

Natural Environment Site Strategy

325 Wyatt Road, Kagaru, QLD, 4285

Prepared for WelCo Group Pty Ltd

17 August 2026

Job 11560



Saunders Havill

PATHWAYS TO SUCCESS

Document control

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1. Introduction

1.1. Requirements of the site strategy

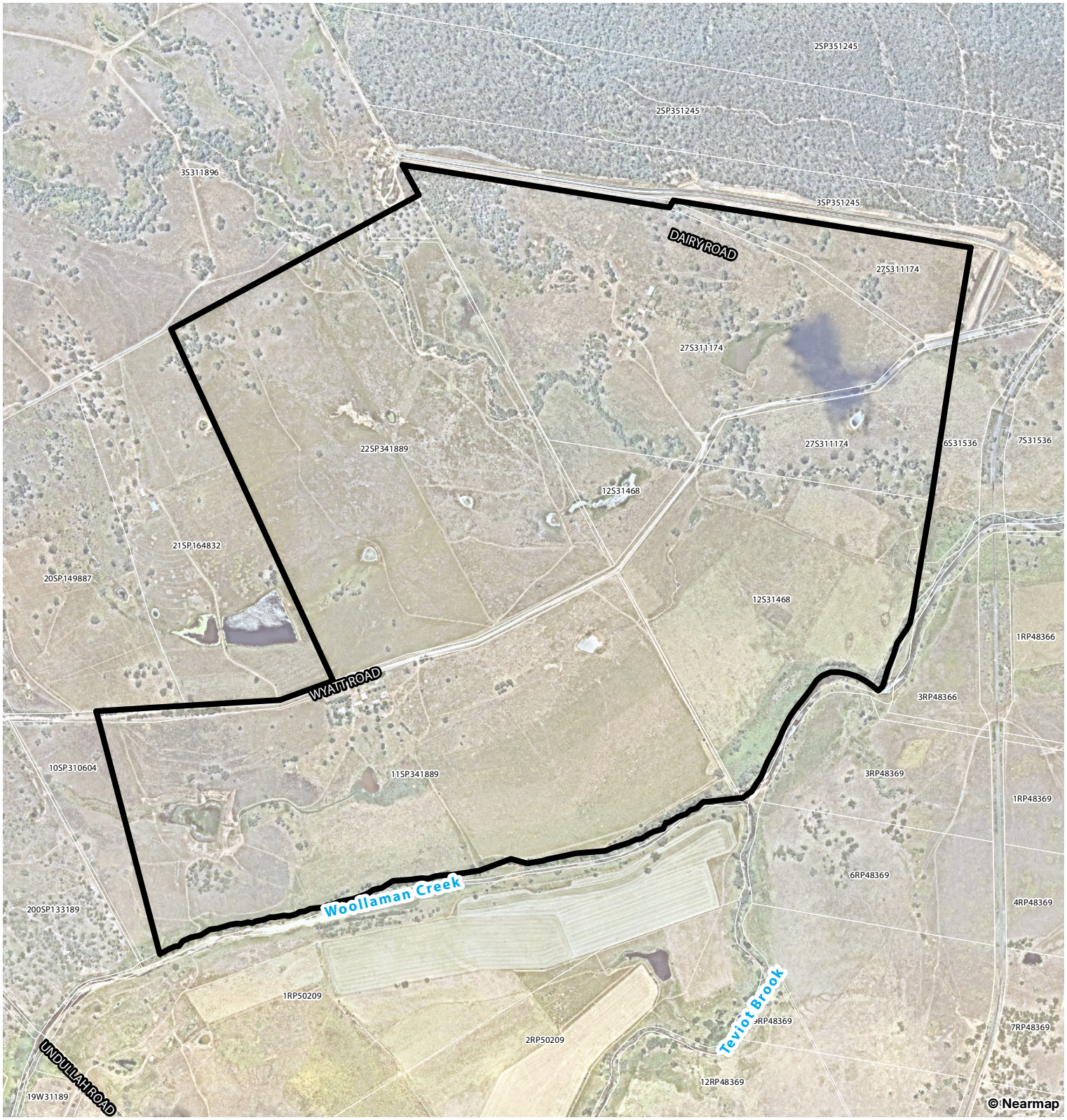
This Natural Environment Site Strategy (NESS) has been compiled as per anticipated approval requirements for the **WelCo Group Pty Ltd** project located at 325 Wyatt Road, Kagaru. While not in response to approval conditions, this NESS has been prepared based on anticipated requirements with reference to the Flagstone PDA, which is governed by specific environmental provisions in Implementation Guideline 14 (IG14) & Implementation Guideline 17 (IG17). The following components are included within this NESS:

- Outline measures to conserve and enhance the site's biodiversity values (areas of ecological significance, waterways and vegetation management);
- Identify rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement;
- Identify any buffering to areas of Significant Biodiversity Values and which have associated conservation, biodiversity, habitat or scenic amenity values;
- Identify strategies for fauna and flora management of the site, and determine corridors, proposed road crossing designs for expected fauna utilisation (if deemed required) and rehabilitation areas (such as for koala habitat);
- Detail the measures outlining how and when koala habitat obligations for the Greater Flagstone Priority Development Area (PDA) as detailed in the PDA Guideline No. 17 *Remnant Vegetation and Koala Habitat Obligation in Greater Flagstone and Yarrabilba PDAs* will be delivered;
- Identify strategies to prevent land degradation and the management of dispersive/sodic soils;
- Identify strategies to rehabilitate watercourses;
- Identify strategies for bushfire management;
- Identify strategies for pest and weed management;
- Identify strategies for monitoring vegetation rehabilitation; and
- Identify strategies for rehabilitation of stream banks of major watercourse areas previously disturbed by man-made intervention to create riparian stability.

This overarching site strategy, as amended from time to time, is intended to guide future development decisions in relation to the development located within the Application Area.

1.2. Applicable administration definitions

Developer	An entity with effective control of the development of a parcel of land within the Application Area
Application Area	Described as Lot 22 on SP341889, Lot 11 on SP341889, Lot 12 on S31468 and Lot 27 on S311174
Guideline 14	PDA Guideline No. 14 for Environmental Values and Sustainable Resource Use (May 2015)
ICOP	The Infrastructure Charging Offset Plan Greater Flagstone Urban Development Area (July 2013).
EDQ	The Minster for Economic Development Queensland established under the *Economic Development Act 2012*, which supersedes the *Urban Land Development Authority and repeals the Urban Land Development Authority Act 2007* (Qld)
PDA Development Scheme	The Greater Flagstone Urban Development Area Development Scheme (October 2011)



LEGEND

- Qld DCDB
- Site DCDB

Figure 1

Site Aerial

FILE REFERENCE
11560 E Figure 1 Site Aerial B_

DATE
16/03/2026

Wyatt Road, Kagaru

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COORDINATE SYSTEM
GDA 2020 MGA Z56

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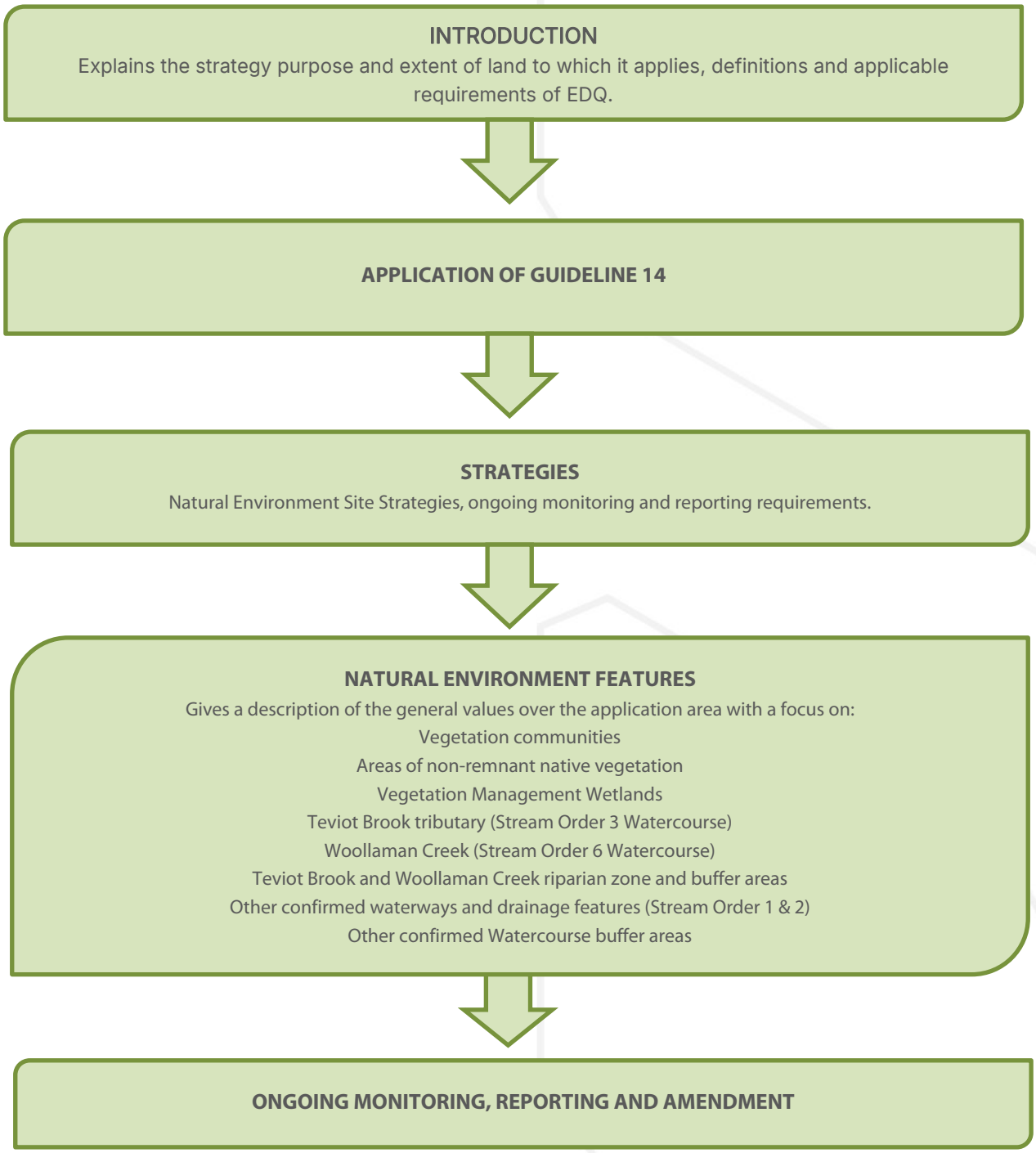
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2. Structure

This NESS is to be read in conjunction with the technical reports, whole of site strategies and infrastructure master plans over the relevant parts of the application area (and subsequent revisions and addendums to the same).

This overarching site strategy for the management of the natural environment is set out in the following structure:



3. Guidelines and relevant information

This NESS is prepared within the parameters of Guideline 14. Site specific alterations or legislative departures from the above are outlined in **Section 3** and **Section 4** of this NESS.

The application area consists of mapped remnant regional ecosystems (REs), including 'least concern' and 'of concern' REs, and watercourses mapped under the *Vegetation Management Act.*

The application area contains koala habitat areas defined in Guideline 17 as:

- *bushland habitat; or*
- *having high and medium value suitable for rehabilitation habitat types.*

References (including references in Guideline 14) to an Act, policy, mapping or other document shall be applied as the Act, policy, mapping or document as at 1 March 2026 or as specified herein.

At the time of submission of the NESS, an *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) referral was being prepared. If an alternative offset outcome is conditioned for a prescribed Matter of National Environmental Significance (MNES) through the EPBC Act, this is considered to take precedence over any State government offset requirements for the same prescribed matter (i.e. the State Government will not require an offset for the same prescribed matter).

Section 15, items 1 to 5, outlined below and relating to the non-duplication clauses of the Queensland Government's *Environmental Offsets Act 2014* (EO Act) are made applicable through this site strategy to the application area:

15 Restriction on imposition of offset condition

(1) An administering agency may impose an offset condition on an authority only if—

(a) the same, or substantially the same, impact has not been assessed under a relevant Commonwealth Act; and

(b) the same, or substantially the same, prescribed environmental matter has not been assessed under a relevant Commonwealth Act.

(2) Subsection (1) applies whether or not the assessment resulted in the imposition of an offset condition.

(3) However, subsection (1) does not apply if the prescribed environmental matter to which the condition relates is a protected area.

(4) An administering agency that is a local government may impose an offset condition on an authority only for the following—

(a) a matter of local environmental significance;

(b) another prescribed environmental matter that is further prescribed by regulation as relevant for this subsection.

(5) In this section—

relevant Commonwealth Act means—

(a) the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) as a controlled action; or

(b) the *Great Barrier Reef Marine Park Act 1975* (Cwlth); or

(c) another Commonwealth Act prescribed by regulation.

Notwithstanding clause 15(4) of the extract above, no offsets are required for Matters of Local Environmental Significance (MLES).

Site and project specific Bushfire Hazard Assessments and management plans will be prepared and submitted for endorsement/approval at the time of lodgement of development applications for relevant stages or precincts. The outcomes and requirements of these plans will consider the strategies adopted in this NESS.

Notwithstanding any of the requirements of this NESS, the developer will not be required to perform any rectification works to parts of the site that have been transferred/dedicated to other parties and accepted off maintenance.

4. Strategies

4.1. Natural Environment Site Strategy

Site strategies have been developed to manage environmental and development outcomes for all land included within the Application Area. The site strategies include six columns listed as element, overall outcomes, strategies/actions, design standards/resources, timing (indicative) and achievement criteria. **The developer** is responsible for the implementation, monitoring and reporting for all site strategies. For most elements, strategy outcomes vary for both land use areas.

For each element, the "avoid, minimise, mitigate and restore or offset" hierarchy has been adopted. The elements in the table below are employed with specific actions, strategies and tools designed to achieve the outcomes of the specific element and overall "avoid, minimise, mitigate and restore or offset" hierarchy. Vegetation Management Plans, Fauna Management Plans, and Weed Management and Rehabilitation Plans cumulatively help to achieve these outcomes and are used in various elements. Implementation of VMPs and FMPs avoids and minimises additional clearing, provides immediate and long-term flora and fauna maintenance and enhancement, manages and protects fauna during operational phases through staging, incorporates safe fauna linkages, and thus, minimise impacts associated with the development.

The implementation of the Weed Management and Rehabilitation Plan in conjunction with the VMP and FMP also contributes to the minimising, mitigation and restoration of environmental values through the rehabilitation and enhancement of vegetation characteristics of retained vegetation and increased capability of the biodiversity corridors. Habitat within the corridors is to be restored to remnant status, converting all cleared, degraded and modified areas into higher functioning habitat within maintained biodiversity corridors and riparian zones.

Environmental values requiring offsetting are done so as a last result and are achieved under the EPBC, while specific habitat values are audited and offset under the FMP, and restoration and rehabilitation efforts contribute to on-site offsetting.

Greenspace

The following overall outcomes and design standards apply to works within and adjoining the designated passive open space corridors, including the riparian zones.

- Secure and dedicate/transfer to Council a robust and sustainable portion of the site retaining the highest quality ecological values for conservation purposes.
- Undertake ecological restoration and waterway corridor restoration measures (where necessary) prior to dedication to Council.
- Allow for controlled passive nature based recreational uses.

Development land

The development land is defined as the balance site area that is not included in the designated Greater Flagstone Greenspace network and associated, Teviot Brook riparian zone. The majority of this area will be developed to a minimum net residential density, however, there may be opportunities to retain environmental values in open space subject to earthworks and servicing requirements. It is noted that development at this density is generally prohibitive of the retention of major or functional areas of environmental values. This whole of site strategy seeks to retain the highest ecological values within the designated Greenspace Network and Teviot Brook riparian zone (refer **Appendix A**).

The following overall outcomes and design standards apply to the development land:

- Ensure systems and processes for assessment, reporting, protection and management are based on leading practice ecological guidelines and relevant legislative frameworks.

- Explore and detail specific opportunities to retain ecological features throughout the site by incorporating detailed environmental data into the site design process.

- Outline the legislative requirements for all potential or actual threatened plants and animals as scheduled at the State Government and Commonwealth Government Level.

Park Spaces

For Regional, District, Neighbourhood or Local Park (either Sports or Recreation) outcomes and design standards refer to the **Greenspace Infrastructure Master Plan** prepared by Saunders Havill Group. The majority of this area will be developed into functional parkland in accordance with the required standards (i.e. EDQ Guideline 12 – Park Planning and Design), therefore there will likely be little opportunity for retention of environmental values; however, there may be opportunities to retain environmental values in some areas of open space subject to park planning, earthworks and servicing requirements.

The following overall outcomes and design standards apply to the Park Spaces

- Ensure systems and processes for assessment, reporting, protection and management are based on leading practice ecological guidelines and relevant legislative frameworks.

- Explore and detail specific opportunities to retain ecological features within Park Spaces by incorporating detailed environmental data into the site design process.

- Outline the legislative requirements for all potential or actual threatened plants and animals as scheduled at the State Government and Commonwealth Government Level.

Table 1: Natural Environmental Site Strategy

Element	Overall outcomes	Strategies / actions	Design standards / resources	Timing (indicative)	Achievement criteria
Survey, identification and reporting	Identify significant biodiversity values within and adjoining the development land.	• Desktop assessments using local, State and Commonwealth environment databases and mapping. • Robust field surveys that are appropriately timed and conducted for expected biodiversity values. • Use the information surveyed and identified in the significant biodiversity values assessment and ecological assessment report of the Teviot Brook riparian zone to priorities environmental features.	Where suitable, parts of the following documents and standards will assist in measuring the overall outcome: • Guideline 14 • PDA Development Scheme • State and Commonwealth survey guidelines including: o EPBC Significant Impact Guidelines, including specific guidelines for expected species o DSITIA Terrestrial Vertebrate Fauna Survey Guidelines o NCA Protected Plants Flora Survey Guidelines • Database and mapping references including: o EPBC PMST database o EHP wildlife online database o EHP NCA protected plants mapping o NRM regulated vegetation management mapping o Koala plan 2020 o SPP biodiversity values mapping	Context Plan or ROL application.	Context Plan and ROL applications are accompanied by Significant Biodiversity Assessment Report (SBAR).
Confirmed areas of remnant vegetation containing 'endangered' regional ecosystems	Retain and protect areas of remnant vegetation containing 'endangered' regional ecosystems.	• Development and infrastructure avoids the clearing of remnant vegetation containing 'endangered' regional ecosystems. o No Remnant Endangered vegetation is mapped on site	Where suitable, parts of the following documents and standards will assist in measuring the overall outcome: • Guideline 14 • SDAP Module 8 • DSDIP Significant Residual Impact Guideline • EOP • EPBC Act permit • NRM Self Assessable Guidelines for land management and exemption checklist	Site design, context plan or ROL application.	Not applicable – No viable 'endangered' remnant 'endangered' vegetation was identified on-site.

Element	Overall outcomes	Strategies / actions	Design standards / resources	Timing (indicative)	Achievement criteria
Other vegetation	Development protects and minimises impacts on native vegetation within and supporting significant biodiversity values.	• Avoid (to the greatest extent possible) the clearing of remnant, regrowth and other native vegetation, including non-juvenile Koala habitat trees within the land designated Greenspace, Environmental Park and Local Park. • Unavoidable clearing can only occur for essential community infrastructure and waterway stabilization works within the designated Greenspace corridor. • Where unavoidable clearing for essential community infrastructure and waterway stabilization works is required within the Greenspace corridor of vegetation containing 'endangered regional ecosystem, rehabilitate impacted areas in accordance with SEQ Restoration Guidelines and an approved Rehabilitation Management Plan. • Prepare management plans in accordance with the reporting and management section of this NESS to stage and manage the impacts of clearing as per an approved VMP and RMP. • Stage and minimise the clearing of trees for areas designated under the plan of development as schools, future park, drainage and buffer until preliminary concepts for these areas have been prepared and clearing extents identified (refer **Appendix A**). • Through site earthworks, maximise the retention of remnant vegetation, regrowth and healthy isolated native tree species within waterway corridors and future recreation areas where not in conflict with the purpose and use of the open space or other required infrastructure within the development land.	Where suitable, parts of the following documents and standards will assist in measuring the overall outcome: • Guideline 14 • Guideline 17 • DSDIP Significant Residual Impact Guideline • NRM Self Assessable Guidelines for land management and exemption checklist • Easement rights • Site Bushfire Management Plan • **Appendix A** • Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing • SEQ Ecological Restoration Framework Code • SEQ Ecological Restoration Framework Guide • SEQ Ecological Restoration Framework Manual • Rehabilitation Management Plan • Vegetation Management Plan	Site design and continuing through stages of approved construction. Annual Report (until project off maintenance).	An increase in habitat quality of retained vegetation to be included in the site's significant biodiversity values at completion of the project. Rehabilitation methods and KPI's will be addressed in staged rehabilitation management plans. All works completed in accordance with an approved Vegetation Management Plan and Rehabilitation Management Plan.

Element	Overall outcomes	Strategies / actions	Design standards / resources	Timing (indicative)	Achievement criteria
Koala	Minimise clearing of Non-Juvenile Koala Habitat Trees (NJKHTs) to achieve a net gain in Koala habitat for the region. Minimise threats to existing local Koala populations by avoiding conflicts with roads and dogs.	• Avoid (to the greatest extent possible) the removal of NJKHT within the designated Greenspace areas. • Where unavoidable clearing for essential community infrastructure and waterway stabilization works is necessary within the designated Greenspace area, all works are managed in accordance with the reporting and management section of this NESS. • Minimise impacts of the clearing of NJKHT through the development land by staging and sequencing works. Clearing is to flush koalas to the retained Greenspace. • Stage and manage the impacts of clearing NJKHT in accordance with the reporting and management section of this NESS. • Incorporate dog off-leash facilities in recreation parkland and on lead control measures through the designated Greenspace. • Ensure site design provides for safe Koala linkage opportunities to surrounding off-site habitat by discouraging Koala movement into built up areas through a range of Koala sensitive design measures (fencing, signage, road and landscape design).	Where suitable, parts of the following documents and standards will assist in measuring the overall outcome: • EPBC Koala Referral Guidelines • Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016 (koala plan) • EHP Koala Sensitive Design Guideline • Main Roads Fauna Sensitive Design Manual Vol.2 • Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing	Site design and continuing through stages of approved construction. Annual Report (until project off maintenance).	Increase in the density of NJKHT within the Open space area (measured at strategic intervals until project off maintenance). No temporary fragments or islands of NJKHT within clearing zones for the life of the project (subject to internal reporting).
EVNT species	Identify and avoid (to the greatest extent possible) any impacts on EVNT species.	• Avoid clearing of EVNT flora species. • Ensure appropriate pre-clearance checks and fauna spotter reporting provides a contemporary and more detailed review of EVNT species or potential habitat within each stage of clearing. • Where suitable within and adjoining the designated Greenspace area, incorporate areas of *Melaleuca irbyana* and or other habitat reinstatement for EVNT species.	Where suitable, parts of the following documents and standards will assist in measuring the overall outcome: • NCA Protected Plants Process • Fauna Spotter Pre-Clearance and Post Works Reporting • SEQ Ecological Restoration Framework Code • SEQ Ecological Restoration Framework Guide • SEQ Ecological Restoration Framework Manual	Site design and continuing through stages of approved construction. Annual Report (until project off maintenance).	Increase in quality of EVNT flora species within the Open space area. Increase in the availability of habitat and usage of the designated Greenspace area by fauna, as per a Rehabilitation Management Plan.

Element	Overall outcomes	Strategies / actions	Design standards / resources	Timing (indicative)	Achievement criteria
Native fauna (non EVNT species)	Minimise impacts on native fauna (not scheduled as threatened)	• Avoid impacts on native fauna species in the designated Greenspace areas of vegetation. • Consolidate habitat for all native fauna into non-development portions of the site. • Engage a spotter catcher licensed under the Nature Conservation Act 1992 by the Department of Environment and Science, to assess the site, supervise any vegetation removal and ensure that any native fauna (including native bees) have been identified, relocated and discouraged from returning prior to habitat disturbance. • Stage and manage the impacts of clearing in accordance with the reporting and management section of this NESS and an approved VMP. • Minimise impacts of clearing development land through staging, sequencing and management plans prepared in accordance with the reporting and management section of this NESS. • Where specific habitat features, such as mature habitat trees containing hollows, need to be removed, complete an audit of lost habitat features. Use the audit to determine a strategy to harvest habitat features and/or design and implement a species-specific nest box offset strategy as part of the FMP.	Where suitable, parts of the following documents and standards will assist in measuring the overall outcome: • Fauna Management Plan prepared in accordance with the Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing • SEQ Ecological Restoration Framework Code • SEQ Ecological Restoration Framework Guide • SEQ Ecological Restoration Framework Manual	Site design and continuing through stages of approved construction. Annual Report (until project off maintenance).	Fauna Spotter / Catcher pre, during and post clearing reports completed for each stage of clearing works. Evidence within the NESS internal reporting of adaptive management procedural change within Fauna Spotter / Catcher Reports for each stage of the project.
Waterways	Retain, protect and buffer site watercourses forming part of the project's significant biodiversity values.	• Avoid (to the greatest extent possible) any clearing within mapped watercourses, or other natural hydrological features within riparian zones. • Avoid (to the greatest extent possible) any clearing within the identified waterway forming part of the site's significant biodiversity values within or adjoining the development land.	Where suitable, parts of the following documents and standards will assist in measuring the overall outcome: • State Code 16 • DAF Mapping • DAF WWBW Self Assessable Codes • SEQ Ecological Restoration Framework Code • SEQ Ecological Restoration Framework Guide • SEQ Ecological Restoration Framework Manual • CPTED Guidelines for Queensland	Site design and continuing through stages of approved construction. Within each specific management plan (e.g. Vegetation Management Plan, Fauna Management Plan, Weed Management Plan etc).	Watercourses identified as significant biodiversity values are retained through site design and required buffer distances. Bio-condition of site watercourses retained as part of significant biodiversity values are increased at completion of the project.

Element	Overall outcomes	Strategies / actions	Design standards / resources	Timing (indicative)	Achievement criteria

		• Minimise impacts on the identified waterway forming part of the site's significant biodiversity values through appropriately designed and located buffers.
		• Explore infrastructure designed to incorporate existing vegetation with stormwater solutions through modified drainage features throughout the development portions and recreational parklands.
		• Where unavoidable clearing (e.g. access where no other alternative exists, essential community infrastructure and/or approved waterway corridor restoration measures) is required within:
		  ○ mapped watercourses or other natural hydrological features or
		  ○ identified waterways forming part of the site's significant biodiversity values within or adjoining the development land;
		  ○ minimise the clearing footprint, mitigate impacts and compensate through ecological restoration measures.
		• Where unavoidable clearing is necessary within:
		  ○ mapped watercourses or other natural hydrological features within riparian zone; or
		  ○ identified waterways forming part of the site's significant biodiversity values within or adjoining the development land;
		  ○ ensure that all works are managed in accordance with the reporting and management section of this NESS.
		• If instability is identified in any areas within the Teviot Brook, additional and specific stabilisation			

Element	Overall outcomes	Strategies / actions	Design standards / resources	Timing (indicative)	Achievement criteria
		measures will be detailed within the appropriate Rehabilitation Plans. Treatments or measures may include bank re-shaping, rock reinforced bank toes, macrophyte planted safety bench, and native tree and shrub bank planting.			

Land degradation	Avoid and manage land degradation impacts caused through works within areas of dispersive and sodic soils.	• Avoid (to the greatest extent possible) any clearing within identified waterways forming part of the site's significant biodiversity values within or adjoining the development land (i.e. Teviot Brook)
		• Avoid (to the greatest extent possible) clearing on steep terrain greater than 20%. Where clearing on steep terrain is unavoidable, employ machinery and clearing techniques that minimise disturbance to soils.
		• Minimise clearing of any natural drainage features within the development land were included as part of open space, drainage channels, or future schools.
		• Mitigate the impacts of clearing of any drainage features, overland flow paths or other natural hydrological features through inclusion of a detailed erosion and sediment control plan for each stage of self-certified operational works submissions.
		• Dispersive soil mitigation measures are to be implemented during detailed design if required (such as vegetation or protection of batters, minimising velocity of stormwater flows, flattening of grades, stormwater detention, stormwater discharge into erosion resistant areas, soil re-compaction, soil stabilisers (chemical polymers) and use of sandstone/barriers) as per the endorsed waterway corridor restoration plan.
			Where suitable, parts of the following documents and standards will assist in measuring the overall outcome:
			• State Code 16
			• DAF WWBW Self Assessable Codes
			• SEQ Ecological Restoration Framework Code
			• SEQ Ecological Restoration Framework Guide
			• SEQ Ecological Restoration Framework Manual
			• CPTED Guidelines for Queensland
			• Endorsed / approved site strategies and infrastructure master plans for:
			  ○ Earthworks
			  ○ Stormwater
			  ○ Waterway Restoration
				Site design and continuing through stages of approved construction.	No indirect impacts from soil deposition or erosion in the downstream significant biodiversity values areas.

Element	Overall outcomes	Strategies / actions	Design standards / resources	Timing (indicative)	Achievement criteria

Rehabilitation & restoration	Expand and improve the quality of significant biodiversity values and other retained natural features.	• Prepare and implement Weed Management and Rehabilitation Plans for retained vegetation areas, drainage tributaries and other existing or reinstated vegetation areas.
		• Revegetate and restore to remnant status all cleared, degraded and modified areas within Teviot Brook riparian zones.
		• Undertake rehabilitation, including planting of endemic species and weed management, within the bed and banks of retained or modified watercourses and drainage features. Vegetation for planting will be chosen based on the characteristics of that vegetation type, ie. effectiveness in erosion control, bank stability and hydraulic effects. This rehabilitation may be utilised as part of the total site storm water management strategies, particularly with regard to stormwater quality and waterway corridor restoration.
		• Reuse cleared native vegetation (e.g. as site mulch in future revegetation works in and adjoining the designated riparian zones).
		• Wherever practical, research and incorporate EVNT species (flora) and Threatened Ecological Communities into site revegetation.
			Where suitable, parts of the following documents and standards will assist in measuring the overall outcome:
			• SEQ Ecological Restoration Framework Code
			• SEQ Ecological Restoration Framework Guide
			• SEQ Ecological Restoration Framework Manual
			• Endorsed / approved site strategies and infrastructure master plans for:
			  ○ Open space
			  ○ Stormwater
			  ○ Waterway Restoration
				Site design and continuing through stages of approved construction.	Increased quality in the condition of retained areas when measured against pre-commencement benchmarks.

Weed and pest species	Decrease in the volume and diversity of site weed and pest species.	• Identify and map major infestations of environmental and declared weeds that will be targeted for removal through the designated Greenspace. • Prepare detailed weed management and rehabilitation plans for the designated Greenspace area, including re-vegetation using existing native species and pre-clear regional ecosystem communities, to strengthen the riparian vegetation cover.	Where suitable, parts of the following documents and standards will assist in measuring the overall outcome: • Guideline 14 • BA declared weeds and pests • SEQ Ecological Restoration Framework Code • SEQ Ecological Restoration Framework Guide • SEQ Ecological Restoration Framework Manual	Pre-Construction Certification and / or Self Certification. Reporting as per purpose specific management or rehabilitation plan. Summary reporting as part of annual report (until project off maintenance).	Decrease in the extent and diversity of site weed species on-site (measured annually for the life of the project). No noticeable increase in abundance of site pest species on-site (measured annually for the life of the project).

Element	Overall outcomes	Strategies / actions	Design standards / resources	Timing (indicative)	Achievement criteria
		• Prepare detailed weed management and rehabilitation plans for all portions of Greenspace, including waterways and drainage features, relative to the stage in which they are proposed to be created. • Manage weeds and pests in accordance with the requirements of the *Biosecurity Act 2014*. • Explore methods to minimise impacts of domestic animals on environmental features surrounding the community, such as implementing educational and control measures for areas of the project adjoining or with the potential to influence the Greenspace areas. • Further assessment or monitoring of the pest animal populations to determine if pest species such as the fox are a problem on-site. If considered a problem, assistance and advice from Council will be sought with regards to management measures.			

Monitoring, management plans & reporting	Ensure monitoring, management and reporting to collect adequate information to contribute towards the avoid, minimise, restore and offset principles of this NESS.	• Prepare Vegetation Management Plans (VMPs) for each phase of clearing works incorporating the requirements of AS 4970-2009 Protection of trees on development sites.
		• VMPs are to be approved by:
		  ○ self-certification where prepared in accordance with AS 4970 -2009 and external to significant biodiversity values areas; or
		  ○ compliance assessment for unavoidable clearing within significant biodiversity values areas.
		• Monitoring and reporting to occur as per requirements of each VMP (e.g. photo monitoring, tree health, assessment post works).
		• Prepare Fauna Management Plans (FMPs) for each stage of
			Where suitable, parts of the following documents and standards will assist in measuring the overall outcome:
			• Guideline 14
			• Regulated Vegetation Management Mapping and Pre-Clear Mapping
			• Management plan specific monitoring and reporting requirements
			• Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing
			• Australian Standard (AS) 4970 -2009 Protection of trees on development sites.
			• DSDIP Significant Residual Impact Guideline
			• EOP
			• SEQ Ecological Restoration Framework Code
			• SEQ Ecological Restoration Framework Guide
			• SEQ Ecological Restoration Framework Manual
				All stages – reported annually (until project off maintenance).	Annual evidence monitoring, management and internal reporting measures have used findings to contribute to the adaptive management of all other NESS site procedures.

Element	Overall outcomes	Strategies / actions	Design standards / resources	Timing (indicative)	Achievement criteria
		development involving vegetation clearing works. FMPs are to mandate the use of DES registered fauna spotters. • FMPs are to be approved by self-certification where prepared in accordance with the Draft Code of Practice for the Welfare of Wild Animals affected by Land-Clearing. • Monitoring and reporting to occur as per the requirement of each specific FMP, incorporating the reporting requirements of the engaged fauna spotter. • Prepare and implement Weed Management and Rehabilitation Plans for retained vegetation areas, the stream order 1 watercourse and other existing or reinstated vegetation areas. • Monitoring and reporting to occur as per the requirements of each specific Weed Management and Rehabilitation Plan (e.g. photo monitoring, quadrant and transect surveys etc.) showing reductions in site weed cover and expanded vegetation regeneration area. • Create a data repository of all environmental surveys, reports, management plans and monitoring data to inform future government and non-government decision making in Ripley Valley and broader areas. • EDQ will be notified as soon as possible of any changes to the proposed strategies. All details will be provided within the annual reporting, and a review of the effectiveness of the proposal and areas for improvement will take place.			

5. Natural environmental features

At the whole of site scale, core natural environment features can be categorised as:

- Vegetation communities
- Areas of non-remnant native vegetation
- Vegetation Management Wetlands
- Teviot Brook tributary (Stream Order 3 Watercourse)
- Woollaman Creek (Stream Order 6 Watercourse)
- Teviot Brook and Woollaman Creek riparian zone and buffer areas
- Other confirmed waterways and drainage features (Stream Order 1 & 2)
- Other confirmed waterway buffer areas

Each of these core features are displayed in **Figure 2, Figure 3** and **Figure 4** detailed in **Plan 1** and briefly described below.

a) Vegetation communities

As part of the vegetation assessment, the patches of 'least concern' and 'of concern' remnant vegetation were ground-truthed. It was determined that these remnant polygons in the central regions of the development footprint contain species typically representative of the mapped REs 12.3.7 and 12.3.8. The remnant vegetation is present through the waterway which traverses the central portion of the site, and occurs over Lot 12 S31468, Lot 27 S311174, and Lot 22 Sp341889. Additionally, along the southern border of the development footprint, a major waterway is present. Associated with this waterway low order remnant vegetation. The vegetation mapped as RE12.3.7 associated with the main waterway lacks indicative canopy dominated by eucalypts and/or other myrtaceous trees such as *Angophora, Corymbia*, *Lophostemon* and Syncarpia, however these areas contain sub-canopy species *Melaleuca viminalis*.

The northern and eastern most polygons of vegetation mapped on the development site contain high-value regrowth. The patches of 'endangered' and 'of concern' regrowth vegetation were also ground-truthed. A polygon of Category C (high-value regrowth) vegetation described as 'endangered' RE12.3.3 is located in the northeastern corner of Lot 22. This area is also mapped as Koala Habitat Area and contains Koala food trees including a canopy of scattered *Eucalyptus tereticornis* and *Corymbia citriodora* (Spotted Gum) with an understorey dominated by exotic grasses, *Sporobolus pyramidalis* (Giant Rat's Tail Grass) and *Chloris gayana* (Rhodes Grass). The area contains canopy species

representative of the mapped RE12.3.3 however on-ground surveys confirm the vegetation is regrowth with scattered mature trees.

Following ground-truthing surveys the Category C (high value regrowth) categorisation of the vegetation community is deemed accurate, with the vegetation representative of 'endangered' RE12.3.3 of regrowth status. For regrowth vegetation to be reclassified as 'remnant' it must meet the VMA definition of at least 70% of the benchmark for canopy height (70% of 25m) and 50% of the benchmark for canopy cover (50% of 40%). The vegetation community representative of RE12.3.3 has an average canopy height of 16 m and canopy cover of 40.3 %, which is 64 % of the benchmark height and 100.75 % of the benchmark canopy cover. While the canopy cover value for this area is equal to the benchmark of 40%, the canopy height of 16 m suggests the vegetation community representative of 'endangered' RE12.3.3 maintains regrowth status and does not meet the definition of 'remnant.

The north-western corner of Lot 27 contains a patch of vegetation mapped as Of Concern RE12.9-10.2/12.9-10.7/12.9-10.3/12.9-10.17a. This area contains a mix of canopy and regrowth trees consisting of Eucalyptus tereticornis, Corymbia tereticornis and Eucalyptus crebra. The understorey is dominated by Lantana camara, which reflects the regrowth status of this area. A patch of Category C Of Concern composite RE12.9-10.2/12.9-10.7/12.9-10.3/12.9-10.17a also occurs along the existing Wyatt Road alignment. In this area, there is a mix of large, mature canopy species and regrowth vegetation.

Some rehabilitation works will occur along the watercourses as part of the project, and will likely include weed management, some infill vegetation planting, and stabilisation works if deemed necessary. Any revegetation works in these mapped areas will consist of species representative of the mapped RE communities in that reach.

b) Areas of non-remnant native vegetation

The vast majority of the site is mapped as Category X (non-remnant) vegetation. This was confirmed on-site, as the majority of the land has been historically cleared and continues to be maintained as such for the purposes of cattle and horse agistment. Scattered eucalypt trees occur across the site, with clumps of retained eucalypts occurring in the north of the site. Field survey confirmed the most frequently recorded species to be *Eucalyptus tereticornis* and *Eucalyptus moluccana*. A number of Category X areas retain relatively dense immature native regrowth. These areas vary diversely in health and relative value.

The proposed development will result in clearing mostly Category X mapped area, including some areas of scattered eucalypts and Category C regrowth areas (refer **Appendix A**).

c) **Vegetation Management Wetlands**

The southern extent of Lot 12 comprises entirely of a cleared paddock, with the northern extent characterised by moderately disturbed wetland area. Lot 12 north of Wyatt Road contains a wetland mapped as Category B vegetation containing permanent water. Wetland associated vegetation in the mapped Category B areas consists of sedges and rush species, but these areas lack species diversity and structure.

The site also includes approximately 4.84 ha of remnant vegetation containing Of Concern RE 12.3.8 described as "Swamps with *Cyperus* spp., *Schoenoplectus* spp. and *Eleocharis* spp" which is representative of two palustrine wetlands. These wetlands are also mapped within *State Planning Policy 2017* (SPP) biodiversity mapping as 'high ecological significance wetlands'. Assessment of the northern wetland area against the AquaBAAM criteria resulted in the wetland considered the wetland to have moderate value to the overall protection of wetlands in the catchment rather than provide attributes of a wetland of High Ecological significance.

d) **Teviot Brook tributary (Stream Order 3 Watercourse)**

The major watercourse flows through the site from the north to east into Woollaman Creek. This waterway is mapped as a high-value WWBW under the *Fisheries Management Act 1991* and a watercourse order 3 on the *Vegetation Management Act 1999.* The waterway is lined with scattered mature *Eucalyptus tereticornis* and *Melaleuca viminalis* along its extent. The waterway includes defined bed and bank features and contained scattered small pools north of Wyatt Road at the time of survey. The waterway crosses underneath Wyatt Road through four (4) square culverts. The waterway has continuous bed and bank features with a width of approximately 6 – 8 m, narrowing in sections, and bank height up to 1 m. The waterway contains sandy substrate and no water was present at the time of surveying. Channel shading is limited to 5-10% and the bank contains minimal macrophytes.

e) **Woollaman Creek (Stream Order 6 Watercourse)**

Woollaman Creek is a confirmed waterway which recorded consistent features and values to be defined as a waterway under the *Fisheries Act 1994*. Teviot Brook which transitions to Woollaman Creek borders the southern boundary of the lot. Scattered large mature *E. tereticornis* species are present along the high bank of Teviot Brook / Woollaman Creek waterway. Other vegetation along the creek bank includes *Aphananthe philippinensis* (Rough-leaved Elm), *Casuarina cunninghamiana* (River She-Oak), *Melaleuca viminalis* (Weeping Bottlebrush) and *Ficus rubignosa* (Rock Fig). The waterway is characterised by a double U shaped bank structure with a relatively high top bank and a secondary lower bank at the low flow path. The waterway contained pooling water in some areas at the time of survey and permanent water downstream within a wider channel.

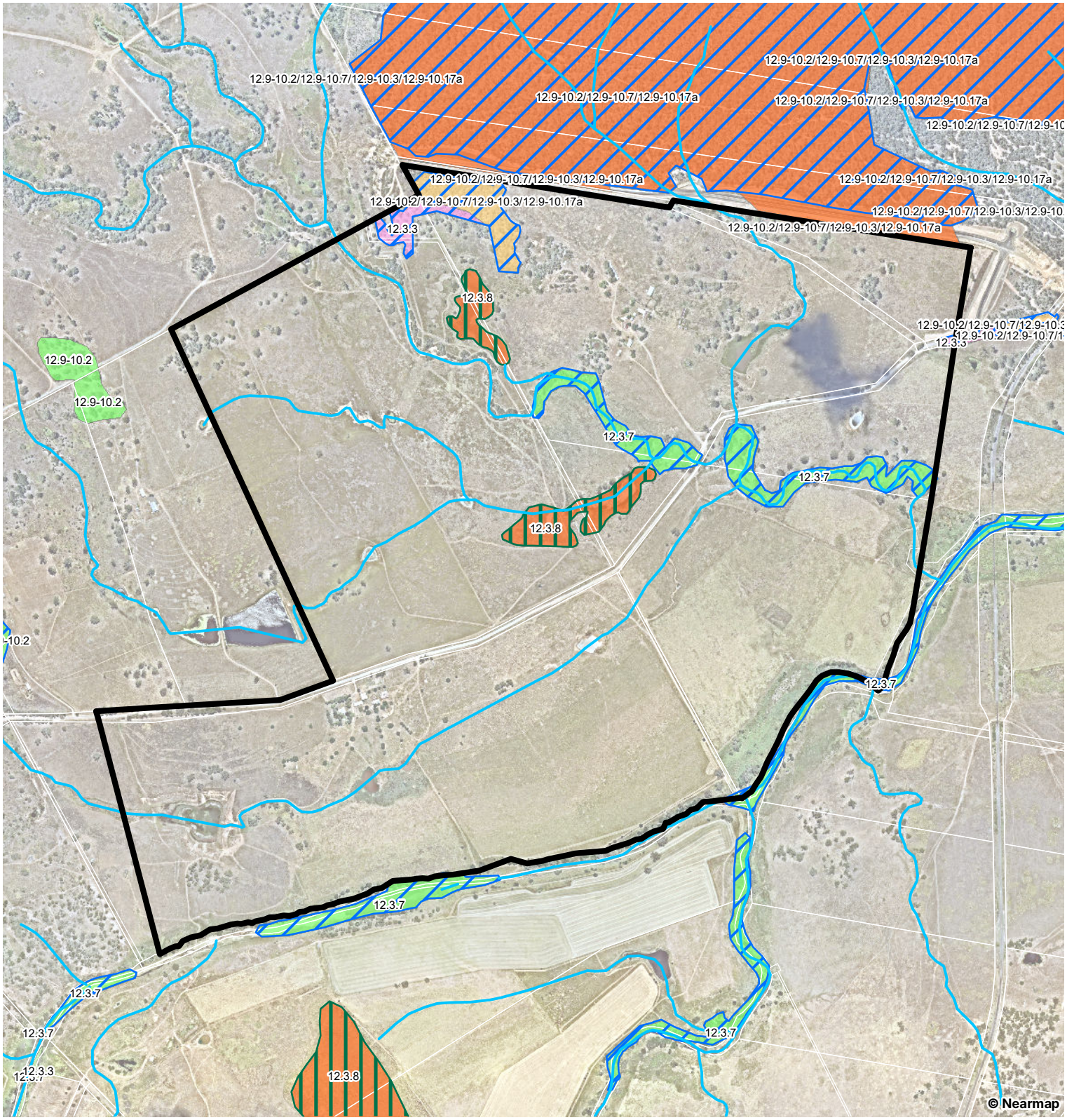
f) **Teviot Brook and Woollaman Creek riparian zone and buffer areas**



Waterway buffers should be applied as per the outcomes of future significant biodiversity assessment reporting. Tevoit Brook and Woollaman Creek have a riparian zone nominated, which is in general 50m either side of the centreline or the top of high bank, whichever is greater.

g) Other confirmed waterways and drainage features (Stream Order 1 & 2)

Both waterway and drainage features were recorded on-site within the other confirmed waterways, having features and values consistent with those defined as a waterway under the *Fisheries Act 1994*. Teviot Brook and Woollaman Creek are protected by the retention of riparian buffer zones lineal to the waterways. Less significant waterways on-site have smaller associated vegetation buffers. Identified drainage features largely did not warrant the retainment of riparian vegetation as these areas displayed more evidence of conveying run-off following rainfall events, being susceptible to erosion.



LEGEND

- Qld DCDB
- Site DCDB
- VM Watercourses
- VM Essential Habitat

Vegetation Management 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 area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems

Figure 2

Vegetation Management Regional Ecosystem Map

FILE REFERENCE
11560 E Figure 2 VMRE B_

DATE
16/03/2026

Wyatt Road, Kagaru

0 200 400 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

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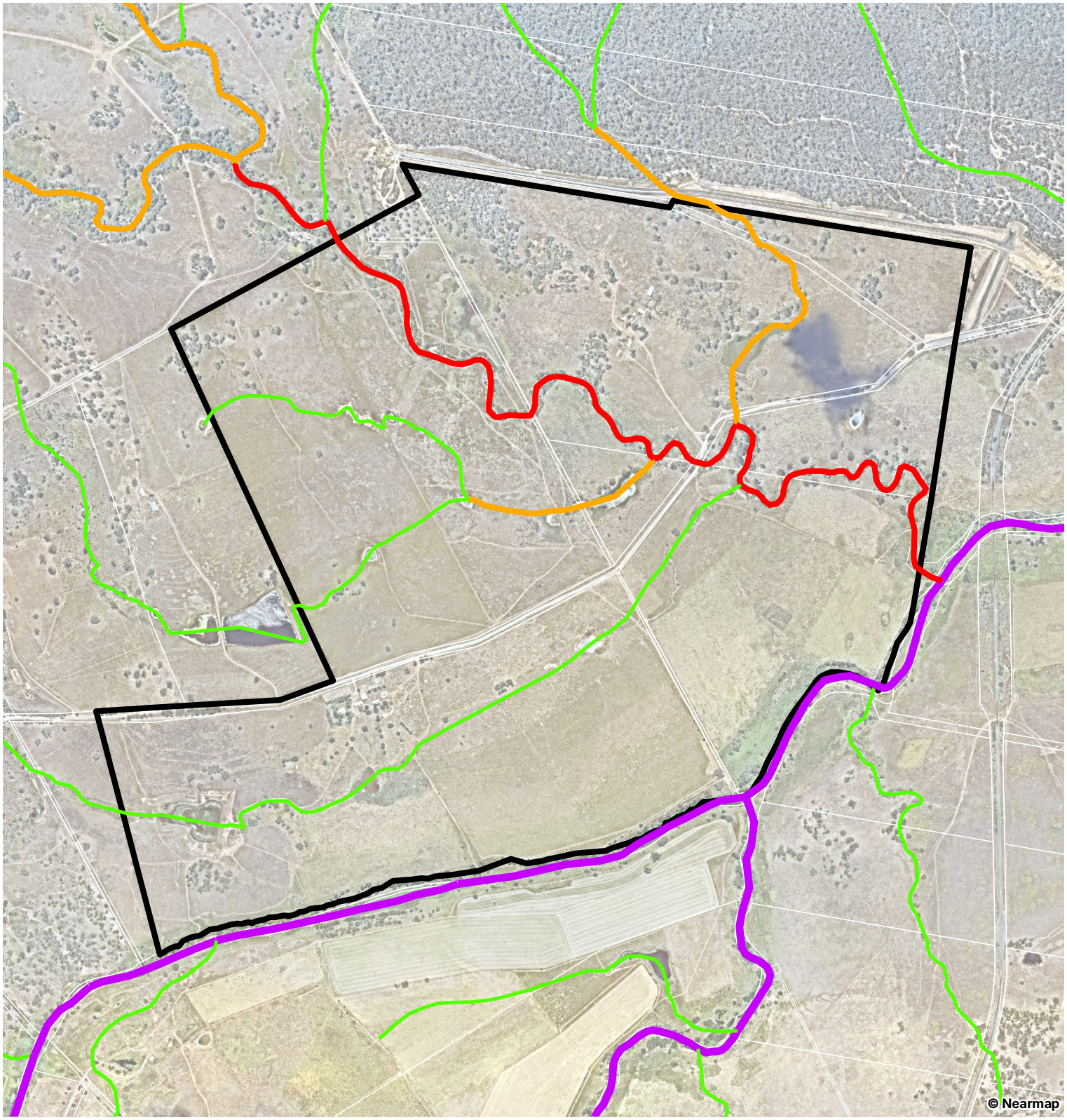
CLIENT

WELCO GROUP PTY LTD

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Layer Source: © State of Queensland 2026



LEGEND

- Qld DCDB
- Site DCDB

Waterways

Risk of Impact

- 1 - Low
- 2 - Moderate
- 3 - High
- 4 - Major

Figure 3

Fisheries - Waterway for Waterway Barrier Works

CLIENT

WELCO GROUP PTY LTD

FILE REFERENCE
11560 E Figure 3 Fisheries B_

DATE
16/03/2026

Wyatt Road, Kagaru

0 200 400 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

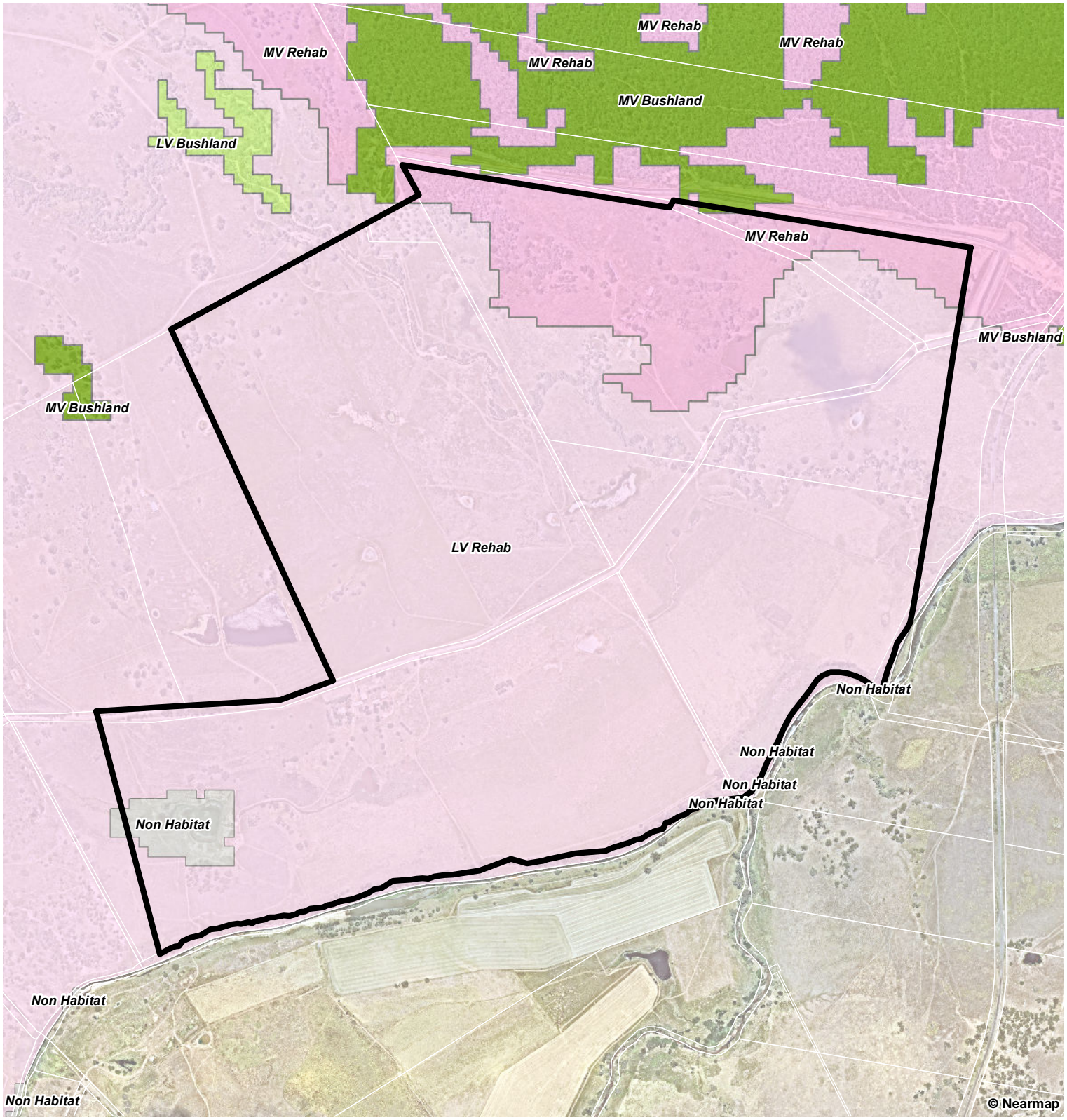
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LEGEND

- Qld DCDB
- Site DCDB

Koala Habitat Values

Bushland Habitat

- Medium Value Bushland
- Low Value Bushland

Suitable for Rehabilitation

- Medium Value Rehabilitation
- Low Value Rehabilitation
- Non-habitat

Figure 4

Koala Conservation: State Planning Regulatory Provisions

FILE REFERENCE
11560 E Figure 4 Koala Habitat Values B_

DATE
16/03/2026

Wyatt Road, Kagaru

0 200 400 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

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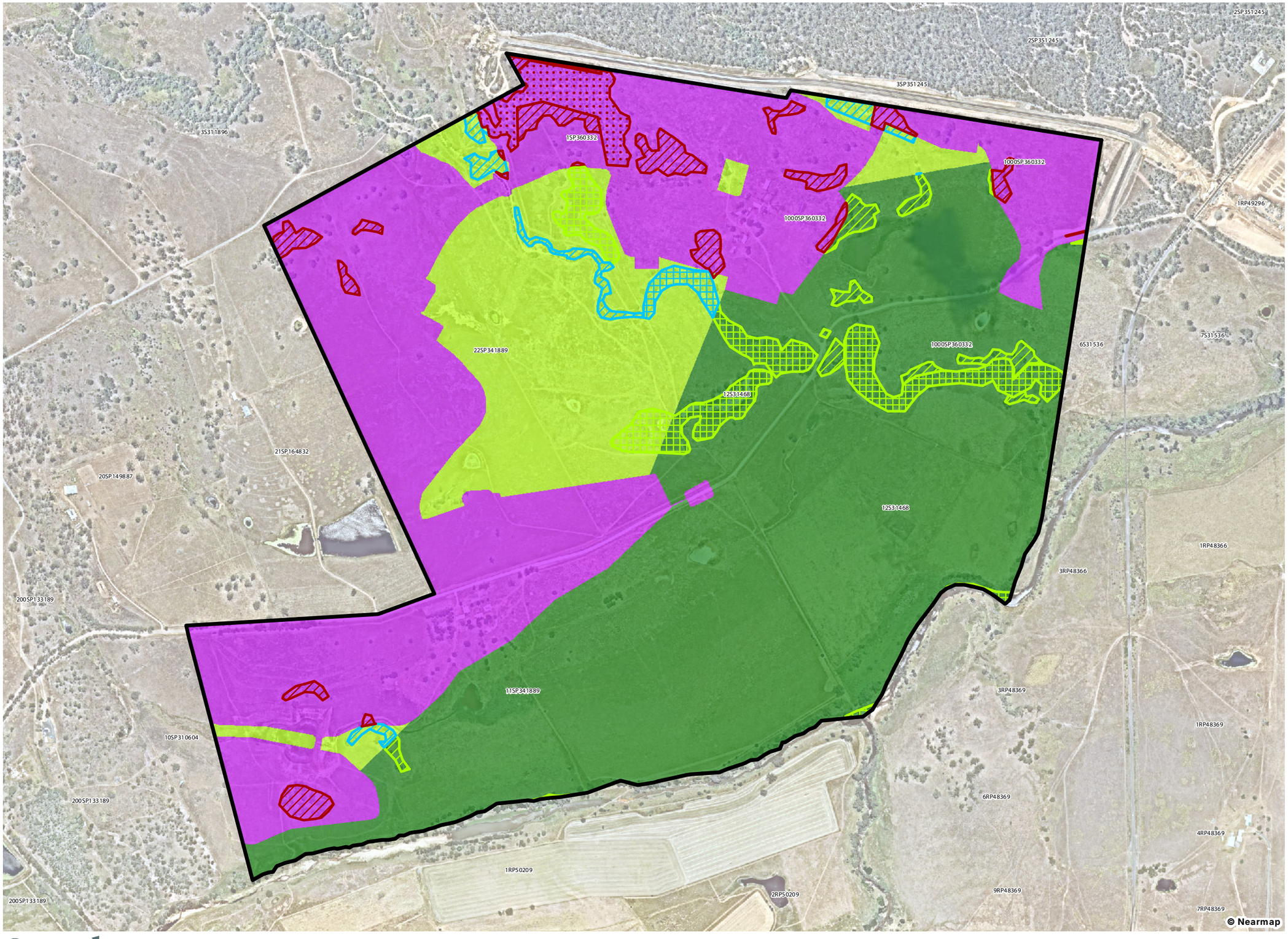
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01. NATURAL ENVIRONMENT SITE STRATEGY - SITE CONSTRAINTS



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

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

- Qld DCDB
- Site Boundary [309.3 ha]

Impact Type

- Development [116.64 ha]
- Environmental Park [142.43 ha]
- Other Park [50.28 ha]

NESS Constraints

- Regrowth Vegetation Subject to Park Works [0.03 ha]
- Regrowth Vegetation Impacted by Development [4.03 ha]
- Scattered Vegetation to Retain [2.92 ha]
- Scattered Vegetation Impacted by Development [6.78 ha]
- Scattered Vegetation Subject to Park Works [2.4 ha]
- Watercourse Remnant Vegetation to Retain [10.44 ha]
- Watercourse Remnant Vegetation Impacted by Development [0.03 ha]
- Watercourse Remnant Vegetation Subject to Park Works [1.12 ha]

AMENDMENTS

Issue	Date	Description	Drawn	Checked
A	06/08/2024	Preliminary	LS	HC
B	16/03/2026	Layout Updates	LS	HC
C	17/08/2026	Layout Updates	HW	NT

N

0 200 400 m

1:9,500 @ A3 | Transverse Mercator | GDA 2020 | Zone 56

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WYATT ROAD, KAGARU

Address / RPD: Lot 11 on SP310604

Date: 17/08/2026

11560 E 01 NESS Constraints C_

6. Ongoing monitoring and reporting

Ongoing monitoring of achievement of the NESS will occur in accordance with specific management plans (e.g. as specified in VMPs, FMPs, RMPs etc.). The Developer undertakes to complete internal monitoring and reporting in accordance with each approved management plan. Further specific methods for monitoring and reporting will be developed where required in conjunction with context plans, plans of development and compliance submissions. This document has been prepared with consideration of adaptive management principles being adopted into each report and management plan prepared over the project. This NESS sets the overarching outcome and achievement metric for measurement in stage or works specific documents.

7. Definitions / references / acronyms

Term / Acronym		Definition	Date	Author / Organisation
Application Area	means	the land parcel identified in **Figure 1**		
AS 4970-2009	means	*Australian Standard AS4970-2009 Protection of trees on development sites (incorporating Amendment No. 1)*	Mar 2010	Standards Australia
AS	means	Australian Standards		
Biosecurity Act 2014	means	*Biosecurity Act 2014*	3 Jul 2017	State of Queensland
Category B Vegetation	means	as defined by the *Vegetation Management Act 1999*, section 20A.		
Category X Vegetation	means	as defined by the *Vegetation Management Act 1999*, section 20A.		
Areas of Remnant Vegetation Containing Endangered Regional Ecosystems	means	as defined by the *Vegetation Management Act 1999*, section 5 (definitions)		
Confirmed Waterway Areas	means	confirmed Waterway Areas as shown on **Figure 2**		
Context Plan	means	a context plan as contemplated under Section 3.2.8 of the PDA Development Scheme		
CPTED	means	Crime Prevention through Environmental Design		
CPTED Guidelines for Queensland	means	Crime Prevention through Environmental Design- Guidelines for Queensland - Part B: Implementation Guide	Oct 2007	State of Queensland
DPI	means	Department of Primary Industries (Qld)		
DPI Mapping	means	*Fisheries Act 1994* Queensland waterways for waterway barrier works dataset	2 December 2023	State of Queensland

Term / Acronym		Definition	Date	Author / Organisation
DPI WWBW Self Assessable Codes	means	Self- assessable codes for waterway barrier works by DPI including: WWBW01-P1: Construction of minor dams and weirs, WWBW01-P2: Replacement of existing floodgates, WWBW01-P3: Construction and maintenance of culverts, WWBW01-P4: Construction and maintenance of bed level crossings, WWBW02: Temporary waterway barrier works, WWBW03: Regularly constructed temporary waterway barrier works		State of Queensland (Department of Agriculture and Fisheries)
Development Land	means	The part of the Application Area occupied by land uses other than designated riparian zone and 'endangered' regional ecosystem.		
Draft Code of Practice for the Welfare of Wild Animals affected by Land-Clearing	means	Queensland Code of Practice for the welfare of wild animals affected by land-clearing and other habitat impacts and wildlife spotter / catchers (Draft)	2009	Jon Hanger & Ben Nottidge - Australian Wildlife Hospital
Drainage feature	means	as defined in State Development Assessment Provisions Module 8: Native Vegetation Clearing (version 1.7) as meaning: *is a natural landscape feature, including a gully, drain, drainage depression or other erosion feature that –* *1. is formed by the concentration of, or operates to confine or concentrate, overland flow water during and immediately after rainfall events; and* *2. flows for only a short duration after a rainfall event, regardless of the frequency of flow events; and* *3. commonly, does not have enough continuing flow to create a riverine environment; and* *4. is shown on the vegetation management watercourse and drainage feature map:* *(a) at a scale of 1:25 000 on the vegetation management watercourse and drainage feature map for the local government areas*		

Term / Acronym		Definition	Date	Author / Organisation
		of Brisbane, Moreton Bay, Gold Coast, Sunshine Coast, Logan and Redlands, excluding applications to clear vegetation for extractive industries, or (b) *on the vegetation management and drainage feature watercourse map for all other local governments and applications to clear vegetation for extractive industries.*		
DSDIP	means	Department of State Development Infrastructure and Planning (Qld) (now Department of Local Government, Infrastructure and Planning)		
DSDIP Significant Residual Impact Guideline	means	Queensland Environmental Offsets Policy – Significant Residual Impact Guideline (For matters of state environmental significance and prescribed activities assessable under the Sustainable Planning Act 2009)	Dec 2014	State of Queensland (Department of Environment and Heritage Protection)
DSITIA	means	Department of Science, Information Technology, Innovation and the Arts (Qld)		
DSITIA Terrestrial Vertebrate Fauna Survey Guidelines	means	Terrestrial Vertebrate Fauna Survey Guidelines for Queensland (v 2.0)	Nov 2014	State of Queensland (Department of Science, Information Technology, Innovation and the Arts)
EDQ	means	the Minster for Economic Development Queensland established under the *Economic Development Act 2012*, which supersedes the *Urban Land Development Authority and repeals the Urban Land Development Authority Act 2007* (Qld)		
EHP Koala Sensitive	means	Koala-sensitive Design Guideline- A guide to koala-sensitive design measures for planning and development activities	Nov 2012	State of Queensland (Department of



Term / Acronym		Definition	Date	Author / Organisation
Design Guideline				Environment and Heritage Protection)
EHP NCA Protected Plants Mapping	means	*Nature Conservation Act 1992* protected plants flora survey trigger map spatial layer (QSpatial)		State of Queensland (Department of Environment and Heritage Protection)
EHP Wildlife Online Database	means	Queensland Government's WildNet data species profile search (version 1.0) database		State of Queensland (Department of Environment and Heritage Protection)
Endangered Vegetation	means	as mapped by Regulated Vegetation Management Mapping under the *Vegetation Management Act 1999* or by a certified Property Map of Assessable Vegetation.		
Environmental Offsets Act 2014	means	*Environmental Offsets Act 2014 (Qld)*	3 July 2017	State of Queensland
Environmental Offsets Policy 2014	means	*Queensland Environmental Offsets Policy (Version 1.1)*	July 2017	State of Queensland
EOP	means	*Queensland Environmental Offsets Policy (Version 1.1)*	July 2017	State of Queensland
EPBC	means	*Environment Protection and Biodiversity Conservation Act 1999 (Cth)*	01 July 2015	Commonwealth of Australia
EPBC Act	means	*Environment Protection and Biodiversity Conservation Act 1999 (Cth)*	01 July 2015	Commonwealth of Australia
EPBC PMST Database	means	*Environment Protection and Biodiversity Conservation Act 1999 (Cth)* Protected Matters Search Tool database interactive mapping	2015	Commonwealth of Australia
EPBC Significant Impact Guidelines	means	Matters of National Environmental Significance: Significant Impact Guidelines 1.1 *Environment Protection and Biodiversity Conservation Act 1999*	2013	Commonwealth of Australia

Term / Acronym		Definition	Date	Author / Organisation
ESCP	means	Erosion and Sediment Control Plan		
Essential Habitat	means	as defined in the *Vegetation Management Act 1999*, section 20AC		
Essential Management	means	as defined in the *Sustainable Planning Regulation 2000*, schedule 26		
EVNT Species	means	Endangered, Vulnerable, Near Threatened and presumed Extinct species listed by name in schedules 1-5 of the *Nature Conservation Wildlife Regulation 2006* and least concern wildlife, not listed by name but identified as indigenous to Australia listed in Schedule 6.		
FMP	means	Fauna Management Plan		
Teviot Brook	means	the Extent of Biodiversity Corridor (including district park) set aside on the development for ecological restoration.		
Woolloman Creek	means	the Extent of Biodiversity Corridor (including district park) set aside on the development for ecological restoration.		
GFPDA	means	Greater Flagstone Priority Development Area (formerly Greater Flagstone UDA)		
Guideline 14	means	PDA guideline no. 14 - Environmental values and sustainable resource use	May 2015	State of Queensland (Department of State Development, Infrastructure, Local Government and Planning)
Guideline 17	means	remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs - PDA guideline no. 17	May 2015	State of Queensland (Department of State Development, Infrastructure, Local Government and Planning)

Term / Acronym		Definition	Date	Author / Organisation
ICOP	means	Infrastructure Charging Offset Plan – Ripley Valley Priority Development Area	Jul 2013	State of Queensland (Department of State Development, Infrastructure, Local Government and Planning)
Koala Habitat Areas	means	as defined in Guideline 17, an area mapped on State Planning Policy 2/10: Koala Conservation in South East Queensland, SEQ Koala Protection Area Koala Habitat Values maps as: • *bushland habitat* • *having high and medium value suitable for rehabilitation habitat types.*		
Koala Habitat Values Mapping	means	the plan of Koala Habitat Areas enclosed at **Figure 3**		
Koala Guideline	means	Schedule 11 – Planning Regulations 2017	Jul 2017	State of Queensland (Department of Environment and Heritage Protection)
Fauna Sensitive Transport Infrastructure Delivery	means	Fauna Sensitive Transport Infrastructure Delivery (Chapter 5 - Planning and design)	Jun 2024	State of Queensland (Department of Transport and Main Roads)
MNES	means	Matters of National Environmental Significance		
MSES	means	Matters of State Environmental Significance		
MLES	means	Matters of Local Environmental Significance		
Nature Conservation (Koala)	means	*Nature Conservation (Koala) Conservation Plan 2017*	1 September 2017	State of Queensland (Department of Environment

Term / Acronym		Definition	Date	Author / Organisation
Conservation Plan 2017				and Heritage Protection)
NCA	means	*Nature Conservation Act 1992*	3 July 2017	State of Queensland (Department of Agriculture and Fisheries; Department of Environment and Science)
NCA Protected Plants Exemption Process	means	where clearing is to be undertaken within a High Risk Area, as mapped by EHP Protected Plants Flora Survey Trigger Map, a flora survey will be undertaken in accordance with the Protected Plants Flora Survey Trigger Guidelines - Nature Conservation Act 1992 and where applicable, an Exempt Clearing Notification Form will be issued to EHP		State of Queensland (Department of Agriculture and Fisheries; Department of Environment and Science)
NCA Protected Plants Flora Survey Guidelines	means	Flora Survey Guidelines - Protected Plants - Nature Conservation Act 1992	2020	State of Queensland (Department of Environment and Heritage Protection)
NCWR	means	*Nature Conservation (Wildlife) Regulation 2006*	1 Sept 2024	State of Queensland (Department of Environment and Heritage Protection)
NESS	means	Natural Environment Site Strategy		
NJKHT	means	Non-Juvenile Koala Habitat Trees		
NRM	means	Department of Natural Resources and Mines (Qld)		
NRM Covenant Control measures and Guidelines	means	as defined within the NRM Land Title Practice Manual (Queensland), specifically Part 31 - Covenants, and NRM policy 'Covenants providing for non-separate transfers PUX/952/066 version 4.05'	July 2009	State of Queensland (Department of Natural Resources,

Term / Acronym		Definition	Date	Author / Organisation
				Mines and Energy)
NRM Regulated Vegetation Management Mapping	means	*Vegetation Management Act 1999* Regulated Vegetation Management Map - version 7.07 spatial layer (QSpatial)	10 October 2024	
NRM Self Assessable Guidelines for land management and exemption checklist	means	NRM self-assessable clearing codes, specifically for Managing Encroachment, Managing Fodder Harvesting, Necessary Environmental Clearing, Property Infrastructure and Weed Control	02 Dec 2013	State of Queensland
OSS	means	Overarching Site Strategy		
PDA	means	Priority Development Area (formerly UDA)		
PDA Development Scheme	means	the *Greater Flagstone Urban Development Area Development Scheme*	Oct 2011	State of Queensland
Planning Act 2017	means	*Planning Act 2017*	3 Jul 2017	Queensland Government
Planning Regulation 2017	means	*Planning Regulation 2017*	1 Sept 2017	Queensland Government
PMAV	means	Property Map of Assessable Vegetation		
Pre-clear Mapping	means	Pre-clearing regional ecosystems mapping data spatial layer (QSpatial)	May 2024	State of Queensland
Prescribed Matter	means	as defined by the *Environmental Offsets Act 2014*		
Property Map of Assessable Vegetation (PMAV)	means	as defined by the *Vegetation Management Act 1999*		
RE	means	Regional Ecosystems		
Regional Ecosystems	means	as defined by the Vegetation Management Act 1999.		

Term / Acronym		Definition	Date	Author / Organisation
Riparian Zone	means	land designated as riparian zone within the Woolman/Teviot Creek corridor		
SARA	means	State Assessment Referral Agency (Qld)		
SARA Mapping	means	QSpatial layers applicable under SARA DA mapping tool		
SAT	means	Spot Assessment Technique Survey		
SDAP	means	State Development Assessment Provisions		
SEQ Ecological Restoration Framework Code	means	South East Queensland Ecological Restoration Framework: Code of Practice	2012	Chenoweth EPLA and Bushland Restoration Services. Prepared on behalf of SEQ Catchments and South East Queensland Local Governments, Brisbane.
SEQ Ecological Restoration Framework Guide	means	South East Queensland Ecological Restoration Framework: Guideline	2012	Chenoweth EPLA and Bushland Restoration Services. Prepared on behalf of SEQ Catchments and South East Queensland Local Governments, Brisbane.
SEQ Ecological Restoration Framework Manual	means	South East Queensland Ecological Restoration Framework: Manual	2012	Chenoweth EPLA and Bushland Restoration Services. Prepared on behalf of SEQ Catchments

Term / Acronym		Definition	Date	Author / Organisation
				and South East Queensland Local Governments, Brisbane.
SEQRP	means	South East Queensland Regional Plan 2009-2031		
State Code 16	means	State Code 16 of the State Development Assessment Provisions (version 2.4)	16 Nov 2018	State of Queensland (Department of State Development, Manufacturing, Infrastructure and Planning)
Significant Biodiversity Values	means	Significant Biodiversity Values are as mapped and annotated on **Plan 1**		
Significant Residual Impact	means	As defined by the Environmental Offsets Act 2014, as meaning: "an adverse impact, whether direct or indirect, of a prescribed activity on all or part of a prescribed environmental matter that – 1. Remains, or will or is likely to remain, (whether temporarily or permanently) despite onsite mitigation measures of the prescribed activity; and 2. Is, or will or is likely to be, significant.		
SPP	means	State Planning Policy		
SPP Biodiversity Values Mapping	means	*State Planning Policy 2017* Matters of State Environmental Significance spatial layer series, specifically for MSES Biodiversity	3 July 2017	State of Queensland
SPP 03/17	means	*State Planning Policy July 2017*	July 2017	State of Queensland

Term / Acronym		Definition	Date	Author / Organisation
				(Department of Infrastructure, Local Government and Planning)
SRI	means	Significant Residual Impact		
TEC	means	Threatened Ecological Community		
TMR	means	Department of Transport and Main Roads (Qld)		
UDA	means	Urban Development Area (now known as PDA)		
ULDA	means	Urban Land Development Authority (now known as EDQ)		
VMA	means	*Vegetation Management Act 1999*	03 July 2017	Queensland Government
VMP	means	Vegetation Management Plan		
Watercourse	means	*is a watercourse as defined under the Water Act 2000, as meaning: "a river, creek or other stream, including a stream in the form of an anabrach or tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events –* *a. In a natural channel, whether artificially modified or not, or* *b. In an artificial channel that has changed the course of the stream".*		
Waterway	means	as defined by DAF Mapping for WWBW and ground-truthed by field survey		
Waterway Barrier Works (WWBW)	means	as defined in the *Fisheries Act 1994*		
WWBW	means	Waterway Barrier Works		

8. Appendices

Appendix A

Endorsed Context Plan

Appendix A

Endorsed Context Plan

CONTEXT PLAN

AMENDED IN RED
By: Nicole Tobias
Date: 27 November 2025

Flood Investigation Areas (red outline) - it is to be demonstrated that any development located within this area is flood free and is to consider approved infrastructure on adjoining properties

UNDULLAH CONTEXT PLAN AREA

FLINDERS LAKE CONTEXT PLAN AREA

FLINDERS LAKE
CONTEXT PLAN AREA

FLINDERS LAKES DRIVE

REALIGNED WYATT ROAD

NEW BEITH ROAD

BRISBANE TO SYDNEY RAILWAY

Potential Regional Sports Park

Regional Recreation Park

Travel Block

Woolaman Creek

UNDULLAH ROAD

LEGEND

- Context Plan Area
- Major Contour (1.0m interval)
- DFE Flood Level - RL 35.2
- ARI 20 - RL 32.6 AHD
- ARI 5 - RL 29.8 AHD
- Urban Residential (min 15 dw/ha)
- Medium Density Residential (20-50 dw/ha)
- Potential Local Centre (Approx. 200m²)
- Major Linear Park
- Potential Regional Sports Park (Approx. 17ha) Refer to Greenspace IMP
- Regional Recreation Park (Approx. 10ha) Refer to Greenspace IMP
- Local Linear Park
- Environmental Park (retain existing vegetation)
- State Wetland
- Riparian Zone
- 30m Railway Corridor Widening
- Slope 15% - 16.7%
- Slope 16.7% - 25%
- Slope 25% - 33.3%
- Slope 33.3% +
- Neighbourhood Recreation Park
- Recreation Park (400m Walking Catchment)
- Wyatt Road Realignment - 33m Urban Arterial
- 22m Neighbourhood Collector Road
- '4-way Signalised Intersection'
- Potential Road Closure
- Potential School Site PS015 - 'Subject to State Acquisition'
- Potential Police Station P003 (0.6ha) - Subject to State Acquisition

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1431
Date: 4 December 2025

NOTE:
A Rehabilitation Management Plan is to be prepared for any development that includes areas shown as Major Linear Park or within a wetland area

SCALE A1 1:5000 @A3 1:10000 - LENGTHS ARE IN METRES

50 0 50 100 150 200 250 300 350 400 450 500 550 600

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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: DCDB

N

CLIENT
WELCO GROUP PTY LTD

SITE ADDRESS
WYATT ROAD, KAGARU

DRAWN
KA

DATE
21/10/2025

DRAWING NO.
11560 P 14 Rev V - CON 01