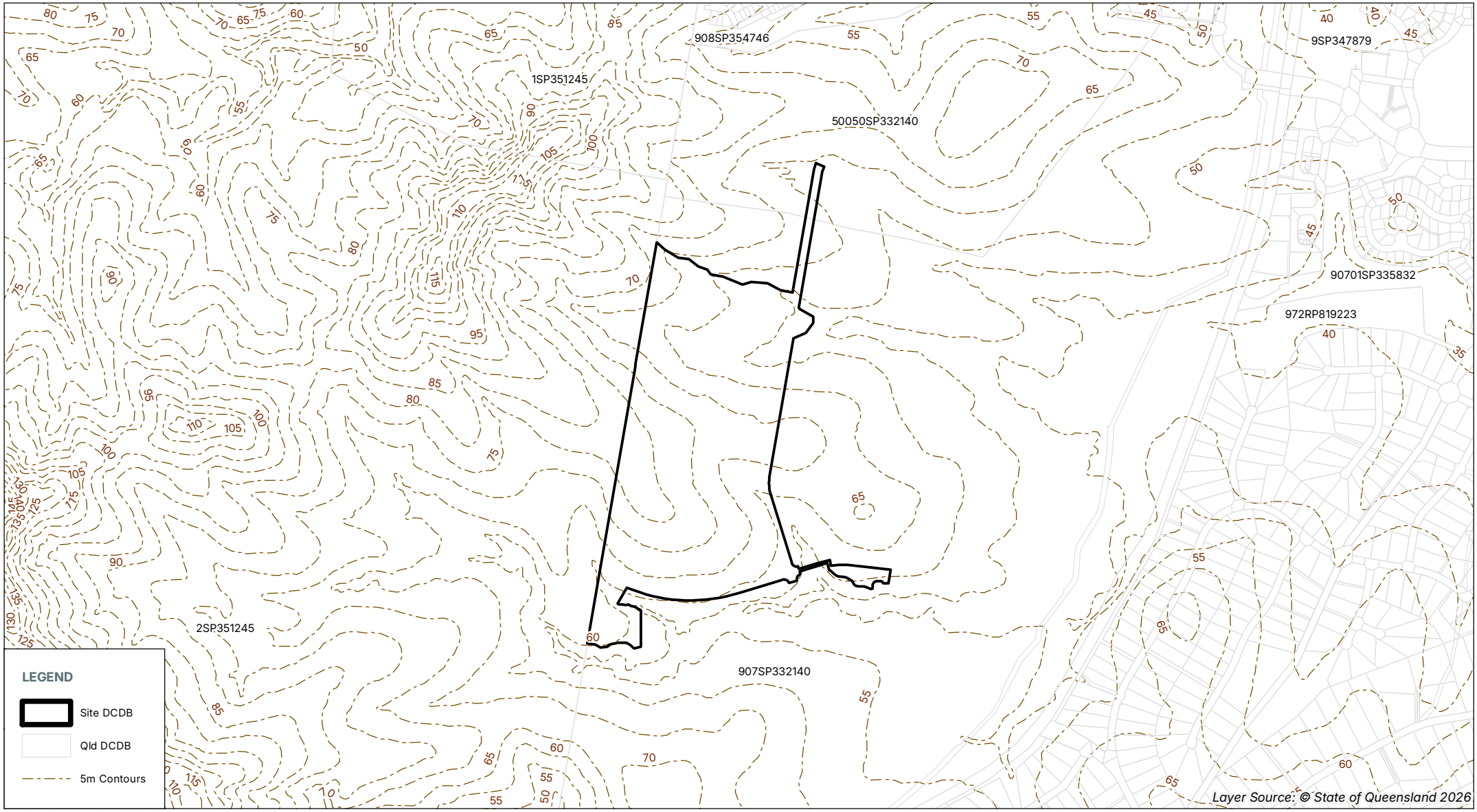
Environmental Searches

Map 3. Locality



Environmental Searches

Map 4. Contours (5m)



Environmental Searches

Map 5. Hillshade



State matters

J9850 (16 April 2026)

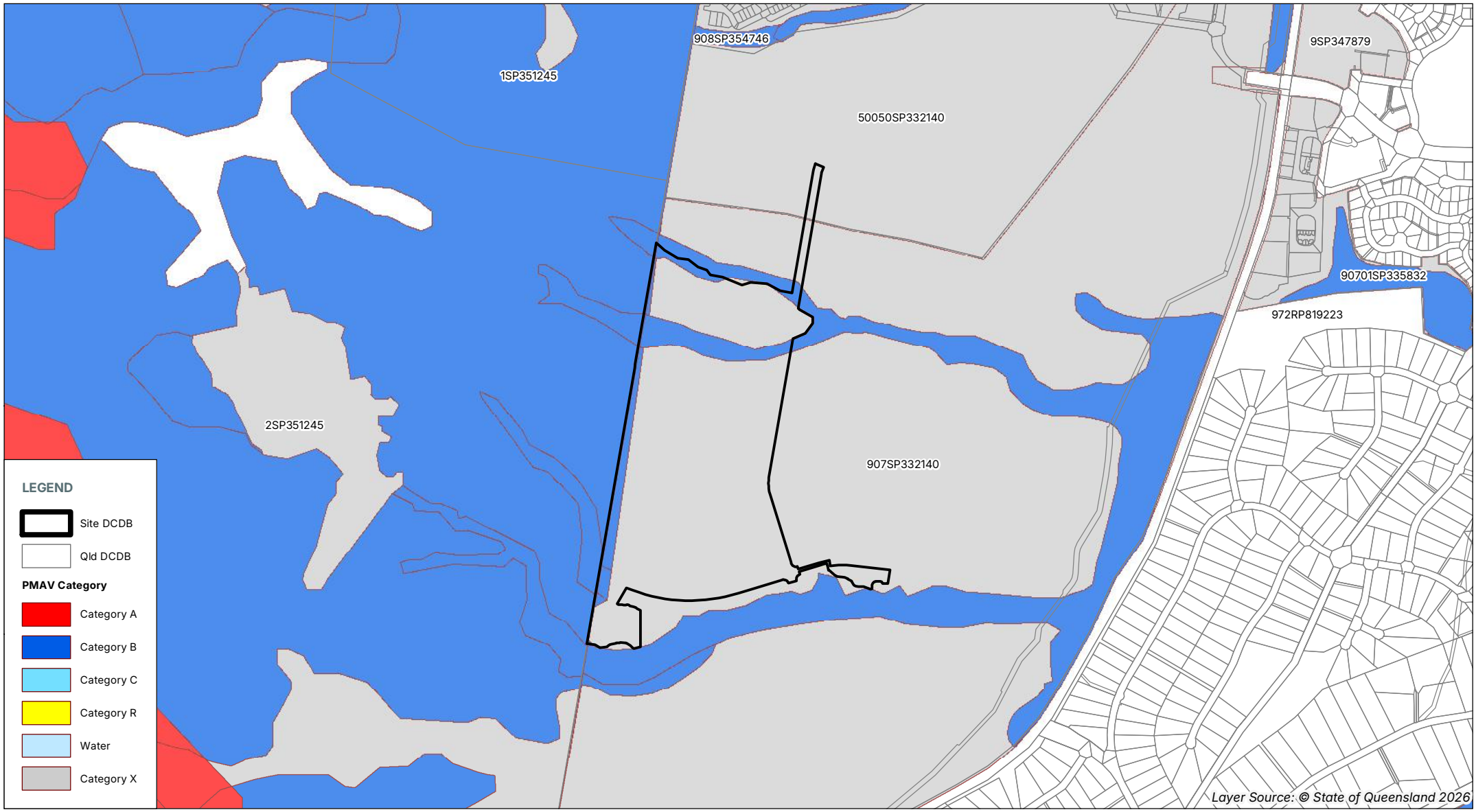
Environmental Searches

Map 6. Regulated Vegetation Management Map



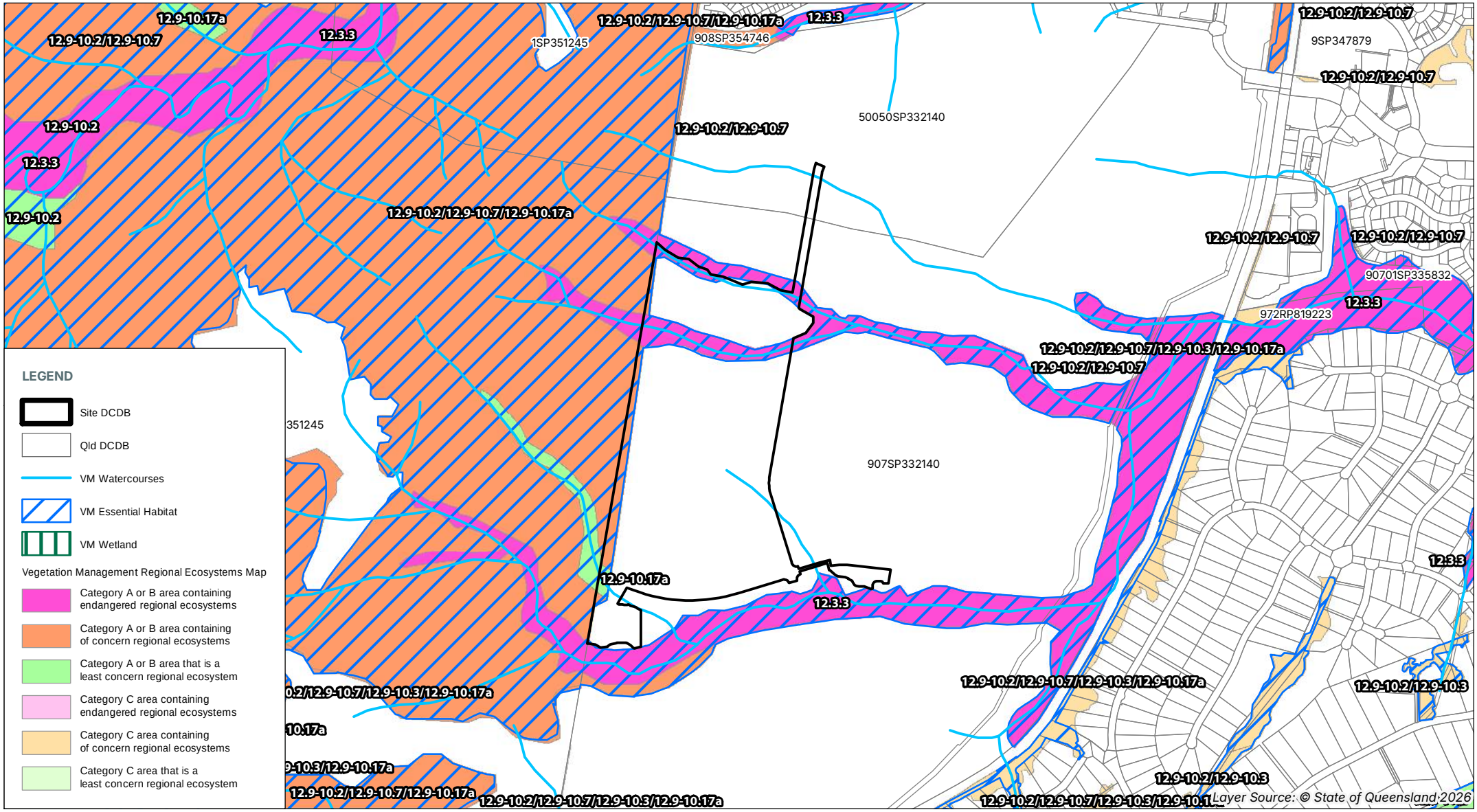
Environmental Searches

Map 7. Property Maps Assessable Vegetation



Environmental Searches

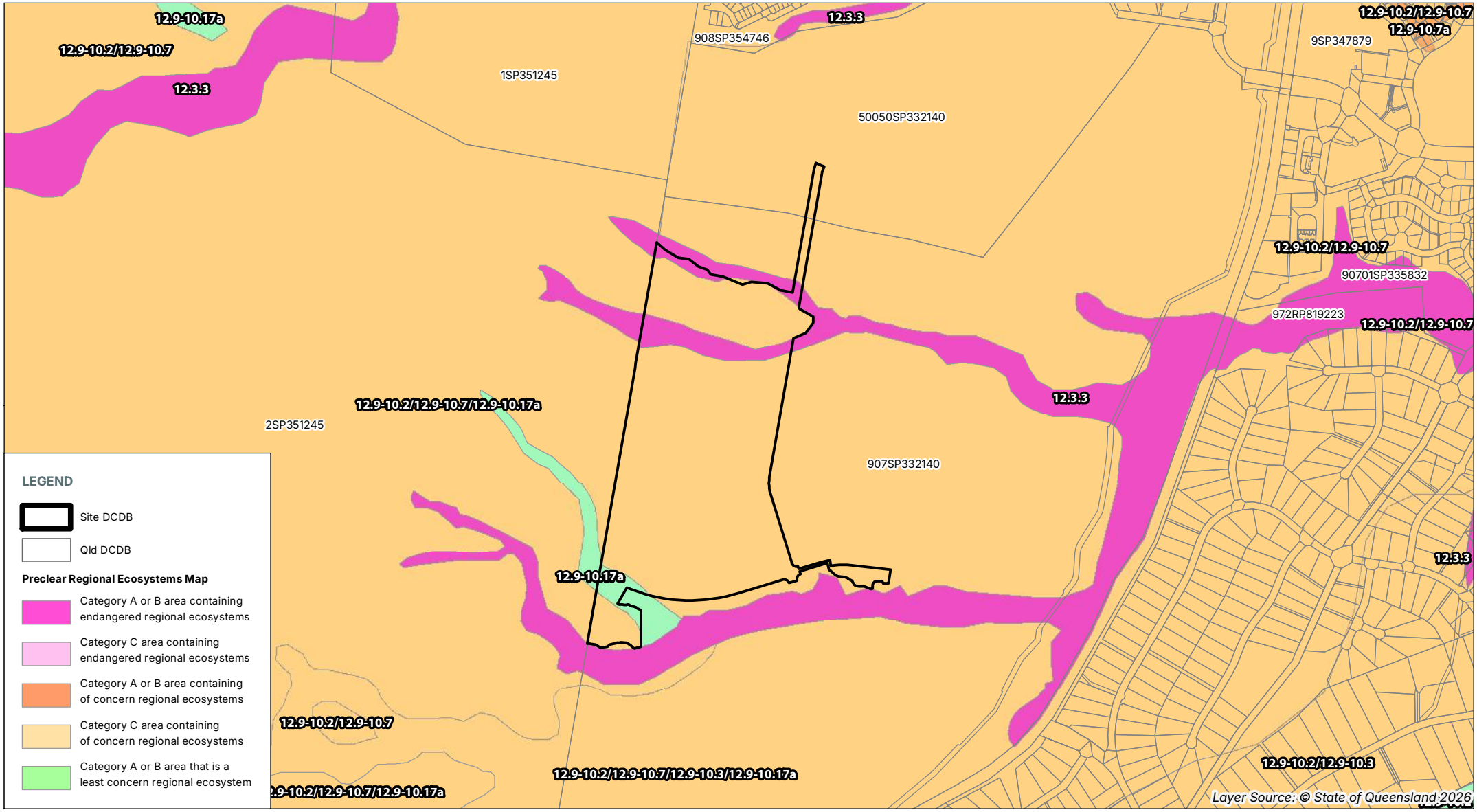
Map 8. Vegetation Management Regional Ecosystem Mapping



Disclaimer: Regional ecosystem locations are indicative only. For precise RE mapping, please visit:
https://qldglobe.information.qld.gov.au/ and enable the Vegetation management regional ecosystem map layers.

Environmental Searches

Map 9. Pre-clear Regional Ecosystems



Environmental Searches

Map 10. Protected Plants Flora Survey Trigger Map



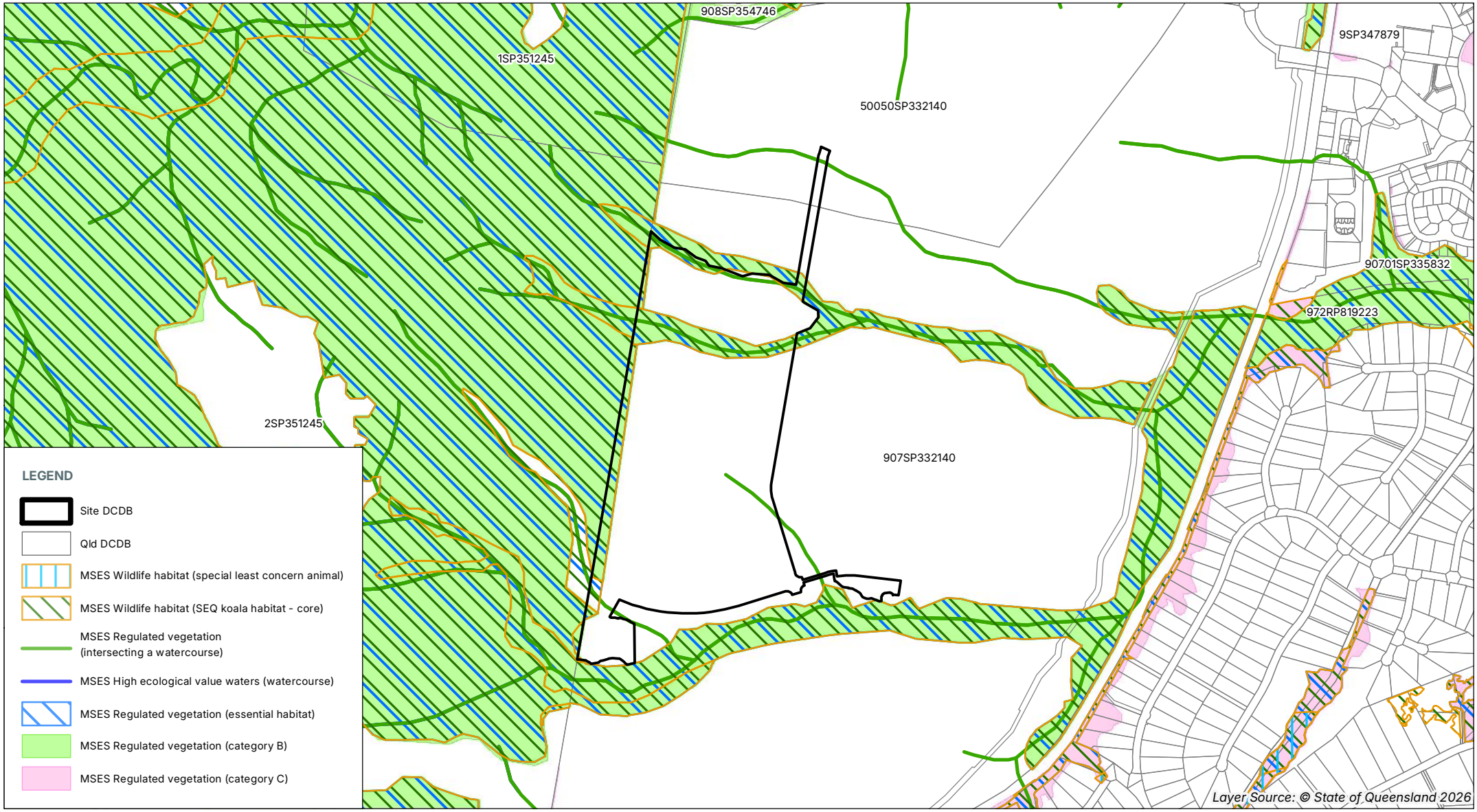
Environmental Searches

Map 11. Koala Priority Areas and Koala Habitat Areas



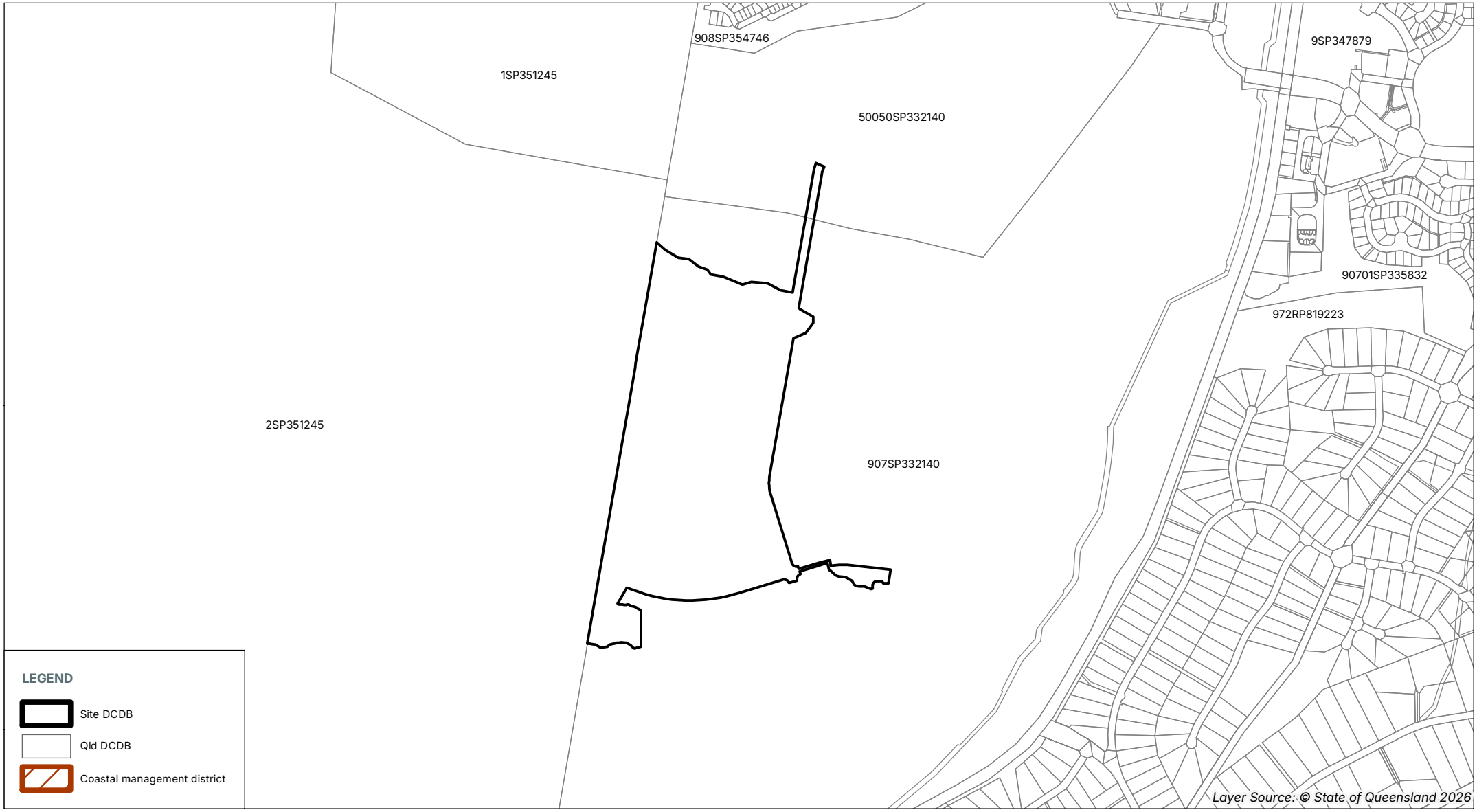
Environmental Searches

Map 12. SPP - Biodiversity



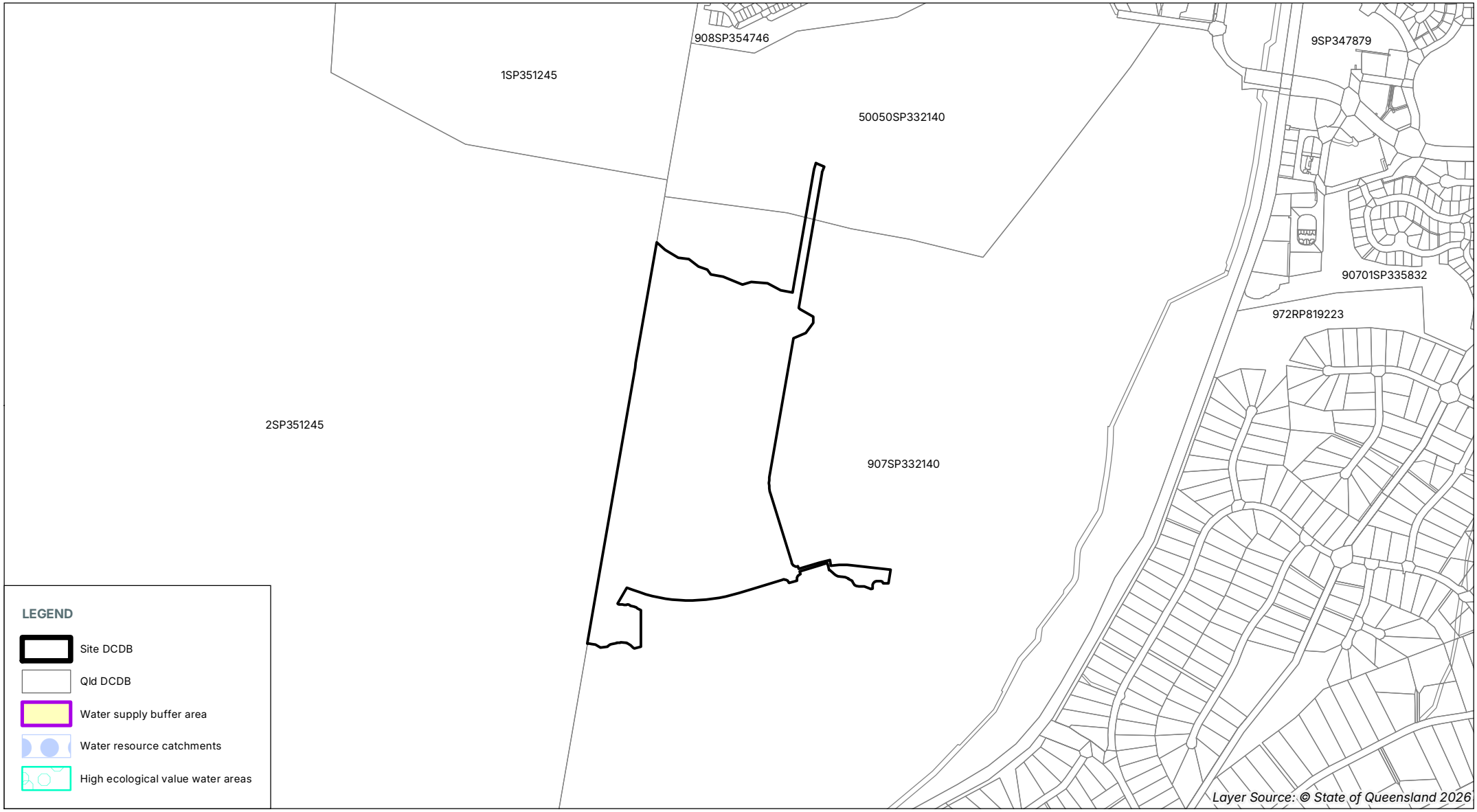
Environmental Searches

Map 13. SPP - Coastal Environment



Environmental Searches

Map 14. SPP - Water Quality



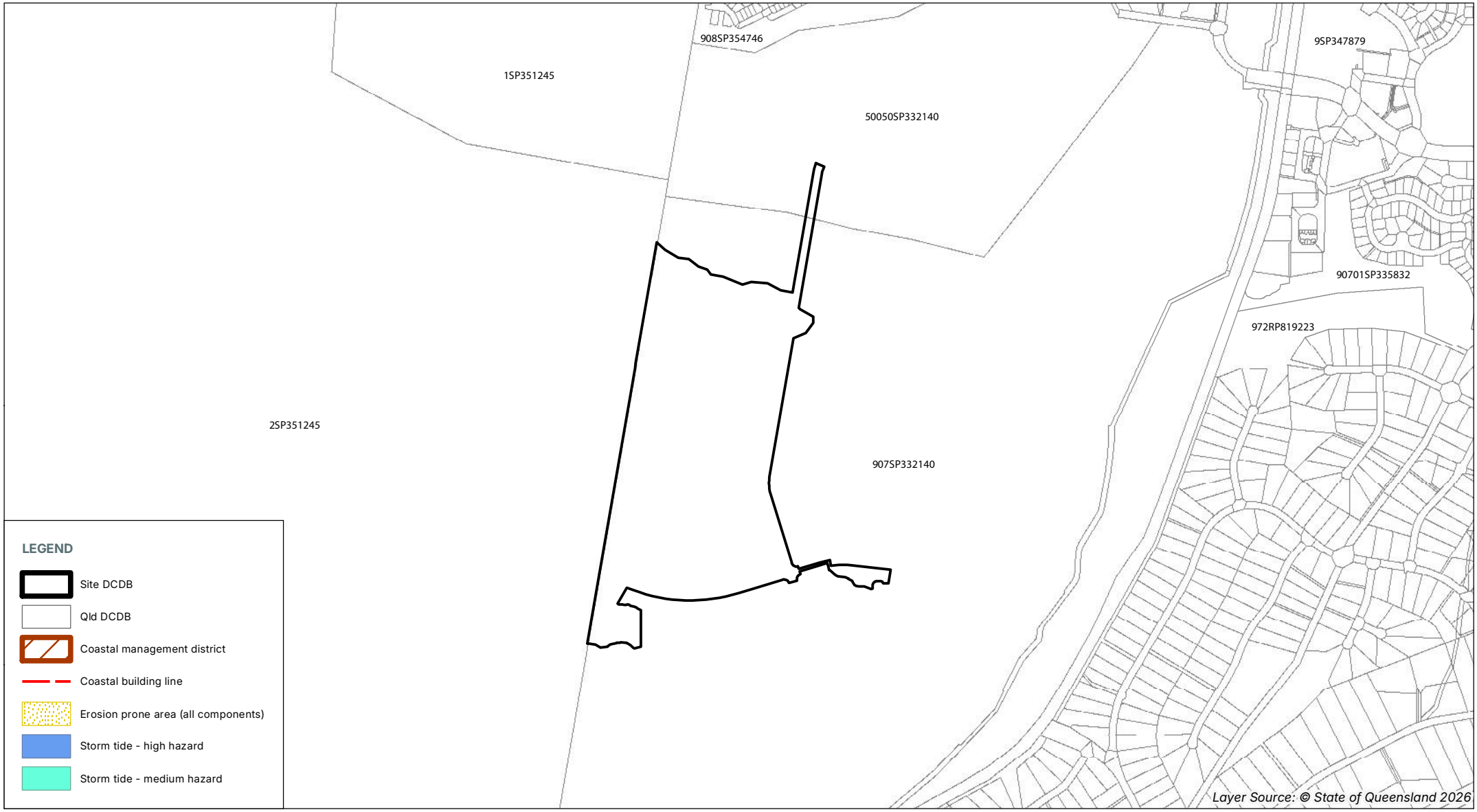
Environmental Searches

Map 15. SPP - Natural Hazards Risk and Resilience



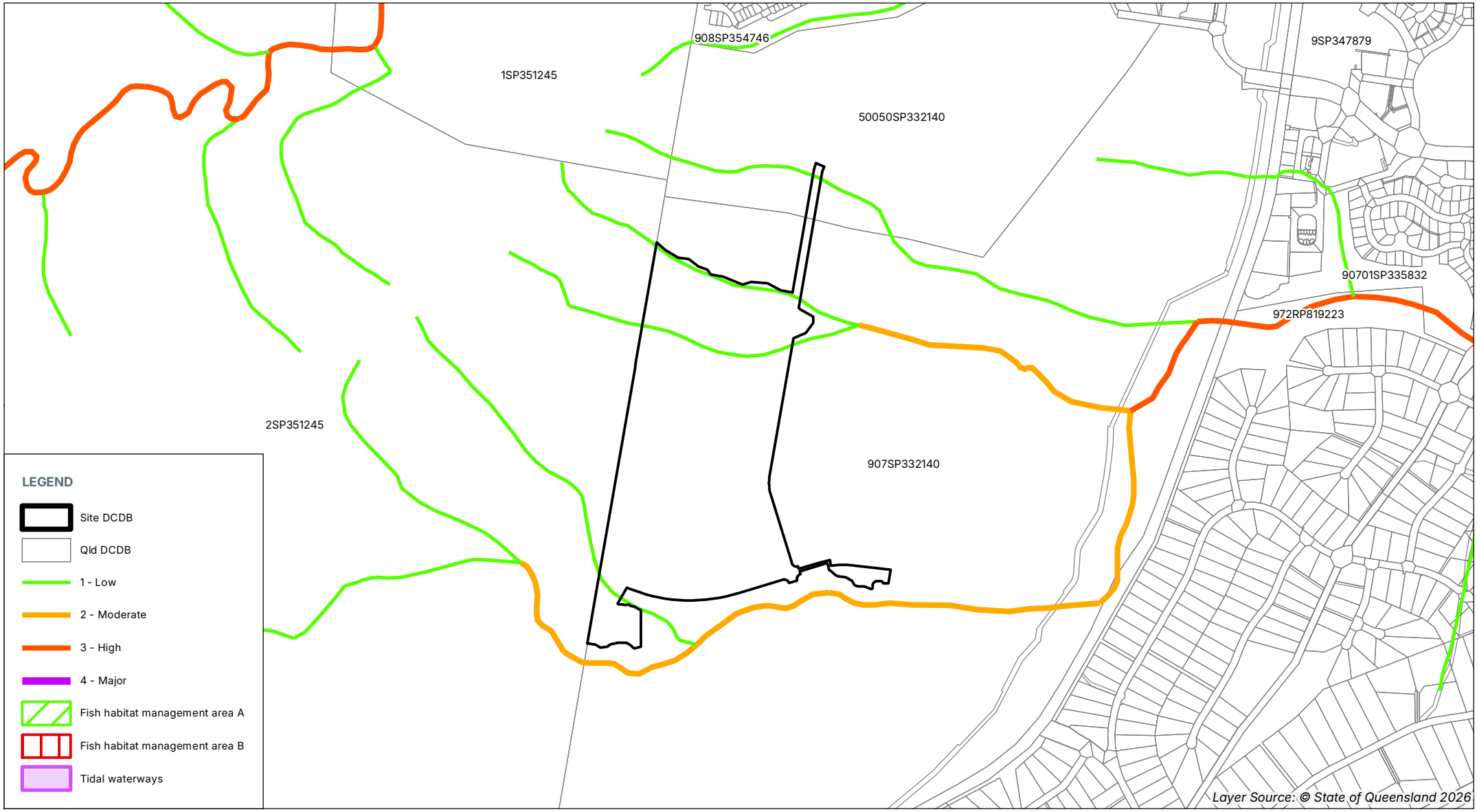
Environmental Searches

Map 16. DAMS - Coastal Protection



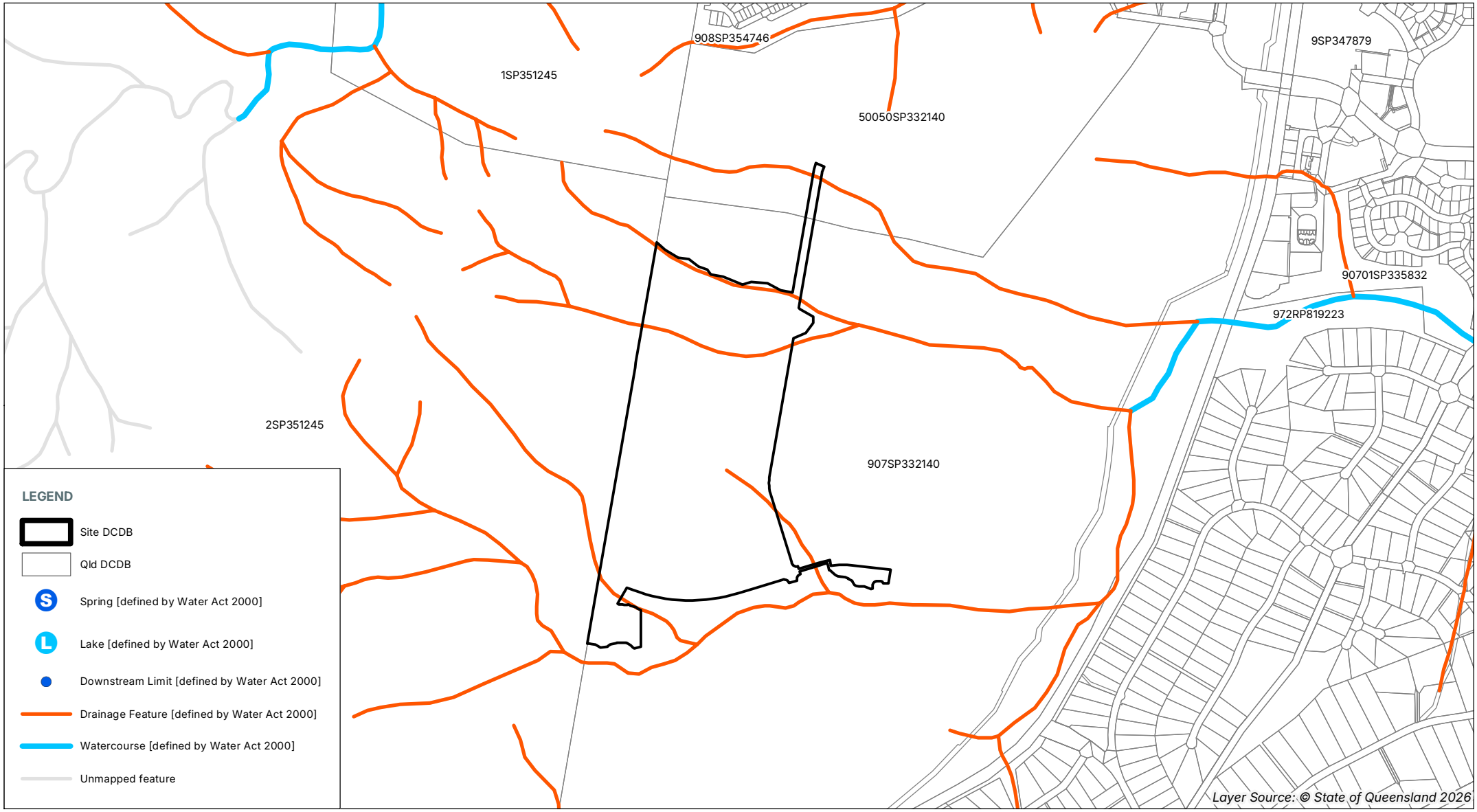
Environmental Searches

Map 17. DAMS - Fish Habitat Areas



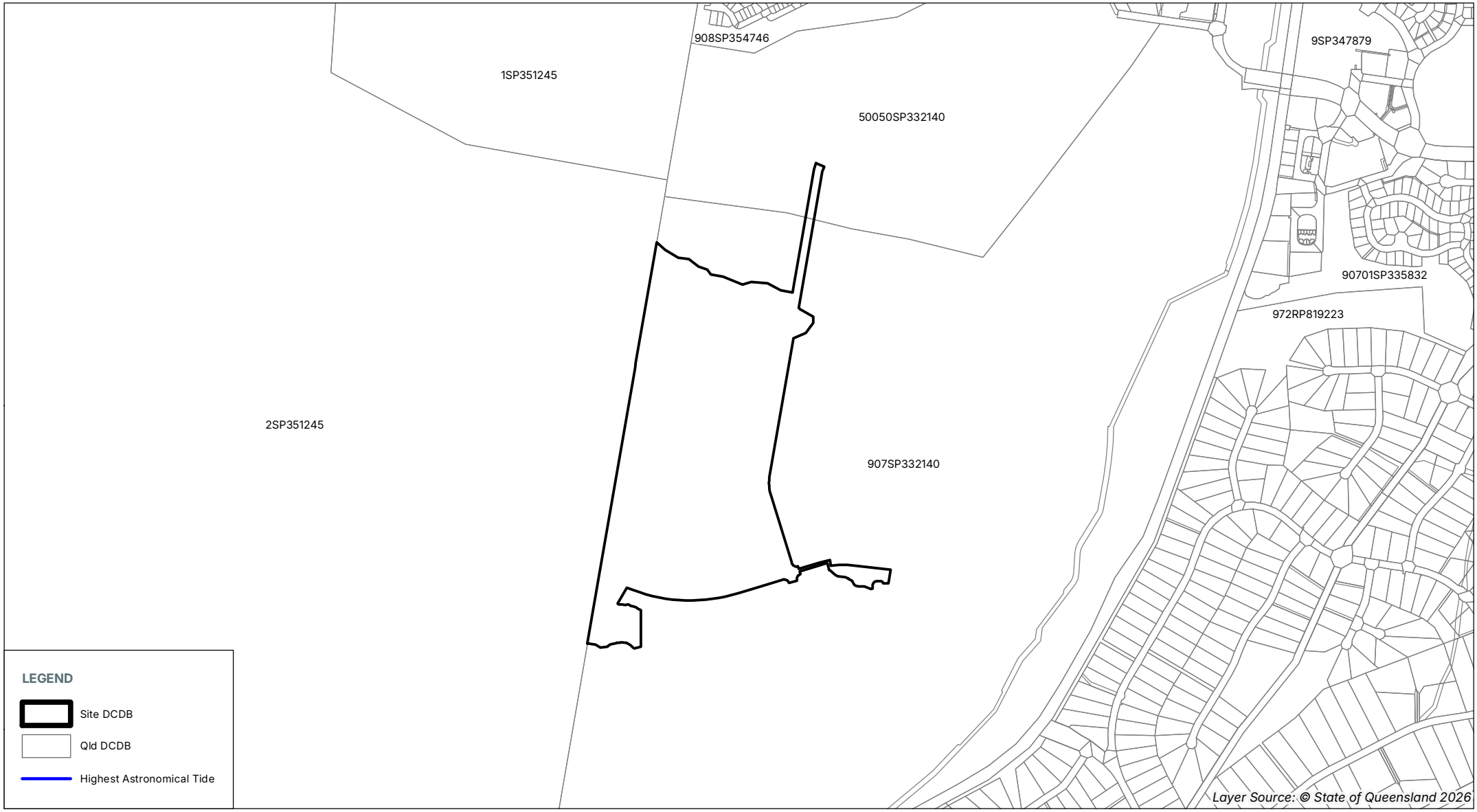
Environmental Searches

Map 18. Water Act 2000



Environmental Searches

Map 19. Highest Astronomical Tide

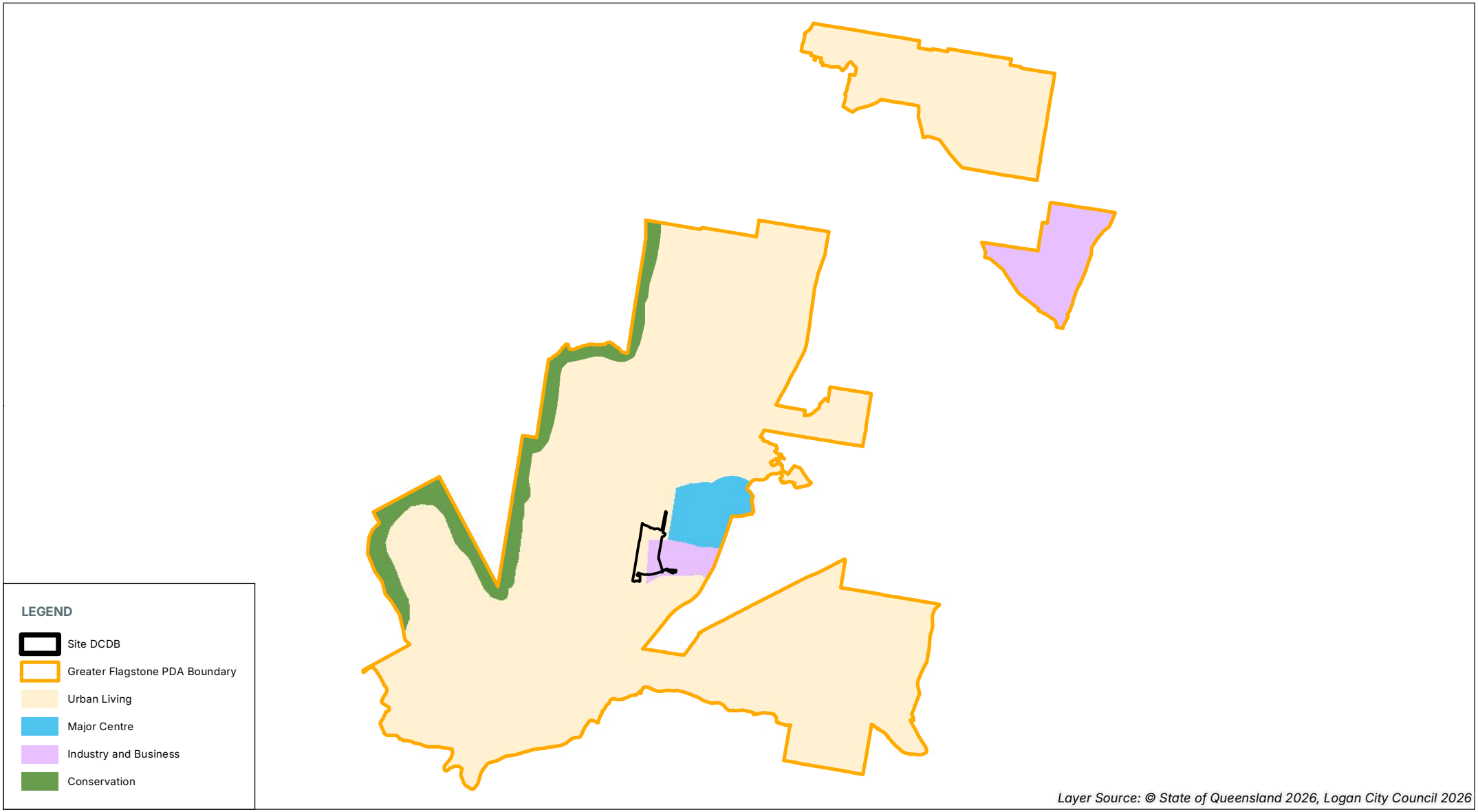


Flagstone Priority Development Area (PDA) matters

J9850 (16 April 2026)

Environmental Searches

Map 20. Greater Flagstone Zones



Layer Source: © State of Queensland 2026, Logan City Council 2026

Environmental Searches

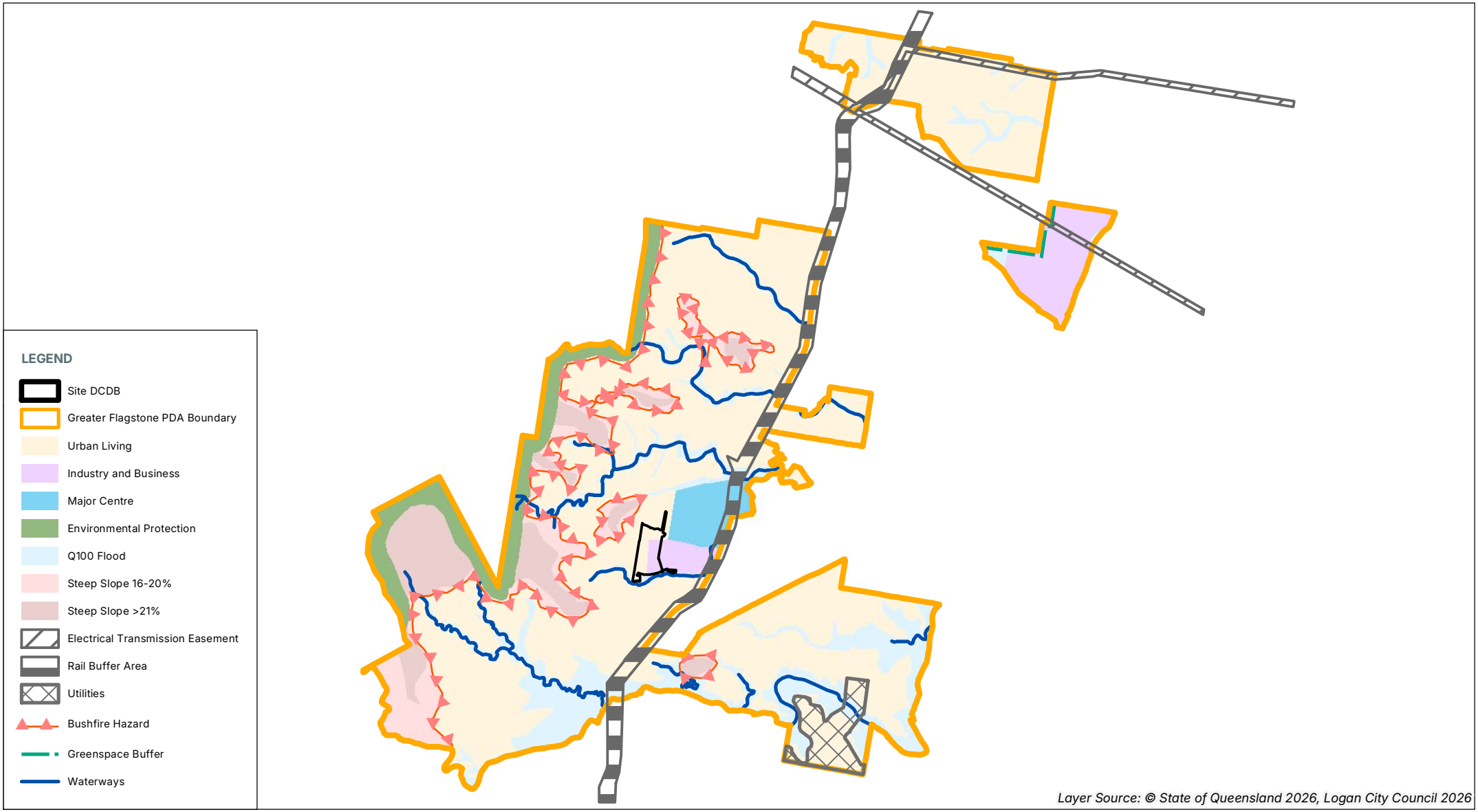
Map 21. Greater Flagstone Land Uses



Layer Source: © State of Queensland 2026, Logan City Council 2026

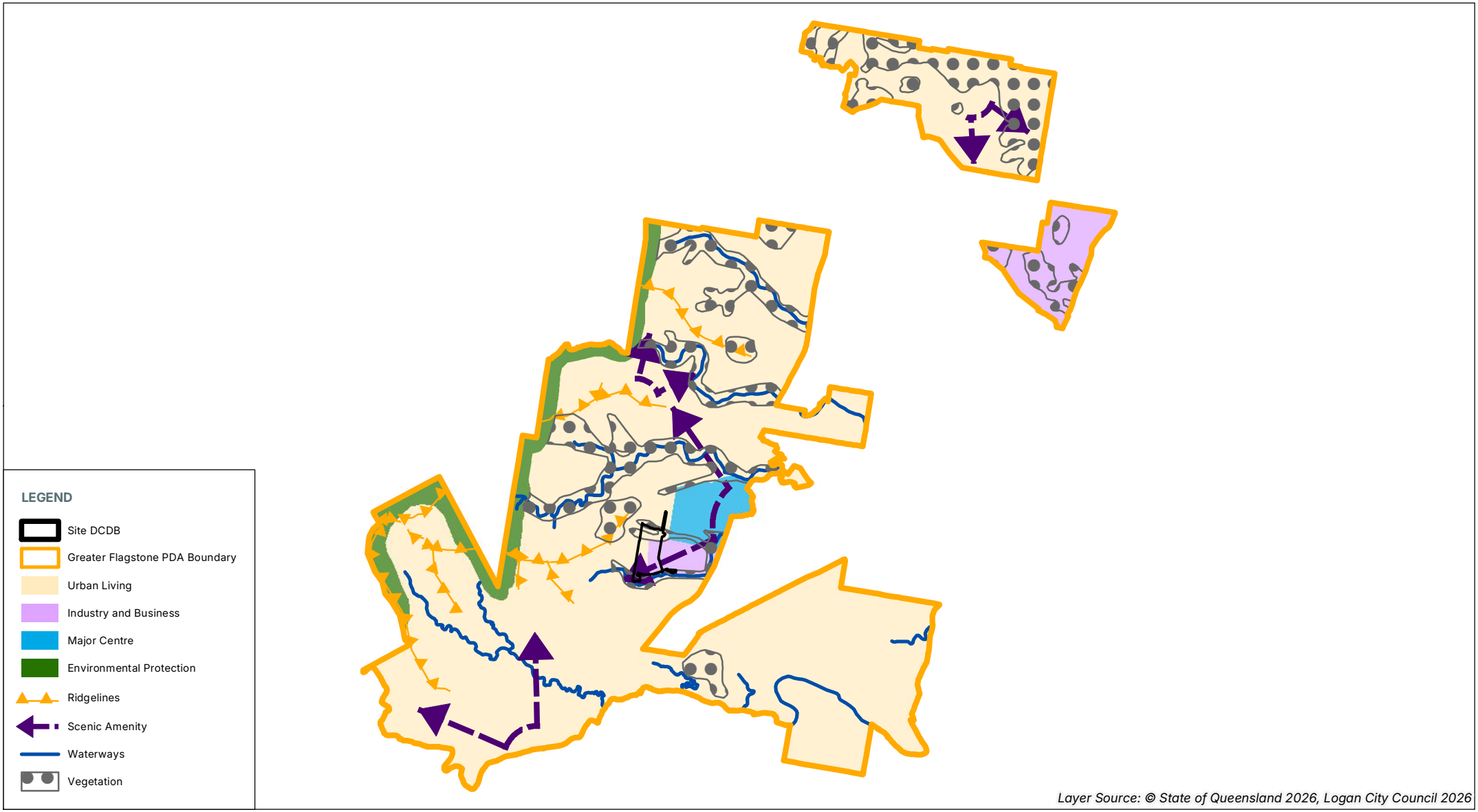
Environmental Searches

Map 22. Greater Flagstone Constraints



Environmental Searches

Map 23. Greater Flagstone Natural Uses



Layer Source: © State of Queensland 2026, Logan City Council 2026

Appendix F

Likelihood of Occurrence Assessment

Likelihood of occurrence	Assessment criteria[1]
Unlikely	One or more of: • The investigation area is beyond the known geographic range of the species. • The investigation area does not contain critical habitat types[2] or resources known to be utilized by the species during any stage of its lifecycle. • The investigation area is highly disturbed[3]. • For plant, mammal and reptile species - no contemporary[4] species observations or records of use within 5 km of the investigation area. • For avian and bat species - no contemporary species observations or records of use within 20 km of the investigation area.
Possible	For plant, mammal and reptile species - There are contemporary species observations or records of use within 5 km of the investigation area, and it contains habitat types or resources known to be utilized by the species. For avian and bat species - There are contemporary species observations or records of use within 20 km of the investigation area, and it contains habitat types or resources known to be utilized by the species. OR There are contemporary species observations or records of use more than 5 km but within 20 km of the investigation area and the following criteria are met: • The investigation area contains habitat types or resources known to be utilized by the species; AND • No major barriers to dispersal[5] for the species exist between the location of the record and the investigation area.
Known / Likely	There are contemporary species records within 2 km of the investigation area and the following criteria are met: • The investigation area contains critical habitat types or resources known to be utilized by the species; AND • No major barriers to dispersal for the species between the location of the record and the investigation area. OR There are multiple contemporary species records within the investigation area and the site has not been highly disturbed after the records. OR Species was observed or records of use identified during field surveys within or adjacent to the investigation area.

Listed Wetlands of International Importance

Matters of National Environmental Significance					
Wetlands of National Importance					
Name	**Status**	**Type of presence**	**Description of the community/preferred habitat**	**Desktop Likelihood of Occurrence (on-site)**	**Field Survey Confirmed Likelihood of Occurrence (on-site)**
MORETON BAY			This site is located approximately 30-40 km directly west of Moreton Bay.	There will be no measurable effect on Moreton Bay.	Unlikely – No wetlands or Wetland values observed on-site.

[1] Criteria should be used as a guide only. Site- and species-specific factors should be considered by the assessment.
[2] As defined by the species conservation advice or recovery plan.
[3] Contains minimal vegetation cover with a land use incompatible with conservation such as development, extractive industries, agriculture or intensive grazing.
[4] Within 20 years of the date of the assessment.
[5] Barriers to dispersal will be species specific, but for tree or ground `dwelling fauna may include major roads with no fauna crossing features or dense development.

Matters of National Environmental Significance					
Threatened Ecological Communities					
Name	**Status**	**Type of presence**	**Description of the community/preferred habitat**	**Desktop Likelihood of Occurrence (on-site)**	**Field Survey Confirmed Likelihood of Occurrence (on-site)**
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	E	Community is likely to occur within area.	The Coastal Swamp Sclerophyll Forests of South-eastern Australia is a type of forest or scrub associated with freshwater (to brackish) wetlands on low-lying coastal areas. Several regional ecosystem communities coincide with this TEC, including Least Concern RE 12.2.7 (*Melaleuca quinquenervia* or rarely *M. dealbata* open forest on sand plains), Of Concern RE 12.3.4/12.3.4a (*Melaleuca quinquenervia*, *Eucalyptus robusta* woodland on coastal alluvium/*Eucalyptus bancroftii* open woodland often with *Melaleuca quinquenervia*), Least Concern RE 12.3.5 (*Melaleuca quinquenervia* open forest on coastal alluvium), Least Concern RE 12.3.6 (*Melaleuca quinquenervia +/- Eucalyptus tereticornis, Lophostemon suaveolens, Corymbia intermedia* open forest on coastal alluvial plain) and Endangered RE 12.3.20 (*Melaleuca quinquenervia, Casuarina glauca +/- Eucalyptus tereticornis, E. siderophloia* open forest on low coastal alluvial plain).	**Unlikely** No RE's associated with this TEC are mapped as being present within the site.	**Unlikely** No evidence of this TEC was identified on-site during field surveys.
Lowland Rainforest of Subtropical Australia	CE	Community may occur within area.	This TEC occurs mainly on basalt and alluvial soils and is characteristic of a low abundance of Eucalyptus, Melaleuca and Casuarina species. Specimens with buttress roots and a diversity of vines are common throughout this TEC. This community is usually associated Regional Ecosystems 12.5.13, 12.8.3, 12.8.4, 12.11.1, 12.11.10, 12.12.1, and 12.12.16.	**Unlikely** No RE's associated with this TEC are mapped as being present within the site.	**Unlikely** No evidence of this TEC was identified on-site during field surveys.
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and	CE	Community is likely to occur within area.	Box – Gum Grassy Woodlands and Derived Grasslands are characterised by a species-rich understorey of native tussock grasses, herbs and scattered shrubs, and the dominance, or prior dominance, of White Box, Yellow Box or Blakely's Red Gum trees. In	**Unlikely** No RE's associated with this TEC are mapped as being present within the site.	**Unlikely** No evidence of this TEC was identified on-site during field surveys.

Derived Native Grassland			Queensland the ecological community is a primary component of the following Regional Ecosystems 11.3.23, 11.3.26, 11.5.20, 11.8.2, 11.8.2a, 11.8.8, 11.9.9a, 11.9.13, 12.8.16, 13.3.1, 13.3.4, 13.9.2, 13.11.2, 13.11.3, 13.11.4, 13.11.8, 13.11.8a, 13.12.8 and 13.12.9.		
Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions	E	Community is likely to occur within area.	The Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions occurs in the New South Wales North Coast (NNC) and South Eastern Queensland (SEQ) IBRA bioregions and on Curtis Island in the Brigalow Belt North (BBN) IBRA Bioregion (DoE 2013). The ecological community is found on alluvial landforms, including floodplains, the riparian zones of parent rivers and other order tributaries, alluvial flats, floodplain/alluvial terraces and periodically flooded depressions. Components of this ecological community are recognised as endangered under this framework, including, RE 12.3.2, 12.3.2a, 12.3.3, 12.3.3a, 12.3.3d, 12.3.4a, 12.3.7, 12.3.7c, 12.3.7d, 12.3.10, 12.3.11, 12.3.11a, 12.3.11b, 12.3.12, 12.3.14a, 12.3.15 and 12.3.19.	**Possible** VM Act mapping identified RE 12.3.3 as being present on-site, however PMAV surveys rectified this vegetation as being reflective of RE 12.3.11. This RE is associated with this TEC.	**Unlikely** No evidence of this TEC was identified on-site during field surveys.
Grey box-grey gum wet forest of subtropical eastern Australia	E	Community is likely to occur within area.	The canopy of this TEC always contains Eucalyptus moluccana (Grey Box) and/or a grey gum species (E. propinqua (Small-Fruited Grey Gum) and/or less commonly E. punctata (Grey Gum)). Other canopy species often present include E. siderophloia (Grey Ironbark) and/or Araucaria cunninghamii (Hoop Pine). In some areas any of these canopy species may be locally dominant. This TEC has an understorey typically with drier vine-forest/rainforest flora (often including vines and lianas). Regional ecosystems typically associated with this community are RE 12.9-10.3, RE 12.8.14a and RE 12.8.8a.	**Unlikely** No RE's associated with this TEC are mapped as being present within the site.	**Unlikely** No evidence of this TEC was identified on-site during field surveys.
Poplar Box Grassy Woodland on Alluvial Plains	E	Community may occur within area.	The Poplar Box Grassy Woodland on Alluvial Plains ecological community is typically a grassy woodland with a canopy dominated by Eucalyptus populnea and understorey mostly of grasses and other herbs. The ecological community mostly occurs in gently undulating to flat landscapes and occasionally on gentle slopes on a wide range of soil types of alluvial and depositional origin. In Queensland, this TEC corresponds with 11.3.2, 11.3.17, 11.4.7, 11.4.12 and 12.3.10.	**Unlikely** No RE's associated with this TEC are mapped as being present within the site.	**Unlikely** No evidence of this TEC was identified on-site during field surveys.

Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	E	Community may occur within area.	In Queensland, this ecological community coincides with two regional ecosystem communities including Of Concern RE12.1.1 (*Casuarina glauca* +/- mangroves woodland) as well as areas where the canopy is dominated by *Casuarina glauca* within 12.3.20 (*Melaleuca quinquenervia, Casuarina glauca* +/- *Eucalyptus tereticornis, Eucalyptus siderophloia* open forest on low coastal alluvial plains).	**Unlikely** No RE's associated with this TEC are mapped as being present within the site.	**Unlikely** No evidence of this TEC was identified on-site during field surveys.

Listed Threatened Species

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
Bird							
Anthochaera phrygia	Regent Honeyeater	CE	CE	82338	Regent Honeyeaters mostly occur in dry Box-Ironbark Eucalypt woodland and dry sclerophyll forest associations in areas of low to moderate relief, wherein they prefer moister, more fertile sites. These areas are generally associated with creek flats and river valleys and foothills. These woodlands have significantly large numbers of mature trees, high canopy cover and abundance of mistletoes. They are a generalist forager, which mainly feed on nectar from a wide range of eucalypts and mistletoes.	**Possible** The Regent Honeyeater was observed in 2019 approximately 12 km north of the site in the Springfield Lakes area, therefore is flagged as a potential to occur species in the Springfield and Greenbank locality. The site is dominated by open paddock with scattered trees. Remnant vegetation is present along the northern and southern boundary of the site which is mapped as 'Of Concern' RE12.3.11 and 'Least Concern' RE12.9-10.2 which will be incorporated into an Open Space network. From a desktop perspective, the remnant vegetation on-site is potentially suitable foraging habitat for the Regent Honeyeater, however, the majority of the site is paddock and devoid of foraging habitat. Given the large quantity of foraging habitat present in the surrounding landscape, associated with the Flinders-Karawatha Bioregional Corridor more broadly to the west, it is considered that the vegetation on-site is of non-critical foraging habitat and therefore the species would have a low likelihood of occurring on-site.	**Unlikely** The majority of the site was confirmed via detailed field surveys to be largely reflective of paddock vegetation and devoid of foraging habitat. Given the large quantity of foraging habitat present in the surrounding landscape, associated with the Flinders-Karawatha Bioregional Corridor more broadly to the west, it is considered that the vegetation on-site is of non-critical foraging habitat and therefore the species would have a reduced likelihood of occurring on-site. Additionally, due to the historical logging evidence in the area, the vegetation is lacking old growth trees this species prefers. During detailed ecological surveys, no evidence of this species was identified as being present within the site. Therefore, the likelihood of this species occurring on-site was reduced to 'unlikely'.

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
Botaurus poiciloptilus	Australasian Bittern	E	E	1001	The Australasian Bittern occurs in terrestrial wetlands and, rarely, estuarine habitats, mainly in the temperate south-east and south-west. It favours wetlands with tall dense vegetation, where it forages in still, shallow water up to 0.3 m deep, often at the edges of pools or waterways, or from platforms or mats of vegetation over deep water. It favours permanent and seasonal freshwater habitats, particularly those dominated by sedges, rushes and / or reeds or cutting grass growing over muddy or peaty substrate. The Australasian Bittern occurs in the far south-east of Queensland; it has been reported North to Baralaba and West to Wyandra, although in most years it is probably confined to a few coastal swamps. It is rarely recorded in Queensland, and possibly survives only in protected areas such as the Cooloola and Fraser regions.	**Unlikely** This site does not contain any terrestrial wetlands or swamps with tall dense vegetation. No records of this species occur within 5 km of the site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Calidris acuminata	Sharp-tailed Sandpiper	V	V	874	In Australia, the Sharp-tailed Sandpiper prefers muddy edges of shallow fresh or brackish wetlands, with inundated or emergent sedges, grass, saltmarsh, and beach cast algae / seaweed or other low vegetation. This includes lagoons, swamps, lakes and pools near the coast, and dams, waterholes, soaks,	**Unlikely** While there are records of the species within 10 km of the site during the past 20 years, this site does not contain any terrestrial wetlands or swamps, or any regions which could support temporary pooling water.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
					bore drains and bore swamps, saltpans and hypersaline salt lakes inland. They also occur in salt works and sewage farms. They use flooded paddocks, sedgelands and other ephemeral wetlands, but leave when they dry. They use intertidal mudflats in sheltered bays, inlets, estuaries or seashores, and also swamps and creeks lined with mangroves.		
Calidris ferruginea	Curlew Sandpiper	CE	CE	856	Curlew Sandpipers mainly occur on intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast, and ponds in saltworks and sewage farms. They are also recorded inland, though less often, including around ephemeral and permanent lakes, dams, waterholes and bore drains, usually with bare edges of mud or sand. They occur in both fresh and brackish waters. In Queensland, scattered records occur in the Gulf of Carpentaria, with widespread records along the coast south of Cairns.	**Unlikely** This site does not contain any terrestrial wetlands or intertidal mudflats that this species requires.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	V	V	67036	This species prefers woodland areas dominated by she-oak Allocasuarina, or open sclerophyll forests and woodlands with a stratum of Allocasuarina beneath	**Possible** One record of this species is present within 5 km of the project area. This record is from 2021	**Possible** Remnant vegetation dominated by eucalypt vegetation is mapped as being present along the

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					Eucalyptus, Corymbia or Angophora. Glossy black-cockatoos have also been observed in mixed *Allocasaurina, Casuarina*, cypress Callitris and brigalow *Acacia harpophylla* woodland assemblages. In SEQ west of the Great Dividing Range, they have been observed feeding in remnant belah *Casuarina cristata* and bulloak *Allocasuarina luehmannii* forests. This species is also known to utilise appropriate remnant woodlands, and individual or small pockets of Allocasuarina and Casuarina feed trees in urban areas. The species nests in the hollows of large trees, usually eucalypts, and will travel up to 10km from nesting sites to feeding areas.	and occurs in vacant bushland 2 km south-east of the project area. Unlike the area the adjacent record occurs in, the site is dominated by open paddock containing scattered trees. Remnant vegetation is present along the northern and southern boundary of the site which is mapped as 'Of Concern' RE12.3.11 and 'Least Concern' RE12.9-10.2 which will be incorporated into an Open Space network. As the Glossy Black-cockatoo depends on the presence of Allocasuarina species, of which these REs typically does not contain, there is low potential that this species would occur on-site. In addition, the large quantity of foraging habitat more broadly to the west of the site in the Flinders-Karawatha Bioregional Corridor would form critical foraging habitat for the species, further reducing the potential importance of the vegetation on-site.	boundaries of the site. Detailed ecological field surveys confirmed that small portions of the site contain *Allocasuarina littoralis* (Black She-oak), therefore potential foraging habitat for this species is present. Given the small patch of preferred foraging species, amongst the predominantly heavily modified balance vegetation, the suitability of the site for Glossy-black Cockatoo foraging is marginal. Glossy Black-cockatoos are identified as occurring within the nearby Flinders-Karawatha corridor more broadly to the west, it is considered that the vegetation on-site is of non-critical foraging habitat and therefore the species would have a reduced likelihood of occurring on-site. During detailed ecological surveys, no evidence of this species was identified as being present within the site. However, given the small patch of marginal potential foraging habitat, the occurrence potential of this species,

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							particularly of vagrant individuals, has remained 'possible'.
Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover	V	V	877	In the non-breeding grounds in Australasia, the Greater Sand Plover is almost entirely coastal, inhabiting littoral and estuarine habitats. They mainly occur on sheltered sandy, shelly or muddy beaches with large intertidal mudflats or sandbanks, as well as sandy estuarine lagoons. They seldom occur at shallow freshwater wetlands.	**Unlikely** There are no coastal or estuarine habitats mapped as being present on-site. Therefore, there is no suitable habitat for this species present on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)	V	V	67062	Found in eucalypt woodlands (including Box-Gum Woodland) and dry open forest of the inland slopes and plains inland of the Great Dividing Range; mainly inhabits woodlands dominated by stringybarks or other rough-barked eucalypts, usually with an open grassy understorey, sometimes with one or more shrub species; also found in mallee and River Red Gum. It is less commonly found on coastal plains and ranges.	**Unlikely** The site is not inland of the Great Dividing Range within the known distribution of the species. Therefore, it is unlikely that the species would occur on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Cyclopsitta diophthalma coxeni	Coxen's Fig-Parrot	CE	CE	59714	The Coxen's Fig Parrot occurs in rainforest habitats including subtropical rainforest, dry rainforest, littoral and developing littoral rainforest, and vine forest. Food is mainly taken from figs however other species fruit have been	**Unlikely** No ecosystems reflective of rainforest vegetation are mapped on-site nor were they observed during surveys. Furthermore, no food species that this species has been observed to	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

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					recorded in their diet including *Elaeocarpus grandis, Syzygium corynanthum, Litsea reticulata* and *Grevillea robusta.*	feed on were noticed in any significant abundance on-site.	Records of this species are absent within a 30 km radius of the site.
Erythrotriorchis radiatus	Red Goshawk	E	E	942	A wide ranging and highly mobile species generally observed over eucalypt habitats. This species prefers forest and woodland with a mosaic of vegetation types, large prey populations (birds) and permanent water. The vegetation types include eucalypt woodland, open forest, tall open forest, gallery rainforest, swamp sclerophyll forest and rainforest margins. Habitat has to be open enough for fast attack and manoeuvring in flight, but provide cover for ambushing of prey.	**Unlikely** The site does not occur within a semi-arid environment typically preferred by this species. The site is dominated by open paddock with scattered trees and retains two (2) lineal strips of remnant vegetation. There is potential for the Red Goshawk to use the remnant vegetation on-site as it comprises eucalypt woodland and riverine vegetation communities. However, given the small area and shape of the vegetation on-site, it is most probable that the Red Goshawk would favour habitat more broadly to the west of the site within the Flinders Karawatha Bioregional Corridor for foraging. It is unlikely that the species would utilise the site for breeding. However, there is potential for this species to opportunistically forage on-site.	**Unlikely** During detailed ecological surveys, no evidence of this species was identified as being present within the site, additionally, there are no records of this species within 20 km of the site. Therefore, the likelihood of this species occurring on-site was reduced to 'unlikely'.
Falco hypoleucos	Grey Falcon	V	V	929	The Grey Falcon is a medium-sized, compact, pale falcon with a heavy, thick-set, deep-chested appearance. Usually restricted to shrubland, grassland and wooded watercourses of arid and semi-arid regions, although it is occasionally found in open woodlands near the coast. Also occurs near	**Possible** The site is dominated by open paddock with scattered trees and retains two (2) lineal strips of remnant vegetation. The remnant vegetation on-site contains eucalypt woodland and riverine vegetation communities. Given the small area and shape of the vegetation on-site, it is most probable that the Grey Falcon would	**Unlikely** Given the small area and shape of the vegetation on-site, it is most probable that the Grey Falcon would favour habitat more broadly to the west of the site within the Flinders Karawatha Bioregional Corridor for foraging. It is unlikely

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					wetlands where surface water attracts prey. Preys primarily on birds, especially parrots and pigeons, using high-speed chases and stoops; reptiles and mammals are also taken. Like other falcons it utilises old nests of other birds of prey and ravens, usually high in a living eucalypt near water or a watercourse; peak laying season is in late winter and early spring; two or three eggs are laid. The nests chosen are usually in the tallest trees along watercourses, particularly River Red Gum (*Eucalyptus camaldulensis*) and Coolibah (*E. coolabah*).	favour the habitat more broadly to the west of within the Flinders Karawatha Bioregional Corridor for breeding. However, there is potential for this species to opportunistically forage on-site.	that the species would use the site for breeding. However, there is potential for this species to opportunistically forage on-site. During detailed ecological surveys, no evidence of this species was identified as being present within the site, additionally, there are no records of this species within 20 km of the site. Therefore, the likelihood of this species occurring on-site was reduced to 'unlikely'.
Gallinago hardwickii	Latham's Snipe, Japanese Snipe	V	V	863	Latham's Snipe occurs in permanent and ephemeral wetlands. They usually inhabit open, freshwater wetlands with low, dense vegetation.	**Possible** This site does not contain any terrestrial wetlands or swamps. Characteristic that could support ephemeral pooled water are present, however these locations are highly disturbed with significant weed incursion.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Geophaps scripta scripta	Squatter Pigeon (southern)	V	V	64440	This species inhabits open grasslands and woodlands typically with a native understorey although may occur in artificial pasture.	**Unlikely** Although open pastural areas on-site may provide marginal foraging habitat for this species, Squatter Pigeon are very rarely observed in southern Queensland, and thus this species is not expected to occur on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort nor does the site occur within range of known important populations.
Grantiella picta	Painted Honeyeater	V	V	470	The species inhabits mistletoes in eucalypt forests/woodlands, riparian woodlands of black box and river red	**Unlikely** Remnant habitat on-site consists of two (2) lineal strips and therefore does not reflect the	**Unlikely**

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					gum, box-ironbark-yellow gum woodlands, acacia-dominated woodlands, paperbarks, casuarinas, callitris, and trees on farmland or gardens. The species prefers woodlands which contain a higher number of mature trees, as these host more mistletoes. It is more common in wider blocks of remnant woodland than in narrower strips.	wide areas of remnant habitat preferred by this species. There is potential that the vegetation may contain large eucalypts that are preferable foraging habitat for this species. However, given only one record is present within a 20 km radius of the site, and this record is over 14 years old, potential for occurrence is limited. Given the lack of contemporary records within 20 kms of the site, and marginal habitat values within the site, there is an unlikely occurrence possibility.	No evidence of the species was identified on-site during the extensive field survey effort.
Hirundapus caudacutus	White-throated Needletail	V	V	682	Although they occur over most types of habitat, they are probably recorded most often above wooded areas, including open forest and rainforest, and may also fly between trees or in clearings, below the canopy, but they are less commonly recorded flying above woodland. They also commonly occur over heathland, but less often over treeless areas, such as grassland or swamps.	**Possible** The site is dominated by open paddock with scattered trees and retains two (2) lineal strips of remnant vegetation. Given the small area and shape of the vegetation on-site, it is most probable that the White-throated Needletail would favour habitat more broadly to the west of the site within the Flinders-Karawatha Bioregional Corridor for foraging. Based on the presence of the remnant habitat, there is potential that the vegetation may contain large eucalypts that are preferable foraging habitat for this species.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Lathamus discolor	Swift Parrot	CE	E	744	The Swift Parrot breeds in Tasmania during spring to early summer. During autumn and winter the species migrates to the mainland where it follows a	**Possible** The Swift Parrot has been sighted in the broader locality within the Springfield Lakes area in 2019 and in Kingston in 2014, therefore	**Unlikely** Due to the historical logging evidence in the area, the vegetation is lacking old growth

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					nomadic existence linked to the availability and timing of flowering of trees in various locations.	is flagged as a potential to occur species in the Springfield and Greenbank locality. The site is dominated by open paddock with scattered trees. Remnant vegetation is present along the northern and southern boundary of the site which is mapped as 'Of Concern' RE12.3.11 and 'Least Concern' RE12.9-10.2 which will be incorporated into an Open Space network. From a desktop perspective, the remnant vegetation on-site is potentially suitable foraging habitat for the Swift Parrot as it may contain *Corymbia citriodora*, however, the majority of the site is paddock and devoid of foraging habitat. Given the large quantity of foraging habitat present more broadly within the surrounding landscape, associated with the Flinders-Karawatha Bioregional Corridor to the west, it is considered that the vegetation on-site is of non-critical foraging habitat and therefore the species would have a low likelihood of occurring on-site.	trees this species prefers. During detailed ecological surveys, no evidence of this species was identified as being present within the site. Therefore, the likelihood of this species occurring on-site was reduced to 'unlikely'.
Ninox strenua	Powerful Owl	-	V	-	The Powerful Owl is generally found in open forests and woodlands, as well as along	**Possible** One record from 2023 is present 5 km north-east of the project area and one from 2025 is present 8km north of the project area. There is potential for the linear strips of remnant vegetation to provide roosting habitat for the Powerful Owl.	**Unlikely** Detailed ecological surveys conducted over the entirety of the site failed to identify any evidence of species presence. Given the large quantity of foraging habitat present in the surrounding landscape, associated with the

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							Flinders-Karawatha Bioregional Corridor to the west, it is considered that the vegetation on-site is of non-critical foraging habitat and therefore the species would be unlikely to occur on-site.
Rostratula australis	Australian Painted Snipe	E	E	77037	The Australian Painted Snipe is usually found in shallow inland wetlands, either freshwater or brackish, that are either permanently or temporarily filled. The species has a scattered distribution throughout many parts of Australia, with a single record from Tasmania.	**Unlikely** This site does not contain any inland wetlands or swamps.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Stagonopleura guttata	Diamond Firetail	V	V	59398	Diamond Firetails are found in open grassy woodland, heath and farmland or grassland with scattered trees.	**Unlikely** The site contains marginal habitat to support this species including open grassy woodland, heath and farmland or grassland with scattered tree habitat. It is considered unlikely this species would utilise the potential habitat on-site given the lack of sightings within 20 km of the site within the previous 20 years.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Tringa nebularia	Common Greenshank, Greenshank	E	E	832	The Common Greenshank is found in a wide variety of inland wetlands and sheltered coastal habitats of varying salinity. The species is known to forage at the edges of wetlands in soft mud or mudflats.	**Unlikely** No suitable foraging or breeding habitat is mapped on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

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Turnix melanogaster	Black-breasted Button-quail	V	V	923	Typical habitat occurs in dry rainforest and vegetation immediately adjacent to rainforest. However the species has also been recorded in a variety of low coastal heathlands around Fraser Island and nearby mainland. Deep leaf litter in which the species can forage appears to be particularly favoured.	**Unlikely** The site does not contain dry rainforest or vegetation immediately adjacent to rainforest, and no heathlands are present.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Fish							
Maccullochella mariensis	Mary River Cod	E	E	83806	Found in southeast Queensland in the Mary River system, their ideal habitat is described as deep, shaded, slow flowing pools with plenty of snags and log-piles.	**Unlikely** Both *low risk* and *moderate risk* waterways for WWBW are located on-site. Ordinarily, these waterways would be considered as potential habitat for Mary River Cod. The recognised current natural species range is restricted to suitable areas of habitat in the Mary River system significantly removed from the subject area, however, it is acknowledged that the adjoining Albert-Logan River catchment, including Teviot Brook / Woolaman Creek, is considered potential former habitat for freshwater cod, assumed to include Mary River Cod or closely related species, prior to local extinction. Documented release impoundments include Maroon Dam in a separate upper catchment of the Logan River, located 50 km south-west of the subject site. No records of the species have been recorded downstream of this catchment. Given the restricted range of	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

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						this species, it is unlikely that this species would occur on-site.	
Insect							
Argynnis hyperbius inconstans	Australian Fritillary	CE	E	88056	Most specimens have been collected from river estuaries or swampy coastal areas at or near sea level. The Australian fritillary butterfly is restricted to open, swampy, coastal areas where the larval food plant, *Viola betonicifolia*, grows as a small, insignificant ground herb in association with *Lomandra longifolia* (Long Leaved Matrush) and grasses, especially the grass *Imperata cylindrica* (Bladey Grass). This habitat is called Melaleuca wetlands, although the larval food plant does not occur in all sub-types of this plant community.	**Unlikely** Preferred habitat for this species being open, swampy habitat is not mapped on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort nor was any habitat to support this species observed.
Mammal							
Chalinolobus dwyeri	Large-eared Pied Bat, Large Pied Bat	E	E	183	The Large-eared Pied Bat roosts on sandstone cliffs and fertile woodland valley habitat within close proximity of each other. However, in South East Queensland habitat includes rainforest and moist eucalypt forest habitats at high elevations.	**Unlikely** Given the lack of sightings within 20 km of the site and the lack of suitable high-altitude habitat to support this species, the likelihood of occurrence for this species to occur on-site has been deemed unlikely.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Dasyurus maculatus maculatus (SE	Spot-tailed Quoll, Spotted-tail Quoll, Tiger	E	E	75184	The Spot-tailed Quoll has a preference for mature wet forest habitat. Unlogged forest or forest that has been less disturbed by timber harvesting is also	**Possible** Significant survey efforts to detect this species have been conducted within the locality in the past 10 years with the most significant survey	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

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mainland population)	Quoll (southeastern mainland population)				preferable. This predominantly nocturnal species rests during the day in dens. Habitat requirements include suitable den sites such as hollow logs, tree hollows, rock outcrops or caves. Individuals require an abundance of food such as birds and small mammals, and large areas of relatively intact vegetation through which to forage.	effort demonstrated in a published study by Wildlife Preservation Society of Queensland (2015). Evidence of this species, although minimal, has been detected in the region within the past few years in the form of scents and potential scats. Notably, the Wildlife Preservation Society of Queensland (Quoll Seeker's Network) in association with Logan City Council placed a number of wildlife cameras across the LGA over a 3-year program. Motion sensor cameras were located on private properties, Council Reserves, National Parks, Energex owned land and the Greenbank military airbase between 2011 and 2014 at 107 sites at 47 locations. They were placed in areas of reported sightings, or where detector dogs had indicated but direct searches were unable to substantiate evidence (e.g. scats). The 3-year program took over 205,000 pictures but did not photograph a single image of a Quoll. It is noted that a Quoll scat was recently recorded and confirmed near Flinders Peak, approximately 7 kilometers southwest of the subject site. Up until this recent record, the species was considered by many to be locally extinct.	In addition, threats are present on-site including Feral Dogs were recorded, reducing the likelihood that the species would occur on-site.

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						The retained lineal vegetation on-site may contain suitable denning habitat. While the retained vegetation is not large and intact, it connects to the Flinders-Karawatha corridor the west, therefore there is a possible likelihood this species would occur on-site.	
Petauroides volans	Greater Glider (southern and central)	E	V	254	The Greater Glider is an arboreal nocturnal marsupial that is mostly restricted to eucalypt forests and woodlands, although it occurs in highest abundance in taller, montane, moist eucalypt forests with abundant (large) hollow-bearing trees for shelter and a variety of eucalypt species for feeding. Diet consists of eucalypt leaves, and occasionally flowers. Small home ranges and low dispersability make this species sensitive to clearing and fragmentation, with low persistence in small forest fragments.	**Possible** While areas of retained lineal vegetation is present on-site, these are small and fractured relative to the potential habitat more broadly to the west which at the time of reporting connects to the Flinders-Karawatha corridor. Remnant habitat on and adjacent to the site may present potential for the Greater Glider to occur on-site and in the adjacent bushland. Key requirements of the species including presence of large hollow-bearing trees confirmed through field surveys will determine the likelihood of this species occurring on the site.	**Unlikely** While a small portion of remnant vegetation is present within the site, majority of the site has been historically logged and few mature, old growth trees remain. The Greater Glider requires between 2-4 live hollow per ha. As such, breeding and shelter habitat to support the species are not provided on-site. As evidenced by the detailed GPS tree plot surveys, the total area consists of 43.4 ha, across which a total of 35 large hollows within living trees were recorded. Therefore, a total of 0.8 hollows were recorded per hectare, well below the species preferred habitat rate. This along with the surrounding development which provides high level of disturbance, reduces the field likelihood of occurrence potential.

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							No evidence of the species was identified on-site during the extensive field survey effort.
Petaurus australis australis	Yellow-bellied Glider (south-eastern)	V	V	87600	The Yellow-bellied Glider largely occurs in tall mature eucalypt forest generally in areas with high rainfall and nutrient rich soils. Forest type preferences vary with latitude and elevation; mixed coastal forests to dry escarpment forests in the north; moist coastal gullies and creek flats to tall montane forests in the south. Denning occurs within hollows of large trees, with the species preferring to live in family groups of two to six individuals. This species is very mobile and occupy large home ranges of 20 to 85 ha to encompass dispersed and seasonally available food resources.	**Possible** While areas of retained lineal vegetation is present on-site, these are small and fractured relative to the potential habitat more broadly to the west which at the time of reporting connects to the Flinders-Karawatha corridor. Remnant habitat on and adjacent to the site may present potential for the Yellow-bellied Glider to occur on-site and in the adjacent bushland. However, preferred wet sclerophyll forest is limited in the region. Key requirements of the species including presence of large hollow-bearing trees confirmed through field surveys will determine the likelihood of this species occurring on the site.	**Unlikely** While a small portion of remnant vegetation is present within the site, majority of the site has been historically logged and few mature, old growth trees remain. No preferred wet montane habitat is present. As such, breeding and shelter habitat to support the species are not provided on-site as evidenced by detailed GPS tree plot surveys. The limited number of living hollow-bearing trees with large hollows, along with the surrounding development which provides high level of disturbance, reduces the field likelihood of occurrence potential. No evidence of the species was identified on-site during the extensive field survey effort.
Petrogale penicillata	Brush-tailed Rock-wallaby	V	V	225	This species prefers rocky habitats, including loose boulder-piles, rocky outcrops, steep rocky slopes, cliffs, gorges and isolated rock stacks. It also utilises tree limbs. While it appears that	**Unlikely** Based on mapped contours over the site, north-facing rocky escarpments which this species uses as primary habitat are likely to be absent from site. However, the site shares its boundary	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

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					most Brush-tailed Rock-wallaby colonies are on north-facing slopes and cliff lines, colonies have been found on south-facing cliffs in Kangaroo Valley, in the Macleay River Gorge, in the Warrumbungles and at Mt Kaputar, although usually in lower densities.	with the Flinders-Karawatha Corridor where this species is known to occur. Given the low amount of suitable habitat on-site compared to the adjacent conservation reserve and lack of records within 5 km of the site, there is an unlikely potential this species could occur on-site.	
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	E		85104	The Koala is found in a range of habitats, from coastal islands and tall eucalypt forests to low woodlands inland.	**Likely** The site is mapped as containing remnant vegetation which is dominated by Koala food species. Koalas are also known to occur within the local area. Due to the presence of habitat and sightings in the area, there is a high likelihood that this species would occur in the vegetation on-site.	**Known** The site is mapped as containing remnant vegetation which is dominated by Koala food species. Koala have been detected as part of the broader Flagstone City field surveys as well as on-site. It is likely the Koala primarily uses the corridor network where preferred foraging species are dominant.
Potorous tridactylus tridactylus	Long-nosed Potoroo (northern)	V	V	66645	The Long-nosed Potoroo inhabits coastal heaths and dry and wet sclerophyll forests. Dense understorey with occasional open areas is an essential part of habitat, and may consist of grass-trees, sedges, ferns or heath, or of low shrub of tea-trees or melaleucas. A sandy loam soil is also a common feature.	**Unlikely** While the site is mapped as containing areas of dry sclerophyll forest, given the historical disturbance, a lack of dense understory is present which is an essential part of this species preferred habitat. Additionally, this site predominately consists of open paddock areas with scattered trees which are not part of this species preferred habitat. Given this and the lack of sightings of the species within 20 km of the site, this species has been deemed unlikely to occur on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
Pseudomys novaehollandiae	New Holland Mouse, Pookila	V	V	96	Across the species' range the New Holland Mouse is known to inhabit open heathlands, open woodlands with a heathland understorey and vegetated sand dunes. The New Holland Mouse is a social animal, living predominantly in burrows shared with other individuals. The home range of the New Holland Mouse ranges from 0.44 ha to 1.4 ha. The species peaks in abundance during early to mid stages of vegetation succession typically induced by fire.	**Unlikely** Given the lack of preferred habitat being open heathlands, open woodlands with a heathland understory and vegetated sand dunes as well as there being no records of the species within 20 km of the site, this species has been deemed unlikely to occur within the site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Pteropus poliocephalus	Grey-headed Flying-fox	V		186	Species generally roosts in camps in trees adjacent to larger permanent watercourse. The Grey-headed flying fox requires foraging resources and roosting sites. It is a canopy-feeding frugivore and nectarivore, which utilises vegetation communities including rainforests, open forests, closed and open woodlands, Melaleuca swamps and Banksia woodlands. It also feeds on commercial fruit crops. The primary food source is blossom from Eucalyptus and related genera.	**Likely** Suitable foraging habitat is mapped on-site in the form of remnant eucalypt forest. Given records of this species occur within the area, there is a likely chance that the species will opportunistically forage on-site.	**Possible** No evidence of the species was identified on-site during the extensive field survey effort however foraging habitat was confirmed. Therefore it is possible this species could sporadically forage on-site.
Plants							
Arthraxon hispidus	Hairy-joint Grass	V		9338	Hairy-joint grass is found in or on the edges of rainforest and in wet eucalypt forest, often near creeks or swamps, as well as woodland.	**Unlikely** Rainforest and wet eucalypt forest is not mapped on-site, therefore it is unlikely that the Hairy-joint Grass would occur on-site. In	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
						addition, the landscape surrounding the retained remnant vegetation is highly modified, further reducing potential for this species to occur. No contemporary records of this species are present within 20 km of the project area.	
Bosistoa transversa	Three-leaved Bosistoa, Yellow Satinheart	V	-	16091	The Three-leaved Bosistoa is conserved within Mt Warning National Park, Numbinbah Nature Reserve, Limpinwood Nature Reserve and Whian Whian State Forest. While population information is unavailable, it is thought to be common in its range. It generally grows in wet sclerophyll forest, dry sclerophyll forest and rainforest up to 3oo metres in altitude. It is commonly associated with *Argyrodendron trifoliolatum, Syzygium hodgkinsoniae, Endiandra pubens, Dendrocnide photinophylla, Acmena ingens, Diploglottis australis* and *Diospyros mabacea*.	**Unlikely** Rainforest and high-altitude habitat is not mapped on-site, therefore it is unlikely that this species would occur. No contemporary records of this species are present within 20 km of the project area.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Coleus habrophyllus	-	E	-	91378	Plants have been recorded growing on chert or sandstone outcrops, in open woodlands often in shaded situations near vine forest. Seven populations are known including: Oxley Creek, Greenbank; Opposum Creek, Springfield; Woogaroo Creek, Goodna; three populations within White Rock Conservation Park, incorporating Six	**Possible** While there is one record of the species within 5 km of the site, there are no chert or sandstone outcrops present within the relatively flat project area that could support this species.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
					Mile Creek Conservation Park near Ormeau (south of Beenleigh).		
Cryptostylis hunteriana	Leafless Tongue-orchid	V	-	19533	The leafless tongue-orchid grows singly or in small colonies in a range of habitats including wet heath and sedgeland, on grasstree plains and in woodland with scribbly gum, silvertop ash, red bloodwood and black sheoak. In Queensland it has been recorded from the coast at Tin Can Bay to the Glass House Mountains.	**Unlikely** Habitat this species prefers is not mapped on-site. In addition, the site is well outside the known distribution of this species in Queensland. It is unlikely that this species would occur on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Cupaniopsis shirleyana	Wedge-leaf Tuckeroo	V		3205	The Wedge-leaf Tuckeroo occurs in a variety of dry rainforest vegetation types, including vine thicket communities on hillsides, stream beds and along riverbanks at altitudes up to 550 m above sea level. This species is also likely to occur on the margins of native vegetation in scrubby urbanised areas. Predominately found on dark brown sandy loams and sandy clay loams (pH 5-7.5) and rocky scree slopes. Generally, these soils have formed from volcanic parent materials (mainly granites and granodiorites, basalt and andesitic flows, and pyroclastics).	**Unlikely** No contemporary records of this species are present within 20 km of the project area and rainforest vegetation is not mapped on-site therefore this species unlikely to occur.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Cupaniopsis tomentella	Boonah Tuckeroo	V	-	3322	Boonah Tuckeroo is known only from an area between Boonah and Ipswich in south-eastern Queensland. It grows in	**Unlikely** While there are four records of the species occurrence within 5 km of the site, the lack of	**Unlikely**

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
					vine thickets predominantly on fertile clay soils. These areas have been extensively cleared for agriculture and close settlement over the last 150 years, and the only seven known occurrences are confined to small isolated remnants on scree slopes and roadsides. All known records are from outside of conservation reserves.	preferred habitat for this species, vine thickets and scree slopes, are not present. The adjacent records all occur within remnant vegetation at higher altitudes associated with Flinders-Karawatha conservation corridors.	No evidence of the species was identified on-site during the extensive field survey effort.
Dichanthium setosum	Bluegrass	V	-	14159	In Queensland, bluegrass has been reported from the Leichhardt, Morton, North Kennedy and Port Curtis regions. Dichanthium setosum is associated with heavy basaltic black soils and stony red-brown hardsetting loam with clay. It can be found in moderately disturbed areas such as cleared woodland, grassy roadside remnants, grazed land and highly disturbed pasture. The extent to which this species tolerates disturbance is unknown.	**Unlikely** Given the degraded nature of the majority of the site and the lack of records within 20 km of the site within the last 20 years this species is unlikely to occur on-site due to lack of suitable conditions.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Fontainea venosa		V	-	24040	Occurs in notophyll vine forest and vine thicket with a mean annual rainfall of 1000-1100 mm on soils derived from and containing abundant andesitic rocks, often on rocky outcrops or along creeks.	**Unlikely** Rainforest, notophyll forest, and vine thicket vegetation is not mapped as being present on-site. Therefore, it is unlikely that this species would occur.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Leuzea australis (*Rhaponticum australe*)	Austral Cornflower, Native Thistle	V	-	9363	Austral Cornflower is known from Mt Moffat to Gatton in Queensland, a distance of 600 km. Austral Cornflower	**Unlikely** Marginal habitat to support this species occurs along the boundaries of the site however this	**Unlikely**

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
					grows in eucalypt open forest with grassy understory on roadsides and on road reserves with *Chloris gayana*, *Cirsium vulgare*, *Eucalyptus tereticornis* and *Angophora floribunda* on black clay soil.	species is particularly susceptible to grazing practices which have historically occurred on-site. No records are present within 20 km of site within past 20 years.	No evidence of the species was identified on-site during the extensive field survey effort.
Macadamia integrifolia	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak	V	-	7326	The Macadamia Nut grows in remnant rainforest. It prefers to grow in mild frost-free areas with reasonably high rainfall. Vegetation communities range from notophyll mixed forest, extremely tall closed forest, simple notophyll mixed very tall closed forest to simple microphyll-notophyll mixed mid-high closed forest with Araucaria and *Argyrodendron emergents*.	**Unlikely** While there are sightings of the species within 10 km of the site, preferred habitat including rainforest and notophyll forest vegetation is not mapped on-site. Therefore, it is unlikely that this species would occur on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Macadamia tetraphylla	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut	V	-	6581	This species generally occurs in subtropical rainforest and complex notophyll vineforest, at the margins of the forests and mixed sclerophyll forest. It occurs in restricted habitat, growing on moderate to steep hillslopes on alluvial soils at well drained sites.	**Unlikely** While there are sightings of the species within 10 km of the site, preferred habitat including rainforest and notophyll forest vegetation is not mapped on-site. Therefore, it is unlikely that this species would occur on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Melaleuca irbyana	Swamp Tea-tree	-	E	-	Forms dense forest communities. The Swamp Tea-tree (Forest) grows on poorly draining clay soils on the plains	**Possible**	**Known** Evidence of this species was identified on-site during detailed

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
					and low hills of the Moreton basin. The clay soils drain slowly and often become waterlogged after heavy rains, resulting in the appearance of numerous temporary ponds.	*Melaleuca irbyana* is known to occur within the local region. There is a possibility this species would occur on-site.	ecological field surveys. Therefore, the likelihood of occurrence of this species occurring on-site following detailed surveys has been elevated to 'known'.
Notelaea lloydii	Lloyd's Olive	V	-	15002	The species occurs on undulating to hilly terrain either in moist gullies or on gentle to steep dry slopes, but is rarely found on rocky outcrops. Soil types are mostly shallow, well drained and stony to very rocky in texture. Found in the ecotone between eucalypt open forests and vine thickets at 80-480 m above sea level (asl).	**Unlikely** Rainforest habitat is not mapped on or adjacent to the site. Preferred ecotonal habitat is absent; therefore, the species is unlikely to occur on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Notelaea x ipsviciensis	Cooneana Olive	CE	-	93460	The Cooneana Olive survives as an understorey plant in degraded, eucalypt dominated dry sclerophyll vegetation communities. Soils in the area are of low fertility, depauperate and sandstone-based. This species prefers open woodland communities with open canopies. The known population is adjacent to subdivided, modified and developed land.	**Unlikely** Available habitat for this species is minimal on-site and is not considered preferred. The closest records of this species are in Redbank Plains (Ipswich). Given the lack of records in the Logan area and marginal habitat present, it is unlikely that this species would occur.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Picris evae	Hawkweed	V	-	10839	This species preferred habitat is open Eucalypt forest including a canopy of *Eucalyptus melliodora, E. crebra, E. populnea, E. albens, Angophora subvelutina, Allocasuarina torulosa*,	**Unlikely** While the site is mapped as containing open Eucalypt forest, given the historical disturbance of the site and lack of records within 20 km	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
					and/or *Casuarina cunninghamiana* with a Dichanthium grassy understory. Soils are black, dark grey or red-brown (specified as shallow, stony soil over basalt for one collection) and reddish clay-loam or medium clay soils. The flowering and fruiting period is mainly October to January, with a few plants collected in flower or fruit until May.	within the last 20 years, it is unlikely this species would occur.	
Planchonella eerwah	Shiny-leaved Condoo, Black Plum, Wild Apple	E	-	17340	Rare tree with dense glossy foliage and scaly bark. It is restricted to three locations in southeastern Queensland, the Ipswich– Beaudesert area south-west of Brisbane; the Beenleigh–Ormeau–Pimpama area, south-east of Brisbane; and the Nambour–Maleny district on the Sunshine coast. It grows on rocky slopes in vine thickets and rainforest. Dominant associated species in southern populations include hoop pine (*Araucaria cunninghamii*), *Harpullia pendula*, and members of the genus Flindersia, and in the northern Argyrodendron species, *Atalaya multiflora, Choricarpia subargentea, Excoecaria dallachyana, and Flindersia australis.*	**Unlikely** While there are records of the species within 5 km of the site recorded within the last 20 years, the lack of preferred habitat mapped across the site, in the form of rocky slopes in vine thickets and rainforest, are not present. Therefore, it is unlikely this species would occur on-site. The adjacent records all occur within remnant vegetation at higher altitudes associated with Flinders-Karawatha conservation corridors.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Rhodamnia rubescens	Scrub Turpentine,	CE	-	15763	Found in littoral, warm temperate and subtropical rainforest and wet	**Unlikely** Although records are present within the wider region, given the lack of preferred habitat in the	**Unlikely**

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
	Brown Malletwood				sclerophyll forest usually on volcanic and sedimentary soils.	form of rainforest and wet sclerophyll forest mapped across the site, it is unlikely this species would occur on-site.	No evidence of the species was identified on-site during the extensive field survey effort.
Rhodomyrtus psidioides	Native Guava	CE	-	19162	Pioneer species found in littoral, warm temperate and subtropical rainforest and wet sclerophyll forest often near creeks and drainage lines.	**Unlikely** While there are records of this species within 5 km of the site, preferred habitat is not mapped as being present across the site. The adjacent records all occur within remnant vegetation at higher altitudes associated with Flinders-Karawatha conservation corridors.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Samadera bidwillii	Quassia	V	-	29708	Quassia commonly occurs in lowland rainforest or on rainforest margins, but it can also be found in other forest types, such as open forest and woodland. Quassia is commonly found in areas adjacent to both temporary and permanent watercourses in locations up to 510 m altitude. The species occurs on lithosols, skeletal soils, loam soils, sands, silts and sands with clay subsoils.	**Unlikely** This species favors lowland rainforest or rainforest margins which are not mapped on-site. In addition, no local records exist, therefore Quassia is unlikely to be present on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Thesium australe	Austral Toadflax, Toadflax	V	-	15202	Austral Toadflax is semi-parasitic on the roots of a range of grass species, notably *Themeda triandra* (Kangaroo Grass). It occurs in shrubland, grassland or woodland, often on damp sites.	**Unlikely** The site is located well outside of the known Queensland distribution of this species. It is unlikely that this species would occur on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Reptile							

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
Coeranoscincus reticulatus	Three-toed Snake-tooth Skink	V	-	88328	Found mostly in closed forest and possibly open layered Eucalyptus forest. Generally recorded in moist layered forest on loamy basaltic soils, but also found in closed forest overlying silica sand dunes at Cooloola. Within forests, this species is found in well-mulched, loose, friable rainforest soil in leaf litter, often immediately adjacent to fallen tree trunks. Much of the lowland closed forest within its range has been cleared for agriculture and grazing, pasture improvement, crop production, tropical fruit production, and native forest logging. Suitable habitat has generally been reduced to patches, especially in lowland areas.	**Unlikely** Closed forest habitat is limited within the site. Given the lack of preferred habitat and records within 20 km over the last 20 years, it is unlikely this species would occur on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Delma torquata	Adorned Delma, Collared Delma	V	V	1656	In general, the species occurs on rocky hillsides on basalt and lateritic soils supporting open eucalypt and Acacia woodland with a sparse understorey of shrubs and tussocks or semi-evergreen vine thicket.	**Unlikely** No rocky hillsides are present on site. The closest records of the Collared Delma are in the Ripley locality. There is marginal habitat in association with Eucalypt woodland onsite; however, preferred soil types are not mapped on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Furina dunmalli	Dunmall's Snake	V	V	59254	Dunmall's Snake has been found in a broad range of habitats, including forests and woodlands on black alluvial cracking clay and clay loams dominated by Brigalow other Wattles, native Cypress or Bull-oak, and various Blue	**Unlikely** Preferred habitat of black alluvial cracking clay and Brigalow woodland is not mapped on or adjacent to the site. No records of this species are present within 20 km of the site. It is unlikely that Dunmall's Snake would occur on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
					Spotted Gum, Ironbark, White Cypress Pine and Bull oak open forest and woodland associations on sandstone derived soils. Dunmall's Snake occurs primarily in the Brigalow Belt region in the south-eastern interior of Queensland. Records indicate sites at elevations between 200–500 m above sea level. The snake is very rare or secretive with limited records existing. It has been recorded at Archokoora, Oakey, Miles, Glenmorgan, Wallaville, Gladstone, Lake Broadwater, Mount Archer, Exhibition Range National Park, roadside reserves between Inglewood and Texas, Rosedale, Yeppoon and Lake Broadwater Conservation Park.		
Hemiaspis damelii	Grey Snake	E	E	1179	In Queensland, grey snake habitat is Brigalow (*Acacia harpophylla*) and Belah (*Casuarina cristata*) woodlands on heavy, dark brown to black cracking clay soils, particularly in association with water bodies, areas with small gullies and ditches, and floodplain environments where the species shelters beneath logs, rocks and soil cracks.	**Unlikely** Preferred habitat for this species is not mapped as being present on-site nor are contemporary records present within 20 km of the area, therefore it is unlikely this species would occur on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

Listed migratory species (not listed above)

Scientific name	Common name	EPBC Act	NC Act	EPBC Code	Habitat and Distribution	Desktop Likelihood of Occurrence (on-site)	Field Survey Confirmed Likelihood of Occurrence (on-site)
Bird							
Actitis hypoleucos	Common Sandpiper	-		59309	The Common Sandpiper utilises a wide range of coastal wetlands and some inland wetlands, including estuaries and deltas of streams, banks farther upstream; around lakes, pools, billabongs, reservoirs, dams and clay pans, and occasionally piers and jetties. They are mostly found in shallow water, around muddy margins or rocky shores and sometimes in muddy areas littered with rocks or snags. The species commonly utilises mangroves for foraging and roosting but is rarely seen on mudflats.	**Unlikely** 0 dated records within 20 km of site within past 20 years, 7 records without dates within 20 km. No suitable foraging or breeding habitat is mapped on-site. No contemporary records are present within 20 km of the project area.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Apus pacificus	Fork-tailed Swift	-		678	This species is almost exclusively aerial and mostly occur over inland plains but sometimes above foothills or in coastal areas.	**Unlikely** This species sporadically occurs within the region and is largely aerial, however no foothills are present on-site where this species may forage. Therefore, it is unlikely this species would occur.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Calidris melanotos	Pectoral Sandpiper	-		858	The Pectoral Sandpiper prefers shallow fresh to saline wetlands. The species is found at coastal lagoons, estuaries, bays, swamps, lakes, inundated grasslands, saltmarshes, river pools, creeks, floodplains and artificial wetlands. Occasionally found further inland.	**Unlikely** No suitable foraging or breeding habitat is mapped on-site nor are records present within 20 km of the area.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Cuculus optatus	Oriental Cuckoo,	-		86651	Non-breeding habitat only: monsoonal rainforest, vine thickets, wet sclerophyll forest or open Casuarina, Acacia or Eucalyptus	**Possible** Preferred habitat of rainforest is not mapped on-site.	**Unlikely** No evidence of the species was identified

	Horsfield's Cuckoo			woodlands. Frequently at edges or ecotones between habitat types	However, there is potential that the Oriental Cuckoo may forage in the eucalypt vegetation on-site. This species is commonly recorded in the Brisbane region with some records within Logan.	on-site during the extensive field survey effort. Given the lack of preferred habitat in the form of ecotonal edges it is considered unlikely this species occurs.
Motacilla tschutschensis	Yellow Wagtail	-	644	This species occupies a range of damp or wet habitats with low vegetation, from damp meadows, marshes, waterside pastures, sewage farms and bogs to damp steppe and grassy tundra.	**Unlikely** Suitable habitat to support the Yellow Wagtail is not mapped on-site nor are any contemporary records present within 20 km of the project area.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.
Pandion haliaetus	Osprey	-	952	Eastern Ospreys occur in littoral and coastal habitats and terrestrial wetlands of tropical and temperate Australia and offshore islands. They are mostly found in coastal areas but occasionally travel inland along major rivers.	**Unlikely** Although records of this species occur within the wider region, no suitable foraging or breeding habitat is mapped on-site.	**Unlikely** No evidence of the species was identified on-site during the extensive field survey effort.

Appendix G

Waterway Assessments

Bridgeport School Flow Path Assessments

1.1. Assessment Site 1 Summary

Overview	Comment	
Site #	1	
Stream Order	1	
GPS location (GDA 2020)	-27.814176° N	152.932254° E
Bed and Bank Details	Top to Top	8m
	Channel Width	7m
	Bank Height	2.5m
Flow regime	Ephemeral	
Channel shading	40%	
Macrophytes	Absent	
General description and habitat attributes		
Mapped Green WWBW. The waterway was observed to be highly eroded where the banks have been scoured where they now drop off. A clear flow path within the bed was observed (~1.5m wide) however no water was present at the survey site. The vegetation on the banks is dominated by regrowth acacia, Allocasuarina and alphitonia where scattered mature eucalypts consisting of *Eucalyptus seeana* (Narrow-leaved Red Gum), *Lophostemon suaveolens* (Brush Box), *Corymbia intermedia* (Pink Bloodwood), *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus moluccana* (Grey Box). Ground layers was observed to be dominated by lantana and leaf litter where some scattered Lomandra plants were observed.		

Upstream



Downstream



Left Bank



Right Bank



1.2. Assessment Site 2 Summary

Overview	Comment	
Site #	2	
Stream Order	1	
GPS location (GDA 2020)	-27.82021977° N	152.92928296° E
Bed and Bank Details	Top to Top	10-8m
	Channel Width	7m
	Bank Height	2-3m (varies across WW)
Flow regime	Ephemeral	
Channel shading	40%	
Macrophytes	Absent	
General description and habitat attributes		
The ww was observed to be highly eroded where the bed and banks were observed to be unstable and the bed had eroded down to bedrock in some areas. Mapped as a green WWBW. Scouring and overhanging banks were observed in areas however the only water observed was within a large scour pool at the observation site. No water was observed within the bed and flow path. Due to the erosion, the banks were steep (nearly vertical) and a clear flow path was observed within the creek bed ranging from 0.5-2m wide along the waterway. Bank vegetation consists of mature scattered eucalypts similar to WW point 1 however with the inclusion of *Melaleuca quinquenervia* (Broad-leaved Paperbark) observed in T1 and T2 Layer. Ground layer has changed slightly with less lantana, similar leaf litter however the vegetation present was dominated by Lomandra species and regenerating Allocasuarina which were observed within the ww channel and on the banks.		

Upstream



Downstream



Left Bank



Right Bank



1.3. Assessment Site 3 Summary

Overview	Comment	
Site #	3	
Stream Order	2	
GPS location (GDA 2020)	-27.82002537° N	152.93463465° E
Bed and Bank Details	Top to Top	8m
	Channel Width	6m
	Bank Height	1-2m
Flow regime	Ephemeral	
Channel shading	Unknown	
Macrophytes	Absent	
General description and habitat attributes		
Mapped orange WWBW. Downstream of WW point 2 and similar dimensions however mass erosion was not observed. Some erosion was present on the banks however not to the degree of WW point 2. A defined flow path was observed within the river bed where is spanned the whole bed and no water or scouring/bed erosion was observed within this flow path. Bank vegetation resembles that of WW point 2 however lantana is largely dominant in within the ground and shrub layer leading to less regeneration. Because of this, Melaleuca species are less abundant within the surrounding vegetation.		

Upstream



Downstream



Left Bank



Right Bank



1.4. Assessment Site 4 Summary

Overview	Comment	
Site #	4	
Stream Order	NA	
GPS location (GDA 2020)	-27.817178831° N	152.932789741° E
Bed and Bank Details	Top to Top	-
	Channel Width	-
	Bank Height	-
Flow regime	-	
Channel shading	-	
Macrophytes	Absent	
General description and habitat attributes		
No defined waterway features at ww observation point likely an identified overland flow path from desktop review. The 'flow path' was identified on ground as a line of Lomandra bushes within a slight depression in the area. This 'flow path' is not defined enough to be considered a waterway therefore it was determined to be an overland flow path. Veg similar to waterway point 1, Lomandra dominates the ground, T1 is mostly scattered mature eucalyptus, T2 dominated by regrowth Allocasuarina and acacia species.		

Upstream



Downstream



Left Bank



Right Bank



1.5. Assessment Site 5 Summary

Overview	Comment	
Site #	5	
Stream Order	1	
GPS location (GDA 2020)	-27.812618744° N	152.934191264° E
Bed and Bank Details	Top to Top	2m
	Channel Width	1.3m
	Bank Height	0.4m
Flow regime	Ephemeral	
Channel shading	15%	
Macrophytes	Absent	
General description and habitat attributes		
Mapped green WWBW, Some bed-bank features were identified during the survey where a defined bed was observed. Within the bed was a sandy substrate where no pooling or water was present during surveys. No riparian vegetation was identified where the surrounding veg consisted of L.*suaveolens, C.citriodora, E.seeana, E.crebra, M.quinquenervia, A.littoralis, A.concurrens, A.excelsa.* The ground layer is largely dominated by blady grass with others such as Lantana, Blue Billygoat Weed, *Ghania aspera,* Leaf litter, Stinking passion and kangaroo grass		

Upstream



Downstream



Left Bank



Right Bank



1.6. Assessment Site 6 Summary

Overview	Comment	
Site #	6	
Stream Order	1	
GPS location (GDA 2020)	-27.813860450° N	152.934147809° E
Bed and Bank Details	Top to Top	2m
	Channel Width	1.5m
	Bank Height	0.5m
Flow regime	Ephemeral	
Channel shading	-	
Macrophytes	Absent	
General description and habitat attributes		
Mapped green WWBW where waterway features were identified. A defined bed and bank were observed however no water was observed. Some flood debris was present as well as evidence of erosion however no large-scale erosion (scour pools or overhanging banks). No true riparian vegetation was identified Where the surrounding veg included *E.seeana, A.disparrima, C.citriodora, A.leiocarpa, M.quinquenervia, A.littoralis, A.excelsa* while the ground veg included blue billygoat weed, some Seteria species, Lomandra species, *Gahnia asperta.* However, these ground species were relatively sparse as the ground layer was dominate dby leaf litter.		

Upstream



Downstream



Left Bank



Right Bank



1.7. Assessment Site 7 Summary

Overview	Comment	
Site #	7	
Stream Order	1	
GPS location (GDA 2020)	-27.809855410° N	152.935667150° E
Bed and Bank Details	Top to Top	5m
	Channel Width	2.5m
	Bank Height	2m
Flow regime	Ephemeral	
Channel shading	-	
Macrophytes	Present	
General description and habitat attributes		
Waterway was identified to run along the nearby construction site haul road. Sediment runoff was observed within the waterway likely due to the dilapidated sediment contril fencing observed adjacent to the waterway. Pooling was observed at the observation point one small bush of the macrophyte *Ficinia nodosa* (Club rush) was identified within the pool. Surrounding vegetation in the limited riparian zone consists of *L.suaveolens, A.concurrens, A.excelsa, E.tereticornis, A.disparrima*. The shrub and ground layer consisted of *Gahnia asperta,* regrowth eucalypt shrubs, lantana, Blue billygoat weed and *Aristida vagans* (Threeawn Speargrass).		

Upstream



Downstream



Left Bank



Right Bank



Appendix H

Flora Species List

Native flora species observed for entirety of CA5 North

Scientific name	Common name
Acacia concurrens	Black Wattle
Acacia disparrima	Hickory Wattle
Acacia leiocalyx	Early Flowering Black Wattle
Allocasuarina littoralis	Black She-oak
Alphitonia excelsa	Soap Tree
Angophora floribunda	Rough-barked Apple
Angophora leiocarpa	Smooth-barked Apple
Angophora subvelutina	Broad-leaved Apple
Angophora woodsiana	Smudgee Apple
Aristida queenslandica	Queensland Wiregrass
Breynia oblongifolia	Coffee Bush
Capillipedium parviflorum	Scented-top Grass
Casuarina cunninghamiana	River She-oak
Corymbia citriodora	Spotted Gum
Corymbia gummifera	Red Bloodwood
Corymbia henryi	Large-leaved Spotted Gum
Corymbia intermedia	Pink Bloodwood
Corymbia tessellaris	Moreton Bay Ash
Corymbia trachyphloia	Brown Bloodwood
Cymbopogon refractus	Barbed Wire Grass
Entolasia stricta	Wiry Panic
Eucalyptus biturbinata	Large-fruited Grey Gum
Eucalyptus crebra	Narrow-leaved Ironbark
Eucalyptus moluccana	Gum-topped Box
Eucalyptus seeana	Narrow-leaved Red Gum
Eucalyptus siderophloia	Northern Grey Ironbark
Eucalyptus tereticornis	Forest Red Gum
Gahnia aspera	Saw Sedge
Goodenia rotundifolia	Star Goodenia
Imperata cylindrica	Blady Grass
Lobelia purpurascens	White Root
Lomandra longifolia	Long-leaved Mat Rush
Lomandra multiflora	Many Flowered Mat Rush
Lophostemon confertus	Brush Box
Lophostemon suaveolens	Swamp Box
Melaleuca irbyana	Swamp Tea Tree
Melaleuca quinquenervia	Broad-leaved Paperbark
Oplismenus aemulus	Creeping Beard Grass
Petalostigma pubescens	Quinine Bush

Introduced flora species observed for entirety of CA5 North

Scientific name	Common name	Biosecurity Act 2014
Ageratum houstonianum	Blue Billygoat weed	
Andropogon virginicus	Whiskey Grass	
Corymbia torelliana	Cadaghi	
Lantana camara	Lantana	Category 3

Passiflora suberosa	Corky Passion Vine	
Richardia brasiliensis	White Eye	
Sorghum halepense	Johnson Grass	
Sporobolus pyramidalis	Giant Rat's Tail Grass	Category 3

Appendix I

Quaternary Assessments

1.1. Northern Waterway – Quaternary 1

Vegetation along the northern boundary of the site associated with the mapped waterway was identified as being predominantly native with a canopy of scattered large Eucalypts approximately 23 m. Dominant species in the canopy layer included *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus crebra* (Narrow-leaved Ironbark) and the sub-canopy was predominately composed of regrowing eucalypts and other native tree species approximately 8-10 m. Species present in the sub-canopy included *Lophostemon confertus* (Brush Box), *Alphitonia excelsa* (Soap Tree), *Acacia disparrima* (Hickory Wattle), *E. Crebra* (Narrow-leaved Ironbark), *E. tereticornis* (Forest Red Gum) *and Melaleuca quinquenervia* (Broad-leaved Paperbark). The shrub layer was largely absent with the exception of scattered *Lantana camara* (Lantana) bushes. Ground layer was found to be dominated by leaf litter and scattered native forbs and grasses including *Gahnia aspera* (Gahnia), *Imperata cylindrica* (Blady Gass), *Lobelia purpurascens* (White Root) and *Lomandra longifolia* (Long-leaved Mat Rush). Vegetation adjoining this region further North was observed to be consistent with the above description and no fence was present between on-site vegetation and vegetation further north.



Photo set 1: Vegetation around northern waterway largely consisting of canopy od Eucalypts, subcanopy regrowing eucalypts and native species and understory dominated by leaf littler and scattered native forbs and grasses.

1.2. Central Vegetated Drainage Line – Quaternary 12

Vegetation within the central vegetated drainage line mapped as Category X (non-remnant) vegetation was found to be moderately disturbed with a canopy of mostly Eucalypts approximately 20 m tall. Canopy species included *Corymbia citriodora* (Spotted Gum), *Corymbia henryi* (Large-leaved Spotted Gum) and *Corymbia intermedia* (Pink Bloodwood). The subcanopy was approximately 15 m and was dominated by *Allocasuarina littoralis* (Black She-oak) and regenerating Eucalypts. The shrub layer was sparse with scattered native and exotic shrubs and regenerating tree species including *Lantana camara* (Lantana), *Breynia oblongifolia* (Coffee Bush) and *Alphitonia excelsa* (Soap Tree). The ground layer was observed to be predominantly leaf litter with scattered native forbs and grasses including *Gahnia aspera* (Gahnia), *Andropogon virginicus* (Whiskey Grass), *Imperata cylindrica* (Blady Grass), *Lomandra longifolia* (Long-leaved Mat Rush) and *Oplismenus aemulus* (Creeping Beard Grass).




Photo set 2: Vegetation adjoining central drainage line largely consisting of scattered large Eucalypts with a subcanopy of regenerating Eucalypts and other native trees. Understory largely consisted of leaf litter, native and exotic forbs and grasses and *Lantana camara* (Lantana) infestation.

1.3. Southern Waterway – Quaternary 8

Vegetation adjoining the southern waterway, mapped as Category X (non-remnant) vegetation, was found to be composed of a native canopy and sub-canopy with a disturbed shrub and understory. Canopy species consisted primarily of Eucalypts *Eucalyptus tereticornis* (Forest Red Gum) and *Corymbia intermedia* (Pink Bloodwood) approximately 20 m in height. The sub-canopy was composed of native tree species approximately 8 m, and was dominated by *Lophostemon confertus* (Brush Box), *Allocasuarina littoralis* (Black She-oak) and *Melaleuca quinquenervia (*Broad-leaved Paperbark*)* with occasional *Alphitonia excelsa* (Soap Tree) and regenerating *Corymbia citriodora* (Spotted Gum). The shrub layer was composed of juvenile *Alphitonia excelsa* (Soap Tree) and *Allocasuarina littoralis* (Black She-oak) with scattered *Lantana Camara* (Lantana). Leaf litter was dominant in the ground layer with scattered native and exotic grasses and forbs *Passiflora suberosa* (Corky Passion), *Imperata cylindrica* (Blady Grass), *Lomandra multiflora* (Mant Flowered Mat Rush) and *Entolasia stricta* (Wiry Panic).




Photo set 3: Vegetation adjoining southern waterway with a canopy of large Eucalypts and understory dominated by Lophostemon confertus (Brush Box), Allocasuarina littoralis (Black She-oak) and Melaleuca quinquenervia (Broad-leaved Paperbark) and understory dominated by leaf litter and scattered native and exotic forbs and grasses.

1.4. Southern Adjacent Vegetation – Quaternary 10

Vegetation within the southern bordering region of the site was found to consist of a native canopy approximately 22 m and sub-canopy approximately 15 m with a highly disturbed understory. Canopy species included Eucalypts *Corymbia citriodora* (Spotted Gum), *Eucalyptus tereticornis* (Forest red Gum) and *Eucalyptus crebra* (Narrow-leaved Ironbark) and *Melaleuca quinquenervia* (Broad-leaved Paperbark). The subcanopy consisted of regrowing eucalypts of the aforementioned species with other native tree species including *Alphitonia excelsa* (Soap Tree) and *Lophostemon suaveolens* (Swamp Box). The shrub layer was dominated by *Lantana camara* (Lantana), regrowing native trees and scattered *Breynia oblongifolia* (Coffee Bush). The ground layer was patchy as a result of high *Lantana camara* (Lantana) infestation but largely consisted of leaf littler with occasional native and exotic forbs and grasses including *Ageratum houstonianum* (Blue Billygoat Weed), *Passiflora suberosa* (Corky Passion), *Gahnia aspera* (Gahnia), *Imperata cylindrica* (Blady Grass) and *Oplismenus aemulus* (Creeping Beard Grass). Vegetation further south was found to be consistent with the above description except for a small region which was consistent with the description of paddock vegetation. No fence was present between on-site vegetation and vegetation further south.




Photo set 7: Vegetation adjoining the southern boundary largely consisted of a canopy dominated by Eucalypts with a subcanopy of Eucalypts and other native tree species. The understory was observed to be highly disturbed with a significant incursion of *Lantana camara* (Lantana).

1.5. Disturbed Paddock – Quaternary 4

Paddock areas largely consisted of native and exotic grasses with occasional large Eucalypts over 300 DSH. Eucalypts species were on average 18-25 m and included *Corymbia citriodora* (Spotted Gum), *Eucalyptus tereticornis* (Forest Red Gum), *Corymbia henryi* (Large-leaved Spotted Gum) and *Eucalyptus crebra* (Narrow-leaved Ironbark). No sub-canopy or shrub layer were present. The ground layer was dominated by native grasses including *Aristida queenslandica* (Queensland Wiregrass), *Capillipedium parviflorum* (Scented-top Grass), *Andropogon virginicus* (Whiskey grass) and *Cymbopogon refractus* (Barbed Wire Grass) with some exotic grasses including *Sporobolus pyramidalis* (Giant Rat's Tail Grass) and *Sorghum halepense* (Johnsons Grass). Scattered native and exotic forbs were present including *Goodenia rotundifolia* (Star Goodenia), *Lobelia purpurascens* (White Root) and *Richardia brasiliensis* (White Eye).




Photo set 4: Paddock vegetation was characteristic of maintained paddock/ lawn being dominated by native grasses with scattered large eucalypts.

1.6. Vegetation Patches within Paddock Areas – Quaternaries 2, 3, 4, 5, 6, 9, 11

Within the paddock area patches of highly disturbed vegetation with a native canopy and exotic understory were present. Canopy species within these patches were predominately regrowth Eucalypts 15 m tall including *Eucalyptus tereticornis* (Forest Red Gum), *Eucalyptus crebra* (Narrow-leaved Ironbark), *Corymbia intermedia* (Pink Bloodwood), *Corymbia henryi* (Large-leaved Spotted Gum) and *Corymbia citriodora* (Spotted Gum). The subcanopy was approximately 8- 9 m and consisted of regenerating Eucalypts of the aforementioned species and other native trees including *Alphitonia excelsa* (Soap Tree), *Acacia leiocalyx* (Early flowering Black Wattle, *Allocasuarina littoralis* (Black She-oak) and *Acacia disparrima* (Hickory Wattle). The shrub layer consisted of thick *Lantana camara* (Lantana) infestation which resulted in the exclusion of all ground layer vegetation.



Photo set 5: Vegetation patches within paddock areas were highly disturbed with scattered regrowing native trees and Eucalypts with an understory almost entirely dominated by *Lantana camara* (Lantana).

1.7. Western Adjoining Vegetation – Quaternary 7

Vegetation bordering the western edge of the site largely consisted of Scattered large Eucalypts with a disturbed understory. Canopy height was on average 18 m and consisted of species *Corymbia citriodora* (Spotted Gum), *Corymbia henryi* (Large-leaved Spotted Gum), *Eucalyptus tereticornis* (Forest Red Gum) and *Corymbia intermedia* (Pink Bloodwood). The subcanopy consisted of regrowing Eucalypts and other native tree species averaging 8 m. These species included *Alphitonia excelsa* (Soap Tree), *Allocasuarina littoralis* (Black She-oak) and *Acacia disparrima* (Hickory Wattle), *Eucalyptus tereticornis* (Forest Red Gum) and *Corymbia citriodora* (Spotted Gum). The shrub layer was present as scattered *Lantana camara* (Lantana) bushes. The ground layer was dominated by leaf litter and scattered native and exotic forbs and grasses including *Gahnia aspera* (Gahnia), *Aristida queenslandica* (Queensland Wiregrass), *Lobelia purparescens* (White Root) and *Imperata cylindrica* (Blady Grass). Vegetation present further west was consistent with the above description and no fence was present between it and ion-site vegetation.



Photo set 6: Vegetation along the sites western boundary was found to be predominantly native with a canopy and subcanopy of Eucalypts and other native trees and an understory dominated by leaf litter with scattered native and exotic shrubs, grasses and forbs.

Appendix K

Fauna Species List

Fauna species observed for entirety of CA5 North

Scientific name	Common name	Taxa	Native/ Introduced	Observation Type		
				Diurnal Survey	Nocturnal Survey	Camera Sighting
Alectura lathami	Australian Brush-turkey	Bird	Native			x
Antechinus flavipes	Yellow-footed Antechinus	Mammal	Native			X
Cacatua galerita	Sulphur-crested Cockatoo	Bird	Native	x		
Canis lupus familiaris	Wild dog	Mammal	Introduced			x
Chthonicola sagittata	Speckled Warbler	Bird	Native			x
Coracina novaehollandiae	Black-faced Cuckoo-shrike	Bird	Native	x		
Corvus orru	Torresian Crow	Bird	Native	x		
Cracticus nigrogularis	Pied Butcherbird	Bird	Native		x	
Cracticus torquatus	Grey Butcherbird	Bird	Native	x		x
Crinia parinsignifera	Beeping Froglet	Amphibian	Native		x	
Cryptoblepharus pulcher	Elegant snake-eyed skink	Reptile	Native	x		
Dacelo novaeguineae	Laughing Kookaburra	Bird	Native		x	
Dicrurus bracteatus	Spangled Drongo	Bird	Native	x	x	
Geopelia striata	Peaceful Dove	Bird	Native	x		
Grallina cyanoleuca	Magpie-lark	Bird	Native	x		
Gymnorhina tibicen	Australian Magpie	Bird	Native	x		
Intellagama lesueurii leseurii	Eastern Water Dragon	Reptile	Native			x
Isoodon macrourus	Northern brown bandicoot	Mammal	Native			x
Lampropholis delicata	Grass Skink	Reptile	Native	x		
Macropus giganteus	Eastern Grey Kangaroo	Mammal	Native	x		x
Macropus parryi	Whiptail Wallaby	Mammal	Native	x		x
Macropus rufogriseus	Red-necked Wallaby	Mammal	Native		x	x
Malurus melanocephalus	Red-backed Fairy Wren	Bird	Native	x		
Manorina melanocephala	Noisy Miner	Bird	Native	x	x	
Meliphaga lewinii	Lewin's Honeyeater	Bird	Native	x		
Melithreptus albogularis	White-throated Honeyeater	Bird	Native	x		
Perameles nasuta	Long nosed bandicoot	Mammal	Native			x
Phascogale tapoatafa	Brush-tailed Phascogale	Mammal	Native			x
Phascolarctos cinereus	Koala	Mammal	Native	x		
Philemon corniculatus	Noisy Friarbird	Bird	Native		x	

Scientific name	Common name	Taxa	Native/ Introduced	Observation Type		
				Diurnal Survey	Nocturnal Survey	Camera Sighting
Rattus rattus	Black Rat	Mammal	Introduced			x
Rhinella marina	Cane Toad	Amphibian	Introduced		x	
Rhipidura albiscapa	Grey Fantail	Bird	Native	x		
Rhipidura leucophrys	Willie Wagtail	Bird	Native	x		
Strepera graculina	Pied Currawong	Bird	Native	x		
Tachyglossus aculeatus	Short-beaked Echidna	Monotreme	Native			x
Todiramphus sanctus	Sacred Kingfisher	Bird	Native	x		
Trichoglossus moluccanus	Rainbow Lorikeet	Bird	Native	x		
Trichosurus vulpecula	Common Brushtail Possum	Mammal	Native			x
Vanellus miles	Masked Lapwing	Bird	Native	x		

Appendix L

Camera Trap Images

Camera 2



Black Rat



Brush-tailed Phascogale



Red-necked Wallaby



Common Brushtail Possum

Camera 3



Eastern Water Dragon



Brush-tailed Phascogale



Long Nosed Bandicoot



Wild Dog

Camera 4



Common Brushtail Possum



Red-necked Wallaby

Camera 5



Wild Dog



Red-necked Wallaby



Whiptail Wallaby



Northern Brown Bandicoot



Long Nosed Bandicoot



Short-beaked Echidna



Eastern Grey Kangaroo



Australian Brush-turkey



Whiptail Wallaby



Northern Brown Bandicoot



Yellow-footed Antechinus

Appendix M

Spotlighting Datasheet

Spotlighting Survey			
Date:	31/03/2026	**Job Number:**	9850
Time Start:	18:00	**Time End:**	20:15
Observers:	JP & MS	**Transect Number**	CA5 North
Weather Conditions: (including moon phase)	**Overcast (100% cover) and light rain**		
Other Notes / Habitat Description / Stag watch * / Flowering species etc.	**30 minutes before dusk and continue until 60 minutes after sunset for nocturnal species*		
Survey Guidelines Minimum Requirements	**EPBC - Arboreal Mammals** (*Greater Glider* , *Yellow-bellied Glider* , *GHFF* , *Koala*) = 10 mins / 100m, 1km / transect (at least), 100m between; **Frogs** (*Giant Barred Frog* , *Wallum Sedgefrog*) = 100 x 50 m transects for 30 mins OR 3 x 500m transects. **State** - *Tusked Frog & Freycinets Frog* = 300m / 1km water body perimeter, at least 20 mins / 100m; *Wallum Froglet* = 3 x 100m transect / ha; at least 30 mins / 100m; *Wallum Sedgefrog* = 1 x 50m transect / 10ha; at least 30 mins / 50m.		

Scientific Name	Common Name	Time Observed	Notes
Dacelo novaeguineae	Laughing Kookaburra	18:07	
Dicrurus bracteatus	Spangled Drongo	18:07	
Rhinella marina	Cane Toad	18:08	
Thylogale thetis	Red-necked Pademelon	18:26	
Manorina melanocephala	Noisy Miner	18:28	
Philemon corniculatus	Noisy Friarbird	18:30	
Thylogale thetis	Red-necked Pademelon	18:34	
Cracticus torquatus	Grey Buterbird	18:49	
Crinia parinsignifera	Beeping Froglet	19:44	
Cracticus nigrogularis	Pied Butcherbird	19:46	