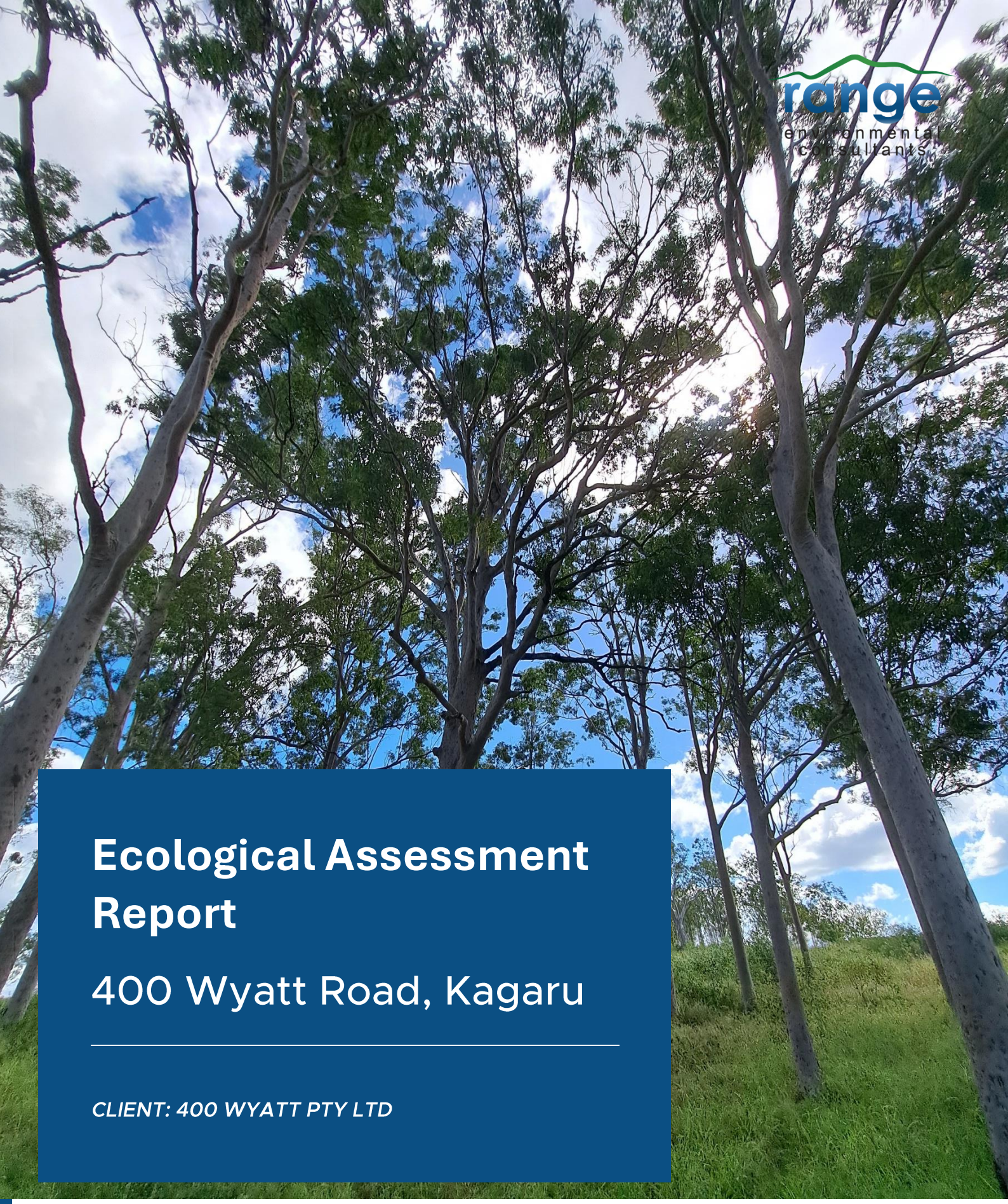

Ecological Assessment Report

400 Wyatt Road, Kagaru

CLIENT: 400 WYATT PTY LTD

PROJECT NO.	**J002773**
STATUS	**FINAL**
DATE	**2/06/2026**
VERSION	**2**

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Document Control

Version	Purpose	Lead Author	Reviewer	Approved by	Date
1.	Final Report	MJW	WG	WG	22/05/2026
2.	Final Report (planner comments)	MJW	WG	WG	2/06/2026

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1 Introduction

1.1 Overview

Range Environmental Consultants Pty Ltd (Range Environmental) was engaged by 400 Wyatt Pty Ltd to prepare an Ecological Assessment Report for a proposed development at 400 Wyatt Road, Kagaru, formally described as Lot 20 SP149887 (Figure 1) (hereafter referred to as 'the site'). A residential subdivision with parks, open space, and drainage reserve parcels is proposed at the site (Appendix A and Figure 2).

Range Environmental was commissioned to undertake an ecological assessment of the site to determine its ecological values and allow for assessment of the proposed development.

The proposed application is sought to be made to Economic Development Queensland (as the assessment manager) for development within the Greater Flagstone Priority Development Area (PDA).

1.2 Objectives and Scope

The objective of the assessment was to evaluate the ecological features and values across the site to determine the potential impacts from the proposed development and to provide appropriate mitigation measures to minimise identified ecological impacts. This report documents the results of the assessment and addresses relevant Commonwealth, State, and Local legislative requirements. The scope of works included:

- A review of Commonwealth, State, and Local regulatory mapping and database records.
- A site assessment for in-situ confirmation of relevant regulatory trigger mapped extents and assessment of the presence, or otherwise, of ecological features and values within or adjoining the site.
- Preparation of an assessment of the likelihood of occurrence for threatened species presence within the site.
- Identification of any existing impacts or threatening processes for identified ecological features and values.
- A review and assessment of the potential impacts of the proposed development on identified ecological features and values.
- Determination of mitigation and management strategies (where required) to avoid or reduce identified impacts.
- Address relevant Commonwealth, State, and Local Government legislative requirements.
- A basic ecological survey of the site.
- Provision of recommendations to be enacted prior to and during construction and development.

1.3 Site Context and Proposed Development

The site occurs on approximately 40 hectares (ha) of land located within the Greater Flagstone Priority Development Area (PDA) (Figure 1). The proposed development comprises a residential subdivision with parks, open space, and drainage reserve parcels (Appendix A and Figure 2). The site currently contains a dwelling and associated infrastructure in the western extent, with the majority of the site comprising open grassland with scattered trees used for grazing. A denser patch of vegetation is located in the north-western extent of the site, aligning with a mapped least concern remnant vegetation / SEQ koala habitat area.

This development aims to minimise impacts to native vegetation values through strategic retention of areas of greatest significance, with mitigation of project impacts through weed management activities on land in the

western extent of the site (promoting an assisted natural regeneration rehabilitation outcome), clearing under the supervision of a fauna spotter, and protection of trees to be retained in accordance with AS4970:2025 (Protection of trees on development sites).

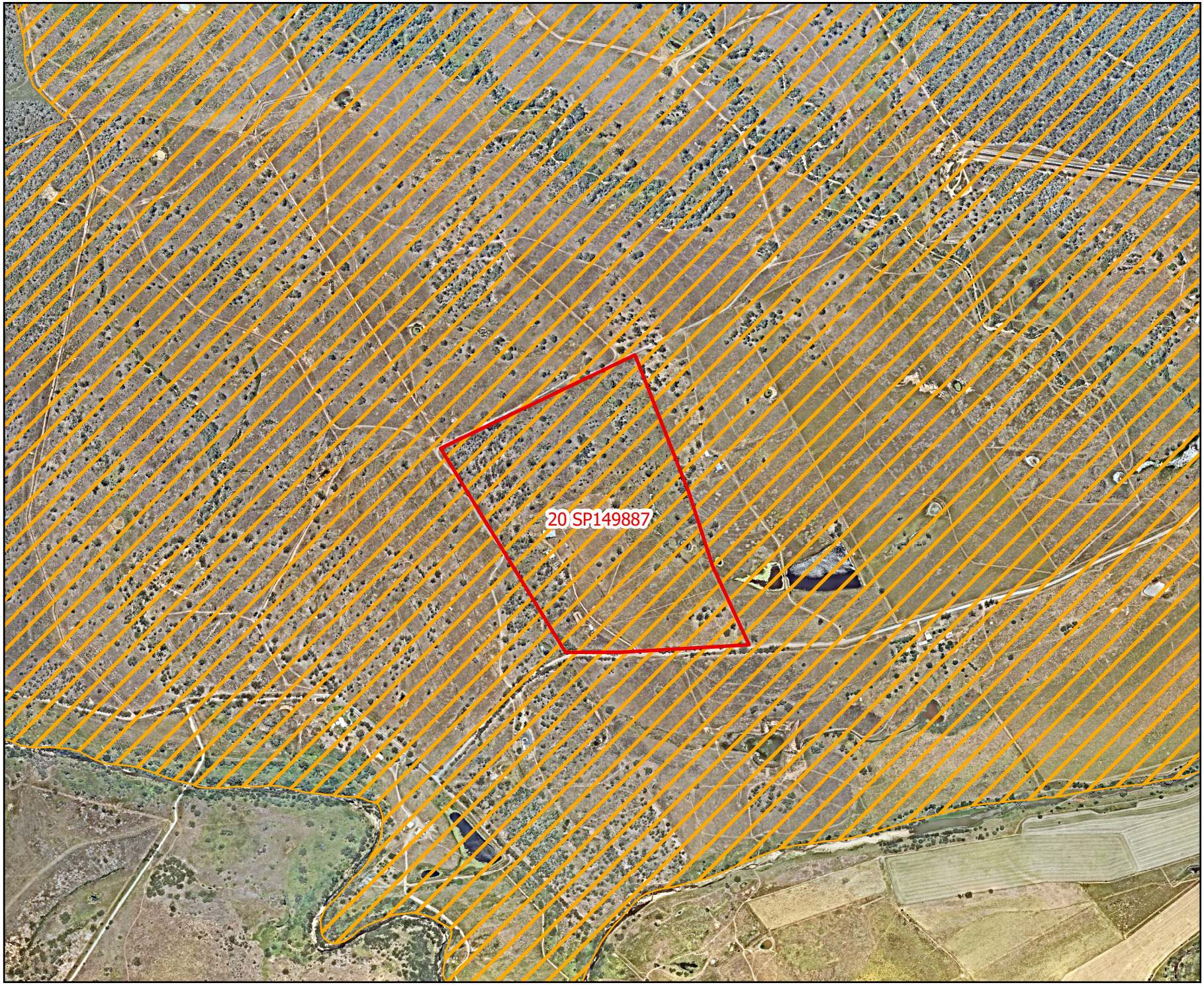

Figure 1
Site Locality

Project: Ecological Assessment Report

Client:
400 Wyatt Pty Ltd

Project No.: J002773

Compiled by: MJW Date: 27/02/2026
Approved by: WG Date: 27/02/2026

0 180 360 Metres

Legend

- Site boundary
- Priority Development Areas

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Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2026).

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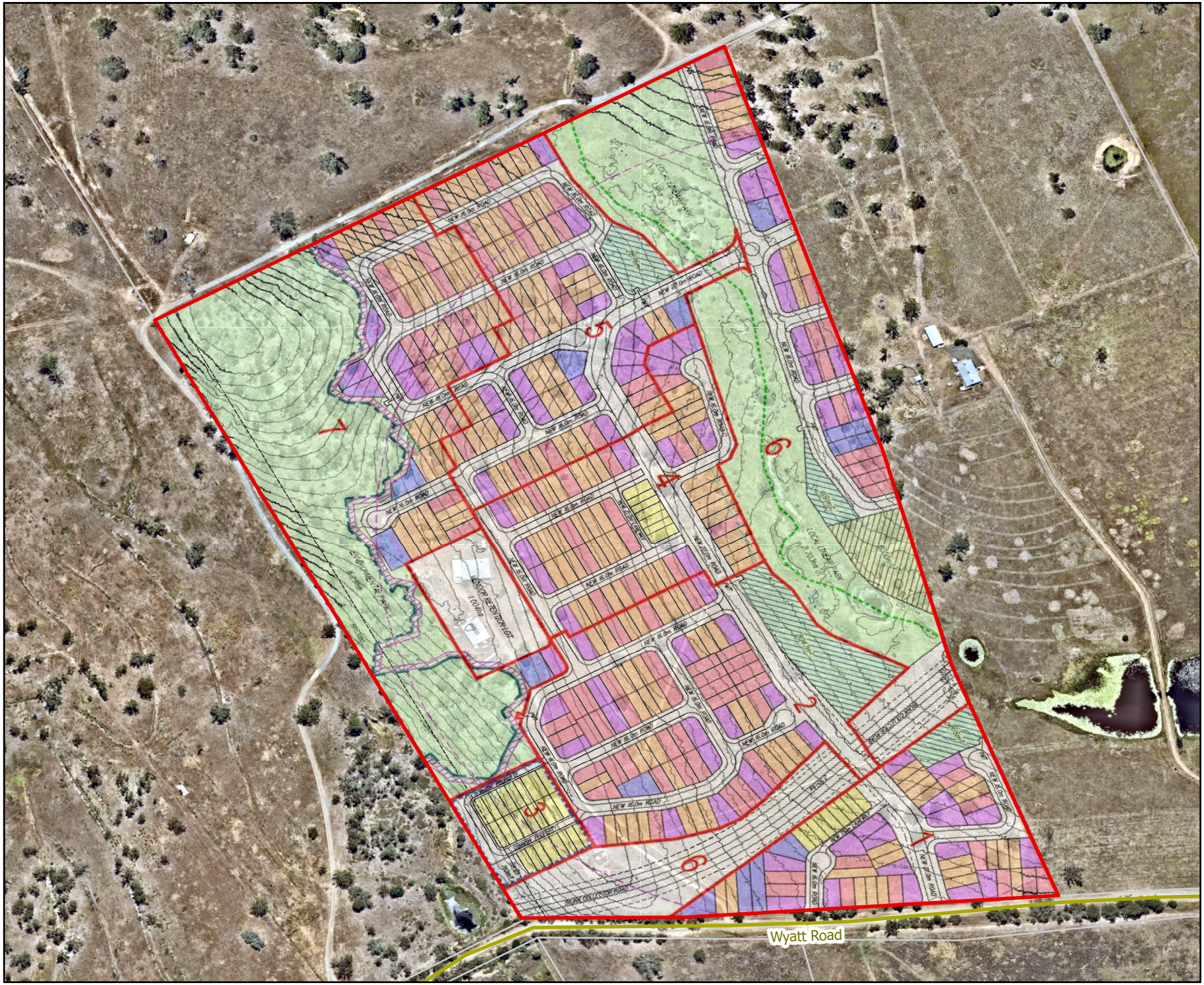

Figure 2 Proposed Development

Project: Ecological Assessment Report

Client: Mountain Property

Project No.: J002773

Compiled by: MJW Date: 29/05/2026
Approved by: WG Date: 29/05/2026

0 64 128 Metres

Legend

- Cadastre
- Roads
- Site boundary

The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data.

Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2026).

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2 Desktop Assessment and Legislative Review

2.1 Desktop Assessment Methodology

A desktop assessment was undertaken to review and confirm Commonwealth, State, and Local Government environmental mapping and databases that affect the site. The following legislation, associated triggers, and databases were reviewed:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (Commonwealth):
  - Protected Matters Search Tool (PMST) report as issued by the Department of Climate Change, Energy, the Environment and Water (DCCEEW).
- *Planning Act 2016* (Qld) and Planning Regulation 2017 (Qld):
  - Development Assessment Mapping System provided by the Department of State Development, Infrastructure and Planning (DSDIP) to review mapping under the State Development Assessment Provisions (SDAP).
- *Vegetation Management Act 1999* (VM Act) (Qld):
  - Regulated Vegetation Management Map as issued by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMMRRD).
  - Vegetation Management Report (DNRMMRRD).
  - Vegetation Management Pre-Clear Regional Ecosystem Map.
- *Nature Conservation Act 1992* (NC Act) (Qld):
  - Wildlife Online Extract issued by the Department of the Environment, Tourism, Science and Innovation (DETSI), for a search radius of 5 km from the approximate centre of the site (-27.8429, 152.8988).
  - Protected Plants Flora Survey Trigger Map issued by the DETSI.
  - *Nature Conservation (Koala) Conservation Plan 2017* (NC Koala Plan) – Koala Habitat District Map.
- State Planning Policy (SPP) mapping for Matters of State Environmental Significance (MSES).
- Logan Planning Scheme (LPS) (2015, Version 9.2).

A copy of the obtained search results is provided at Appendix B.

2.2 Likelihood of Occurrence Assessments

Threatened flora and fauna species identified in the desktop review were assessed for their likelihood of occurrence within the site. This assessment considered the species' distribution, habitat requirements, and historic records in proximity to the site as well as observations and evidence of occurrence, habitat suitability, threats, and on-site conditions identified during the field survey.

The likelihood of occurrence of threatened species was based on the following criteria:

- Known to occur: species was recorded during the field survey.
- Likely to occur: suitable habitat to support the species is present and the species has previously been recorded within the desktop search extent.
- Possible occurrence: the site is within the species' known distribution and suitable habitat to support the species is present; however,

  - the species has not previously been recorded within the desktop search extent; and/or,
  - suitable habitat is degraded or of limited extent, thereby reducing the likelihood of the species' occurrence.
- Unlikely to occur: the site does not comprise suitable habitat for the species or is outside of the species' known distribution.

For fauna species assessed as known or likely to occur, the site was categorised as containing:

- Core habitat where suitable habitat/microhabitat was present that comprised suitable breeding places, habitat connectivity, and access to foraging resources. Removal of core habitat is likely to cause a decline in the local population of the species.
- General habitat where habitat is limited to a movement corridor by transient individuals, used intermittently or seasonally by foraging individuals, and/or lacks suitable breeding places for the species. Removal of general habitat is unlikely to affect the species' local population.

2.3 Desktop Assessment Results

2.3.1 Commonwealth Legislative Considerations

The EPBC Act protects the environment in relation to Matters of National Environmental Significance (MNES) which include:

- World Heritage properties.
- National Heritage properties.
- Wetlands of International Importance (listed under the Ramsar Convention).
- Listed threatened species and ecological communities.
- Migratory species protected under international agreements.
- Commonwealth marine areas.
- The Great Barrier Reef Marine Park.
- Nuclear actions.

Under the EPBC Act, if a development proposal involves an action that is likely to result in a significant impact on an MNES, the proposal must be referred to the DCCEEW. When an EPBC referral for a development proposal is submitted, DCCEEW provides a determination as to whether the project is considered a Controlled Action or Not a Controlled Action.

A PMST report, developed by the DCCEEW, was generated to identify MNES that are predicted to occur within 5 km of the site (the search results have been included at Appendix B). The report identified that the following MNES have the potential to occur within a 5 km radius of the site:

- Seven (7) Threatened Ecological Communities (TECs).
- A total of 53 threatened species, including:
  - 20 flora species.
  - 19 birds.
  - Nine (9) mammals.
  - Three (3) reptiles.

- One (1) fish.
- One (1) insect.

The PMST report also identified numerous marine species. These species have not been considered in this report as the site is located approximately 52km from the east coast and does not contain marine habitat.

Likelihood of occurrence assessments were conducted for flora and fauna identified within the PMST report and which have been recorded as occurring within 5km of the site in the Wildnet database (Appendix C and Appendix D).

2.3.2 State Legislation Considerations

2.3.2.1 *Planning Act 2016*

The *Planning Act 2016* mandates the framework of planning instruments and processes for development assessment whilst incorporating the regulatory requirements of other Queensland environmental statutory legislation (e.g., VM Act, *Coastal Protection and Management Act 1995*, *Fisheries Act 1994*).

Supporting legislation termed 'categorising instruments' (i.e., Planning Regulation 2017 or local planning instruments) set out the triggers, thresholds, and planning rules for development proposals and include:

- the categorisation of development.
- categories of assessment for assessable development.
- 'assessment benchmarks' which describe and label the matters that assessable development must be assessed against.

2.3.2.2 State Development Assessment Provisions

SDAP mapping for the site shows that it is affected by the following overlays (Figure 3):

- Queensland waterways for waterway barrier works (WWBW):
  - Low risk of impact (green).
- Essential habitat.
- Regulated vegetation management map:
  - Category B.
- Vegetation management regional ecosystem map:
  - Category B area that is a least concern regional ecosystem.
- Core koala habitat area.

No wetland protection or coastal protection areas are mapped on the site.

Figure 3
SDAP Mapping

Project: Ecological Assessment Report

Client:
400 Wyatt Pty Ltd

Project No.: J002773

Compiled by: MJW Date: 27/02/2026
Approved by: WG Date: 27/02/2026

Metres
0 64 128

Legend

- Site boundary
- Category B area that is a least concern regional ecosystem
- Core koala habitat area
- Essential habitat

Queensland waterways for waterway barrier works

- Low

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Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2026).

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2.3.2.3 State Planning Policy (State Interest – Biodiversity)

SPP mapping shows that the site is mapped as including the following Matters of State Environmental Significance (MSES) (Figure 4 and Appendix B):

- Regulated vegetation (intersecting a watercourse).
- Regulated vegetation (essential habitat).
- Wildlife habitat (koala habitat areas – core).

It is noted that the mapped polyline of Regulated Vegetation (intersecting a watercourse) occurs within areas mapped as Category X (non-remnant) vegetation within the site. Accordingly, this matter does not constitute a MSES.

The proposed development does not require assessment against the SPP Biodiversity benchmarks as the site is within a PDA.

2.3.2.4 *Vegetation Management Act 1999*

The majority of the site is classified as Category X (non-remnant) vegetation with patches of Category B (remnant) vegetation occurring along the western boundary and in the north-eastern corner of the site (Figure 5). The field survey confirmed that vegetation values across the site generally aligned with Regional Ecosystem (RE) 12.9-10.2, which is the mapped RE for the site.

The description of the mapped RE at the site has been included in Table 1.

Table 1 Description of the Regional Ecosystem for the site

Regional Ecosystem	12.9-10.2	Conservation Status	Least concern
Description	*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).		

The proposed development does not require referral for native vegetation clearing as any vegetation clearing for the proposed development constitutes Exempt Clearing Work under the Planning Regulation 2017, Schedule 21 Part 2, 2(e) For freehold land, clearing vegetation that is PDA-related development.

2.3.2.5 *Nature Conservation Act 1992*

A Wildnet extract was obtained to identify the confirmed recorded presence of threatened flora and fauna species within a 5 km radius of the site (Appendix B). The extract listed:

- One (1) flora species.
- Two (2) mammals.
- One (1) bird.
- One (1) frog.

To determine potential presence within the site, a likelihood of occurrence assessment has been conducted for these species (Appendix C and Appendix D).

A review of the Protected Plants Flora Survey Trigger Map identified that the site is located within a High-Risk Area (Figure 6). No listed Critically Endangered, Endangered, Vulnerable and/or Near Threatened (CEEVNT) species were detected during the field survey associated with the preparation of this ecological assessment report.

The site is within Koala District A. As such, prescribed requirements under Sections 10 and 11 of the NC Koala Plan must be met during construction when clearing koala habitat.

The proposed development does not require referral for development in koala habitat areas as the proposed development will not encroach into the ground-truthed koala habitat onsite (refer to Section 3.2.5.1 for further detail).

2.3.3 Local Legislative Considerations

The site is mapped within the following biodiversity overlays under the LPS 2015 (Figure 7):

- Biodiversity area.
- Primary and secondary vegetation management areas.
- Matters of local environmental significance.
- Minor waterway and waterway corridor trigger.

The site is identified as occurring within the Greater Flagstone PDA Development Scheme. Under the Planning Regulation 2017 Schedule 6, Part 5 (28), a local planning instrument is prohibited from stating the PDA-related development is assessable. As the proposed development is within the Greater Flagstone PDA and is for a proposed residential subdivision in an area identified by the Greater Flagstone Map 2 – Vision as being suitable for urban living, the proposed development does not require assessment under the LPS 2015.

Figure 4
SPP Mapping

Project: Ecological Assessment Report

Client:
400 Wyatt Pty Ltd

Project No.: J002773

Compiled by: MJW Date: 27/02/2026
Approved by: WG Date: 27/02/2026

Metres
0 64 128

Legend

- Site boundary
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Wildlife habitat (koala habitat areas - core)

The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data.

Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2026).

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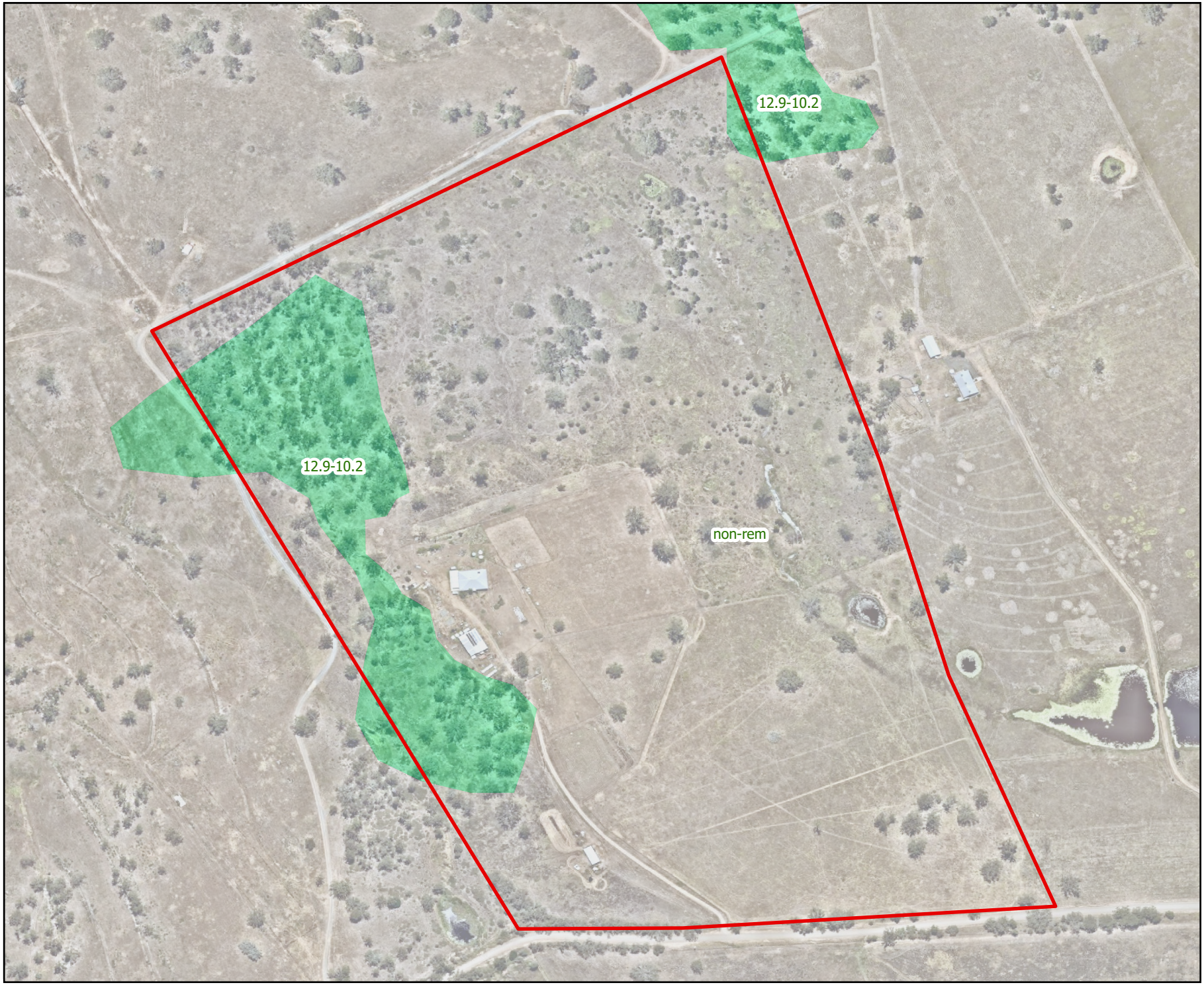

Figure 5
Regulated Vegetation and Regional Ecosystems

Project: Ecological Assessment Report

Client:
400 Wyatt Pty Ltd

Project No.: J002773

Compiled by: MJW Date: 27/02/2026
Approved by: WG Date: 27/02/2026

Metres
0 64 128

Legend

- Site boundary
- Category A or B area that is least concern
- Non-remnant

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Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2026).

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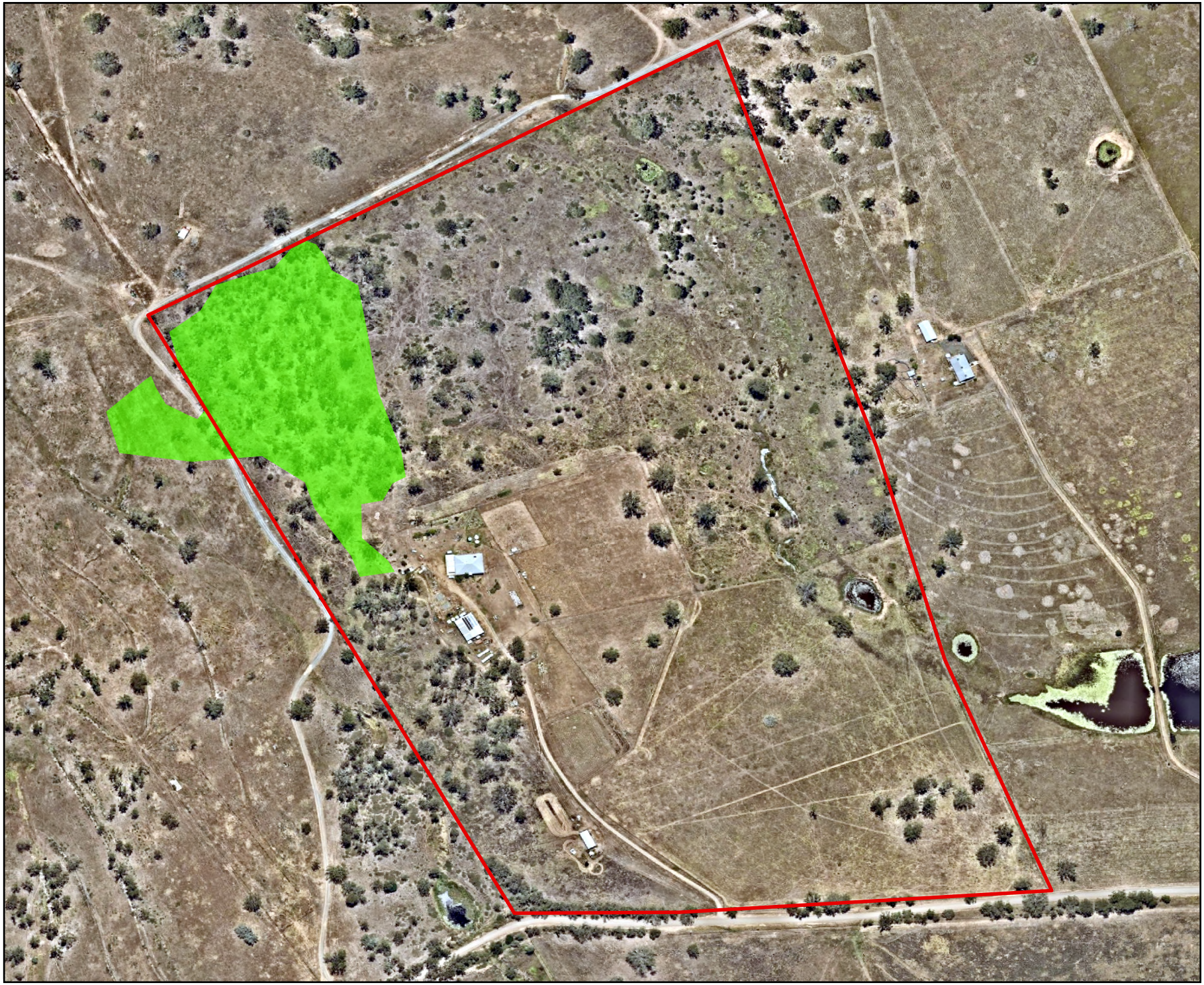

Figure 6
Protected Plants Trigger Map

Project: Ecological Assessment Report

Client:
400 Wyatt Pty Ltd

Project No.: J002773

Compiled by: MJW Date: 27/02/2026
Approved by: WG Date: 27/02/2026

Metres
0 64 128

Legend

- Site boundary
- Protected Plants Trigger Map

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Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2026).

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Figure 7
LCC Mapping (Ecology)

Project: Ecological Assessment Report

Client:
400 Wyatt Pty Ltd

Project No.: J002773

Compiled by: MJW Date: 27/02/2026
Approved by: WG Date: 27/02/2026

0 64 128 Metres

Legend

- Site boundary
- Matters of both state and local ecological significance
- Matters of local ecological significance
- Biodiversity areas trigger
- Primary Vegetation Management Area
- Secondary Vegetation Management Area

The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data.

Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2026).

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3 Field Survey Methodology and Results

3.1 Field Survey Methodology

3.1.1 Ecological Assessment

A diurnal field assessment of the site was conducted by two (2) ecologists on 4 March 2026. The following data was collected during the survey:

- The floristic structure, composition, and condition of vegetation communities located within the site. Four (4) quaternary assessments were undertaken across the site to collect detailed information regarding each vegetation community.
- In-situ confirmation of relevant regulatory trigger mapped extents (including ground-truthing the boundary of the mapped koala habitat onsite) with methodologies undertaken in accordance with the relevant standards.
- Two (2) x 2ha, 20-minute bird surveys undertaken in accordance with BirdLife Australia and opportunistic observations of fauna encountered throughout the site.
- Ecological features, such as fauna habitat values, within the site and assessing the potential for threatened flora and fauna species to utilise habitats throughout the site. This included two (2) Balance Koala Scat Surveys (BKSS) undertaken within the mapped koala habitat area.
- The ecological function of the site and surrounds.

A combination of Trimble Catalyst and ArcGIS Field Maps on a tablet were used to delineate the extent of vegetation communities within the site and record flora and fauna species encountered. Captured data was validated, mapped, and assessed using a geographical information system, whereby the proposed development footprint and observed features and extents were overlaid on the relevant regulatory mapping (GDA2020).

3.1.2 Survey Limitations

Ecological surveys have a range of inherent limitations associated with seasonal timing of the survey, variable climate conditions, and species' behaviour. As such, the field survey conducted only represents a "snapshot" in time and may not provide a true indication of presence or absence of flora and fauna species within the site. It is also acknowledged that limitations with koala presence absence survey/census methods include limits in capturing transitory animals or where low densities are present. It is also not possible to determine abundance given potential reuse of the area by a single koala.

In light of the identified limitations, precautionary principles were applied to assume presence where necessary for impact assessment purposes.

3.2 Field Survey Results

For ease of reading, the scientific name of each species has only been mentioned in the first instance where that species is described in the text.

The quaternary site observation sheets completed during the field survey are provided at Appendix E and a full list of flora species recorded within the site is provided at Appendix F.

3.2.1 Vegetation Communities and Regional Ecosystems

The site comprises predominantly mapped non-remnant vegetation, with areas of mapped remnant vegetation occurring along the western boundary and in the north-eastern corner of the site. The field survey identified three (3) dominant vegetation communities at the site (Figure 8), which are described as below:

- Vegetation Community 1 (VC1) – Remnant RE 12.9-10.2.
- Vegetation Community 2 (VC2) – Modified (non-remnant) RE 12.9-10.2
- Vegetation Community 3 (VC3) – Non-remnant vegetation and scattered canopy trees.

3.2.1.1 Vegetation Community 1 Remnant RE 12.9-10.2

The western extent of the site contained mature and regrowth *Corymbia* and *Eucalyptus* species with a predominately invasive groundcover layer (Photograph 1).

The canopy layer was dominated by spotted gum (*Corymbia citriodora subsp. variegata*), with associated forest red gum (*Eucalyptus tereticornis*) and northern grey ironbark (*Eucalyptus siderophloia*). Scattered Cadaghi (*Corymbia torelliana*) individuals also occurred throughout the canopy layer.

The understorey consisted of Southern salwood (*Acacia disparrima*) and sickle wattle (*Acacia falcata*).

The shrub layer consisted of scattered lantana (*Lantana camara*) thickets and balloon cottonbush (*Gomphocarpus physocarpus*).

Groundcover species included blue billygoat weed (*Ageratum houstonianum*), tall fleabane (*Erigeron sumatrensis*), little spurflower (*Coleus australis*), Vasey grass (*Paspalum urvillei*), lance-leaved rattlepod (*Crotalaria lanceolata subsp. lanceolata*), flannel weed (*Sida cordifolia*), *Listia bainesii*, annual ragweed (*Ambrosia artemisiifolia*), creeping lantana (*Lantana montevidensis*), blue trumpet (*Brunoniella australis*), barbed-wire grass (*Cymbopogon refractus*), slender flat sedge (*Cyperus gracilis*), velvety tree pear (*Opuntia tomentosa*), cockatoo grass (*Alloteropsis semialata*), hairy portulaca (*Portulaca pilosa*), red natal grass (*Melinis repens*), winter apple (*Eremophila debilis*), *Commelina lanceolata,* Verbena (*Verbena litoralis*), Murdannia (*Murdannia graminea*), and ground cherry (*Physalis angulata*).

Photograph 1 VC1 – spotted gum dominated canopy and mixed composition groundcover

3.2.1.2 Vegetation Community 2 Modified (non-remnant) RE 12.9-10.2

VC2 consisted of similar species to VC1, however was comprised of a more open canopy layer (Photograph 2).

The canopy layer consisted of forest red gum and spotted gum with associated Moreton Bay ash (*Corymbia tessellaris*) and black wattle (*Acacia leiocalyx*) in the understorey.

The shrub layer consisted of scattered lantana thickets and balloon cottonbush.

Groundcover consisted of giant rat's tail grass (*Sporobolus pyramidalis*), tassel flower (*Emilia sonchifolia var. javanica*), blue billygoat weed, thickhead (*Crassocephalum crepidioides*), yellow buttons (*Chrysocephalum apiculatum*), Rhodes grass (*Chloris gayana*), flannel weed, annual ragweed, swamp rice grass (*Leersia hexandra*), slender flat sedge, Creeping Phyllanthus (*Phyllanthus virgatus*), prickly malvastrum (*Malvastrum coromandelianum*), and Phasey bean (*Macroptilium lathyroides*).

Southern cinnabar polypore (*Pycnoporus coccineus*) was also observed growing on fallen logs.

Photograph 2 VC2 – scattered canopy layer and dense mixed composition groundcover

3.2.1.3 Vegetation Community 3 – Non-remnant vegetation and scattered canopy trees

VC3 predominately consisted of unmaintained grassy groundcover with limited scattered canopy trees (Photograph 3). This VC includes the existing water storage dam and drainage feature along the eastern boundary of the site.

Scattered canopy species included forest red gum and gum-topped box (*Eucalyptus moluccana*). VC3 did not comprise an understorey layer, however southern salwood regrowth was evident.

The shrub layer consisted of scattered lantana thickets and balloon cottonbush.

Groundcover was dominated by Rhodes grass with other species including tassel flower, verbena, arrowleaf sida (*Sida rhombifolia*), weeping grass (*Microlaena stipoides*), tall sedge (*Carex appressa*), slender knotweed (*Persicaria decipiens*), streaked arrowgrass (*Triglochin striata*), giant rat's tail grass, swamp rice grass, thickhead, Florida hammock sandmat (*Euphorbia ophthalmica*), inflatedscale flatsedge (*Cyperus aggregatus*), hairy portulaca, Murdannia, blue billygoat weed, red natal grass, white eclipta (*Eclipta prostrata*), sorrel (*Oxalis perennans*), Bahia grass (*Paspalum notatum*), stinking roger (*Tagetes minuta*), spear thistle (*Cirsium vulgare*), Gomphrena weed (*Gomphrena celosioides*), flannel weed, annual ragweed, Siratro (*Macroptilium atropurpureum*), velvety tree pear, Creeping Phyllanthus, Mullumbimby couch (*Cyperus brevifolius*), wild tobacco (*Solanum mauritianum*), and soft rush (*Juncus usitatus*) also present.

Vegetation within the existing water storage dam and drainage feature was dominated by water snowflake (*Nymphoides indica*).

Photograph 3 VC3 – mixed composition grassland with scattered eucalypt species

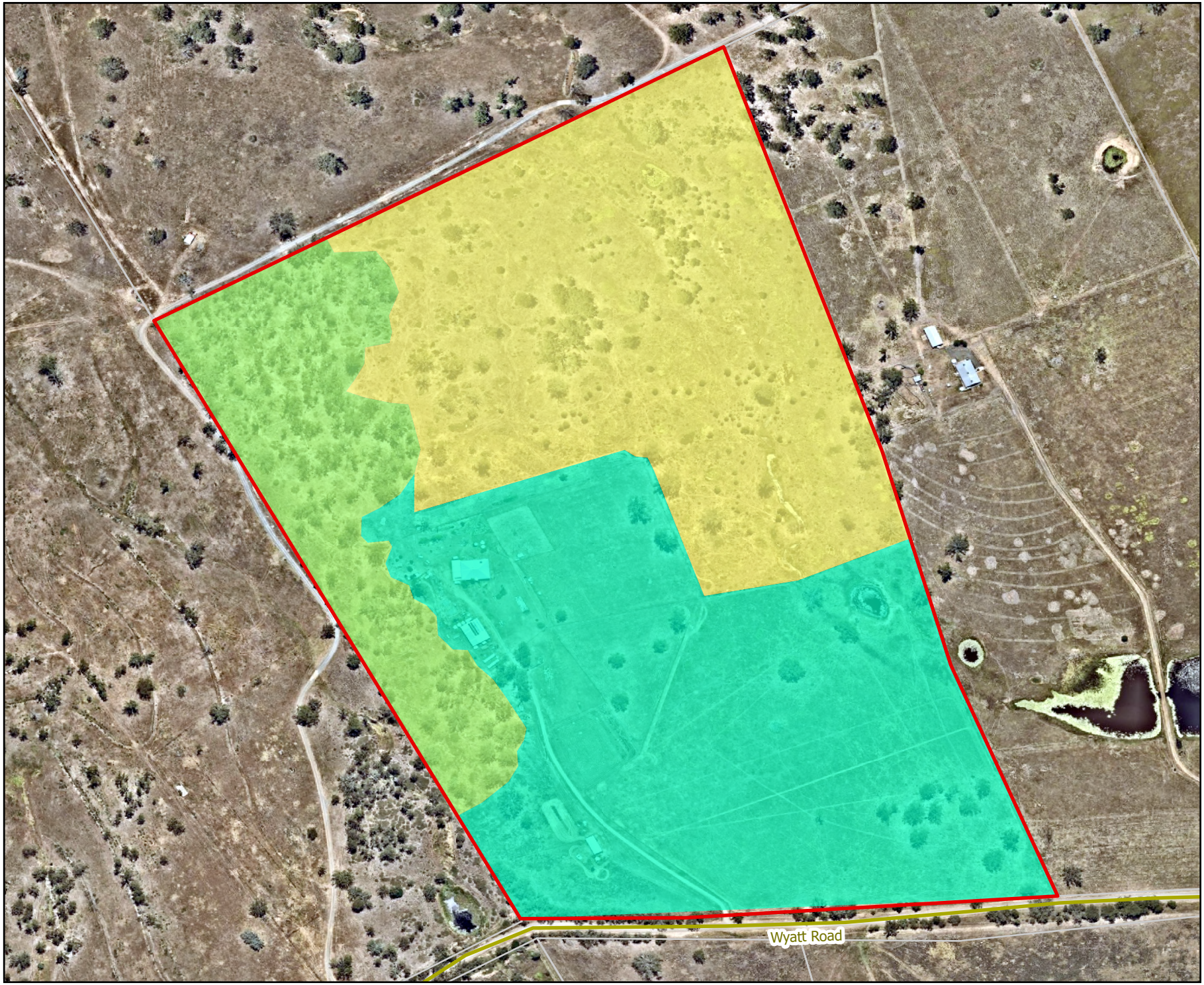

Figure 8 Vegetation Communities

Project: Ecological Assessment Report

Client: 400 Wyatt Pty Ltd

Project No.: J002773

Compiled by: MJW Date: 12/03/2026
Approved by: WG Date: 12/03/2026

Metres
0 64 128

Legend

- Cadastre
- Roads
- Site boundary
- VC1
- VC2
- VC3

The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data.

Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2026).

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3.2.2 Threatened Ecological Communities

The desktop assessment identified seven (7) TECs, listed under the EPBC Act, as potentially occurring within 5 km of the site. No vegetation communities observed within the site satisfied the criteria of any TECs listed under the EPBC Act.

3.2.3 Threatened Flora

The site is mapped as including a High-Risk Area for protected plants (Figure 6). A desktop assessment identified 21 CEEVNT flora species that have been recorded (Wildnet) or were predicted to occur (PMST) within 5 km of the site.

A likelihood of occurrence assessment based on species' habitat preferences, known distribution, and the field survey data is provided at Appendix C. Based on consideration of the site's bio spatial factors and condition, no species were determined as having potential to occur on the site.

No CEEVNT flora species were identified during the field survey.

3.2.4 Pest Flora

Five (5) weed species listed as a Weed of National Environmental Significance (WoNS) and/or restricted matter under the *Biosecurity Act 2014* were recorded within the site during the field survey (Table 2). The 'general biosecurity obligation' under Part 1 of the *Biosecurity Act 2014* states all individuals and organisations are responsible for biosecurity risks and threats under their control. A full list of flora species recorded at the site can be found at Appendix F.

Table 2 Listed weed species recorded within the site

Scientific name	Common name	WoNS	*Biosecurity Act 2014* status
Ambrosia artemisiifolia	Annual ragweed	No	Category 3
Lantana camara	Lantana	Yes	Category 3
Lantana montevidensis	Creeping lantana	No	Category 3
Opuntia tomentosa	Velvety tree pear	Yes	Category 3
Sporobolus pyramidalis	Giant rat's tail grass	No	Category 3

3.2.5 Fauna Habitat

Habitat complexity varied across the site. Mature canopy trees present across the site contained numerous flowering/fruiting tree species and are likely to provide foraging resources for nectivorous mammals and birds as well as decorticating bark for small reptiles. Fauna habitat identified within the site included:

- Arboreal and terrestrial termitaria.
- Hollows.
- Bird nests.
- Stags.
- Decorticating bark, which provide potential habitat for microchiropteran bats and arboreal reptiles.
- Flowering trees and shrubs that provide a source of nectar for birds and flying foxes.

3.2.5.1 Ground-Truthed Core Koala Habitat Area

The mapped koala habitat area at the site was ground-truthed via an on-the-ground survey, which included two (2) BKSS, identifying and marking out the outer extent of NJKHTs[1] within the mapped area, and quaternary assessments to verify habitat features. The mapping was found to generally align with the ground-truthed values (Figure 9).

The ground-truthed koala habitat area has been incorporated into the proposed development layout (Appendix A and Figure 2) and includes a 5m wide buffer area between the identified habitat and proposed residential lots and internal roadways to ensure encroachment into the koala habitat does not occur. The ground-truthed koala habitat area shall be maintained as an environmental park (i.e., no vegetation clearing works will occur) as part of the proposed development.

3.2.6 Least Concern Fauna

A full list of fauna species recorded during the field survey is provided at Appendix G; this includes species recorded during the two (2) x 2ha, 20-minute bird surveys undertaken in accordance with BirdLife Australia and few incidental fauna observations recorded within the site when undertaking other aspects of the field survey. Species recorded were generalist, least concern species typical of a woodland environment. One (1) restricted invasive fauna species under the *Biosecurity Act 2014* was also recorded onsite (European rabbit – *Oryctolagus cuniculus*).

3.2.7 Threatened Fauna

The desktop assessment identified that 36 threatened fauna species have been recorded (Wildnet) or predicted to occur (PMST) within 5 km of the site. No threatened fauna species were identified at the site at the time of the field survey. An assessment of the likelihood of occurrence based on the field survey and species' habitat preferences and distribution are provided at Appendix D.

The likelihood of occurrence assessment determined the site is likely to provide suitable habitat for one (1) threatened species, the koala (*Phascolarctos cinereus*), listed as Endangered under the EPBC Act and the NC Act, and one (1) Special Least Concern species, the short-beaked echidna (*Tachyglossus aculeatus*). The site may also possibly provide suitable habitat for one (1) threatened species, the squatter pigeon (southern) (*Geophaps scripta scripta*), listed as Vulnerable under the EPBC Act and the NC Act.

No evidence of koala (individuals or scats) was observed during the two (2) BKSS undertaken within the mapped koala habitat area or at other times during the field survey. However, the species has been previously recorded within the desktop search extent, and the site contained a number of koala habitat trees.

Short-beaked echidnas and the squatter pigeon may be found in a variety of habitats. The site included suitable habitat for both species including hollow logs and debris piles suitable for short-beaked echidna nesting or shelter sites and proximity to water bodies and a canopy dominated by *Eucalyptus, Corymbia,* and *Acacia* species for the squatter pigeon.

No other threatened fauna species were considered likely to occur within the site.

[1] A non-juvenile Koala Habitat Tree is defined as:

- Any tree of the *Angophora, Blakella, Corymbia, Melaleuca, Lophostemon, or Eucalyptus* genera; and
- >10cm DSH or >4m in height.

3.2.7.1 Migratory Species

The desktop assessment also identified a number of migratory species as potentially occurring within the desktop search extent (Appendix B). However, due to the disturbed nature of the site in conjunction with the ongoing development of the broader surrounding area, it is considered unlikely that the site would provide important habitat (foraging, breeding, and connectivity) for any migratory species described under the EPBC Act. As such, the proposed development is not considered likely to have a significant impact on listed migratory species.

3.2.8 Waterway and Wetland Features

The site contains a green (low) risk of impact WWBW, which is also mapped as Regulated Vegetation (intersecting a watercourse), within the eastern extent of the site. The presence of this mapped waterway was confirmed during the field survey.

No wetland protection areas are mapped within the site.

3.2.9 Corridors and Connectivity

While patches of vegetation consistent with remnant vegetation occur at the site, the greater surrounding landscape has been largely fragmented through historic and ongoing agricultural land use and current residential development. These surrounding land uses (residential estates and roads) also present threats to koala safety and movement.

The site and surrounds provide potential habitat for koala and other fauna species due to vegetation values present. Provision of an environmental park in the western extent of the site and a local linear park along the waterway, that will both receive ongoing maintenance, will allow for continued movement of fauna between the site and surrounding areas of vegetation.

Figure 9
Ground-Truthed Koala Habitat Area

Project: Ecological Assessment Report

Client:
Mountain Property

Project No.: J002773

Compiled by: MJW Date: 18/03/2026
Approved by: WG Date: 18/03/2026

0 64 128 Metres

Legend

- Site boundary
- State mapped core koala habitat area
- Ground-truthed koala habitat area

The content of this document includes third party data. Range Environmental Consultants does not guarantee the accuracy of such data.

Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from NearMap (2026).

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4 Impact Assessment

4.1 Predicted Impacts to Habitat

As discussed at Section 3.2.9 above, the proposed development is unlikely to impact landscape connectivity as a result of placement of infrastructure, with the provision of an environmental park in the western extent of the site and a local linear park along the waterway extent to allow for continued fauna movement in the surrounding landscape.

However, the following impacts to koala could potentially occur without the implementation of appropriate environmental management and mitigation measures during the construction and operation of the proposed development:

- Reduction of fauna habitat for native species, including the threatened koala in development areas.
- Reduction of habitat quality, due to associated edge effects of odour, light, and noise.
- Potential injury and death of native fauna associated with construction activities.
- Potential injury and death of native fauna associated with onsite traffic movements.
- Modification of overland flow/hydrology.
- Sedimentation and erosion.
- Introduction and/or spread of exotic weeds and pests.

Impacts to koala resulting from the proposed development can be effectively managed through the implementation of the measures to minimise and mitigate impacts outlined at Section 5.

4.1.1.1 Direct Impacts

Direct clearing associated with the proposed development has been considered to be clearing to enact the development application and includes clearing associated with the installation of infrastructure.

4.1.1.2 Indirect Impacts

Indirect impacts of the proposed development may include the establishment of edge effects on retained vegetation and habitat values (the exposure to increased noise, light, and odour impacts) and the introduction and/or spread of environmental weeds. Implementation of environmental management controls is recommended to be made to minimise and mitigate these impacts.

Indirectly impacted vegetation is vegetation which is not proposed to be removed in association with the enactment of the development application, but which may be impacted in the future through essential management or exempted development provisions. This includes vegetation within the following areas:

- Vegetation within 10m of a boundary.
- Vegetation which can be impacted through essential management activities.
- Vegetation within proposed vegetation retention areas, but which have compromised nominal root zones as a result of proximity to future potential building locations.

4.2 Commonwealth Assessment Considerations

The desktop and field survey results confirmed that impacts to mapped koala habitat is the primary matter of consideration.

5 Mitigation Measures

5.1 Habitat Rehabilitation

Across the proposed development, approximately 12.682ha of open space will be retained, which includes the environmental park in the western extent of the site, the local linear park along the waterway extent, four (4) detention basin areas, and the neighbourhood recreation park on the eastern boundary of the site (Appendix A and Figure 2). It is recommended that a Weed Management and Rehabilitation Plan (WMRP) be prepared and submitted for endorsement prior to the commencement of site works which outlines methods for restoring ecological integrity of these open space areas at the site by controlling invasive species and re-establishing native vegetation.

5.2 Vegetation and Fauna Management

Impacts to native vegetation and the potential harm to native fauna during clearing, earthworks, and construction can be effectively mitigated and minimised through the implementation of management measures. A detailed Vegetation and Fauna Management Plan (VFMP) has been provided at Appendix H; a summary of the recommended management measures includes:

Prior to the commencement of works on site

- Between 1-3 weeks prior to vegetation clearing operations commencing, a pre-clearing assessment shall be completed by a suitably qualified ecologist, with habitat trees being clearly marked.
- Vegetation to be retained is to be protected in accordance with AS 4970-2025 (Protection of Trees on Development Sites), including through the installation of works demarcation fencing.
- The vegetation clearing contractor is to make allowances for the use of machinery with grab attachments, particularly for felling of habitat trees, or the use of climbing arborists.
- Where identified as required by the pre-clearing assessment, an elevated work platform and suitably licenced operator is to be engaged to facilitate fauna removal (excluding koalas) from vegetation, where required.

During clearing works

- A licensed fauna spotter shall be present during clearing works which require impacts to identified habitat trees, koala habitat trees, or other fauna specific features, with trees inspected prior to clearing works, and hollows checked following felling.
- No tree which contains observable fauna is to be felled.

Following clearing works and during site civil and construction works

- Daily pre-start checks are to include checks for wildlife in and around machinery and plant.
- Pits and confined spaces are to be fitted with fencing to exclude fauna access or be fitted with suitable fauna escape ramps/ropes.

5.3 Vehicle Management

As part of the proposed development, vehicle access to the site will be provided by internal roads. These roads are expected to be low traffic, low speed roads, which are likely to have minimal impacts on existing fauna populations through vehicle strikes.

Overall, the proposed development is unlikely to introduce a significant risk of vehicle strike to existing fauna populations transiting the area.

5.4 Hydrology and Water Quality

Impacts associated with hydrology and water quality shall be managed through a stormwater management plan in accordance with local and state requirements.

5.5 Noise and Light

The proposed development will allow for new residential uses. This is unlikely to have a significant impact on the ambient noise and light levels of the local area. The installation of outdoor lighting shall comply with Australian Standard *AS4282 – 2019 Control of the obtrusive effects of outdoor lighting* to minimise light spill.

5.6 Waste Management

As a consequence of the development of residential lots there may be impacts associated with waste generation on site. An impact of focus includes potential attraction of wild dogs to refuse storage areas, which may increase interaction between wild dogs and native fauna. As such, the following control measures are to be undertaken within the site:

- General waste and recycling wheelie bins shall be provided at each new residential lot.
- General and recyclable wastes shall be removed as part of LCC's kerbside waste collection program.
- Wheelie bins shall have tight-fitting lids to prevent access by animals.

5.7 Fencing

Impacts associated with boundary fencing will be managed through the utilisation of fauna friendly fencing along proposed lot boundaries which border retained open greenspace areas to retain connectivity across the site and to allow for retained species movement.

6 Legislative Compliance

6.1 Federal Legislative Compliance

The field survey identified that the site affords habitat for two (2) Matters of National Environmental Significance (MNES), namely suitable habitat for the Endangered koala (*Phascolarctos cinereus*) and Vulnerable squatter pigeon (southern) (*Geophaps scripta scripta*). No vegetation communities observed onsite were consistent with any TECs identified under the EPBC Act and no impact to native trees meeting the species and size requirements of NJKHTs within the ground-truthed koala habitat area on site was identified due to no clearing being proposed within this area.

6.1.1 MNES – Koala

For the koala, a project requires referral where there is the potential to adversely affect habitat critical to the survival of the koala and/or the project may interfere substantially with the recovery of the koala through the introduction or exacerbation of key threats in areas of habitat critical to the survival of the koala. The EPBC Act referral guidelines for the endangered koala require consideration of the following in the context of the Significant Impact Guidelines 1.1 (Commonwealth of Australia, 2013):

- The scale of the action and its impacts.
- The intensity of the action and its impacts.
- The duration and frequency of the action and its impacts.
- The environmental context, for example, the sensitivity, value, quality, and size of the environment, the site's connectivity to other habitats in the broader landscape, and its importance in the conservation of the environment.
- The nature of the potential impacts that are likely to result from your actions.
- Whether mitigation measures will avoid or reduce these impacts.

In accordance with the Significant Impact Guidelines 1.1 for critically endangered and endangered species, a development is likely to have a significant impact if there is a real chance or possibility that it will:

- Lead to a long-term decrease in the size of a population.
- Reduce the area of occupancy of the species.
- Fragment an existing population into two or more populations.
- Adversely affect habitat critical to the survival of a species.
- Disrupt the breeding cycle of a population.
- Modify, destroy, remove, isolate, or decrease the availability or quality of habitat to the extent that the species is likely to decline.
- Result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat.
- Introduce disease that may cause the species to decline.
- Interfere with the recovery of the species.

Significant impacts to koala are not anticipated as part of the proposed development as discussed in Sections 4 and 5, noting the provision of onsite mitigation actions including no clearing works being undertaken in the ground-truthed koala habitat extent. Therefore, it has been considered unlikely that the proposed development

will result in outcomes listed above and as such, the proposed development does not require referral under the EPBC Act for impacts to the koala.

6.1.2 MNES – Squatter Pigeon (Southern)

The proposed development's impacts on the squatter pigeon (southern) (*Geophaps scripta scripta*) have been considered in relation to the EPBC Act.

In accordance with the guidelines for vulnerable species, a development is likely to result in a significant impact if there is a real chance or possibility that it will:

- Lead to a long-term decrease in the size of an important population of a species.
- Reduce the area of occupancy of an important population.
- Fragment an existing important population into two or more populations.
- Adversely affect habitat critical to the survival of a species.
- Disrupt the breeding cycle of an important population.
- Modify, destroy, remove, isolate, or decrease the availability or quality of habitat to the extent that the species is likely to decline.
- Result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat.
- Introduce disease that may cause the species to decline.
- Interfere substantially with the recovery of the species.

It has been considered unlikely that the proposed development will result in the outcomes listed above and as such, based on the Significant impact guidelines 1.1, a significant impact under the EPBC Act has not been considered likely and the proposed development therefore does not require referral under the EPBC Act for impacts to the squatter pigeon (southern).

6.1.3 Nature Conservation Act 1992

6.1.3.1 Nature Conservation (Koala) Conservation Plan 2017

As discussed at Section 2.3.2, the site is located within 'Koala District A' on the Koala Conservation Plan Map under the NC Koala Plan. This requires the proposed development to comply with the following management measures when clearing koala food trees:

- Clearing must be undertaken in a sequential fashion, as defined under the NC Koala Plan.
- Clearing must be undertaken under the supervision of a suitably qualified koala spotter.
- No koala habitat tree in which a koala is present, and no koala habitat tree with a crown overlapping a tree in which a koala is present, is cleared.

6.2 Waterway Barrier Works

The proposed development form includes a road crossing and potential adjustments to existing overland flow areas in proximity to mapped waterway barrier works polylines as shown in Figure 3.

At the time of detailed Operational Works design it is recommended that works seek to comply with the Waterway barrier works accepted development requirements (ADR). Where compliance with the ADR is not possible or works within the waterway extend beyond the ADR inclusions (i.e., cut and fill works) are proposed, referral of the relevant stage OPW application under State Code 18 will be required.

Where modification of the existing waterway is proposed, it is recommended that any works seek to re-naturalise and rehabilitate the waterway to a pre-clear regional ecosystem vegetation composition.

6.3 Greater Flagstone PDA Scheme

The site is located within the Urban Living land use zoning of the Greater Flagstone PDA and includes a designated greenspace area. As per Table 2 – Levels of assessment listed within the scheme, in the Urban living zone, column 3A, the following development is UDA assessable development (Permissible development):

1. Reconfiguring a lot that is not mentioned in schedule 1.

The proposed development, being a residential subdivision, but does not involve road widening and/or truncations and therefore does not meet the definition provided in schedule 1, is therefore UDA assessable development (Permissible development) and requires assessment against the UDA-wide criteria. UDA-wide criteria include:

- Neighbourhoods.
- Centres.
- Housing diversity and affordability.
- Employment opportunities.
- Movement network.
- Community greenspace network.
- Community facilities.
- Natural and cultural values.
- Community safety and development constraints.
- Service infrastructure.
- General requirements.

Response to the Community greenspace network and Natural and cultural values UDA-wide criteria is provided in Table 3 and Table 4 respectively.

Table 3 Greater Flagstone PDA Scheme Community greenspace network criteria response

Community greenspace network criteria	Response to criteria
Development contributes to the provision of an integrated, high quality, regional community greenspace network that caters for a range of environmental needs by: • retaining where possible locally significant wetlands, remnant vegetation and habitat for fauna • protecting important landscape and visual quality values including scenic amenity areas • enhancing wetland communities as part of the rehabilitation of biodiversity corridors • providing biodiversity corridors and linkages including to areas outside the neighbourhood or community	Across the proposed development, approximately 12.682ha of open space will be retained, which includes the environmental park in the western extent of the site (to retain remnant vegetation and habitat for fauna values), the local linear park along the waterway extent, four (4) detention basin areas, and the neighbourhood recreation park on the eastern boundary of the site (Appendix A and Figure 2). A WMRP is recommended to be prepared and submitted for endorsement prior to the commencement of site works which outlines methods for restoring and enhancing ecological integrity of these open space areas at the site by controlling invasive species and re-establishing native vegetation. This will assist in protecting important landscape and visual quality values at the site.

Community greenspace network criteria	Response to criteria
• locating and designing fauna connectivity structures in road infrastructure that traverses an identified or potential fauna and flora corridor.	The provision of these greenspace areas and their ongoing maintenance will allow for the continued movement of fauna between the site and surrounding areas of vegetation.
Development delivers parks that: • contribute to the achievement of an integrated, high quality greenspace network that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors • are accessible for users • provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions • incorporate existing natural features where possible and are landscaped to assist in creating neighbourhood identity and wayfinding • retain existing significant vegetation to the greatest extent possible • are shaped and embellished to suit their anticipated use • support the community's recreational needs and provide opportunities for community and special events.	The proposed development will provide for a 0.5ha area dedicated for use as a neighbourhood recreation park. The remaining greenspace across the site will be retained to serve ecological function and will include four (4) detention basin areas for stormwater management. The proposed local linear park will incorporate the existing waterway as a natural feature of the greenspace. The complete extent of ground-truthed koala habitat at the site will be retained and maintained through the establishment of the proposed environmental park.

Table 4 Greater Flagstone PDA Scheme Natural and cultural values criteria response

Natural and cultural values criteria	Response to criteria
Development responds to the constraints of the land and delivers: • protection of significant environmental and ecological values • protection of Remnant Endangered vegetation where proven by groundtruthing to be viable • minimal emissions to land, water and atmosphere • protection of culturally significant places and items • efficient use of land and resources.	The proposed development has been designed to appropriately respond to the constraints of the land and provide protection to significant values where practicable. This includes protecting the complete extent of ground-truthed koala habitat at the site through the establishment of the proposed environmental park and incorporating the existing waterway as a natural feature of the proposed local linear park. An erosion and sediment control plan (ESCP) shall be developed and implemented during construction in accordance with AustIECA (2008) Best Practice Erosion and Sediment Control Guideline to further protect these values.
The design, siting and layout of development: • preserves and enhances important environment values, and respects local landforms • avoids, minimises and offsets development impacts on areas of biodiversity values and koala habitat values	The proposed development has been designed, sited, and layout to preserve and enhance identified environmental values where practicable. This includes protecting the complete extent of ground-truthed koala habitat at the site through the establishment of the proposed environmental park and incorporating the existing waterway as a natural

Natural and cultural values criteria	Response to criteria
• maintains or improves ecological connectivity in the local urban context • incorporates landscaping with endemic species that contribute to bushland character, flora and fauna habitat, and fauna movement • respects cultural heritage values • minimises adverse impacts on natural landforms and the visual amenity of the site • maintains or improves the ecological health and environmental values of surface and groundwater, including wetlands and waterways in and adjacent to the UDA • maintains and improves the functioning and characteristics of the hydrological network (including surface and groundwater) and generally maintains the natural flow regime • incorporates total water cycle management and water sensitive urban design principles to appropriately manage floodwater and stormwater • applies best industry practice erosion and sediment control techniques giving particular regard to the local dispersive soils • ensures that all land and groundwater will be fit for purpose in accordance with accepted standards and practices • manages air quality, noise and hazardous materials according to current standards • promotes innovative and efficient use of energy and water • maximises recycling opportunities and reduces waste generation.	feature of the proposed local linear park (avoiding the need for any environmental offsets). Maintenance of these areas shall be undertaken regularly to restore and enhance the ecological integrity by controlling invasive species and re-establishing native vegetation. This will assist in protecting important landscape and visual quality values at the site. The provision of these greenspace areas and their ongoing maintenance will allow for the continued movement of fauna between the site and surrounding areas of vegetation. Other greenspace area at the site will be retained to establish four (4) detention basin areas for stormwater management to minimise the impact on the function of the hydrological network as part of the proposed development. An ESCP shall be developed and implemented during construction in accordance with AustIECA (2008) Best Practice Erosion and Sediment Control Guideline to further protect these values. Additionally, as the proposed development will allow for new residential uses, the development is unlikely to have a significant impact on the ambient noise and light levels of the local area. General waste and recycling wheelie bins shall be provided at each new residential lot and shall be removed as part of LCC's kerbside waste collection program.
The design, siting and layout of development: • incorporates koala conservation and habitat protection outcomes in a way that contributes to a net increase in koala habitat and assists in the long-term viability of koala populations in SEQ • avoids (to the greatest extent possible) the clearing of areas mapped as High Value Bushland on the relevant State Planning Policy 2/10: Koala Conservation in South East Queensland (SPP) Koala Habitat Values Map • caters for koala movement between conserved areas of bushland koala habitat • ensures impacts on koala habitat are offset through the delivery of a net benefit to	The proposed development has been designed, sited, and layout to ensure the ground-truthed koala habitat area is protected, including the provision of a 5m wide buffer area between the identified habitat and proposed residential lots and internal roadways to ensure encroachment into the koala habitat does not occur. No native vegetation clearing within this ground-truthed area shall occur. The retention of this habitat and ongoing maintenance will allow for the continued movement of koala between the site and surrounding areas of vegetation. Impacts associated with boundary fencing will be managed through the utilisation of fauna friendly fencing along proposed lot boundaries which border retained open greenspace areas to retain connectivity

Natural and cultural values criteria	Response to criteria
koalas, including through the expansion of habitat on lands as suitable for rehabilitation • incorporates koala sensitive urban design.	across the site and to allow for retained species movement.

6.4 EDQ PDA Development Guidelines

6.4.1 Guideline No. 14 – Environmental Values and Sustainable Resource Use

The Environmental Values and Sustainable Resource Use Guideline (DILGP, 2015) outline the values and strategies for protecting the environment and optimising resource use in PDAs. Response to each of the values outlined in the guideline are provided in the following tables.

Table 5 Environmental values and strategies

Values	Strategies	Response to Criteria
Ecological processes and natural systems		
1. Significant terrestrial biodiversity values. Areas of significant biodiversity value may include (but are not limited to): • 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 (appropriately timed and conducted for expected biodiversity) • 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 offsetting 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 biodiversity value within or adjoining the development site. • Providing management plans to reduce and control clearing and manage other	The site is not mapped under the Greater Flagstone PDA Scheme as including significant biodiversity areas nor was it identified as including remnant vegetation containing endangered REs. Nevertheless, a detailed desktop assessment of local, state, and commonwealth environment databases and mapping searches were undertaken, which was supported by a robust field survey which included: • Quaternary assessments undertaken across the site to collect detailed information regarding each vegetation community. • Ground-truthing the boundary of the mapped koala habitat onsite. • 2ha, 20-minute bird surveys undertaken in accordance with BirdLife Australia and opportunistic observations of fauna encountered throughout the site. • Ecological features, such as fauna habitat values, within the site, including BKSS undertaken within the mapped koala habitat area. Areas of significance identified onsite included core koala habitat, which will be protected under the proposed development through the establishment of the proposed environmental park and a 5m wide buffer area between the identified habitat and proposed residential lots and internal roadways to ensure encroachment into the koala habitat does not occur, and a waterway for fish passage, which will be

Values	Strategies	Response to Criteria
	development and construction impacts on the area.	protected through incorporation into the proposed local linear park. A WMRP is recommended to be prepared and submitted for endorsement prior to the commencement of site works which outlines methods for restoring and enhancing ecological integrity of these open space areas at the site by controlling invasive species and re-establishing native vegetation.
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. • 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.	Areas of significance identified onsite included core koala habitat, which will be protected under the proposed development through the establishment of the proposed environmental park and a 5m wide buffer area between the identified habitat and proposed residential lots and internal roadways to ensure encroachment into the koala habitat does not occur, and a waterway for fish passage, which will be protected through incorporation into the proposed local linear park. The provision of these greenspace areas will allow for the continued movement of fauna between the site and surrounding areas of vegetation, and their ongoing maintenance (through controlling invasive species and re-establishing native vegetation) will ensure ecological connectivity is maintained and enhanced.
3. Sustainable landscaping practices	• Incorporate biodiversity friendly landscape principles and practices such as retaining habitat trees in road reserves and open space areas • Maximise use of locally occurring native species in landscaping	Invasive species control and re-establishing native vegetation practices shall be employed within the proposed greenspace areas. The Landscape Masterplan prepared by Place Design Group (2026) for the proposed development details the proposed landscaping as an immersive bushland

Values	Strategies	Response to Criteria
	• Identify opportunities for revegetation and rehabilitation along waterways and biodiversity corridors	framework, where expansive tree planting and retained vegetation create a continuous landscape experience that supports biodiversity.
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 firebreak is located external to significant biodiversity areas.	A project Bushfire Management Plan has been prepared for this site with regard for the ground-truthed site environmental values (Bushfire Risk Reducers, 2026). Development has been sited to avoid clearing of significant vegetation values (ground truthed koala habitat areas) for infrastructure siting or bushfire protection purposes. The proposed fire trail to be sited along the eastern edge of the environmental park is sited adjacent to the ground truthed environmental values, with the northern and western fire trail within existing boundary setback areas.
Wetlands and waterways		
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 low intensity land uses including 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.	Review of desktop information and completion of site field assessments confirmed that no wetlands occur within the site. An on-site dam feature occurs within the eastern site extent, however this is to be removed in association with site civil works.

Values	Strategies	Response to Criteria
	Note: Trigger for assessment of wetland areas is where the stage of works occurs within 100m of the wetland area.	
2. Waterways	• Identify and accurately map waterways in accordance with DEHP's stream order hierarchy (1-5). • Determine existing and proposed waterway values of site stream orders (eg. 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. • Where waterways have been designated or identified to provide dual use (fauna corridor, open space connection, stormwater conveyance) provide additional buffer setbacks.	A stream order 1 waterway is identified (desktop) as occurring at the site within the north-eastern to eastern site extent. A field assessment undertaken by Range Environmental confirmed the occurrence of this waterway feature generally in the location showed by the mapped extent. The existing waterway is significantly degraded with limited associated terrestrial and aquatic habitat values. The waterway feature is to be retained within a linear corridor in association with the development plan. A project landscape plan has been prepared (Place Design Group May, 2026) which identified the intent of site landscaping works.
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.	A project stormwater management plan has been prepared for the proposed development works which demonstrates the developments' ability to meet state quantity and quality water discharge requirements (ensilon, 2026).

Values	Strategies	Response to Criteria
	• 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	Five (5) stormwater detention bio-basins are proposed at the site (as reflected in Appendix B of the stormwater management plan). The proposed stormwater management response will ensure that water discharge to the waterway avoids excessive nutrient or pollutant loading.

6.4.2 Guideline No. 17 – Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs

The site is mapped under the current koala habitat area provisions as containing mapped SEQ core koala habitat areas.

As part of the completed ecological assessment, ground truthing of these values was completed with the results of this assessment provided in Figure 9. Development has been sited to avoid impacts to this ground truthed SEQ koala habitat. Accordingly, no loss of NJKHTs within ground truthed koala habitat areas is identified to occur.

The site is also mapped as containing least concern Category B (remnant) regional ecosystems which have concurrently been ground truthed in conjunction with the koala habitat area values assessment.

In association with the proposed development, no loss of ground truthed remnant regional ecosystems is identified to occur.

Under the repealed Koala SPRP framework, the site was identified as containing areas of low value rehabilitation (pink) and medium value bushland (green), as shown in Figure 10. Areas of mapped medium value bushland are generally absent of significant woody vegetation values at the site and do not align with the extent of ground truthed koala habitat as shown in Figure 9.

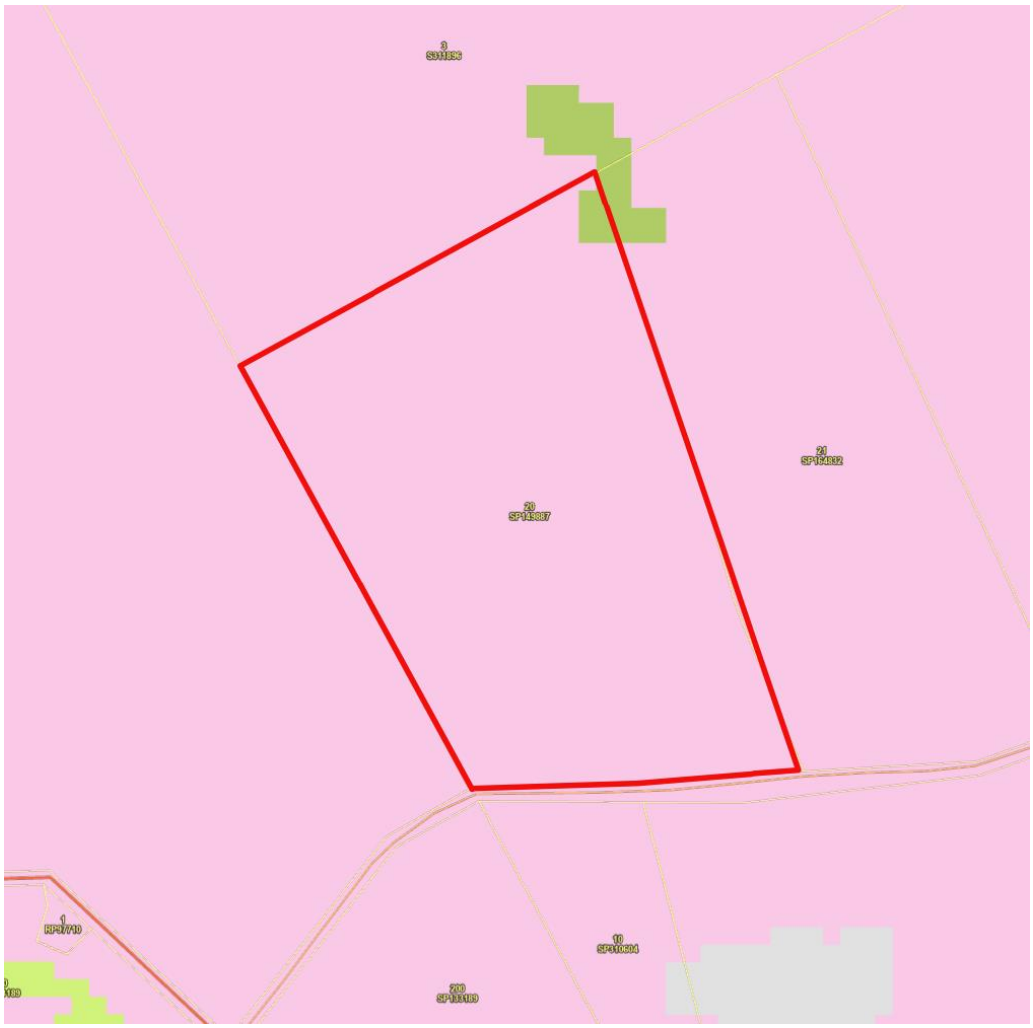

Figure 10 Repealed Koala SPRP mapping extent

7 Conclusion

A residential subdivision with parks, open space, and drainage reserve parcels is sought to be established at 400 Wyatt Road, Kagaru. Range Environmental was engaged to undertake an ecological assessment for the proposed development to evaluate the ecological features and values across the site to determine the potential impacts from the proposed development and to provide appropriate mitigation measures to minimise identified ecological impacts.

Koala and their supporting habitat were determined to be the most notable ecological value at the site that warranted consideration for potential ecological impacts of the proposed development. The assessment found that whilst the site contained eucalypt species which provide habitat for the koala, limited evidence of koala was observed during the field survey. Additionally, the proposed development is not likely to have a significant impact on koala populations in the area due to the provision of an environmental park in the western extent of the site (ground-truthed koala habitat area) to allow for continued fauna movement in the surrounding landscape.

The proposed development is considered to comply with the Community greenspace network and Natural and cultural values UDA-wide criteria of the Greater Flagstone PDA Scheme.

7.1 Recommendations for assessing agencies

Recommendation number	Recommendation
Impact minimisation	
1	Future construction of dwellings and associated infrastructure is to be conducted in accordance with the proposed development plan (Figure 2).
2	Undertake rehabilitation in accordance with a Weed Management and Rehabilitation Plan which outlines methods for restoring ecological integrity within the proposed environmental park, local linear park along the waterway extent, four (4) detention basin areas, and the neighbourhood recreation park at the site by controlling invasive species and re-establishing native vegetation.
3	Any pools to be constructed are to be designed, constructed, and maintained as koala-safe pools as described in the Koala Sensitive Design Guideline, prepared by the DETSI, dated December 2022.
4	Install suitable fencing in accordance with the Koala Sensitive Design Guideline, prepared by the DETSI, dated December 2022.
Clearing of vegetation	
5	Vegetation to be retained is to be clearly marked and isolated from vegetation removal areas.
6	A suitably qualified and licenced fauna spotter is to be engaged to oversee vegetation clearing works. The fauna spotter is to be present for any native vegetation clearing works.
7	Clearing is to be conducted in accordance with the requirements of Sections 10 and 11 of the NC Koala Plan.

7.2 Recommendations for proponent

Recommendation matter	Recommendation
Development Approval Conditions	All Development Approval Conditions (as imposed by EDQ) are to be adhered to. The proponent is responsible to ensure that these conditions are correctly identified and met.
EPBC considerations	Whilst suitable habitat for threatened species was identified as likely or possibly occurring at the site, due to the scale of clearing works associated with the proposed development, no significant impact is anticipated. In accordance with the scope of the project, a detailed Significant Impact Assessment (SIA) has not been undertaken as part of this assessment to provide an EPBC self-assessment. Where further vegetation removal is proposed or varies from vegetation identified in this assessment, a further EPBC self-assessment may be required.
Cultural heritage assessments	The identified development works include clearing on non-remnant or regrowth vegetation communities which are likely to be subject to broadscale previous significant ground disturbance through vegetation clearing, ripping, or modification actions. The project proponent is recommended to complete an Aboriginal and Torres Strait Islander Cultural Heritage Database Search Request (available on the Queensland Government website) and review search results and any additional relevant information relating to the sites' cultural heritage values to address their obligations under the *Aboriginal Cultural Heritage Act 2003*. Where any unexpected cultural heritage finds are identified during project works, these finds are to be protected from works, and engagement with the local Aboriginal Cultural Heritage Party on their management undertaken.
Waterway Barrier Works	At the time of detailed Operational Works design it is recommended that works seek to comply with the ADR. Where compliance with the ADR is not possible or works within the waterway extend beyond the ADR inclusions (i.e., cut and fill works) are proposed, referral of the relevant stage OPW application under State Code 18 will be required.
Protected Plants Flora Survey and Report	Where clearing will be conducted within a high-risk mapped area on the flora trigger map, it must be conducted in accordance with the *Nature Conservation (Plants) Regulation 2020*. A flora survey must be conducted in accordance with the Flora Survey Guideline – Protected Plants (DETSI, 2025) prior to any native vegetation clearing works within a mapped high-risk trigger area and with sufficient lead time for an exemption of certificate to be issued by the DETSI. Where a CEEVNT flora species is recorded within 100m of the proposed clearing footprint, a clearing permit will be required to be obtained from the DETSI.
Breeding places	A pre-clear survey of the development envelope is to be undertaken prior to commencement of clearing activities. Where any fauna breeding places are identified, impacts to the values are to be avoided, or the proponent must apply for and obtain a Species Management Plan (SMP) prior to the commencement of vegetation clearing works disturbing those values.
Fauna Spotter Catcher	A suitably qualified and licenced fauna spotter is to be engaged to oversee vegetation clearing works. The fauna spotter is to be present for any native vegetation clearing works.
Native vegetation removal	Vegetation to be retained is to be clearly marked and isolated from vegetation removal areas. Clearing is to be conducted in accordance with the requirements of Sections 10 and 11 of the NC Koala Plan.

Recommendation matter	Recommendation
Erosion and sediment control	Preparation and implementation of an Erosion and Sediment Control Plan (ESCP) that complies with Aust IECA (2008) Best Practice Erosion and Sediment Control.

Appendices

Appendix A Reconfiguration Master Plan

LEGEND

- STAGE BOUNDARY
- GROUND-TRUTHED KOALA HABITAT AREA
- 5m WIDE BUFFER
- COMMUNITY TITLE SCHEME SITE (0.979ha)
- BUSHFIRE MANAGEMENT ZONE
- OPEN SPACE (12.682ha)
- BASINS (Total Area 1.453ha)
- NEIGHBOURHOOD RECREATION PARK (0.5ha)
- 400m NEIGHBOURHOOD RECREATION PARK CATCHMENT
- QUEENSLAND WATERWAY

STATISTICS*	STAGE 1	STAGE 2A	STAGE 2B	STAGE 3	STAGE 4	STAGE 5	STAGE 6	TOTAL
RESIDENTIAL LOTS								
TERRACE (7.5m x 27.0m)	9	0	26	7	0	0	0	42 (10%)
VILLA (10.0m x 30.0m)	21	34	0	42	54	8	40	199 (45%)
PREMIUM VILLA (12.5m x 30.0m)	11	35	0	13	18	12	14	103 (24%)
COURTYARD (14.0m x 30.0m)	17	17	0	11	15	11	9	80 (18%)
TRADITIONAL (600m² min.)	4	1	0	0	2	3	3	13 (3%)
TOTAL LOTS	62	87	26	73	89	34	66	437 (100%)
LENGTH OF NEW								
10.0m COMMON PROPERTY ROAD (m)	0	0	215	0	0	0	0	215
7.0m-10.0m LANEWAY (m)	58	0	0	60	0	0	0	118
16.0m ROAD (m)	223	820	0	570	756	585	456	3410
22.0m ROAD (m)	145	184	0	170	258	53	0	810
TRUNK COLLECTOR ROAD (m)	0	25	0	0	0	440	0	465
OPEN SPACE AREA (ha)^	0.2116	0.8047	0	0	0.2676	5.2721	6.29	12.846
STAGE AREA (ha)	3.42	5.974	0.926	3.828	5.195	10.231	9.512	39.086
DEVELOPABLE AREA (ha)**								23.689
DENSITY (lots/ha)**								18.4

* Excludes Vendor Retention Lot (1.004ha)
^ Includes Local Linear Park, Environmental Park, Neighbourhood Recreation Park & Stormwater Basins
** Excludes Open Space (12.846ha) & Trunk Collector Road (2.551ha)

PROPERTY DESCRIPTION
LOT 20 ON SP149887
TOTAL AREA 40.09 ha

NOTES

(1) This plan was prepared for the purpose and exclusive use of 400 WYATT PTY LTD to accompany an application to ECONOMIC DEVELOPMENT QUEENSLAND for a Development Permit to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation. JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2, 3, 4, 5, 6 or 7 hereof.

(2) The contours on this plan are from Orthophoto mapping and are suitable only for the purpose of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any purpose other than for the purpose of this application.

(3) The MGA boundaries utilised for this plan are based on information from EDWARDS SURVEYING PTY LTD.

(4) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

(5) Safety in Design
The Urban Design for the layout proposal has been developed to meet the stated project brief, as expressed in JFP Urban Consultants Offer for the works, and the Design Standards stipulated by the Local Authority named on this plan.
Non-standard design solutions adopted in the preparation of the layout are listed as follows;

- **None**

(6) The State Government proposes changes to the Queensland Development Code to reflect the provisions of the National Construction Code 2022. These changes once implemented will have an impact on the design of the future dwellings on the proposed allotments identified on this plan. The amendments to the QDC may also be subject to transitional provisions and we would strongly recommend that you discuss these matters further with your preferred Building Certifier.

(7) This plan may not be reproduced unless these notes are included.

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ISSUE:	DETAILS:	DATE:	INIT:
B	PMT SITES ADDED	26-05-26	TJM
A	ORIGINAL	30-04-26	TJM

TITLE:
RECONFIGURATION MASTER PLAN
400 WYATT PTY LTD
400 WYATT ROAD, KAGARU

DETAILS:
JOB NUMBER: B4955PA1_DA1 PLAN: D1 ISSUE: B
SHEET: 1 OF 8
DATE: 26th May 2026

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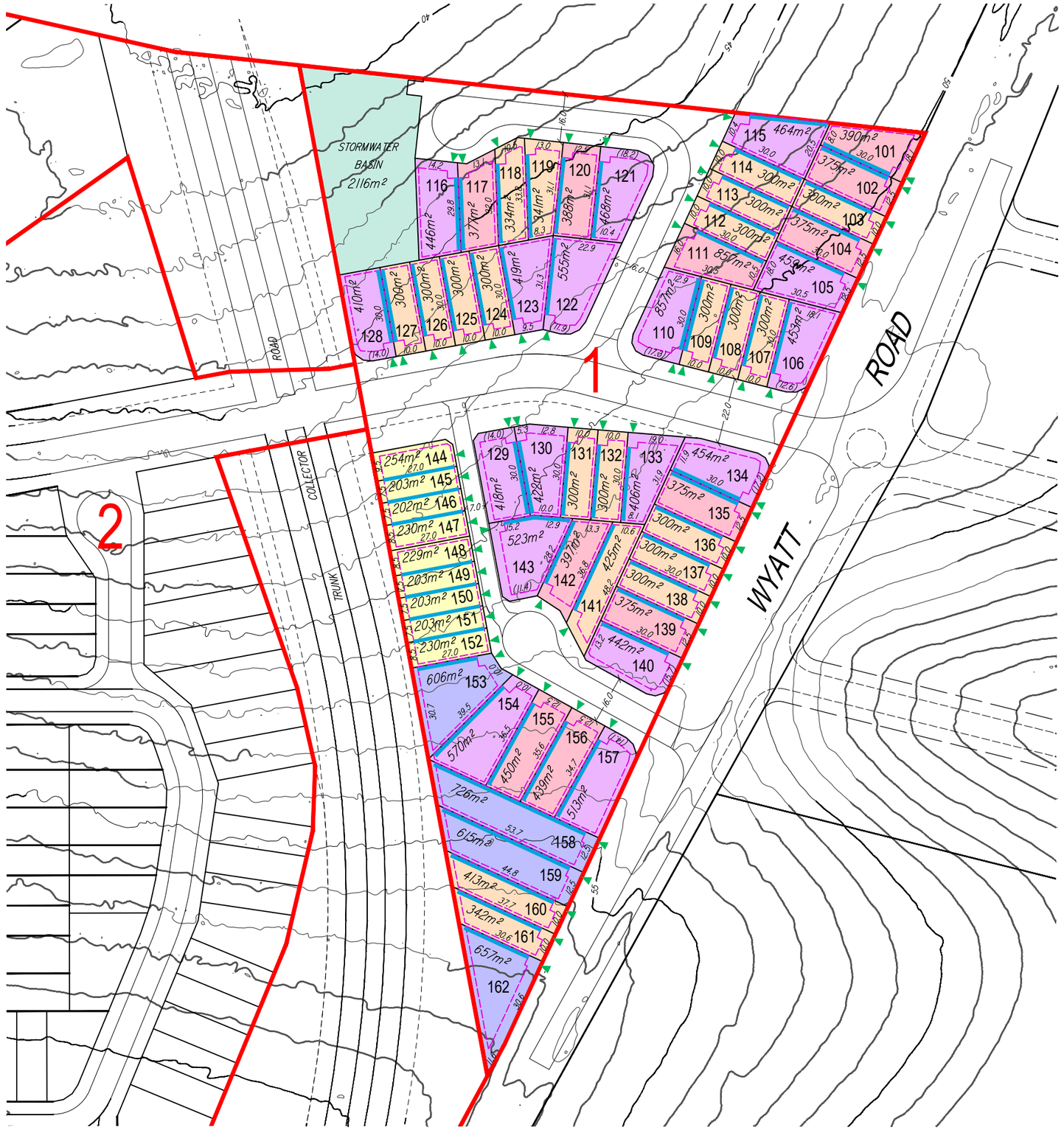
STATISTICS - STAGE 1	
RESIDENTIAL LOTS	
TERRACE	9
VILLA	21
PREMIUM VILLA	11
COURTYARD	17
TRADITIONAL	4
TOTAL LOTS	62
LENGTH OF NEW	
10.0m COMMON PROPERTY ROAD (m)	0
7.0m-10.0m LANEWAY (m)	58
16.0m ROAD (m)	223
22.0m ROAD (m)	145
TRUNK COLLECTOR ROAD (m)	0
OPEN SPACE AREA (ha)	0.2116
TOTAL AREA (ha)	3.42

* Includes Local Linear Park, Environmental Park, Neighbourhood Recreation Park & Stormwater Basins

LEGEND

- STAGE BOUNDARY
- OPEN SPACE
- INDICATIVE BUILDING ENVELOPE
- BUILT TO BOUNDARY WALL
- INDICATIVE DRIVEWAY LOCATION



SITE DEVELOPMENT TABLE

	Laneway Terrace	Villa	Premium Villa	Courtyard	Traditional
Front Setback					
To Wall (Ground Floor)	2.4m	3m	3m	3m	4m
To Wall (First Floor)	2.4m	3m	3m	3m	4m
Garage	n/a	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m
To Wall (First Floor)	1.8m	2m	2m	2m	2m
Garage	n/a	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	0.9m*
First Floor	0.9m	1m	1m	1m	1m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m
Side Setback (non-BTB)					
Ground Floor	0.9m	0.9m	1.0m	1.0m	1.0m
Fisrt Floor	0.9m	0.9m	1.0m	1.0m	1.5m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	70%	70%	60%	60%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.

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TITLE:

PLAN OF DEVELOPMENT: STAGE 1

400 WYATT PTY LTD

400 WYATT ROAD, KAGARU

DETAILS:

JOB NUMBER: B4955PA1_DA1 PLAN: D1 ISSUE: A

SHEET: 2 OF 8

DATE: 26th May 2026

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STATISTICS	STAGE 2	STAGE 3
RESIDENTIAL LOTS		
TERRACE	0	26
VILLA	34	0
PREMIUM VILLA	35	0
COURTYARD	17	0
TRADITIONAL	1	0
TOTAL LOTS	87	26
LENGTH OF NEW		
10.0m COMMON PROPERTY ROAD (m)	0	215
7.0m-10.0m LANEWAY (m)	0	0
16.0m ROAD (m)	820	0
22.0m ROAD (m)	184	0
TRUNK COLLECTOR ROAD (m)	25	0
OPEN SPACE AREA (ha)*	0.8047	0
TOTAL AREA (ha)	5.974	0.926

* Includes Local Linear Park, Environmental Park, Neighbourhood Recreation Park & Stormwater Basins

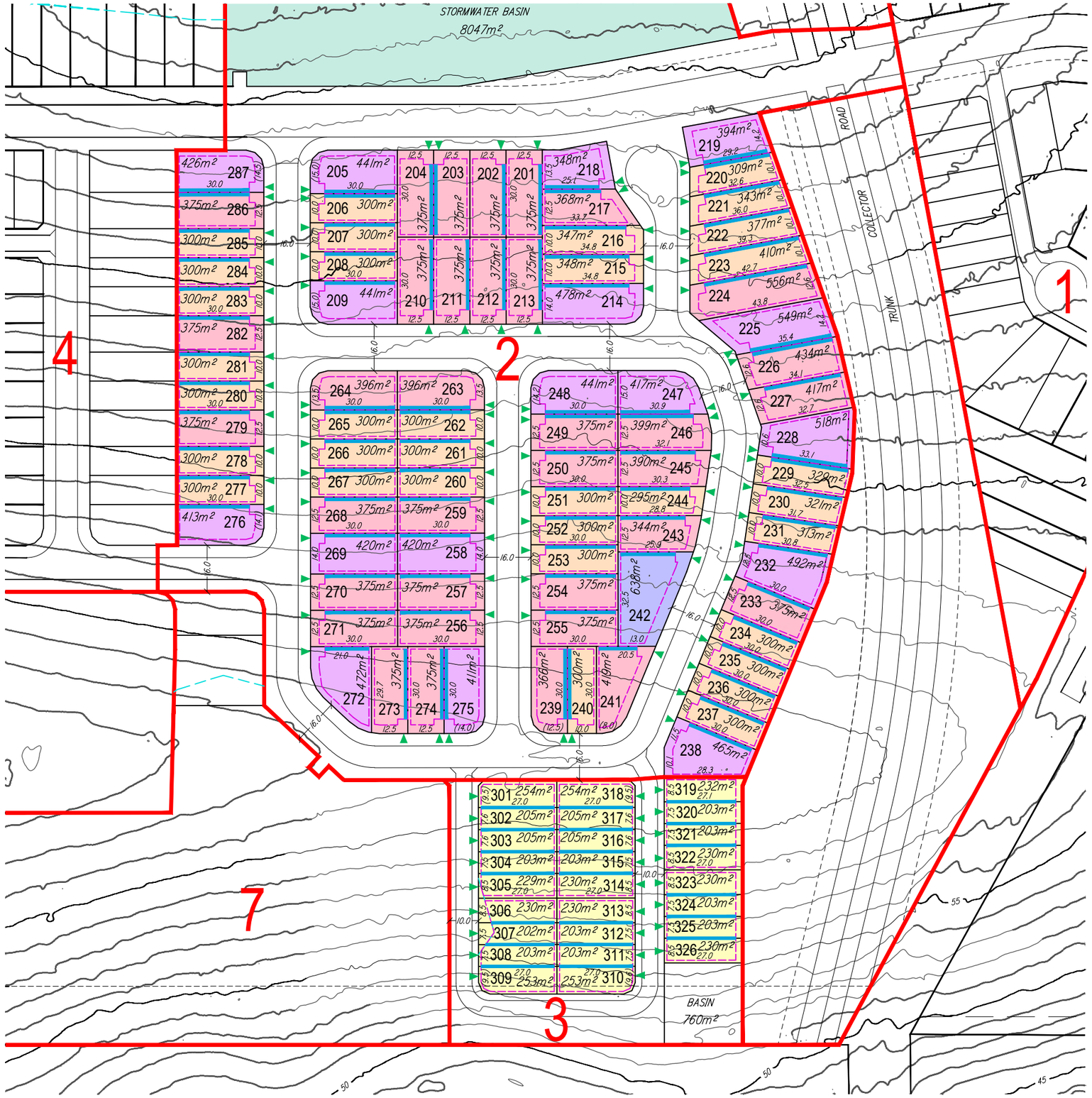
LEGEND

- STAGE BOUNDARY
- INDICATIVE BUILDING ENVELOPE
- BUILT TO BOUNDARY WALL
- INDICATIVE DRIVEWAY LOCATION
- BUSHFIRE MANAGEMENT ZONE

SITE DEVELOPMENT TABLE

	Laneway Terrace	Villa	Premium Villa	Courtyard	Traditional
Front Setback					
To Wall (Ground Floor)	2.4m	3m	3m	3m	4m
To Wall (First Floor)	2.4m	3m	3m	3m	4m
Garage	n/a	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m
To Wall (First Floor)	1.8m	2m	2m	2m	2m
Garage	n/a	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	0.9m*
First Floor	0.9m	1m	1m	1m	1m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m
Side Setback (non-BTB)					
Ground Floor	0.9m	0.9m	1.0m	1.0m	1.0m
Fisrt Floor	0.9m	0.9m	1.0m	1.0m	1.5m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	70%	70%	60%	60%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.



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PLAN OF DEVELOPMENT: STAGES 2 & 3
400 WYATT PTY LTD
400 WYATT ROAD, KAGARU

DETAILS:
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STATISTICS - STAGE 4	
RESIDENTIAL LOTS	
TERRACE	7
VILLA	42
PREMIUM VILLA	13
COURTYARD	11
TRADITIONAL	0
TOTAL LOTS	73
LENGTH OF NEW	
10.0m COMMON PROPERTY ROAD (m)	0
7.0m-10.0m LANEWAY (m)	60
16.0m ROAD (m)	570
22.0m ROAD (m)	170
TRUNK COLLECTOR ROAD (m)	0
OPEN SPACE AREA (ha)	0
TOTAL AREA (ha)	3.828

* Includes Local Linear Park, Environmental Park, Neighbourhood Recreation Park & Stormwater Basins

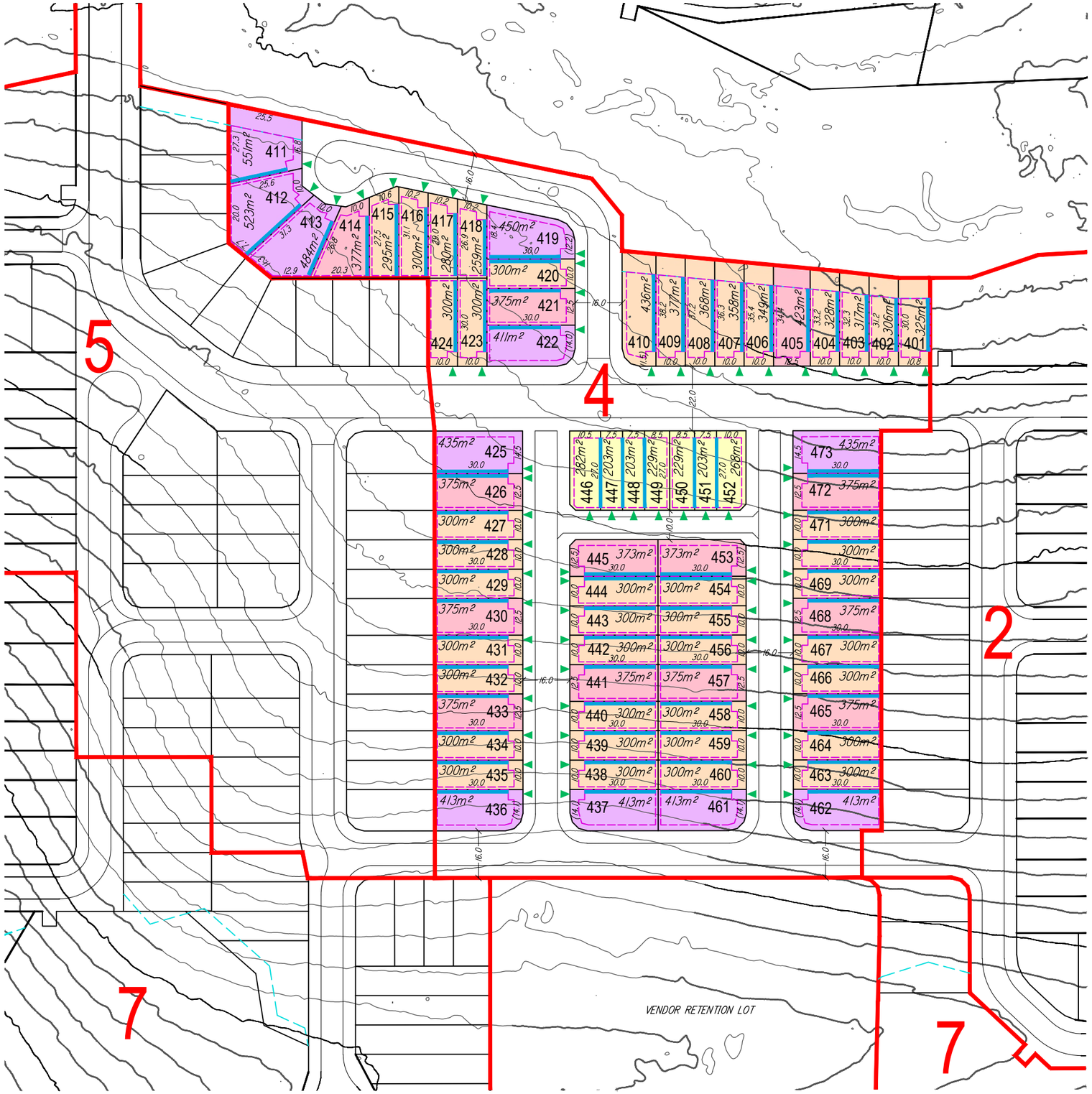
LEGEND

- STAGE BOUNDARY
- INDICATIVE BUILDING ENVELOPE
- BUILT TO BOUNDARY WALL
- INDICATIVE DRIVEWAY LOCATION
- BUSHFIRE MANAGEMENT ZONE

SITE DEVELOPMENT TABLE

	Laneway Terrace	Villa	Premium Villa	Courtyard	Traditional
Front Setback					
To Wall (Ground Floor)	2.4m	3m	3m	3m	4m
To Wall (First Floor)	2.4m	3m	3m	3m	4m
Garage	n/a	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m
To Wall (First Floor)	1.8m	2m	2m	2m	2m
Garage	n/a	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	0.9m*
First Floor	0.9m	1m	1m	1m	1m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m
Side Setback (non-BTB)					
Ground Floor	0.9m	0.9m	1.0m	1.0m	1.0m
Fisrt Floor	0.9m	0.9m	1.0m	1.0m	1.5m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	70%	70%	60%	60%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.



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NORTH:

SCALE: @ A3 1:1500
0 15 30 45 60 75 90 105
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DRAWN	TJM	APPROVED	ST	L.A. LOGAN CITY COUNCIL

ISSUES:

ISSUE:	DETAILS:	DATE:	INIT:
A	ORIGINAL	26-05-26	TJM

TITLE:

PLAN OF DEVELOPMENT: STAGE 4
400 WYATT PTY LTD
400 WYATT ROAD, KAGARU

DETAILS:
JOB NUMBER: B4955PA1_DA1 PLAN: D1 ISSUE: A
SHEET: 4 OF 8
DATE: 26th May 2026

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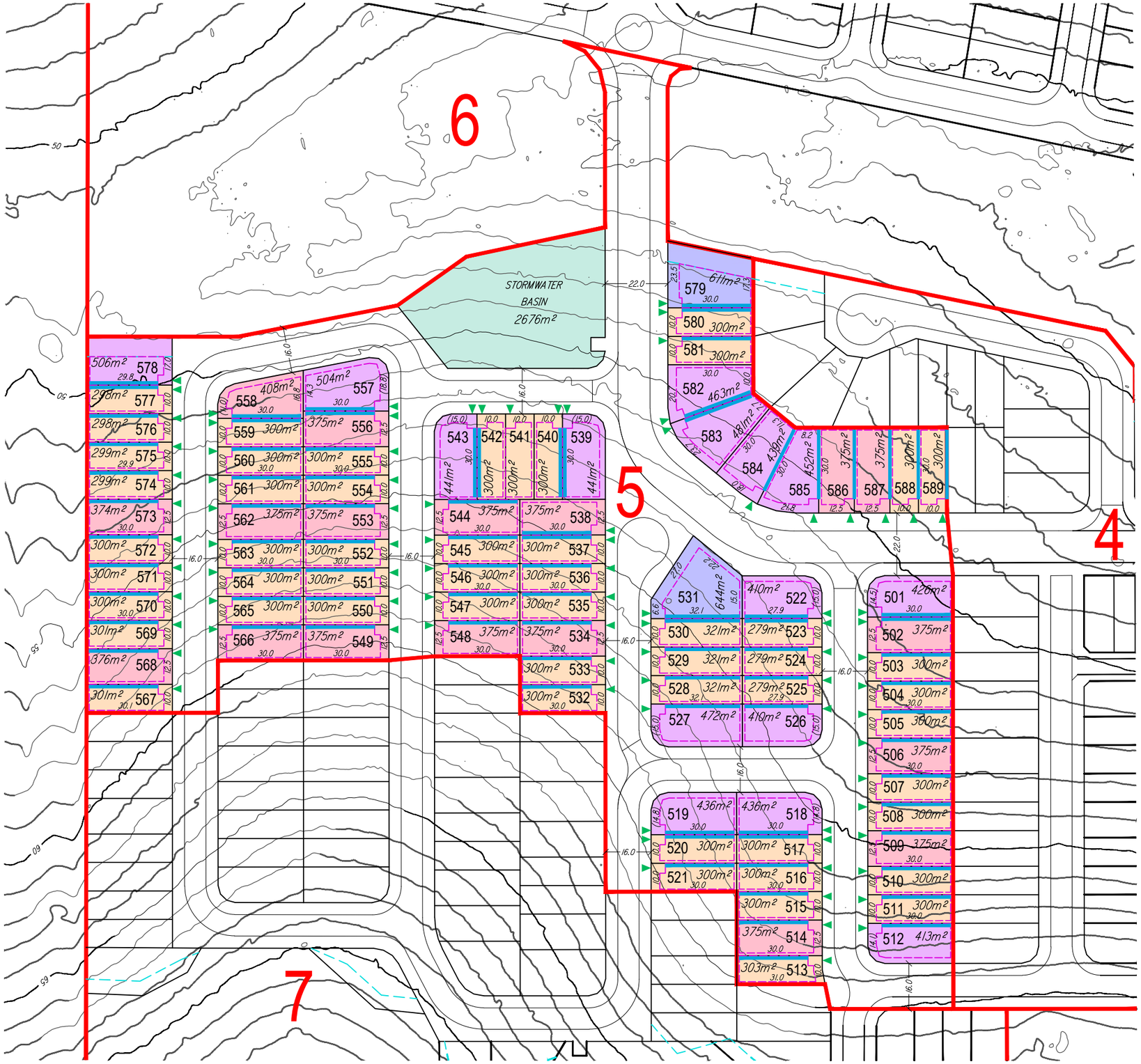
STATISTICS - STAGE 5	
RESIDENTIAL LOTS	
TERRACE	0
VILLA	54
PREMIUM VILLA	18
COURTYARD	15
TRADITIONAL	2
TOTAL LOTS	89
LENGTH OF NEW	
10.0m COMMON PROPERTY ROAD (m)	0
7.0m-10.0m LANEWAY (m)	0
16.0m ROAD (m)	756
22.0m ROAD (m)	258
TRUNK COLLECTOR ROAD (m)	0
OPEN SPACE AREA (ha)	0.2676
TOTAL AREA (ha)	5.195

* Includes Local Linear Park, Environmental Park, Neighbourhood Recreation Park & Stormwater Basins

LEGEND

- STAGE BOUNDARY
- INDICATIVE BUILDING ENVELOPE
- BUILT TO BOUNDARY WALL
- INDICATIVE DRIVEWAY LOCATION
- BUSHFIRE MANAGEMENT ZONE



SITE DEVELOPMENT TABLE

	Laneway Terrace	Villa	Premium Villa	Courtyard	Traditional
Front Setback					
To Wall (Ground Floor)	2.4m	3m	3m	3m	4m
To Wall (First Floor)	2.4m	3m	3m	3m	4m
Garage	n/a	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m
To Wall (First Floor)	1.8m	2m	2m	2m	2m
Garage	n/a	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	0.9m*
First Floor	0.9m	1m	1m	1m	1m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m
Side Setback (non-BTB)					
Ground Floor	0.9m	0.9m	1.0m	1.0m	1.0m
Fisrt Floor	0.9m	0.9m	1.0m	1.0m	1.5m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	70%	70%	60%	60%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.

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NORTH:

SCALE:

SCALE: @ A3 1:1500

0 15 30 45 60 75 90 105

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TITLE:

PLAN OF DEVELOPMENT: STAGE 5

400 WYATT PTY LTD

400 WYATT ROAD, KAGARU

DETAILS:

JOB NUMBER: B4955PA1_DA1 PLAN: D1 ISSUE: A

SHEET: 5 OF 8

DATE: 26th May 2026

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LEGEND

- STAGE BOUNDARY
- INDICATIVE BUILDING ENVELOPE
- BUILT TO BOUNDARY WALL
- INDICATIVE DRIVEWAY LOCATION
- BUSHFIRE MANAGEMENT ZONE

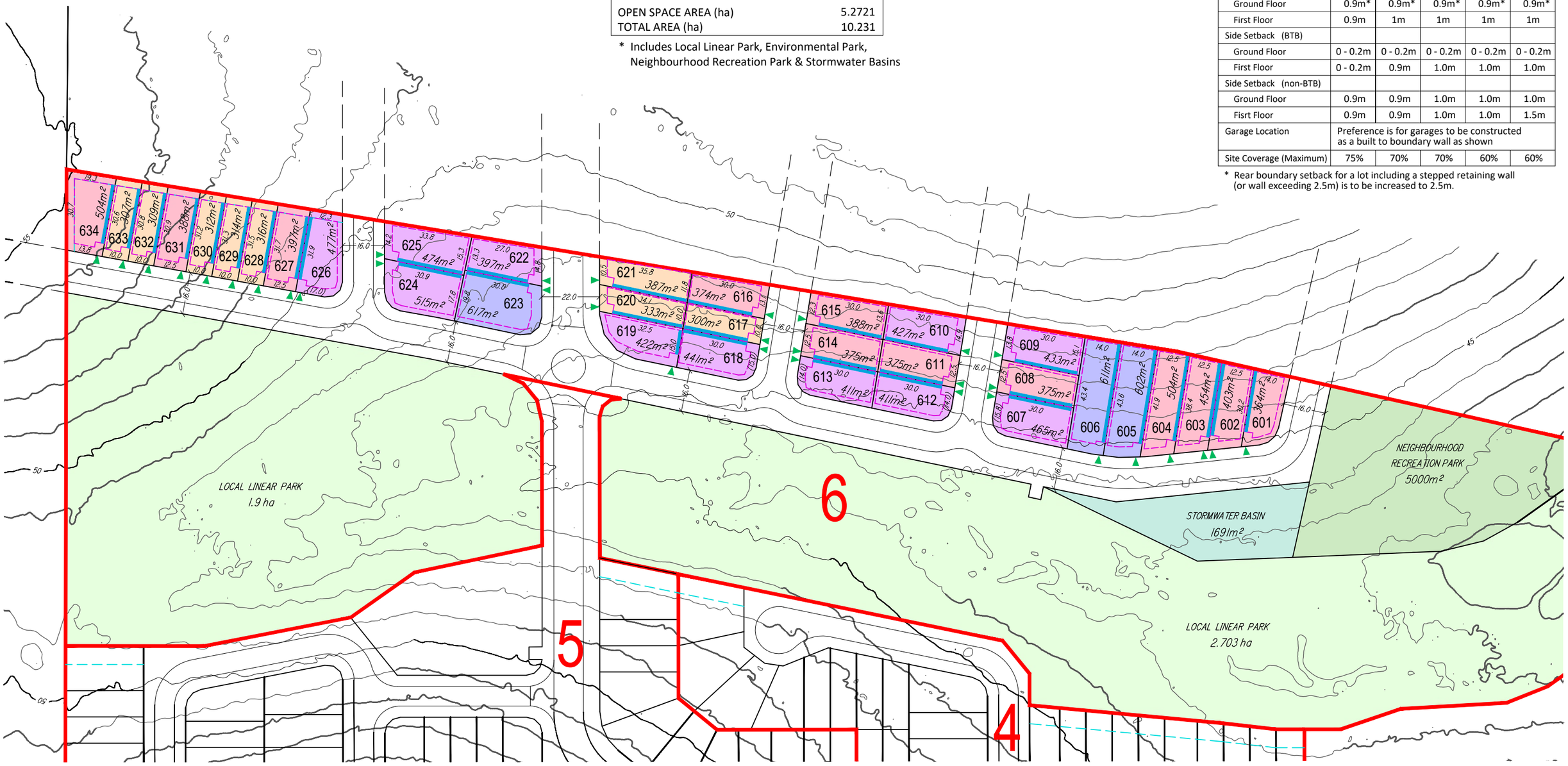
STATISTICS - STAGE 6	
RESIDENTIAL LOTS	
TERRACE	0
VILLA	8
PREMIUM VILLA	12
COURTYARD	11
TRADITIONAL	3
TOTAL LOTS	34
LENGTH OF NEW	
10.0m COMMON PROPERTY ROAD (m)	0
7.0m-10.0m LANEWAY (m)	0
16.0m ROAD (m)	585
22.0m ROAD (m)	53
TRUNK COLLECTOR ROAD (m)	440
OPEN SPACE AREA (ha)	5.2721
TOTAL AREA (ha)	10.231

* Includes Local Linear Park, Environmental Park, Neighbourhood Recreation Park & Stormwater Basins

SITE DEVELOPMENT TABLE

	Laneway Terrace	Villa	Premium Villa	Courtyard	Traditional
Front Setback					
To Wall (Ground Floor)	2.4m	3m	3m	3m	4m
To Wall (First Floor)	2.4m	3m	3m	3m	4m
Garage	n/a	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m
To Wall (First Floor)	1.8m	2m	2m	2m	2m
Garage	n/a	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	0.9m*
First Floor	0.9m	1m	1m	1m	1m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m
Side Setback (non-BTB)					
Ground Floor	0.9m	0.9m	1.0m	1.0m	1.0m
Fisrt Floor	0.9m	0.9m	1.0m	1.0m	1.5m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	70%	70%	60%	60%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.



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NORTH:

SCALE:

SCALE: @ A3 1:1500

0 15 30 45 60 75 90 105

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DRAWN	TJM	APPROVED	ST	L.A. LOGAN CITY COUNCIL

ISSUES:

ISSUE:	DETAILS:	DATE:	INIT:
A	ORIGINAL	26-05-26	TJM

TITLE:

PLAN OF DEVELOPMENT: STAGE 6

400 WYATT PTY LTD

400 WYATT ROAD, KAGARU

DETAILS:

JOB NUMBER: B4955PA1_DA1 PLAN: D1 ISSUE: A

SHEET: 6 OF 8

DATE: 26th May 2026

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LEGEND

- STAGE BOUNDARY
- INDICATIVE BUILDING ENVELOPE
- BUILT TO BOUNDARY WALL
- INDICATIVE DRIVEWAY LOCATION
- BUSHFIRE MANAGEMENT ZONE

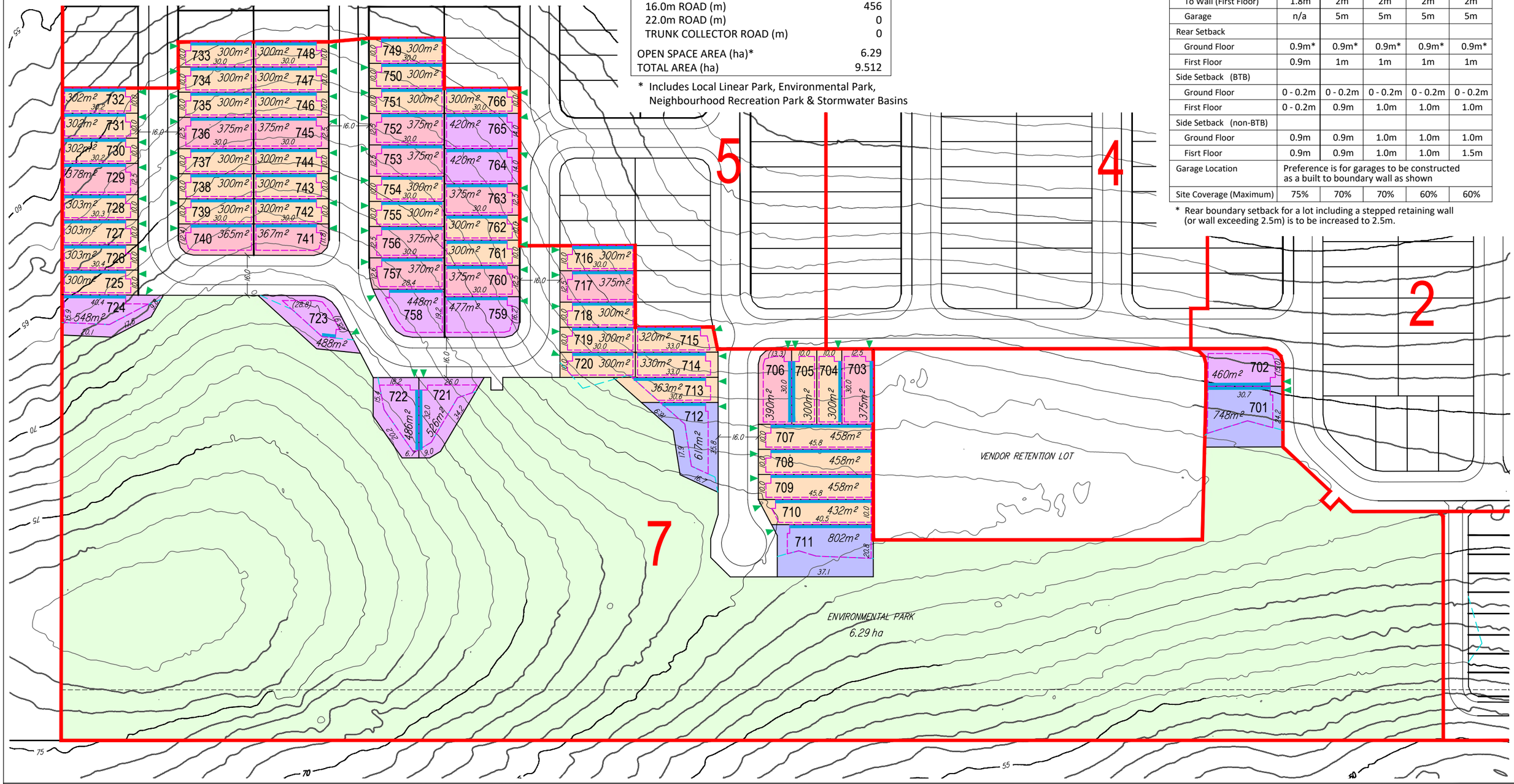
STATISTICS - STAGE 7	
RESIDENTIAL LOTS	
TERRACE	0
VILLA	40
PREMIUM VILLA	14
COURTYARD	9
TRADITIONAL	3
TOTAL LOTS	66
LENGTH OF NEW	
10.0m COMMON PROPERTY ROAD (m)	0
7.0m-10.0m LANEWAY (m)	0
16.0m ROAD (m)	456
22.0m ROAD (m)	0
TRUNK COLLECTOR ROAD (m)	0
OPEN SPACE AREA (ha)*	6.29
TOTAL AREA (ha)	9.512

* Includes Local Linear Park, Environmental Park, Neighbourhood Recreation Park & Stormwater Basins

SITE DEVELOPMENT TABLE

	Laneway Terrace	Villa	Premium Villa	Courtyard	Traditional
Front Setback					
To Wall (Ground Floor)	2.4m	3m	3m	3m	4m
To Wall (First Floor)	2.4m	3m	3m	3m	4m
Garage	n/a	5m	5m	5m	5m
Secondary Frontage					
To Wall (Ground Floor)	1.5m	1.5m	2m	2m	2m
To Wall (First Floor)	1.8m	2m	2m	2m	2m
Garage	n/a	5m	5m	5m	5m
Rear Setback					
Ground Floor	0.9m*	0.9m*	0.9m*	0.9m*	0.9m*
First Floor	0.9m	1m	1m	1m	1m
Side Setback (BTB)					
Ground Floor	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m	0 - 0.2m
First Floor	0 - 0.2m	0.9m	1.0m	1.0m	1.0m
Side Setback (non-BTB)					
Ground Floor	0.9m	0.9m	1.0m	1.0m	1.0m
Fisrt Floor	0.9m	0.9m	1.0m	1.0m	1.5m
Garage Location	Preference is for garages to be constructed as a built to boundary wall as shown				
Site Coverage (Maximum)	75%	70%	70%	60%	60%

* Rear boundary setback for a lot including a stepped retaining wall (or wall exceeding 2.5m) is to be increased to 2.5m.



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NORTH:

SCALE:

SCALE: @ A3 1:1500

0 15 30 45 60 75 90 105

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DRAWN	TJM	APPROVED	ST	L.A. LOGAN CITY COUNCIL

ISSUES:

ISSUE:	DETAILS:	DATE:	INIT:
A	ORIGINAL	26-05-26	TJM

TITLE:

PLAN OF DEVELOPMENT: STAGE 7

400 WYATT PTY LTD

400 WYATT ROAD, KAGARU

DETAILS:

JOB NUMBER: B4955PA1_DA1 PLAN: D1 ISSUE: A

SHEET: 7 OF 8

DATE: 26th May 2026

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NOTES - DETACHED HOUSES

GENERAL

1. All development is to be undertaken generally in accordance with the approved Reconfiguration Master Plan and the staged reconfiguration of a lot approval.
2. Building height must not exceed 9 metres or 2 storeys.
3. Dwellings must address the street by presenting front doors to the street.
4. Letterboxes are clearly visible and identifiable from the street.
5. Building height is measured from natural ground level.
6. To avoid any doubt, the natural ground level is taken to be the level of the land when the survey plan creating the subject lot was registered.

SETBACKS AND SITE COVER

7. Setbacks are as per the Site Development Table shown on this plan for each specific stage, unless otherwise indicated.
8. Where built to boundary walls are adopted, side boundary setbacks shall be in accordance with the Site Development Table shown on this plan.
9. All setbacks are measured to the wall of the structure.
10. Notwithstanding the Site Development Table shown on this plan, a 2.4m setback is permitted to unenclosed entry features such as porches, porticos, verandas and balconies.
11. Building envelope and setback requirements may be affected by provisions for easements for services, which may alter the setback requirements.
12. Site cover is the maximum area covered by all buildings and structures roofed with impervious materials.
13. Site cover for each house is as per the Site Development Table shown on this plan.

BUILT-TO-BOUNDARY WALLS

14. The length of a Built-To-Boundary wall is not to exceed 15m or 50% of the lot depth, except for Terrace lots, and are a maximum of 3.5m in height.
15. Eaves must not encroach closer than 300mm to side and rear lot boundary. This does not apply to built to boundary walls.
16. With the exception of Terrace Lots, Built-To-Boundary walls are optional, however if a Built-To-Boundary wall is proposed it must be constructed on the side indicated.

FRONTAGES

17. A lot can only have one primary frontage.
18. For corner lots, a secondary frontage may be applicable, however a pedestrian pathway or road reserve that does not contain a road carriageway is not a secondary frontage.
19. Secondary frontage is the longer street frontage of a lot located on a corner.
20. Where adjacent to a pedestrian pathway, this frontage should be taken to be a side boundary.

PRIVATE OPEN SPACE

21. Each detached dwelling has at least one clearly defined outdoor living space which has a minimum area of 12 square metres and a minimum dimension of 3 metres.
22. Private open space must provide visual privacy from another outdoor living space via window or balcony screen.
23. Private open spaces must be directly accessible from a living area.
24. All private and/or communal open space shall be provided with a maximum gradient not exceeding 1:10.

PARKING

25. Minimum off-street parking requirements are 1 covered space (5.6m x 3m) and 1 additional parking space which may be in tandem and uncovered.
26. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable).
27. There is a maximum of one driveway per dwelling unless a corner lot.
28. Driveways are a maximum of
    a. 3.0m wide at the lot boundary where serving a single garage
    b. 4.8m wide at the lot boundary where serving a double garage

FENCING

29. Fencing forward of the front façade is not permitted on the primary road frontage.
30. Side boundary fencing abutting a secondary road frontage must be a maximum of 1.8m high and limited to 70% of that boundary length, measured from the rear. No further fencing is permitted along the secondary street frontage.
31. Fences, screens, and retaining walls and other structures are not more than 1 metre high within a truncation made by 3 equal chords of a 6 metre. radius curve at the corner of the two road frontages.
32. Front fencing allows for overlooking of the street and park to provide casual surveillance opportunity.
33. Fencing to secondary frontages or road reserve not including a vehicular carriageway (i.e. pathway) can be a maximum height of 1.2 metres (where solid); or up to 1.8 metres (where the part of the fence above 1.2 metres in height is at least 50% transparent).
34. Fencing must be provided along the rear boundary of Interface Lots and must be a minimum of 1.8m high. Fencing must be solid timber (no transparency).

LOTS ADJOINING OPEN SPACE

35. Lots with a common boundary with public open space (being park, drainage or reserve) provide for passive surveillance/overlooking of the open space by inclusion of the following design elements:
    a. Habitable room windows facing the open space;
    b. For double storey dwellings, balconies overlooking the open space;
    c. For single storey dwellings, 1.2 metre high fencing with a minimum of 50% transparency along the common boundary with the open space OR aluminium pool fencing to the common boundary with the open space

BUSHFIRE

36. Lots may be affected by bushfire risk and setbacks, requiring compliance with the relevant Australian Standard. Refer to the Bushfire Management Plan prepared by Bushfire Risk Reducers, which show BAL ratings for affected lots.

ADDITIONAL NOTES - DETACHED HOUSES (<12.5m frontages)

SINGLE STOREY DWELLING WITH DOUBLE GARAGE

1. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.8m.
2. The garage door must:
    a. Not exceed 4.8m in width;
    b. Not exceed 45%of the front façade in area.
    c. Be overhung by a minimum 1.0m deep eave or alternately an arbour or architectural awning to add depth and cast shadow for a minimum width of 5m centred over the door opening.
3. The front façade of the dwelling must be forward a minimum of 1.0m of the alignment of the garage wall, and must include the following:
    a. Window to a habitable room;
    b. Minimum of three (3) different changes in colour, texture or materials.
4. Entries, windows and glazing:
    a. A minimum of 10% of the front façade must be glazed;
    b. A clearly defined entry with a minimum covered area of 3m² is required to articulate the façade and address the street frontage.
5. Driveways cannot exceed 3.0m in width at the front boundary, where serving a single garage, or 4.8m wide at the lot boundary, where serving a double garage.
6. Dwellings must address the street by presenting front doors to the street.
7. Double garages are not permitted on lots with frontages of 10m or less. Double garages are permitted on single storey buildings where the lot width is ≥12.5m at the line of the garage door.

TWO STOREY DWELLING WITH DOUBLE GARAGE

8. Double garages may be permitted on 2 storey buildings with frontages of less than 12.5m. This is subject to the garage being setback 1.5m behind the face of the main dwelling.
9. Dwellings must address the street by presenting front doors to the street.

NOTES – LANEWAY TERRACES

GENERAL

1. All development is to be undertaken generally in accordance with the Reconfiguration Master Plan and the staged reconfiguration of a lot approval. Final design and dwelling numbers subject to compliance assessment.
2. Building height must not exceed 9 metres or 2 storeys.

ORIENTATION

3. Entries and front doors of the dwellings on lots are to address the primary street frontage.
4. Dwellings shall include windows and patios overlooking the street frontage.
5. All dwellings must have a clearly identifiable front door, which is undercover.
6. Bin storage and clothes drying areas must not be visible from any street frontage.

SETBACKS AND SITE COVER

7. Setbacks are as per the Site Development Table shown on this plan, unless otherwise specified.
8. Setbacks are to comply with the ULDA Guideline no. 1 - Medium and high rise buildings or Guideline No. 7 - Low Rise Buildings, as applicable.
9. Site cover on each terrace laneway lot is not to exceed 75%.
10. Built-To-Boundary walls are mandatory for Terrace Lots.

PARKING

11. Double garages are permitted to a rear laneway.
12. Minimum off-street parking requirements - 1 covered space per unit and the garage or carport door is setback a minimum of 5m from the road frontage.
13. Garages are to be located on the nominated Built-to-Boundary wall side (if applicable).
14. There is a maximum of one driveway per dwelling unless a corner lot.
15. Driveways are a maximum of
    a. 3.0m wide at the lot boundary where serving a single garage
    b. 4.8m wide at the lot boundary where serving a double garage

FENCING

16. Fencing forward of the front façade is permeable.
17. No fencing is permitted along zero lot boundaries where a dwelling is constructed to the boundary.

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NORTH:

SCALE:
NTS

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DRAWN	TJM	APPROVED	ST	L.A. LOGAN CITY COUNCIL

ISSUES:

ISSUE:	DETAILS:	DATE:	INIT:
A	ORIGINAL	26-05-26	TJM

TITLE:
PLAN OF DEVELOPMENT: NOTATIONS
400 WYATT PTY LTD
400 WYATT ROAD, KAGARU

DETAILS:
JOB NUMBER: B4955PA1_DA1 PLAN: D1 ISSUE: A
SHEET: 8 OF 8
DATE: 26th May 2026

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Appendix B Desktop Search 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: 27-Feb-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:	22
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:	18
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 buffer area only
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community may occur within area	In feature area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community may occur within area	In feature area
Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions	Endangered	Community likely to occur within area	In feature area
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 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
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 likely 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 likely to occur within area	In feature area
Petrogale penicillata			
Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat likely to 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	Foraging, feeding or related behaviour 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 likely to occur within area	In feature area
Coleus habrophyllus listed as Plectranthus habrophyllus			
[91378]	Endangered	Species or species habitat may 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 feature area
Cupaniopsis shirleyana Wedge-leaf Tuckeroo [3205]	Vulnerable	Species or species habitat may occur within area	In feature area
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 buffer area only
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 buffer area only
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
Sophora fraseri			
[8836]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thesium australe			
Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area	In feature area
REPTILE			
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 likely 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 likely 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 likely 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
Symposiachrus trivirgatus as Monarcha trivirgatus			
Spectacled Monarch [83946]		Species or species habitat may 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
Kagaru Residential Development	2024/10083		Assessment	In feature area
Kagaru to Acacia Ridge and Bromelton Inland Rail Project	2021/8927		Completed	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
Flagstone West Urban Development Project, QLD	2014/7206	Controlled Action	Post-Approval	In buffer area only
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

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Inland Rail Calvert to Kagaru Project	2017/7944	Controlled Action	Assessment Approach	In feature area
Residential development, Lots 3, 200 and 1, approx 6.5km SW Undullah, Qld	2016/7772	Controlled Action	Further Information Request	In feature area
Residential development, Teviot Road, north Beaudesert, Qld	2016/7724	Controlled Action	Post-Approval	In buffer area only
Southern Regional Water Pipeline	2006/2593	Controlled Action	Post-Approval	In buffer area only
Wyaralong Dam	2006/3157	Controlled Action	Post-Approval	In buffer area only
Not controlled action				
Construction and upgrade of approximately 7km of external road corridor, Flagstone, Qld	2014/7319	Not Controlled Action	Completed	In feature area
Flagstone Central to Cedar Grove WWTP Conveyance Pipeline	2018/8190	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
South West Pipeline and Wyaralong Tanks Project, Qld	2018/8320	Not Controlled Action	Completed	In buffer area only
Upgraded sewerage infrastructure in the Helensvale/Coombabah catchment	2004/1427	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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Vegetation management report

For Lot: 20 Plan: SP149887
27/02/2026

nrmmrrd.qld.gov.au

Queensland Government

This publication has been compiled by Operations Support, Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

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Recent changes

Updated mapping

Updated vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

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

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development who administer the framework;

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

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

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

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

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

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

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

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 20 Plan: SP149887 are listed in Table 1.

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

Lot	Plan	Tenure	Property title area (sq metres)
20	SP149887	Freehold	400,900
A	RP53190	Easement	13,890

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

Does the property Lot: 20 Plan: SP149887 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

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

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 20 Plan: SP149887, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Logan City	Logan-Albert	Southeast Queensland	Moreton Basin

2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2023, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

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

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

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

You can complete the online form at
https://vegetation-apps.dnrm.qld.gov.au

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@nrmmrrd.qld.gov.au

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

3. Vegetation management framework for Lot: 20 Plan: SP149887

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	5.19
Category X	35.21

Table 4: Description of vegetation categories

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

Property Map of Assessable Vegetation (PMAV)

The following Property Map of Assessable Vegetation (PMAVs) may be present on this property.
Reference number:
2018/001151

3.2 Regional ecosystems

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

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
12.9-10.2	Least concern	B	5.19	Corymbia citriodora subsp. variegata +/- Eucalyptus crebra open forest on sedimentary rocks	Mid-dense
non-rem	None	X	35.21	None	None

Please note:
1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

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

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

3.3 Watercourses

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

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

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

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

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

1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in

landscape; or
2) in which the protected wildlife, at any stage of its life cycle, is located.

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

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

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

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
860	Phascolarctos cinereus	koala	E	Open forests and woodlands containing Eucalyptus, Corymbia, Lophostemon or Melaleuca trees having a trunk of a diameter of more than 10cm at 1.3m above the ground. Tree species used for food and habitat varies across the state and can include: Corymbia citriodora, Corymbia henryi, Corymbia intermedia, Eucalyptus acmenoides, Eucalyptus bancroftii, Eucalyptus biturbinata, Eucalyptus blakelyi, Eucalyptus brownii, Eucalyptus camaldulensis, Eucalyptus carnea, Eucalyptus chloroclada, Eucalyptus coolabah, Eucalyptus crebra, Eucalyptus dealbata, Eucalyptus drepanophylla, Eucalyptus dunnii, Eucalyptus eugenioides, Eucalyptus exserta, Eucalyptus fibrosa, Eucalyptus grandis, Eucalyptus helidonica, Eucalyptus latisinensis, Eucalyptus longirostrata, Eucalyptus major, Eucalyptus melanophloia, Eucalyptus melliodora, Eucalyptus microcarpa, Eucalyptus microcorys, Eucalyptus microtheca, Eucalyptus moluccana, Eucalyptus montivaga, Eucalyptus orgadophila, Eucalyptus papuana, Eucalyptus pilularis, Eucalyptus platyphylla, Eucalyptus populnea, Eucalyptus portuensis, Eucalyptus propinqua, Eucalyptus racemosa, Eucalyptus resinifera, Eucalyptus robusta, Eucalyptus saligna, Eucalyptus seeana, Eucalyptus siderophloia, Eucalyptus sideroxylon, Eucalyptus tereticornis, Eucalyptus thozetiana, Eucalyptus tindaliae, Eucalyptus umbra, Lophostemon confertus, Melaleuca leucadendra, Melaleuca quinquenervia.	Sea level to 1000m.		Riparian areas, plains and hill/escarpment slopes.

Label	Regional Ecosystem (mandatory unless otherwise specified)
860	4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.8, 4.3.10, 4.3.11, 4.5.3, 4.5.5, 4.5.6, 4.5.8, 4.5.9, 4.7.1, 4.7.7, 4.7.8, 4.9.6, 4.9.10, 4.9.12, 4.9.17, 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.7, 6.3.8, 6.3.9, 6.3.11, 6.3.12, 6.3.17, 6.3.18, 6.3.22, 6.3.24, 6.3.25, 6.4.1, 6.4.2, 6.4.3, 6.4.4, 6.5.1, 6.5.2, 6.5.3, 6.5.5, 6.5.6, 6.5.7, 6.5.8, 6.5.9, 6.5.10, 6.5.11, 6.5.13, 6.5.14, 6.5.15, 6.5.16, 6.5.17, 6.5.18, 6.5.19, 6.6.2, 6.7.1, 6.7.2, 6.7.5, 6.7.6, 6.7.7, 6.7.9, 6.7.11, 6.7.12, 6.7.13, 6.7.14, 6.7.17, 6.9.3, 7.2.3, 7.2.4, 7.2.7, 7.2.11, 7.3.7, 7.3.8, 7.3.9, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.25, 7.3.26, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.47, 7.3.48, 7.3.50, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.8.7, 7.8.8, 7.8.10, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.5, 7.11.6, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.41, 7.11.42, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 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3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

No Class A

Class B (with urban areas masked as per SPP): 3.74 ha

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 20 Plan: SP149887.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

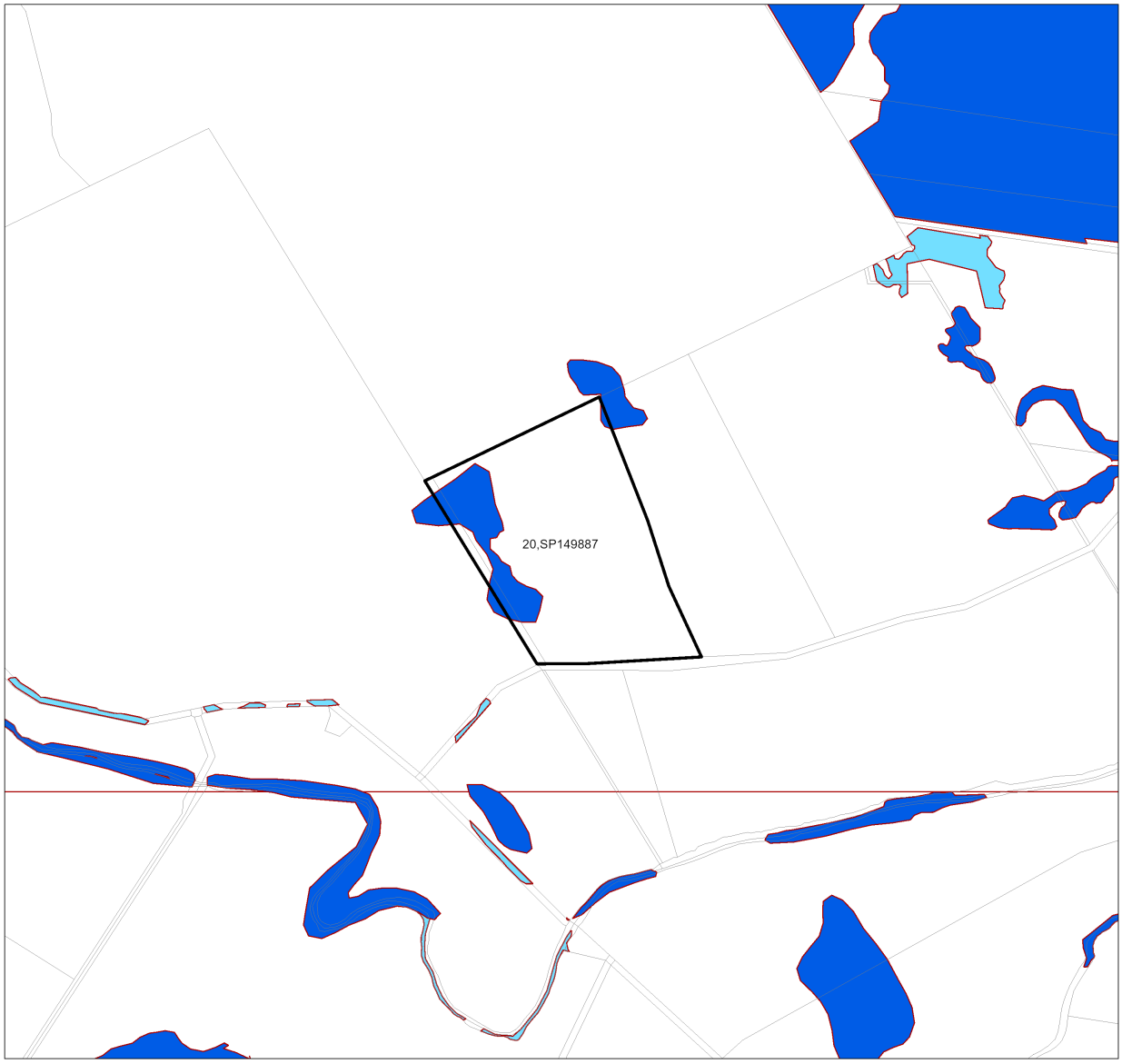
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

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

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

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

4.1 Regulated vegetation management map

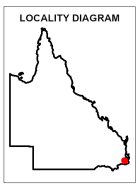


Regulated Vegetation Management Map

Queensland Government

- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries
- Selected Lot and Plan

LOCALITY DIAGRAM



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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.

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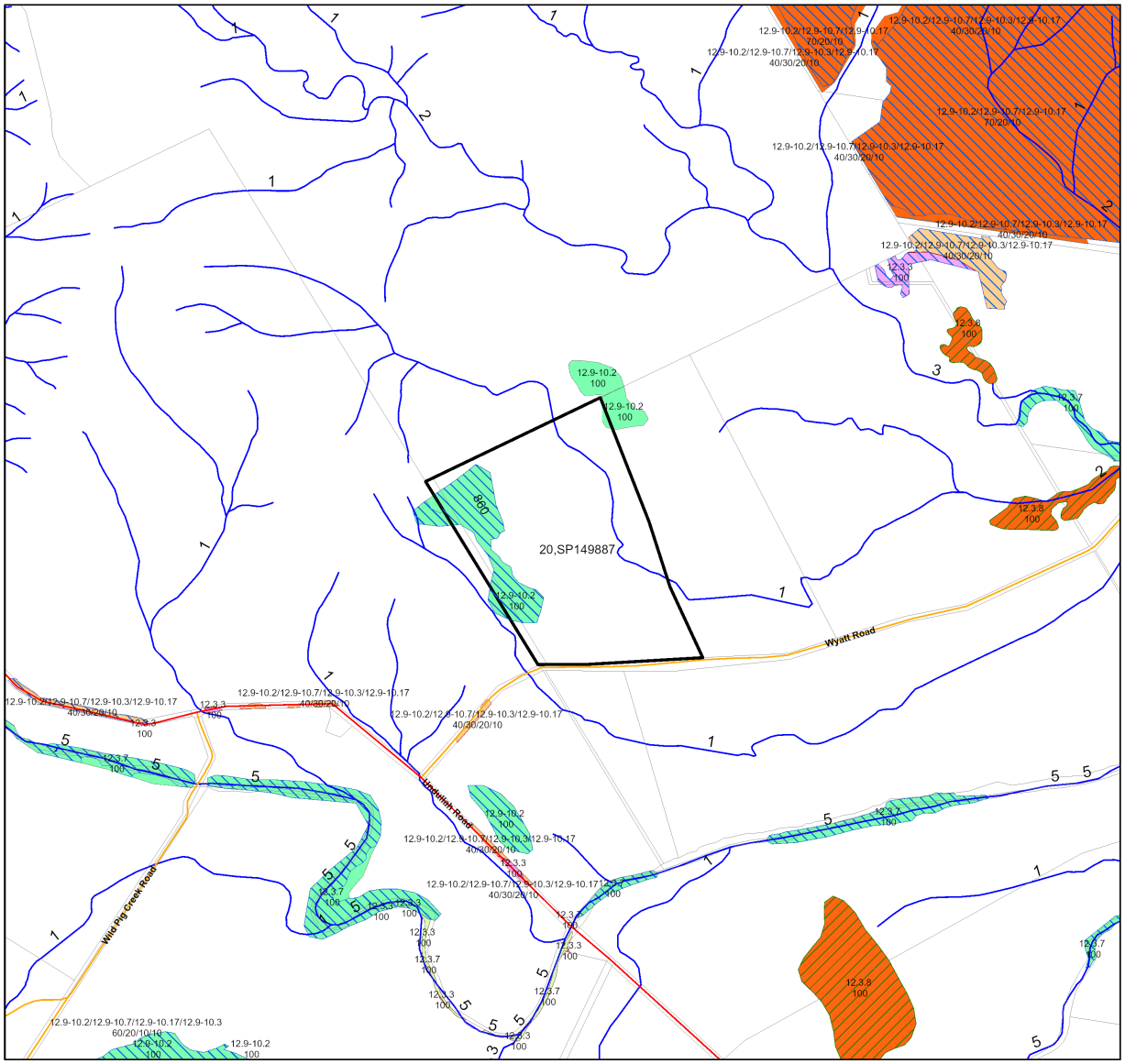
4.2 Vegetation management supporting map

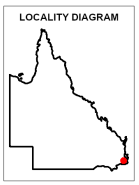


Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries
- Selected Lot and Plan

Queensland Government

LOCALITY DIAGRAM



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Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

Land parcel boundaries are provided as locational aid only.

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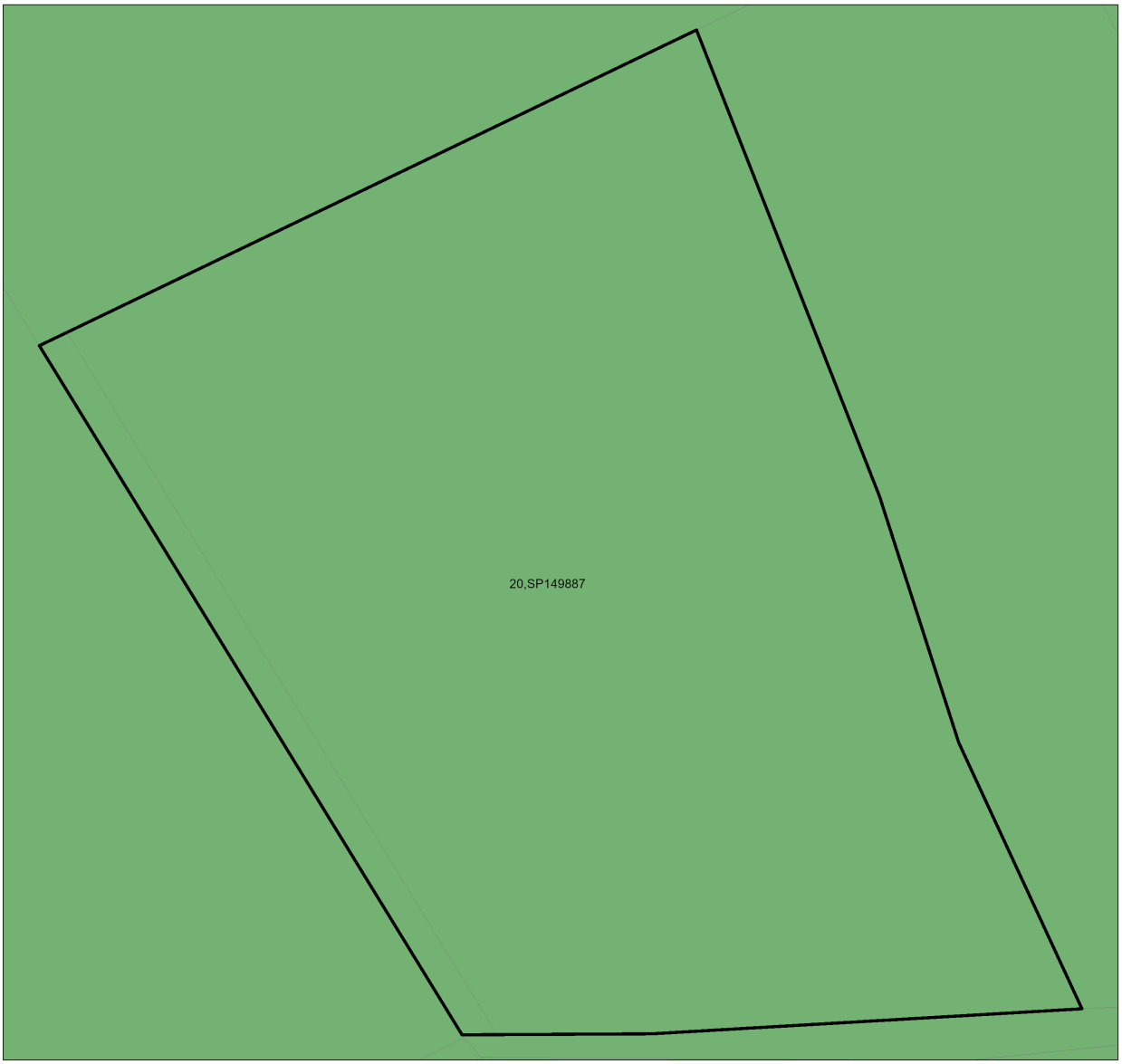
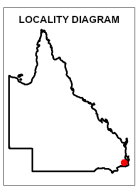
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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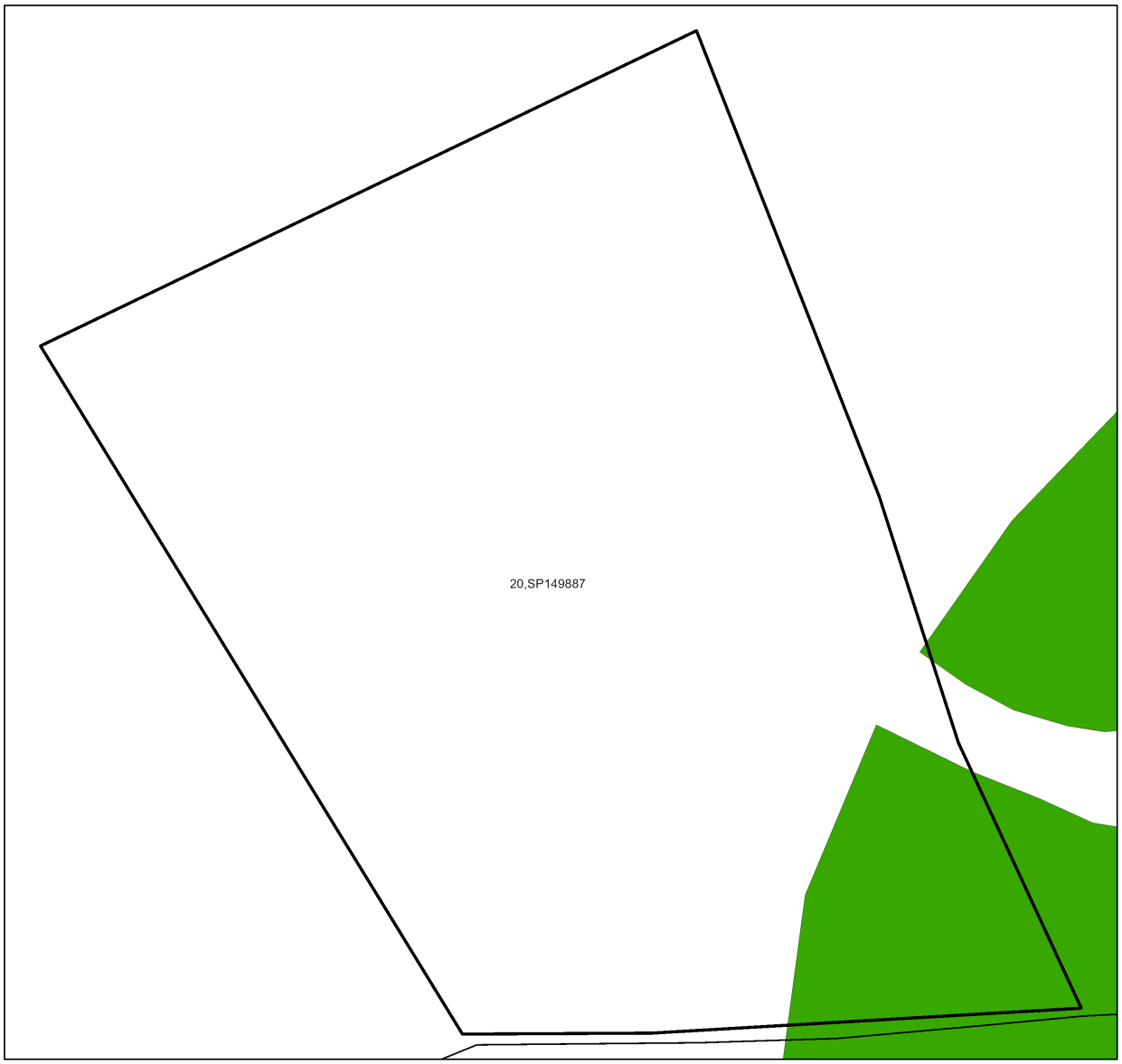
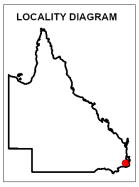
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



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

Towns
Rivers and creeks
Freeways / motorways; Highways
Secondary roads; Streets
Agricultural land class A or B
A
B
Not class A or B
Selected Lot and Plan

LOCALITY DIAGRAM



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5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@detsi.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

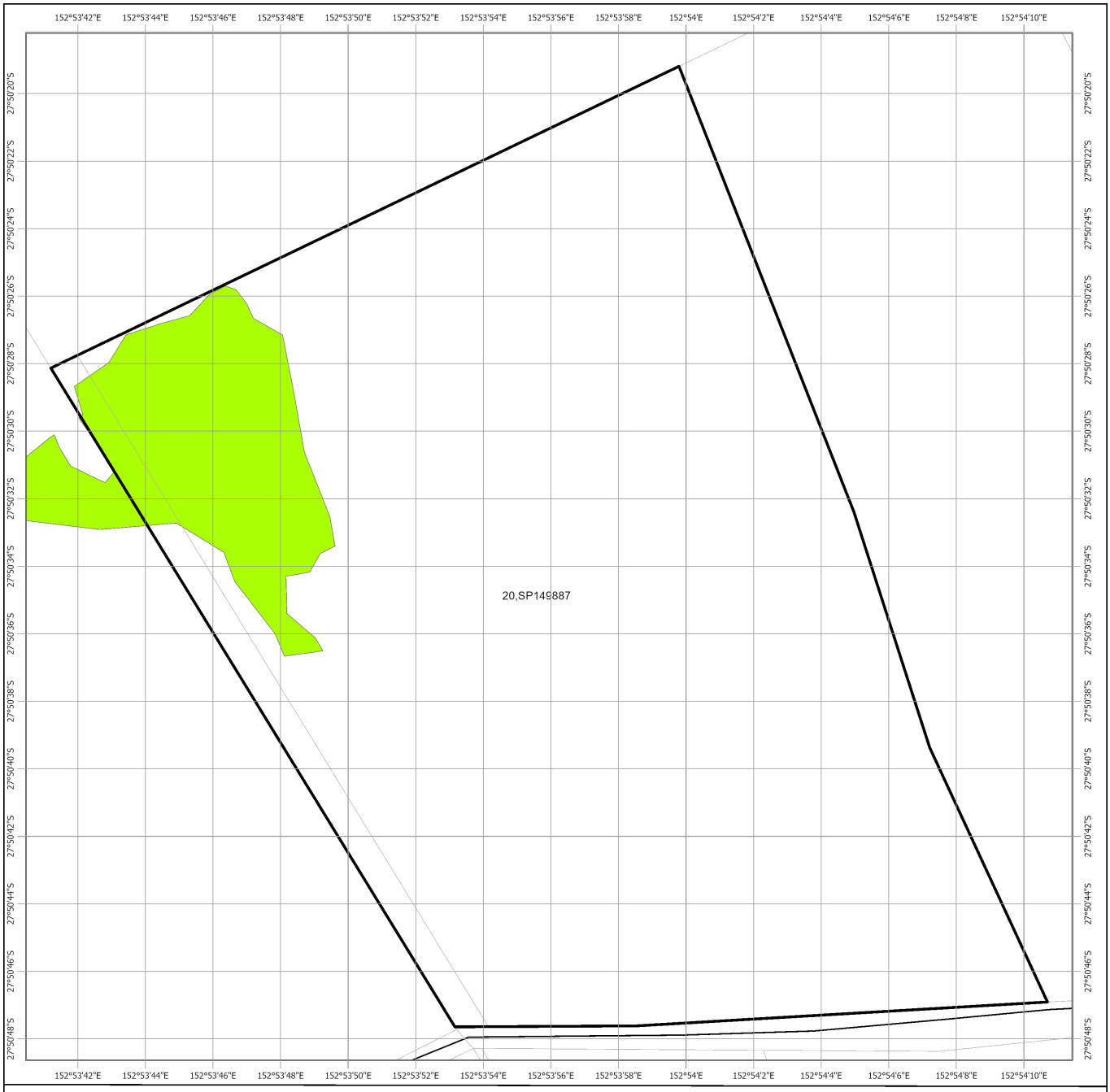
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

Updates to the data informing the flora survey trigger map

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

Species information

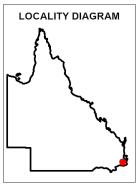
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species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



Protected Plants Flora Survey Trigger Map

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

LOCALITY DIAGRAM



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

Land parcel boundaries are provided as locational aid only.

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

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

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6. Koala protection framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

Interfering with koala habitat means:

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

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

- building works, operational works, material change of use or reconfiguration of a lot where:

  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 20 Plan: SP149887

7.1 Koala districts

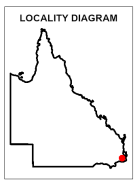
Koala District A

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

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

- Koala habitat area (core)
- Koala habitat area (locally refined)
- Koala priority area
- Identified koala broad-hectare area
- Cadastral Boundaries
- Towns
- Major rivers/creeks
- Highway
- Connector
- Street/Local Road
- Queensland
- Selected Lot and Plan

The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.



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

In order to ensure that the most recent map for an area of interest can be accessed, prior to the annual update, a register of changes made to koala habitat areas as a result of the map amendment process will be available at: https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping/. The register will include lot on plan for the change, the date the decision was made and the map issued to the landholder which shows areas determined to be koala habitat areas.

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7.3 Koala habitat regional ecosystems for core koala habitat areas

Koala habitat regional ecosystems for core koala habitat areas

Koala habitat area (core)
Towns
Highway
Connector
Street/Local Road
Major rivers/creeks
Queensland
Selected Lot and Plan

LOCALITY DIAGRAM

N

0 50 100 150 200 250 m

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8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.dpi.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 920 528 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory

WN Taxon ID	Kingdom	Class	Family	Scientific name	Common name	NC Act status	EPBC Act status	Sighting records	Specimen records
26896	Animalia	Actinopterygii	Ambassidae	*Ambassis agassizii*	Agassiz's glassfish			8	0
26908	Animalia	Actinopterygii	Anguillidae	*Anguilla australis*	southern shortfin eel			3	0
26910	Animalia	Actinopterygii	Anguillidae	*Anguilla reinhardtii*	longfin eel			18	0
26920	Animalia	Actinopterygii	Atherinidae	*Craterocephalus stercusmuscarum*	flyspecked hardyhead			3	0
26938	Animalia	Actinopterygii	Cichlidae	*Oreochromis mossambicus*	Mozambique mouthbrooder			5	0
26943	Animalia	Actinopterygii	Cyprinidae	*Cyprinus carpio*	European carp			14	0
26952	Animalia	Actinopterygii	Eleotridae	*Gobiomorphus australis*	striped gudgeon			15	0
26954	Animalia	Actinopterygii	Eleotridae	*Hypseleotris compressa*	empire gudgeon			6	0
26955	Animalia	Actinopterygii	Eleotridae	*Hypseleotris galii*	firetail gudgeon			19	0
26956	Animalia	Actinopterygii	Eleotridae	*Hypseleotris klunzingeri*	western carp gudgeon			12	0
33897	Animalia	Actinopterygii	Eleotridae	*Hypseleotris sp.*				2	0
26968	Animalia	Actinopterygii	Eleotridae	*Philypnodon grandiceps*	flathead gudgeon			14	0
26969	Animalia	Actinopterygii	Eleotridae	*Philypnodon macrostomus*	dwarf flathead gudgeon			3	0
27024	Animalia	Actinopterygii	Melanotaeniidae	*Melanotaenia duboulayi*	crimsonspotted rainbowfish			16	0
27035	Animalia	Actinopterygii	Mugilidae	*Mugil cephalus*	sea mullet			9	0
27036	Animalia	Actinopterygii	Mugilidae	*Trachystoma petardi*	pinkeye mullet			1	0
27043	Animalia	Actinopterygii	Percichthyidae	*Percalates novemaculeata*	Australian bass			1	0
27054	Animalia	Actinopterygii	Plotosidae	*Tandanus tandanus*	freshwater catfish			4	0
27055	Animalia	Actinopterygii	Poeciliidae	*Gambusia holbrooki*	mosquitofish			19	0
27059	Animalia	Actinopterygii	Pseudomugilidae	*Pseudomugil signifer*	Pacific blue eye			2	0
27061	Animalia	Actinopterygii	Retropinnidae	*Retropinna semoni*	Australian smelt			5	0
27089	Animalia	Actinopterygii	Terapontidae	*Leiopotherapon unicolor*	spangled perch			9	0
716	Animalia	Amphibia	Bufonidae	*Rhinella marina*	cane toad			3	0
617	Animalia	Amphibia	Hylidae	*Litoria balatus*	slender bleating treefrog	C		2	0
627	Animalia	Amphibia	Hylidae	*Litoria caerulea*	common green treefrog	C		1	0
608	Animalia	Amphibia	Hylidae	*Litoria fallax*	eastern sedgefrog	C		2	1
614	Animalia	Amphibia	Hylidae	*Litoria latopalmata*	broad palmed rocketfrog	C		6	1
706	Animalia	Amphibia	Limnodynastidae	*Adelotus brevis*	tusked frog	V		1	0
681	Animalia	Amphibia	Limnodynastidae	*Limnodynastes peronii*	striped marshfrog	C		2	1
680	Animalia	Amphibia	Limnodynastidae	*Platyplectrum ornatum*	ornate burrowing frog	C		1	0
696	Animalia	Amphibia	Myobatrachidae	*Crinia parinsignifera*	beeping froglet	C		8	3
1419	Animalia	Aves	Acanthizidae	*Acanthiza chrysorrhoa*	yellow-rumped thornbill	C		2	0
1425	Animalia	Aves	Acanthizidae	*Acanthiza reguloides*	buff-rumped thornbill	C		9	0
1396	Animalia	Aves	Acanthizidae	*Gerygone olivacea*	white-throated gerygone	C		5	0
1403	Animalia	Aves	Acanthizidae	*Pyrrholaemus sagittatus*	speckled warbler	C		10	0
1382	Animalia	Aves	Acanthizidae	*Sericornis frontalis*	white-browed scrubwren	C		3	0
1371	Animalia	Aves	Acanthizidae	*Smicrornis brevirostris*	weebill	C		7	0
1729	Animalia	Aves	Accipitridae	*Accipiter fasciatus*	brown goshawk	C		1	0
1732	Animalia	Aves	Accipitridae	*Aquila audax*	wedge-tailed eagle	C		1	0
1723	Animalia	Aves	Accipitridae	*Circus assimilis*	spotted harrier	C		1	0
1718	Animalia	Aves	Accipitridae	*Haliaeetus leucogaster*	white-bellied sea-eagle	C		2	0
1973	Animalia	Aves	Aegothelidae	*Aegotheles cristatus*	Australian owlet-nightjar	C		1	0
1776	Animalia	Aves	Alcedinidae	*Ceyx azureus*	azure kingfisher	C		2	0
1766	Animalia	Aves	Alcedinidae	*Dacelo leachii*	blue-winged kookaburra	C		3	0
1767	Animalia	Aves	Alcedinidae	*Dacelo novaeguineae*	laughing kookaburra	C		9	0
1762	Animalia	Aves	Alcedinidae	*Todiramphus sanctus*	sacred kingfisher	C		5	0
1993	Animalia	Aves	Anatidae	*Anas gracilis*	grey teal	C		1	0
1998	Animalia	Aves	Anatidae	*Anas superciliosa*	Pacific black duck	C		4	0

WN Taxon ID	Kingdom	Class	Family	Scientific name	Common name	NC Act status	EPBC Act status	Sighting records	Specimen records
2003	Animalia	Aves	Anatidae	*Chenonetta jubata*	Australian wood duck	C		4	0
1830	Animalia	Aves	Ardeidae	*Bubulcus ibis*	cattle egret	C		3	0
1826	Animalia	Aves	Ardeidae	*Egretta novaehollandiae*	white-faced heron	C		4	0
1646	Animalia	Aves	Artamidae	*Artamus minor*	little woodswallow	C		1	0
1654	Animalia	Aves	Artamidae	*Cracticus nigrogularis*	pied butcherbird	C		8	0
1656	Animalia	Aves	Artamidae	*Cracticus torquatus*	grey butcherbird	C		9	0
1644	Animalia	Aves	Artamidae	*Gymnorhina tibicen*	Australian magpie	C		21	0
1645	Animalia	Aves	Artamidae	*Strepera graculina*	pied currawong	C		2	0
1191	Animalia	Aves	Cacatuidae	*Cacatua galerita*	sulphur-crested cockatoo	C		13	0
21967	Animalia	Aves	Cacatuidae	*Cacatua tenuirostris*	long-billed corella	C		3	0
1193	Animalia	Aves	Cacatuidae	*Eolophus roseicapilla*	galah	C		10	0
1185	Animalia	Aves	Cacatuidae	*Zanda funerea*	yellow-tailed black-cockatoo	C		1	0
1636	Animalia	Aves	Campephagidae	*Coracina novaehollandiae*	black-faced cuckoo-shrike	C		9	0
1639	Animalia	Aves	Campephagidae	*Edolisoma tenuirostre*	common cicadabird	C		1	0
1642	Animalia	Aves	Campephagidae	*Lalage tricolor*	white-winged triller	C		1	0
27774	Animalia	Aves	Charadriidae	*Vanellus miles*	masked lapwing	C		1	0
1933	Animalia	Aves	Charadriidae	*Vanellus miles novaehollandiae*	masked lapwing (southern subspecies)	C		1	0
1820	Animalia	Aves	Ciconiidae	*Ephippiorhynchus asiaticus*	black-necked stork	C		1	0
1619	Animalia	Aves	Cinclosomatidae	*Cinclosoma punctatum*	spotted quail-thrush	C		3	0
18293	Animalia	Aves	Climacteridae	*Cormobates leucophaea metastasis*	white-throated treecreeper (southern)	C		2	0
1810	Animalia	Aves	Columbidae	*Geopelia humeralis*	bar-shouldered dove	C		11	0
18323	Animalia	Aves	Columbidae	*Geopelia placida*	peaceful dove	C		3	0
1795	Animalia	Aves	Columbidae	*Phaps chalcoptera*	common bronzewing	C		1	0
1779	Animalia	Aves	Coraciidae	*Eurystomus orientalis*	dollarbird	C		5	0
1609	Animalia	Aves	Corvidae	*Corvus orru*	Torresian crow	C		20	0
1750	Animalia	Aves	Cuculidae	*Cacomantis pallidus*	pallid cuckoo	C		1	0
1751	Animalia	Aves	Cuculidae	*Centropus phasianinus*	pheasant coucal	C		1	0
1756	Animalia	Aves	Cuculidae	*Chalcites minutillus barnardi*	Eastern little bronze-cuckoo	C		1	0
1611	Animalia	Aves	Dicaeidae	*Dicaeum hirundinaceum*	mistletoebird	C		1	0
1601	Animalia	Aves	Dicruridae	*Dicrurus bracteatus*	spangled drongo	C		1	0
1359	Animalia	Aves	Estrildidae	*Neochmia temporalis*	red-browed finch	C		5	0
1342	Animalia	Aves	Estrildidae	*Taeniopygia bichenovii*	double-barred finch	C		2	0
1716	Animalia	Aves	Falconidae	*Falco berigora*	brown falcon	C		2	0
1704	Animalia	Aves	Falconidae	*Falco cenchroides*	nankeen kestrel	C		3	0
1691	Animalia	Aves	Falconidae	*Falco longipennis*	Australian hobby	C		3	0
1692	Animalia	Aves	Falconidae	*Falco peregrinus macropus*	Australian peregrine falcon	C		1	0
1572	Animalia	Aves	Hirundinidae	*Hirundo neoxena*	welcome swallow	C		4	0
1570	Animalia	Aves	Maluridae	*Malurus cyaneus*	superb fairy-wren	C		3	0
18458	Animalia	Aves	Maluridae	*Malurus lamberti*	variegated fairy-wren	C		4	0
1558	Animalia	Aves	Maluridae	*Malurus melanocephalus*	red-backed fairy-wren	C		12	0
1555	Animalia	Aves	Meliphagidae	*Acanthorhynchus tenuirostris*	eastern spinebill	C		2	0
1523	Animalia	Aves	Meliphagidae	*Caligavis chrysops*	yellow-faced honeyeater	C		16	0
1539	Animalia	Aves	Meliphagidae	*Entomyzon cyanotis*	blue-faced honeyeater	C		4	0
1497	Animalia	Aves	Meliphagidae	*Lichmera indistincta*	brown honeyeater	C		4	0
1500	Animalia	Aves	Meliphagidae	*Manorina melanocephala*	noisy miner	C		10	0
1504	Animalia	Aves	Meliphagidae	*Meliphaga lewinii*	Lewin's honeyeater	C		5	0
1507	Animalia	Aves	Meliphagidae	*Melithreptus albogularis*	white-throated honeyeater	C		18	0
1489	Animalia	Aves	Meliphagidae	*Myzomela sanguinolenta*	scarlet honeyeater	C		3	0

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1493	Animalia	Aves	Meliphagidae	*Philemon citreogularis*	little friarbird	C		2	0
1494	Animalia	Aves	Meliphagidae	*Philemon corniculatus*	noisy friarbird	C		3	0
1471	Animalia	Aves	Meliphagidae	*Plectorhyncha lanceolata*	striped honeyeater	C		8	0
1513	Animalia	Aves	Meliphagidae	*Ptilotula fusca*	fuscous honeyeater	C		4	0
1764	Animalia	Aves	Meropidae	*Merops ornatus*	rainbow bee-eater	C		20	0
1589	Animalia	Aves	Monarchidae	*Grallina cyanoleuca*	magpie-lark	C		6	0
1595	Animalia	Aves	Monarchidae	*Monarcha melanopsis*	black-faced monarch	C		1	0
1597	Animalia	Aves	Monarchidae	*Symposiachrus trivirgatus*	spectacled monarch	C		1	0
1453	Animalia	Aves	Neosittidae	*Daphoenositta chrysoptera*	varied sittella	C		2	0
1442	Animalia	Aves	Oriolidae	*Oriolus sagittatus*	olive-backed oriole	C		3	0
1444	Animalia	Aves	Oriolidae	*Sphecotheres vieilloti*	Australasian figbird	C		4	0
1449	Animalia	Aves	Pachycephalidae	*Colluricincla harmonica*	grey shrike-thrush	C		2	0
1436	Animalia	Aves	Pachycephalidae	*Pachycephala pectoralis*	golden whistler	C		7	0
1437	Animalia	Aves	Pachycephalidae	*Pachycephala rufiventris*	rufous whistler	C		14	0
1389	Animalia	Aves	Pardalotidae	*Pardalotus punctatus*	spotted pardalote	C		3	0
1392	Animalia	Aves	Pardalotidae	*Pardalotus striatus*	striated pardalote	C		24	0
1284	Animalia	Aves	Pelecanidae	*Pelecanus conspicillatus*	Australian pelican	C		1	0
1347	Animalia	Aves	Petroicidae	*Eopsaltria australis*	eastern yellow robin	C		2	0
1339	Animalia	Aves	Petroicidae	*Microeca fascinans*	jacky winter	C		5	0
1332	Animalia	Aves	Petroicidae	*Petroica rosea*	rose robin	C		8	0
1261	Animalia	Aves	Phalacrocoracidae	*Microcarbo melanoleucos*	little pied cormorant	C		2	0
1687	Animalia	Aves	Phasianidae	*Synoicus ypsilophorus*	brown quail	C		1	0
1318	Animalia	Aves	Pomatostomidae	*Pomatostomus temporalis*	grey-crowned babbler	C		2	0
1180	Animalia	Aves	Psittaculidae	*Alisterus scapularis*	Australian king-parrot	C		2	0
1147	Animalia	Aves	Psittaculidae	*Parvipsitta pusilla*	little lorikeet	C		4	0
1136	Animalia	Aves	Psittaculidae	*Platycercus adscitus*	pale-headed rosella	C		10	0
1124	Animalia	Aves	Psittaculidae	*Trichoglossus chlorolepidotus*	scaly-breasted lorikeet	C		16	0
1125	Animalia	Aves	Psittaculidae	*Trichoglossus moluccanus*	rainbow lorikeet	C		5	0
1673	Animalia	Aves	Rallidae	*Gallinula tenebrosa*	dusky moorhen	C		1	0
1575	Animalia	Aves	Rhipiduridae	*Rhipidura albiscapa*	grey fantail	C		18	0
1576	Animalia	Aves	Rhipiduridae	*Rhipidura leucophrys*	willie wagtail	C		14	0
1102	Animalia	Aves	Strigidae	*Ninox boobook*	southern boobook	C		2	0
1107	Animalia	Aves	Strigidae	*Ninox strenua*	powerful owl	V		6	0
1800	Animalia	Aves	Threskiornithidae	*Threskiornis spinicollis*	straw-necked ibis	C		3	0
1276	Animalia	Aves	Zosteropidae	*Zosterops lateralis*	silvereye	C		9	0
1067	Animalia	Mammalia	Canidae	*Canis familiaris*	dog			1	0
22485	Animalia	Mammalia	Dasyuridae	*Antechinus flavipes flavipes*	yellow-footed antechinus (south-east Queensland)	C		18	0
808	Animalia	Mammalia	Dasyuridae	*Phascogale tapoatafa tapoatafa*	brush-tailed phascogale	C		5	0
793	Animalia	Mammalia	Dasyuridae	*Sminthopsis murina*	common dunnart	C		13	0
794	Animalia	Mammalia	Dasyuridae	*Sminthopsis sp.*		C		2	0
1006	Animalia	Mammalia	Emballonuridae	*Saccolaimus flaviventris*	yellow-bellied sheathtail bat	C		1	0
834	Animalia	Mammalia	Leporidae	*Oryctolagus cuniculus*	rabbit			2	0
901	Animalia	Mammalia	Macropodidae	*Macropus giganteus*	eastern grey kangaroo	C		3	0
904	Animalia	Mammalia	Macropodidae	*Notamacropus rufogriseus*	red-necked wallaby	C		4	0
885	Animalia	Mammalia	Macropodidae	*Wallabia bicolor*	swamp wallaby	C		1	0
954	Animalia	Mammalia	Miniopteridae	*Miniopterus australis*	little bent-wing bat	C		1	0
955	Animalia	Mammalia	Miniopteridae	*Miniopterus orianae oceanensis*	eastern bent-wing bat	C		1	0
989	Animalia	Mammalia	Molossidae	*Austronomus australis*	white-striped freetail bat	C		1	0

WN Taxon ID	Kingdom	Class	Family	Scientific name	Common name	NC Act status	EPBC Act status	Sighting records	Specimen records
22061	Animalia	Mammalia	Molossidae	*Mormopterus ridei*	eastern free-tailed bat	C		1	0
741	Animalia	Mammalia	Muridae	*Rattus fuscipes*	bush rat	C		2	0
786	Animalia	Mammalia	Peramelidae	*Isoodon sp.*		C		1	0
877	Animalia	Mammalia	Petauridae	*Petaurus breviceps sensu lato*	sugar glider			3	0
879	Animalia	Mammalia	Petauridae	*Petaurus norfolcensis*	squirrel glider	C		2	0
859	Animalia	Mammalia	Phalangeridae	*Trichosurus vulpecula*	common brushtail possum	C		7	0
860	Animalia	Mammalia	Phascolarctidae	*Phascolarctos cinereus*	koala	E	E	6	0
1080	Animalia	Mammalia	Suidae	*Sus scrofa*	pig			3	0
838	Animalia	Mammalia	Tachyglossidae	*Tachyglossus aculeatus*	short-beaked echidna	SL		2	0
972	Animalia	Mammalia	Vespertilionidae	*Chalinolobus gouldii*	Gould's wattled bat	C		2	0
961	Animalia	Mammalia	Vespertilionidae	*Chalinolobus nigrogriseus*	hoary wattled bat	C		1	0
938	Animalia	Mammalia	Vespertilionidae	*Nyctophilus sp.*		C		1	0
943	Animalia	Mammalia	Vespertilionidae	*Scoteanax rueppellii*	greater broad-nosed bat	C		1	0
931	Animalia	Mammalia	Vespertilionidae	*Scotorepens greyii*	little broad-nosed bat	C		1	0
554	Animalia	Reptilia	Agamidae	*Intellagama lesueurii*	eastern water dragon	C		1	0
556	Animalia	Reptilia	Agamidae	*Pogona barbata*	bearded dragon	C		3	0
519	Animalia	Reptilia	Boidae	*Morelia spilota*	carpet python	C		1	0
391	Animalia	Reptilia	Diplodactylidae	*Amalosia robusta*	robust velvet gecko	C		2	0
429	Animalia	Reptilia	Diplodactylidae	*Diplodactylus vittatus*	wood gecko	C		1	0
490	Animalia	Reptilia	Elapidae	*Cacophis squamulosus*	golden crowned snake	C		1	0
479	Animalia	Reptilia	Elapidae	*Hoplocephalus bitorquatus*	pale-headed snake	C		1	1
420	Animalia	Reptilia	Gekkonidae	*Gehyra dubia*	dubious dtella	C		1	0
308	Animalia	Reptilia	Scincidae	*Anomalopus verreauxii*	three-clawed worm-skink	C		2	0
294	Animalia	Reptilia	Scincidae	*Carlia munda*	shaded-litter rainbow-skink	C		2	0
277	Animalia	Reptilia	Scincidae	*Carlia vivax*	tussock rainbow-skink	C		3	0
31898	Animalia	Reptilia	Scincidae	*Cryptoblepharus pulcher pulcher*	elegant snake-eyed skink	C		5	0
243	Animalia	Reptilia	Scincidae	*Ctenotus taeniolatus*	copper-tailed skink	C		4	0
150	Animalia	Reptilia	Scincidae	*Lygisaurus foliorum*	tree-base litter-skink	C		3	0
138	Animalia	Reptilia	Scincidae	*Morethia taeniopleura*	fire-tailed skink	C		1	0
61	Animalia	Reptilia	Varanidae	*Varanus varius*	lace monitor	C		2	0
26888	Animalia	Incertae sedis	Indeterminate	*Indeterminate*	Unknown or Code Pending			1	0
23547	Fungi	Lecanoromycetes	Ramalinaceae	*Ramalina celastri subsp. celastri*		C		1	1
11158	Plantae	Equisetopsida	Asteraceae	*Ageratum conyzoides*	billygoat weed			1	1
8398	Plantae	Equisetopsida	Asteraceae	*Chrysocephalum apiculatum*	yellow buttons	C		1	0
22237	Plantae	Equisetopsida	Asteraceae	*Cyanthillium cinereum*		C		1	0
21915	Plantae	Equisetopsida	Leguminosae	*Acacia disparrima subsp. disparrima*		C		2	0
42249	Plantae	Equisetopsida	Myrtaceae	*Blakella citriodora*		C		2	0
42283	Plantae	Equisetopsida	Myrtaceae	*Blakella tessellaris*		C		2	0
17252	Plantae	Equisetopsida	Myrtaceae	*Eucalyptus crebra*	narrow-leaved red ironbark	C		2	0
17204	Plantae	Equisetopsida	Myrtaceae	*Eucalyptus tereticornis*		C		1	0
26403	Plantae	Equisetopsida	Myrtaceae	*Melaleuca irbyana*		E		2	0
14811	Plantae	Equisetopsida	Poaceae	*Aristida*				1	0
15380	Plantae	Equisetopsida	Poaceae	*Eremochloa bimaculata*	poverty grass	C		2	0
15290	Plantae	Equisetopsida	Poaceae	*Imperata cylindrica*	blady grass	C		1	0
19905	Plantae	Equisetopsida	Verbenaceae	*Lantana camara*	lantana			1	0
13853	Plantae	Equisetopsida	Verbenaceae	*Lantana montevidensis*	creeping lantana			1	0

Appendix C Likelihood of Occurrence (Flora)

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Optimal Survey Period	Likelihood of Occurrence
Arthraxon hispidus	Hairy-joint Grass	Vulnerable	Vulnerable	Hairy joint grass has been recorded within or on the edges of rainforest and in wet eucalypt forest, near creeks and swamps, woodlands, around freshwater springs on coastal foreshore dunes, shaded gullies, creek banks, and on alluvium in creek beds in open forest (DEWHA, 2008).	All year. Perennial species identified from vegetative material. Dieback may occur in winter (DEWHA, 2008).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was not present within the site.
Bosistoa transversa	Three-leaved Bosistoa or Yellow Satinheart	Least Concern	Vulnerable	Grows in wet sclerophyll forest, dry sclerophyll forest, and rainforest up to 300 m in altitude. Associated vegetation includes *Argyrodendron trifoliolatum, Syzygium hodgkinsoniae, Endiandra pubens, Dendrocnide photinophylla, Acmena ingens, Diploglottis australis* and *Diospyros mabacea* (Booth, 2012).	Flowering has been recorded between the months of December and July. Fruiting has been recorded most of the year (Booth, 2012).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Coleus habrophyllus (formerly *Plectranthus habrophyllus*)	NA	Endangered	Endangered	Seven known populations: Oxley Creek, Greenbank; Opposum Creek, Springfield; Woogaroo Creek, Goodna; three populations within White Rock Conservation Park, incorporating Six Mile Creek Conservation Park; and near Ormeau (south of Beenleigh). Plants have been recorded growing on chert or sandstone outcrops, in open woodlands often in shaded situations near vine forest (DotE, 2023).	Flowers have been recorded in February, August, and December (Queensland Herbarium, 2008).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site. The site is separated from known

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Optimal Survey Period	Likelihood of Occurrence
						populations by numerous existing roads and ongoing development.
Cryptostylis hunteriana	Leafless Tongue-orchid	Special Least Concern	Vulnerable	The Leafless Tongue-orchid has been reported to occur in a wide variety of habitats including heathlands, heathy woodlands, sedgelands, *Xanthorrheoa spp*. plains, dry sclerophyll forests (shrub/grass sub-formation and shrubby sub-formation), forested wetlands, freshwater wetlands, grasslands, grassy woodlands, rainforests, and wet sclerophyll forests (grassy sub-formation). Soils are generally considered to be moist and sandy; however, this species is also known to grow in dry or peaty soils (DEWHA, 2008).	Flowers December – February (PlantNet, 1993).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Cupaniopsis shirleyana	Wedge-leaf Tuckeroo	Vulnerable	Vulnerable	The species occurs in a number of small populations throughout its range, in dry rainforest and scrubby urbanised areas on moderate to very steep slopes, screeslope gullies, and rocky stream channels at elevations of 60–550 m above sea level. The distribution of this species overlaps with the following EPBC Act-listed threatened ecological communities: Semi-evergreen vine thickets of the Brigalow Belt (North and South) and Nandewar Bioregions, and Brigalow (*Acacia harpophylla* dominant and co-dominant) (DEWHA, 2008). Some commonly associated tree and shrub species also found at the sites are as follows: *Ailanthus triphysa, Alchornea ilicifolia, Aphananthe philippinensis, Araucaria cunninghamii, Archidendropsis thozetiana, Argyrodendron trifoliatum, Atalaya multiflora, Austromyrtus bidwillii, Baloghia inophylla, Barklya syringifolia, Bosistoa transversa, Bouchardatia neurococca, Croton acronychioides, Cryptocarya*	Flowers from April to June, fruits thought to ripen in late June (DotE, 2023).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site. The site does not contain semi-evergreen vine thickets or brigalow communities and is not located in proximity to any known populations of the species.

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Optimal Survey Period	Likelihood of Occurrence
				triplinervis, Dendrocnide photinophylla, Diospyros australis, Disiliaria muelleri, Drypetes deplanchei, Elaeocarpus obovatus, Fitzalania heteropetala, Planchonella laurifolia, P. myrsinoides, Pleiogynium timorense, Sterculia quadrifida and *Strychnos axillaris* (DotE, 2023).		
Cupaniopsis tomentella	Boonah Tuckeroo	Vulnerable	Vulnerable	Known only from an area between Boonah and Ipswich in south-eastern Queensland. It grows in vine thickets predominantly on fertile clay soils. The distribution of this species overlaps with the following EPBC Act-listed threatened ecological communities: Semi-evergreen vine thickets of the Brigalow Belt (North and South) and Nandewar Bioregions, and Brigalow (*Acacia harpophylla* dominant and co-dominant) (DEWHA, 2008).	Flowers in autumn and fruits late autumn to winter.	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat was limited within the site. The site does not contain semi-evergreen vine thickets or brigalow communities and is not located in proximity to any known populations of the species.
Dichanthium setosum	Bluegrass	Least Concern	Vulnerable	This species is associated with heavy basaltic black soils and red-brown loams with clay subsoil. Associated species include *Eucalyptus albens, E. melanophloia, E. melliodora, E viminalis, Myoporum debile, Aristida ramosa, Themeda triandra, Poa sieberiana, Bothriochloa ambigua, Bothriochloa decipiens* and *Austrodanthonia* spp. This species is often found in moderately disturbed areas such as cleared woodland, grassy roadside remnants, and highly disturbed pasture. It is often collected from	December to March (DAWE, 2008)	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Optimal Survey Period	Likelihood of Occurrence
				disturbed open grassy woodlands on the northern tablelands, where the habitat has been variously grazed, nutrient-enriched, and water-enriched (DEWHA, 2008).		
Fontainea venosa	Queensland Fontainea	Vulnerable	Vulnerable	*Fontainea venosa* occurs south-west of Beenleigh near Brisbane, along the Koolkooroon Creek in the Boyne Valley, and near Littlemore, in Queensland. The species is located within Dawes National Park State and Marys Creek State Forest (Wearne, 2012). 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. Associated species include *Backhousia citriodora, Actephila lindleyi, Bosistoa medicinalis, Diospyros fasciculosa, Barkly syringifolia, Araucaria cunninghamii, Owenia venosa, Aphananthe philippinensis, Argyrodendron trifoliolatum, Croton acronychioides, Pentaceras australe,* and *Planchonella myrsinoides* (Wearne, 2012).	Flowering recorded in Jan-Feb, Apr-Jun, Aug & Oct. Fruiting in Jan-Apr, Jun-Oct & Dec. Fruit ripe in Aug-Oct (Wearne, 2012).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Leuzea australis formerly *Rhaponticum australe*	Austral Cornflower or Native Thistle	Vulnerable	Vulnerable	The species is found in open eucalypt forest which has a grassy understory, or on black clay soil in a grassland. It can also be found along roadsides or road and rail reserves. Often associated with *Chloris gayana, Cirsium vulgare, Eucalyptus tereticornis* and *Angophora floribunda* (Booth, 2012). The species usually grows on heavy black or red-brown clay, or clay loams derived from basalt (DAWE, 2020). Populations are often confined to roadsides and cultivation headlands. Locations where the species	February, October, November, and December. Herbaceous perennial which flowers in February, October, November, and December. Identified from vegetative or propagative	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Optimal Survey Period	Likelihood of Occurrence
				occurs range in altitude up to 480 m above sea level (DAWE, 2020).	material (Queensland Herbarium, 2012)	
Macadamia integrifolia	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut or Nut Oak	Vulnerable	Vulnerable	Macadamia Nut occurs from Mt Bauple, near Gympie, to Currumbin Valley in the Gold Coast hinterland, south-east Queensland. The species was known to occur in north-east New South Wales; was described from 1850-60 specimens collected from Camden Haven, and there are specimens also from Lismore. It occurs as a scattered rare to occasional tree, and population sizes are difficult to estimate. This species grows in remnant rainforest, including complex mixed notophyll forest, and prefers partially open areas such as rainforest edges (DEWHA, 2008).	Flowers August to October, kernel matures December to March (Costello et al., 2009).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Macadamia tetraphylla	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia or Rough-leaved Queensland Nut	Vulnerable	Vulnerable	Rough-shelled Bush Nut is a rare species that generally occurs in subtropical rainforest and complex notophyll vineforest, at the margins of these forests and in mixed sclerophyll forest. It occurs in restricted habitat, growing on moderate to steep hillslopes on alluvial soils at well-drained sites. Vegetation associated with Rough-shelled Bush Nut include very tall mixed sclerophyll-simple notophyll vineforest along riparian zones involving Tallow-wood (*Eucalyptus microcorys*), Queensland Brush Box (*Lophostemon confertus*), and Turpentine (*Syncarpia glomulifera*); very tall open forest with regenerating complex notophyll vineforest understorey involving Tallow-wood and Queensland Brush Box; complex notophyll vineforest, simple-complex notophyll rainforest involving Lilly Pilly (*Acmena smithii*), Hairy Acronychia (*Acronychia pubescens*), Jackwood (*Cryptocarya glaucescens*),	Flowers from August to October, fruit ripe in January (DotE, 2023).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Optimal Survey Period	Likelihood of Occurrence
				Sandpaper Fig (*Ficus coronata*), and Rose Apple (*Syzgium moorei*) (DEWHA, 2009).		
Melaleuca irbyana	Bush-House Paperbark	Endangered	Not Listed	This species is found in eucalypt forest, mixed forest, and *Melaleuca* woodlands with sparse and grassy understoreys. It usually grows in flat areas that are periodically waterlogged. It grows on poorly draining, heavy clay soils (Bean, 2009).	Flowers mainly from September to January (Bean, 2009).	Wildnet Unlikely to occur Although the species has been previously recorded within 5km of the site, suitable habitat for the species was limited within the site.
Notelaea ipsviciensis	Cooneana Olive	Critically Endangered	Critically Endangered	Known from only three closely clustered sub-populations in the Ipswich area of southern Queensland. Total extent of occurrence is less than 2 km^2, and total number of specimens is 17 (all mature). The Cooneana Olive grows as an understorey plant in open woodlands and is primarily associated with eucalypt-dominated dry sclerophyll communities situated on poor, sandstone-based soils (Lock et al., 2004; Beyleveld, 2006, 2007). This species occurs within the South-East Queensland Natural Resource Management Region (Notelaea ipsviciensis Approved Conservation Advice, 2008).	Records suggest that the Cooneana Olive flowers in July and fruits in October, however, recent studies suggest that flowering can occur at other times of the year in response to fire and weather conditions (DCCEEW, 2009). Similarly, fruiting may be sporadic which may be the result of environmental stress or the result of poor environmental	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Optimal Survey Period	Likelihood of Occurrence
					conditions in which the species grow (DotE, 2023).	
Notelaea lloydii	Lloyd's Olive	Vulnerable	Vulnerable	Commonly occurs in open eucalypt forest, often near the margins of vine thickets, vine forests, and softwood scrub at altitudes between 80 and 480m. It is usually found on stony, shallow, and rocky soils derived from sandstone or acid volcanic rocks, often on steep slopes, or near drainage lines (Queensland Herbarium, 2008). Endemic to south-east Queensland between Mt Brisbane, near Somerset Dam, to just south of Beaudesert, and as far west as Mt Berryman near Laidley. Distribution overlaps with Brigalow EPBC Act-listed threatened ecological community (Approved Conservation Advice Notelaea lloydii, 2008). This species occurs on hilly terrain, which is undulating, either moist gullies or dry slopes (either gentle or steep). Preferred soil types are mostly shallow and well drained, as well as either stony to very rocky. Found between vine thickets and open eucalypt forests, higher than 80 m above sea level. Associated species include: Narrow-leaved Ironbark (*Eucalyptus crebra*), Spotted Gum (*Corymbia maculata*), White Mahogany (*E. acmenoides*), Lemon-scented gum (*C. citriodora*), and Curracabah (*Acacia concurrens*) with associated trees and shrubs of Kurrajong (*Brachychiton populneus*), Red Ash (*Alphitonia excelsa*), Brown Salwood (*A. aulacocarpa*), Burra *(A. falcata*), and Ebony (*Diospyros ferrea* var. *geminata*). The species known locations include Mt Crosby area, on the western outskirts of the city of Brisbane; the Boonah district, south-west of Brisbane; Moggill State Forest (SF 494), west of Brisbane; State Forest 637	Flowering period: June to early August. Fruiting period: October to December (Guymer, 1987).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site. The site does not contain brigalow communities and is not located in proximity to any known populations of the species.

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Optimal Survey Period	Likelihood of Occurrence
				(unnamed); and Moogerah Peaks National Park, approximately 100km south-west of Brisbane (DotE, 2022).		
Picris evae	Hawkweed	Vulnerable	Vulnerable	The main habitat of this species is open eucalypt forest including *Eucalyptus melliodora, E. crebra, E. populnea, E. albens, Angophora subvelutina, Allocasuarina torulosa*, and/or *Casuarina cunninghamiana*. It grows in black, dark grey, red-brown, and reddish clay-loam or medium clay soils (DEWHA, 2008).	October to May. Annual species identified from flower or vegetative material (OEH, 2020).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Planchonella eerwah	Shiny-leaved Condoo, Black Plum or Wild Apple	Endangered	Endangered	The species grows in subtropical rainforest, dry rainforest, and Hoop Pine (*Araucaria cunninghamii*) vine scrub. All known areas in which the Shiny-leaved Condoo occurs are warm and subtropical with an annual rainfall of between 650–1000 mm. Sixty percent of the annual rain falls in the summer months. The Shiny-leaved Condoo is restricted to three locations within south-east Queensland; Nambour-Maleny district, Beenleigh-Ormeau-Pimpama district, and Ipswich-Beaudesert district (DEWHA, 2009).	Flowering is recorded from January to April, in June, and August to September. Fruits are reported from January to September and November to December (DotE, 2023).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Rhodamnia rubescens	Scrub Turpentine or Brown Malletwood	Critically Endangered	Critically Endangered	This species typically occurs in coastal regions but occasionally extends inland to altitudes of 600m in high rainfall areas. They can grow in littoral, warm temperate and subtropical rainforest, and wet sclerophyll forest. It is usually found on volcanic and sedimentary soils (OEH, 2019).	Flowers late winter to spring (PlantNet, 1991).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Optimal Survey Period	Likelihood of Occurrence
						was limited within the site.
Rhodomyrtus psidioides	Native Guava	Critically Endangered	Critically Endangered	Currently known to occur from Broken Bay, approximately 90 km north of Sydney, NSW, to Maryborough in Queensland. Populations are typically restricted to coastal and sub-coastal areas of low elevation however the species does occur up to approx. 120 km inland in the Hunter and Clarence River catchments and along the Border Ranges in NSW. Known to occur in rainforest and adjoining margins of sclerophyll vegetation, often near creeks and drainage lines. The species has been described as a pioneer species in disturbed environments (Williams and Adam, 2010) and is locally common in disturbed areas, such as regrowth and rainforest margins. Suitable habitat for the species is likely to occur in Subtropical Rainforests, Warm Temperate Rainforests, Littoral Rainforests, and Wet Sclerophyll Forests (Keith, 2004; Floyd, 2008). Associated species include *Acacia bakeri, Archontophoenix cunninghamiana, Argyrodendron* spp., *Calamus* spp., *Cryptocarya laevigata, Elaeocarpus grandis, Elaeocarpus kirtonii, Glochidion sumatranum, Livistona australis, Lophostemon confertus, Orites excelsa* and *Pilidiostigma rhytispermum* (TSSC, 2020).	Flowers late spring to early summer (TSSC, 2020).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Samadera bidwillii	Quassia	Vulnerable	Vulnerable	*Samadera bidwillii* commonly occurs in lowland rainforest often with *Araucaria cunninghamii* or on rainforest margins, but it can also be found in other forest types, such as open forest and woodland, it is commonly found in areas adjacent to both temporary and permanent watercourses up to 510m altitude. Commonly associated trees in the open forest and woodlands include spotted gum (*Corymbia citriodora*),	Flowers December to March and fruits from February to May (Booth, 2012).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Optimal Survey Period	Likelihood of Occurrence
				grey gum (*Eucalyptus propinqua*), white mahogany (*E. acmenoides*), forest red gum (*E. tereticornis*), pink bloodwood (*Corymbia intermedia*), ironbark (*E. siderophloia*), gum topped box (*E. moluccana*), Gympie messmate (*E. cloeziana*), and broad- leaved ironbark (*E. fibrosa*) (Booth, 2012).		was limited within the site.
Sophora fraseri	Brush Sophora	Vulnerable	Vulnerable	This species grows at altitudes from ranging from 60 - 660 m. It occurs on hilly terrain on hillslopes and hillcrests made of mostly shallow stony to shaly soils with loam to clay texture derived from sandstone or basalt rocks. It rarely occurs on sandy soils on creek banks. This species grows in open eucalypt forest and semi-evergreen vine forest containing *Corymbia citriodora, Eucalyptus carnea, E. microcorys, E. acmenoides, E. propinqua* and *Lophostemon confertus* (Wearne, 2012).	April to Mid-November (Queensland Herbarium, 2012).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Thesium australe	Austral Toadflax	Vulnerable	Vulnerable	Austral toadflax is semi-parasitic on roots of a range of grass species, particularly Kangaroo grass (*Themeda triandra*). It occurs in subtropical, temperate, and subalpine climates over a wide range of altitudes. It occurs on soils derived from sedimentary, igneous, and metamorphic geology on a range of soils including black clay loams to yellow podzolics and peaty loams (DotE, 2018). Grows in grassland or woodland, often in damp sites. Examples of associated vegetation includes open woodland with *Eucalyptus tereticornis* and *E. tindaliae* on skeletal soils; on heavy alluvium soil in grassy *E. populnea* woodland; on black cracking clay in grassland of *Dichanthium sericeum*; and grassland dominated by *Themeda triandra* and *Heteropogon contortus* on basaltic, rocky soils (Booth, 2012).	December to February. The species has been known to flower and fruit all year round in coastal areas, preferring the summer months at higher altitudes (DAWE, 2021).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.

Appendix D Likelihood of Occurrence (Fauna)

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
Birds					
Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Critically Endangered	Inhabits wet, fertile sites such as along creek valleys associated with box-ironbark eucalypt woodland, dry sclerophyll forest, and riparian vegetation (DotE, 2015). Other known habitats range from lowland coastal forest (in drought season), urban or farm remnant patches, roadside reserves, and travelling stock routes (DotE, 2015). Favoured species includes *Eucalyptus sideroxylon, E. albens, E. melliodora, E. robusta, Corymbia maculata* or *Casuarina cunninghamiana* with associated *Amyena cambagei* (DotE, 2015).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Botaurus poiciloptilus	Australasian Bittern	Endangered	Endangered	This species occurs in terrestrial freshwater wetlands and, rarely, estuarine habitats (DotE, 2015). It favours wetlands with tall, dense vegetation (DotE, 2015).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was not present within the site.
Calidris acuminata	Sharp-tailed Sandpiper	Special Least Concern	Vulnerable, Migratory, Marine	Prefers muddy edges of shallow fresh or brackish wetlands, with inundated or emergent sedges, grass, saltmarsh, or other low vegetation. Such areas include swamps, coastal lakes and pools, dams, waterholes, soaks, bore drains and swamps, saltpans and inland saltlakes. May also forage in short grassy paddocks after rain. They often roost at the edges of wetlands, on open mud or sand, in shallow water or in short sparse vegetation such as grass or saltmarsh (DotE, 2021).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat is not present within the site.
Calidris ferruginea	Curlew Sandpiper	Critically Endangered	Critically Endangered,	This species usually forages and roosts in intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets, and	PMST Unlikely to occur

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
			Migratory, Marine	lagoons, and also around non-tidal swamps, lakes and lagoons near the coast, and ponds in saltworks and sewage farms (DotE, 2015).	The species has not been previously recorded within 5km of the site and suitable habitat for the species was not present within the site.
Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable	Vulnerable	From approximately Paluma in Queensland to eastern Victoria and ranges inland to Augathella-Tambo region of Queensland (Pizzey & Knight, 2001). The species has a strong preference for woodland dominated by *Allocasuarina*, or open sclerophyll forests or woodlands, with a middle stratum of *Allocasuarina* below *Eucalyptus, Corymbia* or *Angophora* (Glossy Black Conservancy, 2010). The species is rarely found away from *Allocasuarina* or *Casuarina* (she-oak) trees, which provide their primary food source (DotE, 2018). Glossy Black-Cockatoos breed mainly within woodland or remnant woodland containing large, old trees, but have also been recorded in dead, ringbarked eucalypts in cleared country. The species is an obligate hollow nester and requires a hollow stump or limb, living or dead, or a hole in the trunk of a large, old tree, usually a eucalypt, for breeding (Glossy Black Conservancy, 2010).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Charadrius leschenaultii	Greater Sand Plover or Large Sand Plover	Vulnerable	Vulnerable, Migratory, Marine	In the non-breeding grounds in Australasia, the species 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 (Bamford, 1988; Blakers et al., 1984; Lane, 1987; Sibson, 1948; Stewart et al., 2007), and inshore reefs, rock platforms, small rocky islands, or sand cays on coral reefs (Abbott, 1982; Morris, 1989; Sedgwick, 1978). They are occasionally recorded on near-coastal saltworks and saltlakes, including marginal saltmarsh, and on brackish swamps (C.D.T. Minton, 2002 pers. comm; Sibson, 1953; Storr, 1964b, 1977; Storr et al., 1986). They seldom occur at shallow freshwater wetlands (Storr, 1977). Once, during a severe drought, the species was recorded in a poorly grassed paddock with	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was not present within the site.

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
				large bare areas, more than 1 km from the nearest water (Eckert, 1968).	
Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)	Vulnerable	Vulnerable	Open, dry eucalypt forests, woodlands with open ground and fallen timber. Mallee and stands of river red gum (Adams, 2018). Mainly inhabits woodlands dominated by stringybarks or other rough-barked eucalypts, usually with an open grassy understorey, sometimes with one or more shrub species. They also occur in mallee, forests, and woodlands subject to periodic inundation, e.g., river red gum woodlands with an open understorey of acacias, saltbush, lignum, cumbungi, and grasses in the upper Murray River. Not usually found in woodlands with a dense shrub layer, and it is absent from heavily degraded woodlands and steep rocky hills. Optimal habitat must experience some kind of ongoing disturbance regime (historically Indigenous burning practices) to keep the ground layer from becoming too dense and uniform (DCCEEW, 2023).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Cyclopsitta diophthalma coxeni	Coxen's Fig-Parrot	Critically Endangered	Critically Endangered	Occurs in subtropical, dry, littoral, and developing littoral rainforest and vine forest habitats. This species likely favours alluvial areas that support figs and other fleshy fruits. They are often found in remnant native vegetation, forest edges, and gallery forest along the edges of waterways. Other habitats they have been recorded in include sub-littoral mixed scrub, corridors of riparian vegetation, open woodland or partially cleared habitat, isolated strands of trees on urban, agricultural or cleared land, and in the ecotone between subtropical rainforest and sclerophyll forest (DotE, 2021).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Erythrotriorchis radiatus	Red Goshawk	Endangered	Endangered	Sparsely dispersed across coastal and sub-coastal Australia (Blakers et al., 1984; Aumann & Baker-Gabb, 1991; Barrett et al., 2003). The red goshawk prefers landscapes containing a mosaic of habitats including coastal and sub-coastal tall open forest, woodland, and rainforest edges (Marchant and Higgins, 1993). Forests of intermediate density are particularly favoured, as are ecotones between variably dense habitats (i.e., ecotone between rainforest and sclerophyll forest). It generally avoids open habitats	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
				and is only rarely encountered over agricultural land (Marchant and Higgins, 1993). Nesting occurs in tall trees within one kilometre of permanent water, generally in open, biologically rich forest or woodland (Marchant and Higgins, 1993). Habitat is undisturbed forest or woodland with a mosaic of mixed vegetation, especially patches that include areas of river, billabong, or swamp wetland with large bird populations (Morcombe, 2000).	species was limited within the site.
Falco hypoleucos	Grey Falcon	Vulnerable	Vulnerable	Resident or nomadic visitor to inland parts of all mainland states. Also recorded from most of Australia except Cape York Peninsula and Southeast Qld. Mainly occurs where annual rainfall is <500 mm (Garnett et al., 2011). Can occur in the Murray-Darling Basin, Eyre Basin, and central Australia. Habitat for the grey falcon is generally timbered lowland plains that are crossed by tree-lined watercourses, and adjacent to treeless areas, grasslands, and open woodlands that are used for foraging (Garnett et al., 2011). Key habitat is identified as *Acacia* shrublands that are crossed by tree-lined watercourses (Garnett et al., 2011).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Gallinago hardwickii	Latham's Snipe or Japanese Snipe	Vulnerable	Vulnerable, Migratory, Marine	This species usually inhabits open freshwater wetlands with low dense vegetation such as flooded grasslands, flooded heathlands, swamps, and areas around bogs or other bodies of water. They may also inhabit areas with saline or brackish water (e.g. saltmarsh, mangrove creeks, bays, beaches, and tidal rivers) during migration. This species can be found in a variety of vegetation types including tussock grasslands that have rushes, reeds and sedges, coastal and alpine heathlands, lignum or tea-tree scrub, buttongrass plains, alpine herbfields, and open forest. Mud and some form of cover is required for foraging and roosting occurs on the ground nearby or in the foraging area (DotE, 2021).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat is not present within the site.
Geophaps scripta scripta	Squatter Pigeon (southern)	Vulnerable	Vulnerable	Potential distribution extends south from the Burdekin-Lynd divide in the southern region of Cape York Peninsula to south-east Queensland, south-west to Stanthorpe, near the Queensland-NSW border, south to the NSW border, and north-westwards through	PMST Possible occurrence Whilst the species has not been previously recorded

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
				Goondiwindi and the Brigalow Belt in Queensland to Charleville (Cooper et al., 2014; Squatter Pigeon Workshop, 2011). The squatter pigeon (southern) is locally abundant within the northern part of its range (i.e., Brigalow Belt (North) and Desert Uplands Bioregions) (DotE, 2018). It is considered to be common in grazing country north of the Tropic of Capricorn (DotE, 2018). The species occurs in a wide range of habitats wherever there is a grassy understorey. It is often found within close proximity of water bodies (DotE, 2018). This species can be found in open forests to sparse, open woodlands and scrub. Main habitat traits include proximity to water bodies and courses (<3 km), dominant overstorey of *Eucalyptus, Corymbia, Acacia* or *Callitris* species, and remnant, regrowth, or partly modified vegetation communities (DotE, 2021).	within 5km of the site, suitable habitat for the species was present within the site. Not identified during the field survey.
Grantiella picta	Painted Honeyeater	Vulnerable	Vulnerable	Sparsely distributed from south-eastern Australia to north-western Queensland and eastern Northern Territory (Garnett & Crowley, 2000). The greatest concentrations of the bird and almost all breeding occur on the inland slopes of the Great Dividing Range in NSW, Victoria, and southern Queensland (OEH, 2015). Forages on mistletoes in eucalypt forests/woodlands, riparian woodlands of black box and river red 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 (TSSC, 2015). Although Painted Honeyeaters build nests in a variety of tree species including *Eucalyptus spp*., many favour Yarran (*Acacia homalophylla*) and White Cypress-pine (*Callitris glaucophylla*), both of which are hosts of the hemiparasitic Grey Mistletoe (*Amyema quandang*). Habitat critical to the survival of the species includes: known or likely breeding habitat in Boree/Weeping Myall (*Acacia pendula*), Brigalow (*A. harpophylla*) woodlands, box-gum woodlands and box-ironbark forests on the inland slopes of the Great Dividing Range in NSW, VIC, and southern QLD; and all preferred foraging species within known and likely foraging	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
				habitat particularly mistletoes of the genus *Amyema* growing on forest and woodland eucalypts and acacias (Commonwealth of Australia, 2021).	
Hirundapus caudacutus	White-throated Needletail	Vulnerable	Vulnerable, Migratory, Marine	Conventional habitat descriptions are inapplicable, but there are, nevertheless, certain preferences exhibited by the species (DotE, 2015). Although they occur over most types of habitats, 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 (DotE, 2015). They also commonly occur over heathland, but less often over treeless areas, such as grassland or swamps (DotE, 2015). When flying above farmland, they are more often recorded above partly cleared pasture, plantations, or remnant vegetation at the edge of paddocks (DotE, 2015). In coastal areas, they are sometimes seen flying over sandy beaches or mudflats, and often around coastal cliffs and other areas with prominent updraughts, such as ridges and sand-dunes (DotE, 2015).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and the species is primarily aerial in nature and unlikely to utilise the site for foraging.
Lathamus discolor	Swift Parrot	Endangered	Critically Endangered, Marine	The Swift Parrot is endemic to south-eastern Australia, breeding in Tasmania and migrating to the Australian mainland in Autumn. Recent records from southern Queensland have come from the Gold Coast, Noosa, Toowoomba, Warwick, and Lockyer Valley areas (Swift Parrot Recovery Team, 2001). Occur in a variety of habitats that contain preferred mature foraging habitat trees. In south-east Queensland, preferred tree species include grey box (*Eucalyptus microcarpa*), yellow box (*Eucalyptus melliodora*), swamp mahogany (*Eucalyptus robusta*), and forest red gum (*Eucalyptus tereticornis*) (Saunders and Tzaros, 2011).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Ninox strenua	Powerful owl	Vulnerable	Not Listed	Occurs in coastal and upland areas from Clarke Range (north of Eungella) to the NSW border, and inland to Carnarvon Gorge, Blackdown Tableland, and Durikai State Forest (west of Warwick). Powerful owls have large, possibly permanent home ranges in mountain forests, gullies, and forest margins; sparser hilly	Wildnet Unlikely to occur The species has been previously recorded within 5km of the site however

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
				woodlands, coastal forests, woodlands, plantations, and urban areas (Pizzey and Knight, 2007).	suitable nesting hollows were not present within the site.
Rostratula australis	Australian Painted Snipe	Endangered	Endangered, Migratory, Marine	Well-known from the Murray-Darling basin. Other sightings include the Channel Country and the Fitzroy basin, and recently from the floodwater plains of coastal central and north Qld. Suspected to be regular migrants to coastal floodwater plains, in autumn and winter. Generally, inhabits shallow terrestrial freshwater (occasionally brackish) wetlands, including temporary and permanent lakes, swamps, and claypans (DotE, 2018). They also use inundated or waterlogged grassland or saltmarsh, dams, rice crops, sewage farms, and bore drains (DotE, 2018). The Australian Painted Snipe sometimes utilises areas that are lined with trees, or that have some scattered fallen or washed-up timber (Marchant & Higgins, 1993). Breeding occurs in shallow wetlands with areas of bare wet mud and both upper and canopy cover nearby, typically from or near small islands in freshwater wetlands (DotE, 2018).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat is not present within the site.
Stagonopleura guttata	Diamond Firetail	Vulnerable	Vulnerable	Inhabits grassy groundcover underneath open forest, woodland, mallee, acacia scrub, and timber belts along watercourses and roadsides (Morcombe, 2000). Diamond firetails occur in eucalypt, acacia or casuarina woodlands, open forests, and other lightly timbered habitats, including farmland and grassland with scattered trees. They prefer areas with relatively low tree density, few large logs, and little litter cover but high grass cover (DCCEEW, 2023).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Tringa nebularia	Common Greenshank	Endangered	Endangered, Migratory, Marine	Typically occurs where there are large mudflats, saltmarsh, mangroves, or seagrass. This species is found in habitats including embayments, harbours, river estuaries, deltas, and lagoons. Generally, uses edges of wetlands that are made of mud or clay, and rarely sand. Fringing vegetation in these areas may include short	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
				sedges and saltmarsh, mangroves, thickets of rushes, and dead or live trees (DotE, 2021).	species was not present within the site.
Turnix melanogaster	Black-breasted Buttonquail	Vulnerable	Vulnerable	Has been recorded from the Byfield region in the north to at least the Border Ranges rainforests, generally east of the Great Dividing Range, although some observations have been made on its western slopes, up to 300 km inland at locations such as Palmgrove National Park and Barakula State Forest in Queensland (Mathieson & Smith, 2009). Habitat considered critical to the survival of the black-breasted button-quail includes: vine thickets and rainforest vegetation types, particularly semi-evergreen vine thicket, low microphyll vine forest, *Araucarian* microphyll vine forest, *Araucarian* notophyll vine forest, and *Brachychiton* scrubs; low thickets or woodlands with a dense understorey but little ground cover, typically dominated by *Acacia spp*.; and in littoral situations, dry vine scrubs, acacia thickets, and areas densely covered in shrubs, particularly *Austromyrtus dulcis* (Mathieson and Smith, 2009).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Mammals					
Chalinolobus dwyeri	Large-eared Pied bat	Endangered	Endangered	Habitat preferences include fertile woodland valleys or rainforest and moist eucalypt forests within close proximity to sandstone cliffs stretching from Blackdown Table and in central eastern Qld, to Woollongong in NSW (DotE, 2015). Roosting sites have also been observed within disused mineshafts, caves, overhangs, and tree hollows (where suited) (DotE, 2015).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Dasyurus maculatus maculatus	Spotted-tail Quoll or Tiger Quoll	Endangered	Endangered	The species prefers mature, unlogged wet forest habitat; however, the species has been recorded from a wide range of other habitats including wet sclerophyll forest, lowland forests, open and closed eucalypt woodlands, inland riparian, and *Eucalyptus camaldulensis* forests and coastal heathlands (DotE, 2015). The species has been	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
				occasionally sighted from open country, grazing land, rocky outcrops, and other treeless areas (DotE, 2015).	suitable habitat for the species was limited within the site.
Petauroides volans	Greater Glider (southern and central)	Vulnerable	Endangered	The species is generally restricted to eucalypt forests and woodlands, particularly favouring forest with a diversity of eucalypt species (DAWE, 2020). During the day the species shelters in tree hollows, with a particular selection for large hollows in large, old trees (DotE, 2022). Modelling suggests that they require native forest patches of at least 160 km^2 to maintain viable populations (Eyre, 2002).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Petaurus australis australis	Yellow-bellied Glider (south-eastern)	Vulnerable	Vulnerable	The species 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 (OEH, 2017).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Petrogale penicillata	Brush-tailed Rock-wallaby	Vulnerable	Vulnerable	This species prefers rocky habitats, including loose boulder-piles, rocky outcrops, steep rocky slopes, cliffs, gorges, and isolated rock stacks and tree limbs (DotE, 2015). While it appears that most 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 (DotE, 2015).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Phascolarctos cinereus	Koala	Endangered	Endangered	In Queensland, the species contains scattered populations throughout moist forests along the coastline, subhumid woodlands in central and southern regions and within Eucalypt woodlands along	Wildnet, PMST

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
				watercourses within semi-arid areas further west (Melzer et al., 2000). The greatest density of koalas occurs through central and eastern areas including the Brigalow Belt, Mitchell Grass Downs, Mulga lands, and the Desert Uplands (Patterson, 1996). Koalas occur in a variety of eucalypt forests and woodland communities (EPA, 2006). They feed almost entirely on eucalypt foliage with preferences varying regionally (Krockenberger et al., 2012). Diet is thought to be a major determinant of habitat selection, with the species being able to use small remnants of original vegetation where suitable habitat is present (Krockenberger et al., 2012). Koalas are also known to occur in modified or regenerating native vegetation communities, as well as urban and rural landscapes where food trees or shelter trees may be highly scattered.	Likely to occur (general habitat) The species has been previously recorded within 5km of the site and suitable eucalypt species were present within the site. RE 12.9-10.2, which is the RE mapped at the site, is known to provide habitat for koalas. Not identified during the field survey.
Potorous tridactylus tridactylus	Long-nosed Potoroo (northern)	Vulnerable	Vulnerable	The species may occur in a variety of habitats including in wet eucalypt forests to coastal heaths and scrubs (DotE, 2015). The main factors driving habitat selection include dense vegetation for shelter and the presence of an abundant supply of fungi for food (DotE, 2015).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Pseudomys novaehollandiae	New Holland Mouse	Vulnerable	Vulnerable	The species has been found from coastal areas and up to 100 km inland on sandstone country (DotE, 2015). Soil type may be an important indicator of suitability of habitat for the New Holland Mouse, with deeper topsoils and softer substrates being preferred for digging burrows. This species is known to inhabit open heathland, open woodland with a heathland understorey, and vegetated sand dunes (DotE, 2015).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
Pteropus poliocephalus	Grey-headed Flying-fox	Least Concern	Vulnerable	The species feeds on canopy fruits and nectar within rainforests, open forests, closed and open woodlands, melaleuca swamps, and banksia woodlands (DotE, 2015). Their primary food source is Eucalypt blossoms however due to a discontinuous supply throughout the year, migrates between suitable habitats (DotE, 2015). Roosting sites are typically located within rainforests, riparian vegetation and *Melaleuca* woodlands near water sources, such as lakes, rivers, and dams (DotE, 2015). The species has also been recorded using highly modified vegetation in urban and suburban areas (DotE, 2015).	PMST Unlikely to occur Although the site contained flowering and fruiting species of eucalypt that this species may use for foraging, the species has not been previously recorded within 5km of the site and habitat for roosting was limited within the site. The closest known roost to the site is located on Homestead Drive, Flagstone ~6.7km north-east of the site. Not identified during the field survey.
Tachyglossus aculeatus	Short-beaked echidna	Special Least Concern	Not Listed	Usually found in open heathland, forests, woodlands, scrublands, and grasslands. Often shelter under bushes or in hollow logs (DELWP, 2017). Can be found in a variety of habitats from snowy mountains to deserts Australia-wide (DPIE, 2020).	Wildnet Likely to occur (general habitat) The species has been previously recorded within 5km of the site. Not identified during the field survey, however the species is cryptic and highly generalist in nature. Suitable habitat for the species was present within the site.

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
Reptiles					
Delma torquata	Adorned Delma or Collared Delma	Vulnerable	Vulnerable	The species normally inhabits dry eucalypt dominated woodlands and open forests on stony soils or rocky ridges with an understorey of grasses and *Lantana montevidensis* (DotE, 2015). This also includes alluvial river and creek flats, undulating country on fine-grained sedimentary rocks and sandstone ranges (DotE, 2015). The species lives in permanent deep tunnel-like burrows and deep soil cracks, using fallen logs and timber as sheltering sites on the surface (DotE, 2015).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Furina dunmalli	Dunmall's Snake	Vulnerable	Vulnerable	The species range of habitats includes forests and woodlands on black alluvial cracking clay and clay loams dominated by *Acacia harpophylla* (brigalow), other wattles (*A. burowii, A. deanii, A. leiocalyx*), *Callitris spp.* or *Allocasuarina luehmannii*; and *Corymbia citriodora, Eucalyptus crebra, E. melanophloia, Callitris glaucophylla* and *Casuarina cristata* open forest and woodland associations on sandstone derived soils (DotE, 2015).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Hemiaspis damelii	Grey Snake	Endangered	Endangered	This species favours woodlands (typically brigalow *Acacia harpophylla* and belah *Casuarina cristata*), usually on heavier, cracking clay soils, particularly in association with water bodies or in areas with small gullies and ditches (gilgais). It shelters under rocks, logs, and flood debris, as well as in soil cracks or abandoned burrows within moist/seasonally inundated habitats (Rowland, 2012).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was limited within the site.
Frogs					
Adelotus brevis	Tusked frog	Vulnerable	Not Listed	Occurs in wet eucalypt forest, rainforest, and sometimes dry eucalypt forest, where it can be found in close proximity to suitable breeding habitat such as ponds and slow-moving sections of	Wildnet Unlikely to occur

Scientific Name	Common Name	NC Act Status	EPBC Act Status	Distribution and Habitat	Likelihood of Occurrence
				streams. They may also occur in dams and garden ponds in urban and peri-urban areas (Rowland, 2013).	The species has been previously recorded within 5km of the site however suitable habitat was limited within the site.
Fish					
Maccullochella mariensis	Mary River Cod	Endangered	Endangered	Occurs in a variety of habitat types within the Mary River system, from high gradient, rocky, upland streams to large, slow-flowing pools in lowland areas. Preferred habitat comprises deep, shaded, slow flowing pools with plenty of snags and log-piles. Similar habitat types are utilised by the closely related Murray cod and trout cod in the Murray River system (Simpson & Jackson, 1996).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was not present within the site.
Insects					
Argynnis hyperbius inconstans	Australian Fritillary	Endangered	Critically Endangered	This species usually occurs around river estuaries or open, swampy coastal regions at low altitudes. In the wild, they are only found in areas containing the arrowhead violet, as this is their larval food source. The arrowhead violet grows in damp niches of open habitats, and often beneath grasses and other plant species such as *Lomandra longifolia* (long leaved matrush) and *Imperata cylindrica* (bladey grass). Overall distribution ranges from southeastern Queensland to northeastern New South Wales, particularly between Gympie and Port Macquarie (TSSC, 2017).	PMST Unlikely to occur The species has not been previously recorded within 5km of the site and suitable habitat for the species was not present within the site.

Appendix E Quaternary Site Observation Sheets

Quaternary Site 1 – Northern Portion of Mapped KHA	
Date	4/03/2026
Collector Name(s)	Maddy Warnick and Leah Prouse
Coordinates	Start: -27.841403, 152.895851 End: -27.842197, 152.896151
Species Present	Blue billygoat weed, spotted gum, lantana, little spurflower, southern salwood, Vasey grass, lance-leaved rattlepod, flannel weed, cadaghi, sickle wattle, *Listia bainesii*, annual ragweed, creeping lantana, blue trumpet, barbed-wire grass, slender flat sedge, velvety tree pear, cockatoo grass, hairy portulaca, red natal grass, winter apple, *Commelina lanceolata*
Remnant/Regrowth Vegetation Cover	Remnant
Regional Ecosystem	12.9-10.2
Vegetation Structure	Open woodland – canopy layer dominant layer, shrub layer present, some coarse woody debris present
EDL height	10m
EDL cover as %	79%
Land Zone	9-10
Context in Landscape	Located proximate to the top of a south-east facing slope
Notes	Lots of trees present that contained hollows and dead wood, birds' nests

Quaternary Site 2 – Southern Portion of Mapped KHA	
Date	4/03/2026
Collector Name(s)	Maddy Warnick
Coordinates	Start: -27.843875, 152.896814 End: -27.844681, 152.897270
Species Present	Species consistent with site 1, additional species collected included Verbena, Murdannia, ground cherry
Remnant/Regrowth Vegetation Cover	Remnant, some Acacia regrowth present
Regional Ecosystem	12.9-10.2
Vegetation Structure	Open woodland – canopy layer dominant layer, shrub layer present, thick & tall grassy groundcover
EDL height	12m
EDL cover as %	48%
Land Zone	9-10
Context in Landscape	Located on a west facing slope, gravel road to the west, and residential infrastructure to the east

Quaternary Site 3 – North-eastern Portion of Site	
Date	4/03/2026
Collector Name(s)	Maddy Warnick and Leah Prouse
Coordinates	Start: -27.841879, 152.898755 End: -27.841052, 152.898325
Species Present	Lantana, blue billygoat weed, thickhead, yellow buttons, Rhodes grass, Moreton Bay ash, flannel weed, annual ragweed, swamp rice grass, black wattle, forest red gum, spotted gum, southern cinnabar polypore, slender flat sedge, creeping Phyllanthus, prickly malvastrum, Phasey bean, balloon cottonbush, giant rat's tail grass, tassel flower
Remnant/Regrowth Vegetation Cover	Remnant, understorey regrowth present
Regional Ecosystem	12.9-10.2
Vegetation Structure	Sparse woodland
EDL height	10m
EDL cover as %	22%
Land Zone	9-10
Context in Landscape	Located mid-slope, east facing
Notes	Birds' nests and arboreal termitarium observed, lots of trees present with dead wood

Quaternary Site 4 – South-eastern Portion of Site	
Date	4/03/2026
Collector Name(s)	Maddy Warnick and Leah Prouse
Coordinates	Start: -27.843849, 152.900327 End: -27.844688, 152.900732
Species Present	Rhodes grass, lantana, blue billygoat weed, velvety tree pear, thickhead, giant rat's tail grass, creeping Phyllanthus, Mullumbimby couch, inflatedscale flatsedge, Verbena, forest red gum, wild tobacco
Remnant/Regrowth Vegetation Cover	Non-remnant
Vegetation Structure	Grassland with scattered canopy trees
EDL height	30cm
EDL cover as %	100%
Land Zone	9-10
Context in Landscape	Located mid-slope

Appendix F Flora Species List

Species	Common Name	NC Act Status/Biosecurity Category
Acacia disparrima	Southern salwood	Least Concern
Acacia falcata	Sickle wattle	Least Concern
Acacia leiocalyx	Black wattle	Least Concern
Ageratum houstonianum	Blue billygoat weed	Other Invasive
Alloteropsis semialata	Cockatoo grass	Least Concern
Ambrosia artemisiifolia	Annual ragweed	Category 3
Brunoniella australis	Blue trumpet	Least Concern
Carex appressa	Tall sedge	Least Concern
Chloris gayana	Rhodes grass	Other Invasive
Chrysocephalum apiculatum	Yellow buttons	Least Concern
Cirsium vulgare	Spear thistle	Other Invasive
Coleus australis	Little spurflower	Least Concern
Commelina lanceolata	N/A	Least Concern
Corymbia citriodora subsp. variegata	Spotted gum	Not Listed
Corymbia tessellaris	Moreton Bay ash	Not Listed
Corymbia torelliana	Cadaghi	Other Invasive
Crassocephalum crepidioides	Thickhead	Other Invasive
Crotalaria lanceolata subsp. lanceolata	Lance-leaved rattlepod	Other Invasive
Cymbopogon refractus	Barbed-wire grass	Least Concern
Cyperus aggregatus	Inflatedscale flatsedge	Not Listed
Cyperus brevifolius	Mullumbimby couch	Other Invasive
Cyperus gracilis	Slender flat sedge	Least Concern
Eclipta prostrata	White eclipta	Other Invasive
Emilia sonchifolia var. javanica	Tassel flower	Other Invasive
Eremophila debilis	Winter apple	Least Concern
Erigeron sumatrensis	Tall fleabane	Other Invasive
Eucalyptus moluccana	Gum-topped box	Least Concern
Eucalyptus siderophloia	Northern grey ironbark	Least Concern
Eucalyptus tereticornis	Forest red gum	Least Concern
Euphorbia ophthalmica	Florida hammock sandmat	Not Listed
Gomphocarpus physocarpus	Balloon cottonbush	Other Invasive
Gomphrena celosioides	Gomphrena weed	Other Invasive
Juncus usitatus	Soft rush	Least Concern

Species	Common Name	NC Act Status/Biosecurity Category
Lantana camara	Lantana	Category 3
Lantana montevidensis	Creeping lantana	Category 3
Leersia hexandra	Swamp rice grass	Least Concern
Listia bainesii	N/A	Other Invasive
Macroptilium atropurpureum	Siratro	Other Invasive
Macroptilium lathyroides	Phasey bean	Other Invasive
Malvastrum coromandelianum	Prickly malvastrum	Not Listed
Melinis repens	Red natal grass	Other Invasive
Microlaena stipoides	Weeping grass	Least Concern
Murdannia graminea	Murdannia	Least Concern
Nymphoides indica	Water snowflake	Special Least Concern
Opuntia tomentosa	Velvety tree pear	Category 3
Oxalis perennans	Sorrel	Least Concern
Paspalum notatum	Bahia grass	Other Invasive
Paspalum urvillei	Vasey grass	Other Invasive
Persicaria decipiens	Slender knotweed	Least Concern
Phyllanthus virgatus	Creeping Phyllanthus	Least Concern
Physalis angulata	Ground cherry	Not Listed
Portulaca pilosa	Hairy portulaca	Not Listed
Pycnoporus coccineus	Southern cinnabar polypore	Least Concern
Sida cordifolia	Flannel weed	Other Invasive
Sida rhombifolia	Arrowleaf sida	Other Invasive
Solanum mauritianum	Wild tobacco	Other Invasive
Sporobolus pyramidalis	Giant rat's tail grass	Category 3
Tagetes minuta	Stinking roger	Other Invasive
Triglochin striata	Streaked arrowgrass	Special Least Concern
Verbena litoralis	Verbena	Other Invasive

Appendix G Fauna Species List

Species	Common Name	NC Act Status/ Biosecurity Category
Cacatua galerita	Sulphur-crested cockatoo	Least Concern
Cacatua sanguinea	Little corella	Least Concern
Corvus orru	Torresian crow	Least Concern
Cracticus nigrogularis	Pied butcherbird	Least Concern
Dacelo novaeguineae	Laughing kookaburra	Least Concern
Danaus plexippus	Monarch	Not Listed
Dicaeum hirundinaceum	Mistletoebird	Least Concern
Entomyzon cyanotis	Blue-faced honeyeater	Least Concern
Eolophus roseicapilla	Galah	Least Concern
Gymnorhina tibicen	Australian magpie	Least Concern
Macropus giganteus	Eastern grey kangaroo	Least Concern
Manorina melanocephala	Noisy miner	Least Concern
Oryctolagus cuniculus	Rabbit	Categories 3-6
Phalacrocorax carbo	Great cormorant	Least Concern
Platycercus adscitus	Pale-headed rosella	Least Concern
Rhipidura leucophrys	Willie wagtail	Least Concern
Smicrornis brevirostris	Weebill	Least Concern
Spilopelia chinensis	Spotted dove	Not Listed
Trichoglossus chlorolepidotus	Scaly-breasted lorikeet	Least Concern
Trichoglossus moluccanus	Rainbow lorikeet	Least Concern
Vanellus miles	Masked lapwing	Least Concern
Varanus varius	Lace monitor	Least Concern

Appendix H Vegetation and Fauna Management Plan