

Significant Biodiversity Assessment Report

Implementation Guideline 14 Response

Stages 1 to 5, 101 Jackson Court, Ripley

Prepared for KDL Property Group Pty Ltd

25 September 2026

Job No. 13220



Saunders Havill

PATHWAYS TO SUCCESS

Document Control

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Executive Summary

KDL Property Group represents a land holding within the central western portion of the Ripley Valley Priority Development Area (PDA) on the northern side of the Centenary Motorway adjoining Jackson Court. The property includes two cadastral allotments and adjacent road reserve areas covering a total of 40.8 ha, however, the application supported by this Significant Biodiversity Assessment Report (SBAR) encompasses Stages 1-5, which generally falls into the north-east corner of the broader property and covers approximately 8.02 ha.

A desktop analysis conducted prior to the commencement of field surveys identified that the site's characteristics and potential constraints are mapped under various State legislative mapping and database search tools. These layers depict potential constraints and detailed surveys rectified the presence or absence of these values and related constraints on-ground within the Stages 1-5 area.

Site Features & Ecological Values

The site's ecological values trigger consideration against both Commonwealth and State Legislation. Survey methods, currency and timing have been dictated by the requirements of these Government entities. In the first instance, studies and consultation have been completed for the purposes of obtaining an approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) from the Commonwealth **National Environmental Protection Agency** (NEPA). Additional broader survey has been completed and incorporated into this Significant Biodiversity Assessment Report (SBAR) prepared in support of a Development Application to **Economic Development Queensland** (EDQ).

The project area addressed in this SBAR (Stages 1-5) is considered highly disturbed as a result of historical clearing and pastoral practices. Presence of *Phascolarctos cinereus* (Koala) was located within the broader landholding in the form of old scats but the species was not directly observed. *Pteropus poliocephalus* (Grey-headed Flying-fox) was observed foraging within the site and as a fly-over. These two species were the only listed threatened species scheduled as *Matters of National Environmental Significance* (MNES) recorded on or around the broader site. Evidence of the Koala was recorded in vegetated locations across the broader property, with activity levels generally considered 'low' or 'nil' as per Spot Assessment Technique protocols.

At the State level, no flora species listed as threatened under the *Nature Conservation Plants Regulation 2020* (NCPR) were identified within the site or broader landholding. A search of the protected plants flora survey trigger map identified that the development site is located within a 'high risk area' for protected plants. Therefore, despite no threatened plants being identified on site during surveys, a flora survey in accordance with the Protected Plants Guideline will be required and an exemption obtained before clearing can commence. If there are *in the wild* threatened plants identified on-site within the impact area, the person/entity completing the clearing will require a clearing permit unless an exemption applies.

The Stages 1-5 region of the application area was confirmed during on ground surveys to be dominated by Category X (non-remnant) areas. Areas of mapped Category C (High-value regrowth) vegetation and some regions of mapped Category X (non-remnant) where found to support native canopy vegetation dominated by relatively small regrowth Eucalypts. Vegetation within these regions was most reflective of RE12.9-10.2 although Category C areas on site are mapped under State Regulated Vegetation as composite RE12.9-10.2/12.9-10.7/12.9-10.16. In all vegetated communities on site, no characteristics reflective of remnant status were achieved through a measure of the structure, composition and floristic diversity. The site has historically been heavily disturbed and modified. As a result, ground cover vegetation was found to be mostly exotic and in regions dominated by species identified as Weeds of National Significance (WONS).

Development Plan

Ecological input has been provided at all key design junctures in development noting planning intent as per the Development Scheme. The site located within the PDA is zoned wholly as 'urban living' and all surrounding properties are identified as 'urban living' or 'urban core'. The proposed residential development includes residential lots, internal roads and stormwater detention (refer **Appendix A**). The proposed development plan has been developed to align with the planning intent of PDA being urban purposes that are primarily medium density residential. The site itself, while in parts vegetated, is a highly disturbed and isolated patch that lacks significant habitat value. Therefore, the action is considered unlikely to have any significant adverse effects on significant biodiversity features.

Summary

The proposed development reflects the original requirements imposed by Economic Development Queensland (EDQ) due to the site location being within the PDA development scheme. To implement the proposal, vegetation will be cleared. However, this vegetation is highly unlikely to provide significant habitat availability to any noteworthy species given the relatively small patch areas, lack of significant habitat value, and isolation as a result of roads, cleared properties and residential developments.

Development impacts will be managed through the measures outlined within *PDA Guideline No.14 (Environmental Values and Sustainable Resource Use)* assessment or as per approval conditions.

This SBAR forms part of the background data and rationale for the anticipated project. The information included herein has been utilised to inform the development application.

The proposed action is being referred to NEPA for determination (controlled/not controlled action) and assessment under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

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Plan 6	Development Assessment

Acronyms

AEC	Animal Ethics Committee
ASRIS	Australian Soil Resource Information System
BA	*Biosecurity Act 2014* (Qld)
DAF	Department of Agriculture, Fisheries and Forestry (Qld)
DCCEEW	Department of Climate Change, Energy, the Environment and Water (former)
DSDIP	Department of State Development, Infrastructure and Planning (Qld)
EDQ	Economic Development Queensland (formally ULDA)
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999* (Cth)
EVNT	Presumed extinct, endangered, vulnerable and near threatened species protected under NCWR
ICC	Ipswich City Council
KHA	Koala Habitat Area
KPA	Koala Priority Area
LGA	Local Government Area
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
NEPA	National Environmental Protection Agency
NC Act	*Nature Conservation Act 1992* (Qld)
NCWR	*Nature Conservation (Wildlife) Regulation 2006*
PA	*Planning Act 2017*
PDA	Priority Development Area (formally UDA)
RE	Regional Ecosystem
RVPDA	Ripley Valley Priority Development Area (formally Ripley Valley UDA)
SARA	State Assessment Referral Agency
SAT	Spot Assessment Technique Survey
SBAR	Significant Biodiversity Assessment Report
SH	Saunders Havill
SPP	State Planning Policy
TEC	Threatened Ecological Community
ULDA	Urban Land Development Authority (now known as EDQ)
UDA	Urban Development Area (now known as PDA)
VM Act	*Vegetation Management Act 1999*
WWBW	Waterway Barrier Works

1. Introduction

The Environmental Management Division of Saunders Havill (SH) was engaged by KDL Property Group Pty Ltd to prepare a Significant Biodiversity Assessment Report (SBAR) in response to Economic Development Queensland's (EDQ) *PDA Implementation Guideline No. 14* (*Environmental values and sustainable resources - IG14*) for Stages 1-5 of a proposed master planned community located at 101 Jackson Count, Ripley, Queensland and 1-63 Bryants Rd, Ripley, QLD 4306.

Stages 1-5 hereby referred to as 'the site', is located within the *Ripley Valley Priority Development Area* (PDA) and as such, is administered by EDQ. Although being entirely included within the Ipswich City Council)(CC) Local Government Area (LGA), EDQ have jurisdiction for the implementation and enforcement of development applications in relation to the project as a key regulator of development within PDAs for the Department of State Development, Infrastructure and Planning (DSDIP). Despite this legislative position on assessment, the majority of infrastructure assets, inclusive of open space and proposed conservation areas, will ultimately transition to the ownership of ICC.

This SBAR provides a review of the site's ecological values in accordance with Commonwealth and State Government legislation and is intended to support the submission of a development application for Stages 1-5 to EDQ. For a summary of property values relevant to Stages 1-5 refer to **Table 1**.

1.1. Property Summary

Table 1 Property Summary

Address	101 Jackson Count, Ripley, QLD, 4306 1-63 Bryants Rd, Ripley, QLD 4306
RPD	Part of Lots 359 on S3173 and Lot 360 on S3173
Area	8.02 ha (Stages 1-5 area)
Vegetation Management Act 1999	Category X (non-remnant); Category C (high-value regrowth) – of concern and least concern; Essential Habitat – Koala (*Phascolarctos cinereus*)
Property Map of Assessable Vegetation	Category X (non-remnant), Category C (high-value regrowth) – least concern and of concern
Koala Habitat	Partially within Koala Habitat Area (KHA) Wholly outside of Koala Priority Area (KPA)
State Planning Policy	MSES - Wildlife Habitat (special least concern animal, SEQ koala habitat – core). MSES – Regulated Vegetation (essential habitat and Category C).
SEQ Regional Plan	Urban Footprint
PDA	Ripley Valley
Local Government Area	Ipswich City Council
Planning Scheme / Local Plan	Ripley Valley Urban Development Area Development Scheme

Area Classification / Zone	Urban Living
Existing Land Use	Rural Residential
Proposed Land Use	Residential /Detention/ Drainage/ Road

1.2. Report Structure

This SBAR adopts the following structure:

Introduction

↓

Ecological Assessment Methodology and Process
Desktop and Field Survey

↓

Legislation, Policy and Planning Instruments
Commonwealth, State and Local

↓

Ecological Asssessment
Site Values, Habitat Values, Protected Flora, Survey Results

↓

Development Proposal
Guideline 14 Response

↓

Conclusion and Appendices

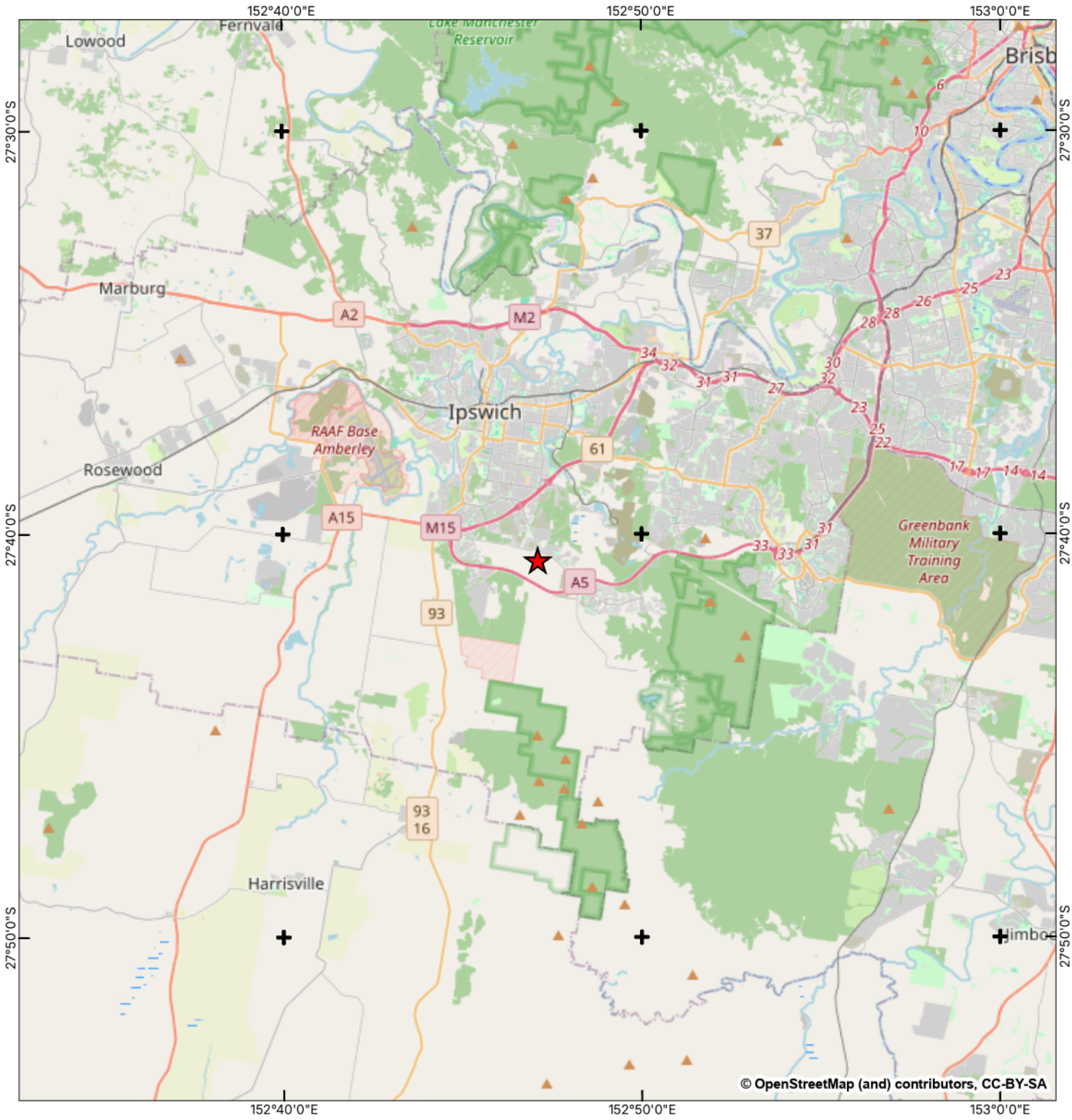
1.3. Context and Background

The Stages 1-5 area of the proposed residential development covers approximately 8.02 ha (refer **Figure 1** and **Figure 2**), is located approximately 7 km south of Ipswich City and has been subject to extensive historical disturbance (refer **Plan 1**). The surrounding landscape contains a mixture of cleared agricultural land, medium density residential, commercial lots and vegetated rural residential lots. Adjoining allotments, including those to the north, east and south, are included within the PDA and are zoned as either 'Urban Living' or 'Urban Core'. The majority of the lots within the surrounding locality have either pending or approved development applications (refer **Plan 2**). Many of these already possess *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) determinations and approvals under the *Economic Development Act 2012*. The site will be developed in accordance with the proposed development plan (**Appendix A**). The development plan proposes land use outcomes for the site that are in alignment with the *Ripley Valley Urban Development Area Development Scheme*, as implemented by EDQ.

The proposed development will require the disturbance of the entire 8.02 ha Stages 1-5 area. Currently, the site consists of a residential dwelling, several auxiliary buildings, horse paddocks and highly disturbed vegetation as a result of historic and ongoing land-use as a rural residential block. The Stages 1-5 area is majority mapped as Category X (non-remnant) vegetation, reflecting the history of disturbance in this area. A small region mapped as Category C (high-value regrowth) vegetation is present within the northwest of the site (refer **Section 3.2**). Canopy vegetation where present within this region was observed to be predominantly native, however, the shrub and ground-layer was found to be dominated by exotic species. A High-Risk Area for Protected Plants Flora Survey Trigger is mapped on site in conjunction with the occurrence of mapped Category C vegetation (refer **Section 3.1**).

Vegetation across the site generally reflects mapped values based on canopy cover and height. The site has been subject to several flora and fauna assessments to address various approval requirements including targeted surveys carried out specifically for assessment against the EPBC Act and assessment against PDA Guideline 14. The results of these assessments are summarised and presented in this report.

The property has been identified for future development and is located within the Ripley Valley PDA. The project site will be developed in accordance with the proposed Development Plan (**Appendix A**) that refines outcomes of the site in alignment with the *Ripley Valley Priority Development Area Scheme*, as implemented by EDQ.



LEGEND

★ Site location

FIGURE 1

SITE CONTEXT

CLIENT
KDL PROPERTY GROUP PTY LTD

PROJECT
JACKSON COURT, RIPLEY

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:250,000

0 2 4 6 8 km

N

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FILE REFERENCE
13220 E SBAR Figure 1 Site Context A

DATE 19/08/2026



LEGEND

- Cadastral Parcels (QSCF)
- Site Boundary
- Proposed Stage 1 Impact Area

FIGURE 2

STAGE 1 STIE AERIAL

CLIENT
KDL PROPERTY GROUP PTY LTD

PROJECT
JACKSON COURT, RIPLEY

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:2,000

0 25 50 75 m

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FILE REFERENCE
13220 E SBAR Figure 2 Site Aerial B1

DATE 15/09/2026

01. AERIAL HISTORY









Notes:
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LEGEND

- Site Boundary
- Cadastral Parcels (QSCF)
- Proposed Impact Area



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0 25 50 75 100 m

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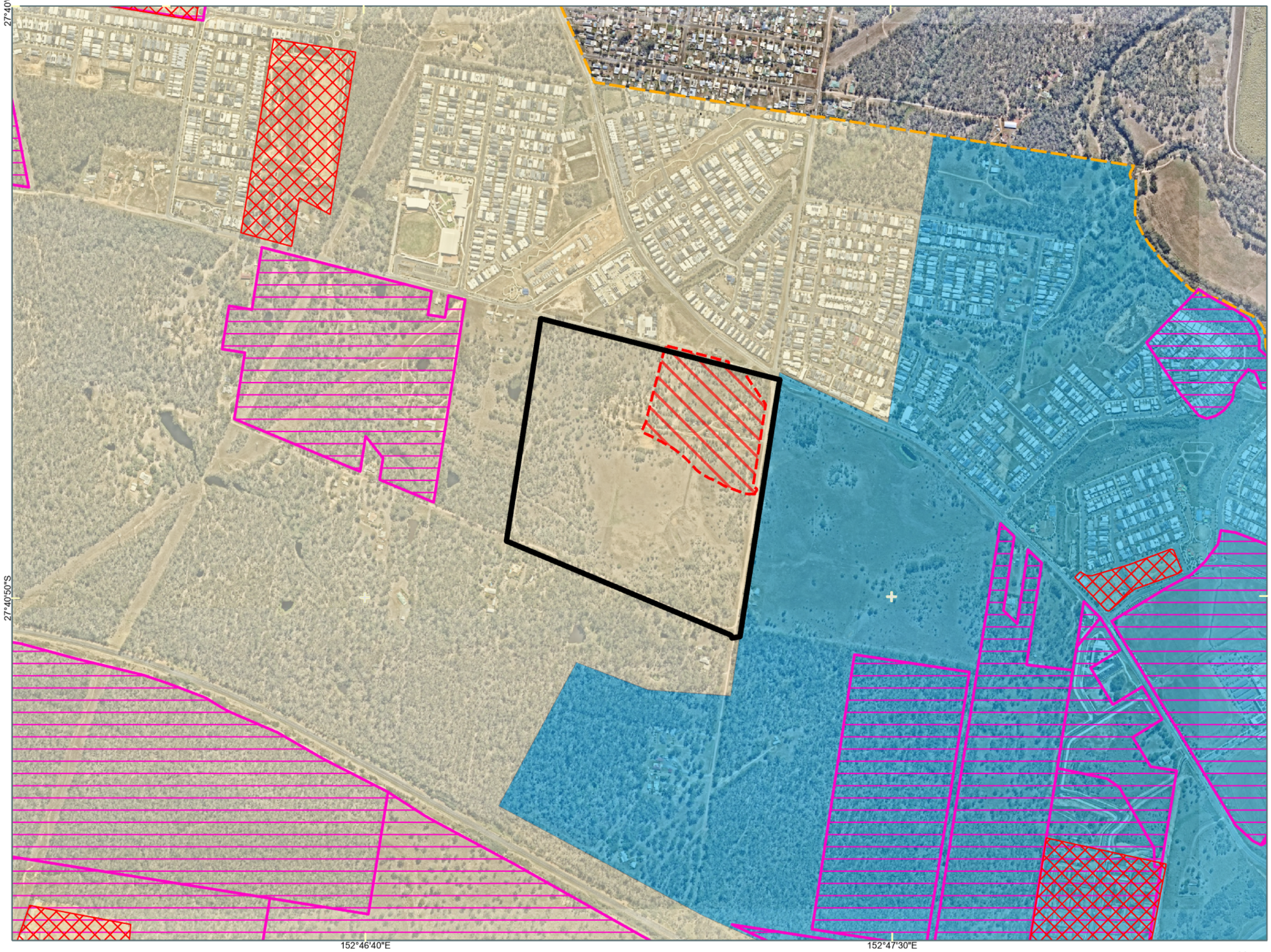
Transverse Mercator 1:4,000
GDA 2020 | Zone 56 @ A3

Address / RPD: Lot 359 and Lot 360 on S3173

15/09/2026

13220 E 01 SBAR Aerial History B

02. FRAGMENTATION ASSESSMENT



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LEGEND

- Impact Site Boundary
- Proposed Impact area
- EPBC approval areas

Ripley Valley Zoning

- Ripley Valley PDA Boundary
- Environmental Protection
- Urban Living
- Urban Core
- Current development/ construction areas



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0 100 200 300 m

N

Transverse Mercator 1:10,000
GDA 2020 | Zone 56 @ A3

Address / RPD: Lot 359 and Lot 360 on S3173

15/09/2026

13220 E 02 SBAR Frag Assessment B

2. Ecological Assessment Methodology and Process

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

1. Desktop analysis,
2. Legislation and policy review,
3. Field survey,
4. Impact assessment and development analysis, and
5. Conclusion and recommendations.

Details of the methodology undertaken for each of the assessment phases is provided herein.

2.1. Desktop Analysis Methodology

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

- Commonwealth Matters of National Environmental Significance (MNES) protected under the *Environmental Protection and Biodiversity Act 1999* (EPBC Act) on and around the site using the Protected Matters Search Tool (PMST);
- *Nature Conservation Act 1992* (NC Act) listed threatened species on and around the site using the Wildlife Online Database;
- Publicly available information from environmental databases including, Atlas of Living Australia (ALA) and Australian Soils Resource Information System Mapping (ASRIS);
- State Government Environmental Overlay Mapping including:
    - Regulated Vegetation Management Maps under the *Vegetation Management Act 1999* (VM Act);
    - Flora Survey Trigger Areas under the NC Act;
    - Fish habitat and passage under the *Fisheries Act 1994*;
    - Watercourses under the *Water Act 2000*;
    - Weeds under the *Biosecurity Act 2014*; and
    - Matters of State Environmental Significance (MSES) under the State Planning Policy (SPP) (*i.e*. wetland protection areas, koala habitat etc.);
- PDA Planning Scheme documents and maps; and
- ICC Planning Scheme documents and maps.

A review of aerial photography history was undertaken to assist with the broad delineation of vegetation communities and to determine historical patterns to local vegetation communities.

2.2. Likelihood of Occurrence Assessment

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

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

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

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

Table 2 Likelihood of occurrence assessment criteria

Likelihood of occurrence	Assessment criteria
Unlikely	The investigation area is beyond the known geographic range of the species; **OR** The investigation area does not contain critical habitat types or resources known to be utilized by the species during any stage of its lifecycle; **OR** The investigation area is highly disturbed; **OR** For plant, mammal and reptile species - no contemporary species observations or records of use within 5 km of the investigation area. For avian and bat species - no contemporary species observations or records of use within 20 km of the investigation area.
Possible	For plant, mammal and reptile species - There are contemporary species observations or records of use within 5 km of the investigation area, and it contains habitat types or resources known to be utilized by the species. For avian and bat species - There are contemporary species observations or records of use within 20 km of the investigation area, and it contains habitat types or resources known to be utilized by the species: **OR** There are contemporary species observations or records of use more than 5 km but within 20 km of the investigation area and the following criteria are met: ▪ The investigation area contains habitat types or resources known to be utilized by the species; **AND** ▪ No major barriers to dispersal for the species exist between the location of the record and the investigation area.
Known/Likely	There are contemporary species records within 2 km of the investigation area and the following criteria are met:

- The investigation area contains critical habitat types or resources known to be utilized by the species; **AND**
- No major barriers to dispersal for the species between the location of the record and the investigation area: **OR**

There are multiple contemporary species records within the investigation area and the site has not been highly disturbed after the records; **OR**

Species was observed or records of use identified during field surveys within or adjacent to the investigation area.

2.3. Field Survey Methodology

Ecological investigation surveys were undertaken across the site in June and July 2026 utilising methods outlines in the following subsections to describe the ecological value of the subject site.

2.3.1 Animal ethics permits

SH holds the relevant permits that are required from Department of Agriculture and Fisheries (DAF) Animal Ethics and Animal Ethics Committee (AEC) to conduct fauna surveys for environmental consulting (CA 2023/01/1673).

Ecological field surveys were conducted across the study area in the attempt to confirm suitability of values present for potential matters of ecological significance (MNES, MSES and Matters of Local Environmental Significance (MLES)). Surveys were conducted in accordance with the following permits held by SH:

- Scientific Purposes Permit P-SPP-100794835 granted under the provisions of the Nature Conservation (Animals) Regulation 2020
- Department of Agriculture and Fisheries (DAF) Ethics clearance CA 2023/01/1673
- Scientific User Registration SUR000451

2.3.2 Survey guidelines

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

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

2.3.3 Observational survey for significant flora and fauna, habitat trees and biodiversity values

The site was entirely walked several times where possible to ensure all species (flora and fauna) were recorded and identified. Particular attention was paid to any threatened species that were listed as

possibly occurring on or within the vicinity of the site and specific micro-assemblages which may support these threatened species. This included observations for vertebrate fauna present on or that may utilise the site, including faunal lists and significance status of species under the Commonwealth's EPBC Act including the JAMBA, CAMBA, ROKAMBA and the Bonn Convention, and Queensland's NC Act.

The observational survey included identification of ecological features and values such as broad vegetation communities, fauna habitats, connectivity and ecological corridors. Identification and description of the fauna habitats present within the area included recognising trees with habitat features with the potential to provide fauna habitat (i.e. stick nests, hollows, and arboreal termite nests with hollows).

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

2.3.4 Ground-truthing of vegetation communities

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

2.3.5 GPS tree plot

A tree plot survey was conducted across the site to locate and describe the vegetation values, namely All non-juvenile Koala food trees (≥100 mm DBH) were recorded as well as any hollow-bearing trees. Other natives and non-natives ≥200 mm DBH were also recorded. Additionally, trees adjoining the site which fall into the above categories were recorded. A handheld Trimble GPS device (Trimble) was used to record locations (accuracy ±1 metre [m]), and the following parameters of each tree specimen were recorded:

- tree species, through observing the gum nuts, buds, leaves, bark and growth form attributes;
- diameter of the trunk of the tree using the standard method of Diameter at Breast Height (DBH);
- height of the tree using a laser rangefinder with three-point measurement capability (inclinometer);
- canopy spread;
- health assessment (i.e. canopy thinning and trunk damage); and
- habitat values (e.g. presence and/or number of hollows, nests, termites, scratches, scats).

The Tree Protection Zone (TPZ) of the tree was calculated using the formula outlined in *Australian Standard AS4970-2009 – Protection of Trees on Development Sites*, which is TPZ = DBH x 12. A TPZ should not be less than 2 m and no greater than 15 m (except where crown protection is required).



2.3.6 Koala habitat and Spot Assessment Technique surveys and meanders

Tools for determining localised levels of use by *Phascolarctos cinereus* (Koala) included the Spot Assessment Technique (SAT) and opportunistic observations for Koala and Koala activity throughout the field survey effort. The SAT surveys were undertaken in accordance with methodology developed by Phillips and Callaghan (2011) for the Australian Koala Foundation.

The SAT method is an assessment of Koala activity involving a search for any Koalas and signs of Koala usage. The SAT involves identifying a non-juvenile tree of any species within the site that is either observed to have a Koala or scats or is known to be a food tree or otherwise important for Koalas and recording any evidence of Koala usage of that tree including physical presence, identifiable scratches or scats. The nearest non-juvenile tree is then identified, and the same data recorded. The next closest non-juvenile tree to the first tree is then assessed and so on until 30 trees have been surveyed. Assessment of each tree involves a systematic search for Koala scats beneath the tree within a 1 m radius of the trunk. After approximately two minutes of searching for scats, the base of the trunk is observed for scratches and the crown for Koala. The number of trees showing evidence of Koala activity is expressed as a percentage of the total number of trees sampled to indicate the frequency of Koala usage.

Five (5) Koala SAT surveys were completed during field assessments conducted to support vegetation suitability assessment, as well as in areas where Non-Juvenile Koala Habitat Trees (NJKHT) were dominant.

Incidental surveys for evidence of Koala in the form of scats and scratch marks were completed during other ecological surveys. The vegetation on-site was also assessed for overall suitability as well as the potential connectivity value adjoining the proposed alignment. Habitat values were assessed through identifying the extent of known Koala food trees on-site (i.e., species from genera Eucalyptus, Corymbia, Angophora, Lophostemon and Melaleuca), modification levels (i.e., within woodland, planted surrounding houses or structures, situated within slashed / maintained environments), and the potential connectivity opportunity to surrounding habitat. Connectivity value was assessed through considering the surrounding regional ecosystems, and ground-truthing these where possible, identifying current and approved future land uses, and substantial barriers intersecting potential habitat such as major roads and existing high density residential areas.

2.3.7 Scats, tracks, and other traces search

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

2.3.8 Other Targeted survey Techniques

Other targeted survey techniques were performed in conjunction with the above to determine the presence of fauna and fauna habitat features. These techniques are outlined below.



Habitat Searches

Targeted observational surveys were conducted to determine the presence or absence of fauna habitat features. Particular attention was paid to any threatened species listed as possibly occurring within or proximal to the application area. In particular, surveys focused on detecting evidence of species presence including:

- Presence of orts (chewed Casuarina/Allocasuarina species cones) (Glossy Black Cockatoo);
- Large stick nests (large birds e.g. Red Goshawk).

2.3.9 Motion Sensor Camera Detection

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

Four (4) camera traps were installed across the site and broader landholding from 18th of June to 8th of July 2026 for a total of 20 nights. Cameras were attached 30-100 cm from the ground on a tree trunk and directed towards landscape features. Traps were baited using chicken wings.

2.3.1 Nocturnal active searches, dusk and dawn bird surveys and spotlighting

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

The spotlights and head torches were used to sample for nocturnal mammals, birds, reptiles and frogs across the proposed action area. This technique involved detecting eye shine and a record of vegetation density was taken. Additional information recorded included the prevailing conditions and search effort. This method was completed across the site and broader landholding on 7h and 16th July 2026.

Additionally, three (3) bird surveys were conducted on 7th and 16th July 2026 just before and after dusk, and on the 6th just before and after dawn as per Survey Guidelines for Australia's threatened birds, where bird activity is typically high. These surveys involved listening for bird calls and observing movement. Birds were identified from either direct observation or by their calls.

2.3.2 Incidental Bird Observation

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



2.3.3 Flying-fox Roost Searches

This search was conducted through walking transects during the day within the survey area, watching for fly-over individuals and listening for their distinctive calls. This search is not only for flying fox camps, but the presence of food plants to assess the potential importance of the survey area to the species. At night, transects are walked with a spotlight to identify individuals utilising the site for foraging.

2.3.4 Fauna movement barrier assessment

A combination of contemporary aerial imagery, locality knowledge and field inspection can assist in understanding if there are barriers to fauna movement in the landscape. Once the aerial imagery is interrogated, location(s) for inspection are selected (typically roads) and barriers identified.

3. Legislation, Policy and Planning Instruments

3.1. Nature Conservation Act 1992

The *Nature Conservation Act 1992* (NC Act) classifies and protects significant areas (protected areas) and protects threatened plant and animal species. The *Nature Conservation (Animals) Regulation 2020* (NCAR) and *Nature Conservation (Plants) Regulation 2020* (NCPR) lists animal and plant species presumed extinct, endangered, vulnerable, near threatened, least concern, international or prohibited. The schedules of these regulations were considered in this assessment using a wildlife online database extract with a 5 km radius from the central point of the subject site. The list of threatened species under the NCAR and NCPR with the potential to occur on or near the project are presented in **Table 3**. Refer to **Appendix B** for complete search extract.

Table 3 NC Act wildlife online search results

Scientific Name	Common Name	NCA Status	EPBC Status
Mammals			
Phascolarctos cinereus	Koala	Endangered	—
Pteropus poliocephalus	Grey-headed Flying Fox	Least Concern	Vulnerable
Birds			
Calidris acuminata	Sharp-tailed Sandpiper	Vulnerable	—
Gallinago hardwickii	Latham's Snipe	Vulnerable	—
Hirundapus caudacutus	White-throated Needletail	Vulnerable	—
Rostratula australis	Australian Painted-snipe	Endangered	—
Plants			
Callitris baileyi	Bailey's cypress	Near Threatened	—
Calyptochloa gracillima subsp. ipsviciensis	—	Critically Endangered	—
Coleus habrophyllus	—	Endangered	Endangered
Melaleuca irbyana	—	Endangered	—

The protected plants regulatory framework under the NC Act, establishes survey and approval triggers, and processes for clearing protected plants. The protected plant definition includes all presumed extinct, critically endangered, endangered, vulnerable and/or near threatened plant species listed by name in Schedules 1 and 2 of the NCPR and least concern wildlife, not listed by name but identified as a plant

indigenous to Australia in Schedule 6. Furthermore, the plant must be considered *in the wild* in order to be a protected plant.

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

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

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

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

A search of the protected plants flora survey trigger map identified that the development site is located within a 'high risk area' for protected plants (**Figure 3**). Therefore, a flora survey in accordance with the Protected Plants Guideline will be required and an exemption obtained before clearing can commence. If there are *in the wild* threatened plants identified on-site with the impact area, the person/entity completing the clearing will require a clearing permit unless an exemption applies.





LEGEND

- Cadastral Parcels (QSCF)
- Site Boundary
- Proposed Impact Area
- High risk area - flora survey trigger

Figure 3

NCA: Protected Plants
Flora Survey Trigger

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FILE REFERENCE
13220 E SBAR Figure 3 NCA B 2

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3.2. *Vegetation Management Act 1999*

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

Regulated vegetation management mapping (shows vegetation categories used to determine clearing requirements. While areas shown on the map as Category X are not regulated under the VM Act, those shown as Category A, B, C or R are subject to clearing requirements. The latter vegetation categories can only be cleared in accordance with an exemption, self-assessable vegetation clearing code, area management plan or development approval. A supporting map defining regional ecosystems, wetlands, watercourses and essential habitat, is provided with the regulated vegetation management map. Approval for clearing of native vegetation is required under the *Planning Act 2017*, specifically, assessment is required against *State Code 16: Native Vegetation Clearing* of the State Development Assessment Provisions (SDAP) which are administered by the State Referral Assessment Agency (SARA), a division of the Department of State Development, Infrastructure and Planning (DSDIP).

A property search of the Regulated Vegetation Management Map identified that the site is mapped as containing Category X (non-remnant) vegetation across majority of its area and Category C (high-value regrowth) vegetation mapped within the north-west corner of the site (refer **Figure 4**). The Category C (high-value regrowth) vegetation present on-site is mapped as composite 'of concern' RE12.9-10.2/12.9-10.7/12.9-10.16 (refer **Figure 5**). The Category C (high-value regrowth) vegetation present on-site was identified during field surveys to be reflective of 'Least Concern' RE 12.9-10.2. Essential Habitat for *Phascolarctos cinereus* (Koala) is mapped across all areas associated with the mapped Category C (high-value regrowth) vegetation.

Table 4 provides detailed descriptions of the REs applicable to this mapping.

Table 4 Regional Ecosystem descriptions

Regional Ecosystem	Status	Description
12.9-10.2/12.9-10.7/12.9-10.16	Of Concern	RE 12.9-10.2 *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).* RE12.9-10.7

Regional Ecosystem	Status	Description
		Eucalyptus crebra +/- E. tereticornis, Corymbia tessellaris, Angophora leiocarpa, E. melanophloia woodland. Occurs on Cainozoic and Mesozoic sediments. Not a Wetland. (BVG1M: 13c). *Vegetation communities in this regional ecosystem include: 12.9-10.7a: Eucalyptus siderophloia, Corymbia intermedia +/- E. tereticornis and Lophostemon confertus open forest. Occurs on Cainozoic and Mesozoic sediments in near coastal areas. Not a Wetland. (BVG1M: 12a).* RE12.9-10.16 *Microphyll to notophyll vine forest +/- Araucaria cunninghamii. Characteristic species include Argyrodendron sp. (Kin Kin W.D.Francis AQ81198), Araucaria cunninghamii, Agathis robusta, Backhousia myrtifolia, Cupaniopsis parvifolia, Dendrocnide photiniphylla, Rhodosphaera rhodanthema, Flindersia australis, F. xanthoxyla, Drypetes deplanchei, Olea paniculata, Diospyros geminata, Gossia bidwillii, Excoecaria dallachyana and Vitex lignum-vitae. Archontophoenix cunninghamiana often present in gully floors. Occurs on Cainozoic and Mesozoic sediments.*

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



LEGEND

- Site Boundary
- Proposed Impact Area
- Cadastral Parcels (QSCF)

Regulated Vegetation

- Category A area - *Vegetation Offset/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
- Water
- Area not categorised

Figure 4

VMA Regulated Vegetation Management Map

FILE REFERENCE
13220 E SBAR Figure 4 RVM B11

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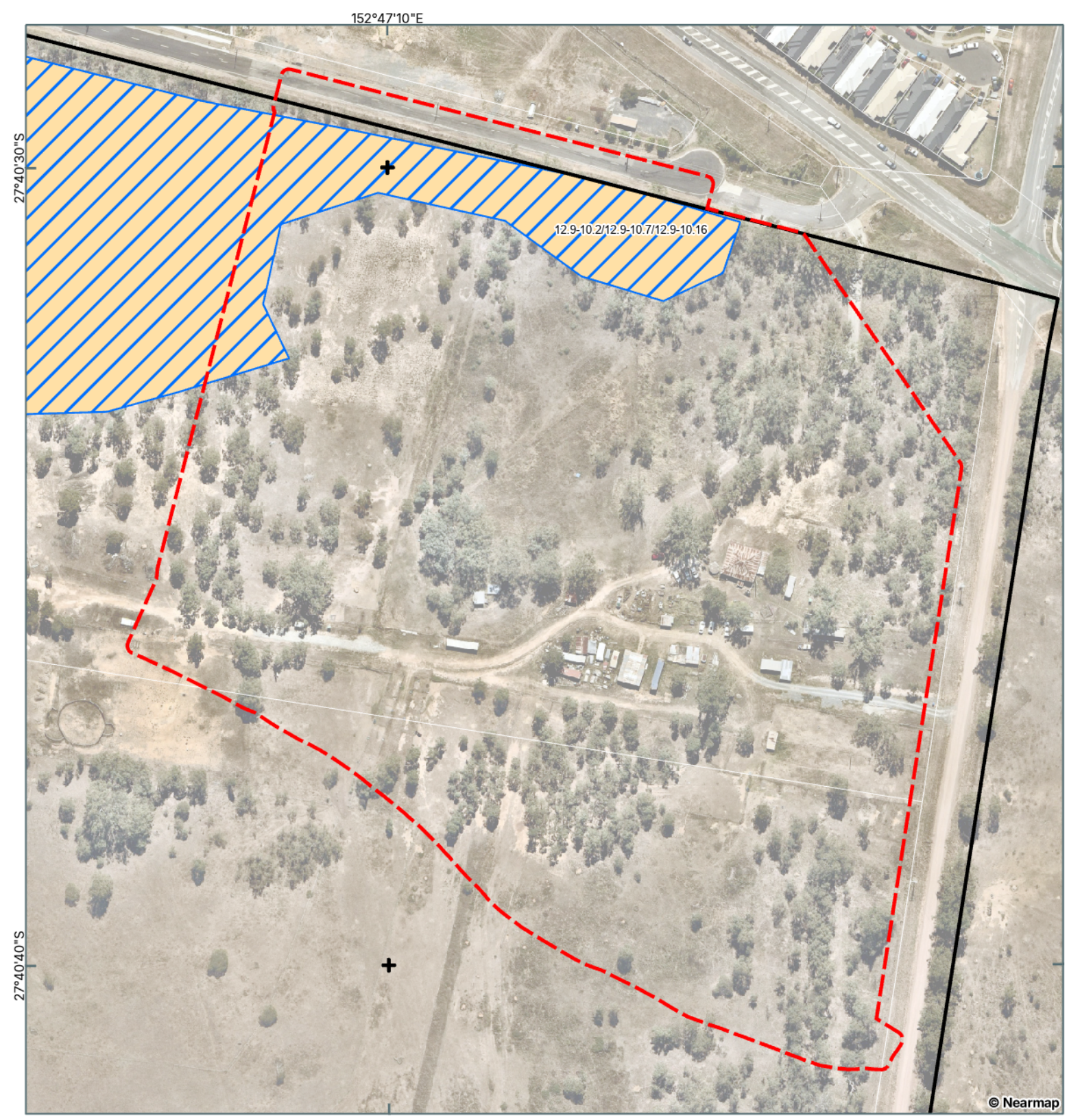
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LEGEND

- Cadastral Parcels (QSCF)
- Site Boundary
- Proposed Impact Area
- VM Watercourses
- VM Essential Habitat
- VM Wetland

Vegetation Management Regional Ecosystems

- 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 area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem

Figure 5

Vegetation Management Regional Ecosystem Map

FILE REFERENCE
13220 E SBAR Figure 5 VMRE B 11

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3.3. SEQ Koala Habitat Areas – Planning Regulation 2017, Schedule 11

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

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

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

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

The site is not located within a KPA, however, KHA mapping is present within the site in association with mapped VM Act Category C (high-value regrowth) vegetation (refer **Figure 6** and **Figure 7**). Notably, the clearing of Koala habitat is exempted development so exempt from State referral in a PDA.



LEGEND

- Qld DCDB
- Site Boundary
- Proposed Impact Area
- Koala Priority Areas

Figure 6

Koala Priority Areas

FILE REFERENCE
Name: 13220 E SBAR Figure 6 KPA B11

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LEGEND

- Qld DCDB
- Site Boundary
- Proposed Impact Area
- Koala Habitat Areas

Figure 7

Koala Habitat Areas

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13220 E SBAR Figure 7 KHA B11

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3.4. Environment Protection and Biodiversity Conservation Act 1999

The Australian Government's key piece of environmental legislation is the *Environmental Protection and Biodiversity Area 1999* (EPBC Act). The EPBC Act aims to protect and manage MNES which include nationally and internationally important flora, fauna, ecological communities and heritage places.

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

Table 5 EPBC Act PMR search results

Wetlands of International Importance		
Moreton Bay – 30- 40 km upstream of Ramsar Site		
Threatened Ecological Communities		
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland ecological community (Critically Endangered) – Community may occur within area.		
Grey box-grey gum wet forest of subtropical eastern Australia Poplar Box Grassy Woodland on Alluvial Plains (Endangered) – Community likely to occur within area.		
Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions (Endangered) – Community likely to occur within area.		
Lowland Rainforest of Subtropical Australia (Critically Endangered) – Community may occur within area.		
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community (Endangered) – Community may occur within area.		
Poplar Box Grassy Woodland on Alluvial Plains (Endangered) – Community may occur within area.		
Swamp Tea-tree (Melaleuca irbyana) Forest of South-east Queensland (Critically Endangered) – Community likely to occur within area.		
Coastal swamp sclerophyll forests of south-eastern Australia (Endangered) – Community may occur within area.		
Threatened Species		
Scientific Name	**Common Name**	**Status**
Birds		
Anthochaera phrygia	Regent Honeyeater	Critically Endangered
Botaurus poiciloptilus	Australasian Bittern	Endangered
Calidris acuminata	Sharp-tailed Sandpiper	Vulnerable
Calidris ferruginea	Curlew Sandpiper	Critically Endangered
Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable
Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)	Vulnerable
Cyclopsitta diophthalma coxeni	Coxen's Fig-Parrot	Critically Endangered



Erythrotriorchis radiatus	Red Goshawk	Endangered
Falco hypoleucos	Grey Falcon	Vulnerable
Gallinago hardwickii	Latham's Snipe, Japanese Snipe	Vulnerable
Geophaps scripta scripta	Squatter Pigeon (southern)	Vulnerable
Grantiella picta	Painted Honeyeater	Vulnerable
Hirundapus caudacutus	White-throated Needletail	Vulnerable
Lathamus discolor	Swift Parrot	Critically Endangered
Rostratula australis	Australian Painted Snipe	Endangered
Stagonopleura guttata	Diamond Firetail	Vulnerable
Tringa nebularia	Common Greenshank, Greenshank	Endangered
Turnix melanogaster	Black-breasted Button-quail	Vulnerable
Plants		
Arthraxon hispidus	Hairy-joint Grass	Vulnerable
Bosistoa transversa	Three-leaved Bosistoa, Yellow Satinheart	Vulnerable
Coleus habrophyllus	null	Endangered (listed as Plectranthus habrophyllus)
Cupaniopsis shirleyana	Wedge-leaf Tuckeroo	Vulnerable
Cupaniopsis tomentella	Boonah Tuckeroo	Vulnerable
Dichanthium setosum	bluegrass	Vulnerable
Fontainea venosa	null	Vulnerable
Leuzea australis	Austral Cornflower, Native Thistle	Vulnerable (listed as Rhaponticum australe)
Notelaea lloydii	Lloyd's Olive	Vulnerable
Notelaea x ipsviciensis	Cooneana Olive	Critically Endangered (listed as Notelaea ipsviciensis)
Picris evae	Hawkweed	Vulnerable
Planchonella eerwah	Shiny-leaved Condoo, Black Plum, Wild Apple	Endangered
Rhodamnia rubescens	Scrub Turpentine, Brown Malletwood	Critically Endangered
Rhodomyrtus psidioides	Native Guava	Critically Endangered
Samadera bidwillii	Quassia	Vulnerable
Thesium australe	Austral Toadflax, Toadflax	Vulnerable
Insect		
Argynnis hyperbius inconstans	Australian Fritillary	Critically Endangered
Mammals		

Chalinolobus dwyeri	Large-eared Pied Bat, Large Pied Bat	Endangered
Dasyurus hallucatus	Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu]	Endangered
Dasyurus maculatus maculatus (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)	Endangered
Petauroides volans	Greater Glider (southern and central)	Endangered
Petaurus australis australis	Yellow-bellied Glider (south-eastern)	Vulnerable
Petrogale penicillata	Brush-tailed Rock-wallaby	Vulnerable
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	Endangered
Potorous tridactylus tridactylus	Long-nosed Potoroo (northern)	Vulnerable
Pteropus poliocephalus	Grey-headed Flying Fox	Vulnerable
Fish		
Neoceratodus forsteri	Australian Lungfish, Queensland Lungfish	Vulnerable
Reptiles		
Delma torquata	Adorned Delma, Collared Delma	Vulnerable
Furina dunmalli	Dunmall's Snake	Vulnerable
Hemiaspis damelii	Grey Snake	Endangered

3.5. Biosecurity Act 2014

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

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

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

- Category 7: must be euthanised (animals).

Restricted matters observed in the site and broader landholding area are discussed in **Section 4.2.6.**

3.6. Australian Soil Resource Information System

The Australian Soil Resource Information System (ASRIS) collates and maintains the best available, nationally consistent soil and land resource information for Australia. It provides a scientific information infrastructure for assessing and monitoring the condition of Australia's soil and land resources and contains a set of spatial and temporal databases that maintain national soil and land information in a consistent and usable format. ASRIS Level 5 maps the site as containing Sodosols (**Table 6** and **Figure 8**). Sodosols are soils with a clear or abrupt textural B horizon and in which the major part of the upper 0.2 m of the B2 horizon (or the major part of the entire B2 horizon if it is less than 0.2m thick) is sodic and not strongly acid.

Table 6 ASRIS soil type description

Soil Type	Description
Sodosol	Sodosols are texture-contrast soils with impermeable subsoils due to the concentration of sodium. These soils occupy a large area of inland Queensland. Generally Sodosols have a low-nutrient status and are very vulnerable to erosion and dryland salinity when vegetation is removed.



LEGEND

Site Boundary

Proposed Impact Area

Australian Soil Classification

Sodosols

FIGURE 8

ASIRIS SOIL CLASSIFICATION (LEVEL 5)

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FILE REFERENCE
13220 E SBAR Figure 8 ASRIS Soils B

DATE 15/09/2026

3.7. Other Queensland Environmental Legislation

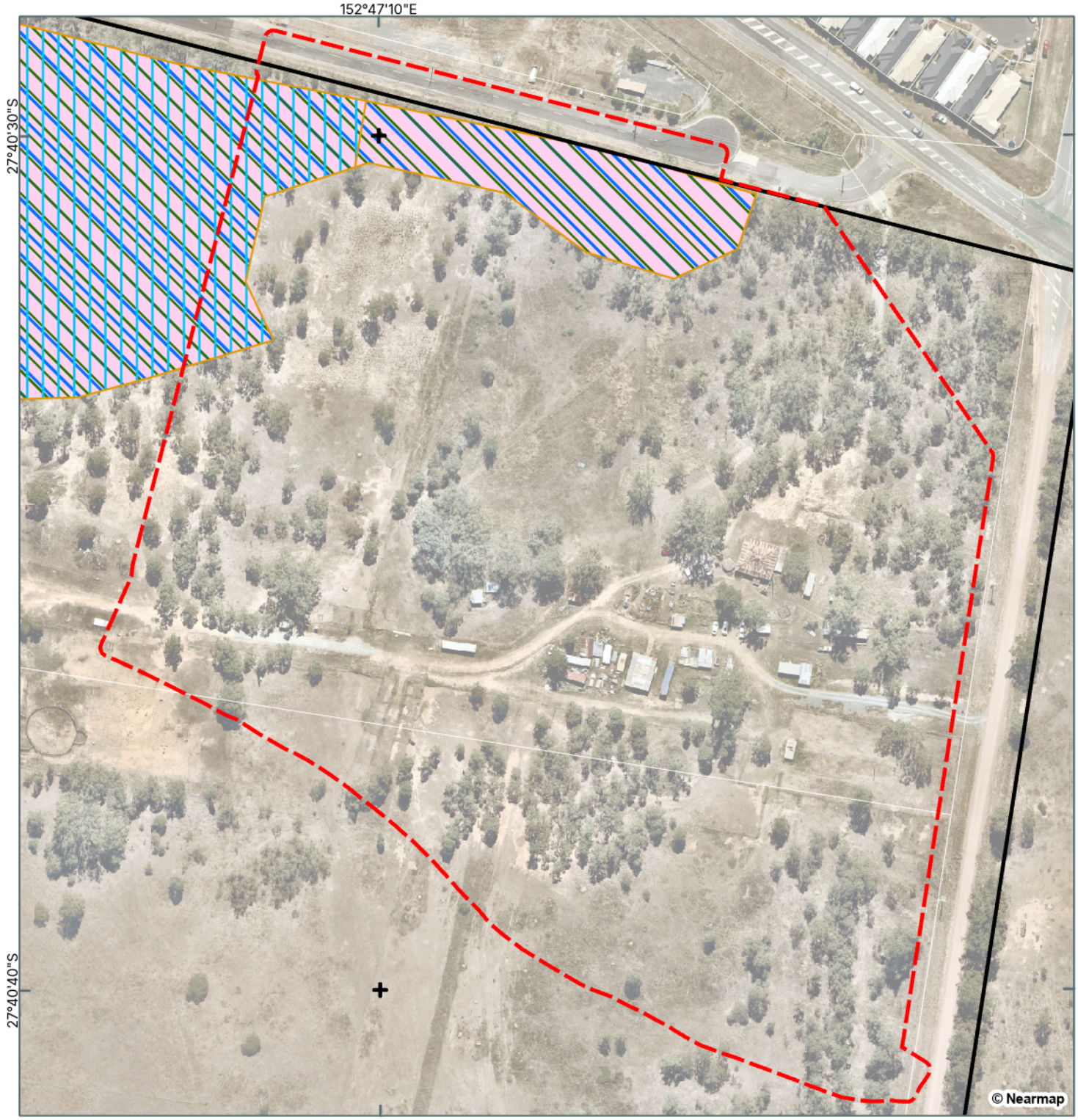
Other Queensland environmental legislation has been reviewed in the context of the proposed development. **Table 7** lists other relevant Queensland legislative provisions potentially constraining the site (refer also **Appendix D** for searches).

Table 7 State government legislation and mapping constraints relevant to the site.

Legislation	Mapping	Purpose	Relevance to Development Site
Coastal Protection and Management Act 1995	**Appendix D Map 14**	The *Coastal Protection and Management Act 1995* seeks to protect the coastal resources of the coastal zone under State Code 8: Coastal development and tidal works. It establishes a framework for the protection, conservation, rehabilitation and management of the coastal zone with regard to the core objectives of the national strategy for ecologically sustainable development in the use of the Coastal Zone. It also ensures decisions about land use and development safeguard life and property from the threat of coastal hazards.	**Not applicable** No areas subject to coastal hazards are mapped on-site and the site is not located with a Coastal Management Area.

Legislation	Mapping	Purpose	Relevance to Development Site
Fisheries Act 1994 (Qld)	**Appendix D Map 18**	The Fisheries Act 1994 deals with the use, conservation and improvement of Queensland's fisheries resources and fish habitats. The legislation deals with the impact from coastal development on marine fish habitat, including protected marine plants and declared fish habitat areas and waterway barrier works. Development proposals that modify, or have a temporary or permanent loss of fish habitat or passage are assessed by the Department of Agriculture and Fisheries (DAF).	**Not Applicable** One (1) *low risk* waterway for waterway barrier works (WWBW) is mapped within the north west corner of broader landholding but is outside of the Stages 1-5 area. As such there are no impacts to any Fisheries Waterways within the Stages 1-5 area. A response to *State Code 18: Waterway Barrier Works* will be required where development that proposes to create waterway barrier works within a waterway does not meet Accepted Development Requirements (ADR) for operational work that is constructing or raising waterway barrier works.
Water Act 2000	**Appendix D Map 19**	Interfering with watercourses may be regulated under the Water Act 2000, which sets out requirements for Riverine Protection (Part 4 d (1) s218). The Water Act provides a framework for the sustainable management of Queensland's water resources and quarry material. Under the Act, a Riverine Protection Permit is required to be obtained if works within a watercourse result in filling, excavation or clearing unless these works meet an exemption.	**Not Applicable** One (1) drainage feature mapped under the *Water Act 2000* is mapped within the northwest corner of broader landholding but is outside of the Stages 1-5 area. As such there are no impacts to any Water Act 2000 Watercourses within the Stage 1-5 area. Drainage features are not subject to the provisions of the Water Act 2000, however, a riverine protection permit would be required if development in a Watercourse is proposed that does not meet exemption requirements.

Legislation	Mapping	Purpose	Relevance to Development Site
State Planning Policy	**Figure 9**	Provides interim development assessment requirements which ensures that state interests are considered by local government when assessing development applications where the local government planning scheme does not yet integrate the State interests in the SPP. MSES include Biodiversity, Coastal Environment, and Water Quality.	The broader landholding is mapped as containing MSES - Wildlife Habitat (special least concern animal, SEQ koala habitat – core) and MSES – Regulated Vegetation (intersecting a watercourse, essential habitat, and category C). Within the Stages 1-5 area Wildlife Habitat (special least concern animal, SEQ koala habitat – core) and MSES – Regulated Vegetation (essential habitat, and category C) are present. Importantly, PDAs are parcels of land within Queensland identified for specific accelerated development with a focus on economic growth. State Government works with Local Councils to streamline the planning, approval and development processes for PDAs. Therefore, this mapping does not trigger any specific referral requirements for development due to the location of the site within the Ripley Valley PDA.



LEGEND

- Cadastral Parcels (QSCF)
- Site Boundary
- Proposed Impact Area
- MSES Wildlife habitat (special least concern animal)
- MSES Wildlife habitat (SEQ koala habitat - core)
- MSES Regulated vegetation (essential habitat)
- MSES Regulated vegetation (category C)

FIGURE 9

MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE

CLIENT
KDL PROPERTY GROUP PTY LTD

PROJECT
JACKSON COURT, RIPLEY

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
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13220 E SBAR Figure 9 MSES B11

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3.8. SEQ Regional Plan

The Queensland Government is committed to developing regional plans that cover every corner of the state. They will work with infrastructure plans that protect the lifestyle of our communities, appropriately cater for growth, and improve planning partnerships. Currently, the Queensland Government is reviewing the SEQ Regional Plan to respond to changes in legislation and policy as well as significant population growth and development in the SEQ region.

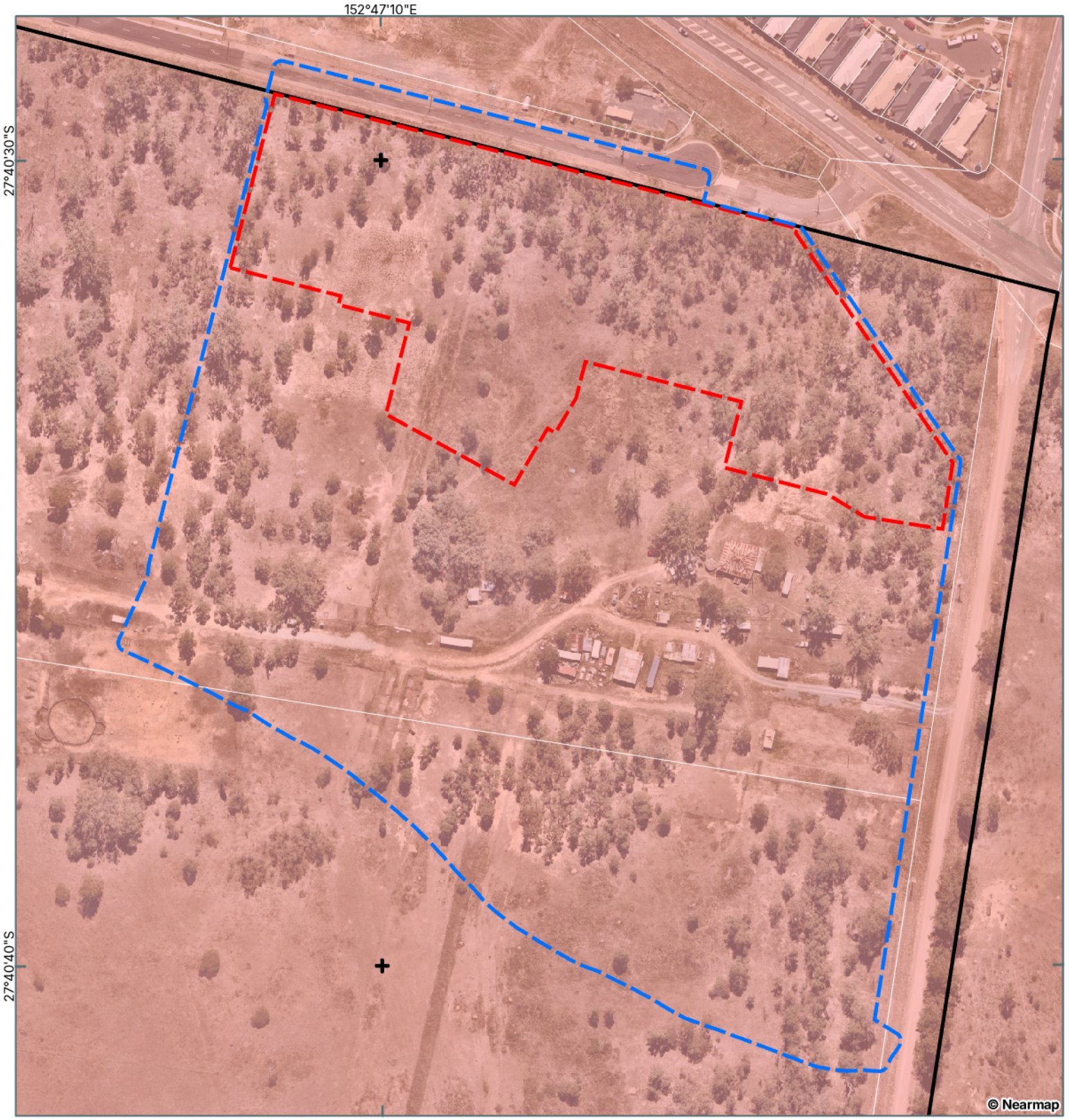
Under the current SEQ Regional Plan, the entirety of the site is mapped as being within the Urban Footprint (refer **Figure 10**).

3.9. Economic Development Queensland

The development proposal occurs within the Ripley Valley Priority Development Area, declared under the *Urban Land Development Authority Act 2007*, which was replaced by the *Economic Development Act 2012* (ED Act). This legislation supersedes the requirements of Local Government planning provisions (in this case, the *Ipswich Planning Scheme 2025*) and selective other State legislation (i.e., *Planning Act 2017*, VMA, etc.).

The latest version of the *Ripley Valley UDA Development Scheme* was approved in July 2025, and regulates development within the PDA. The Scheme identified the site as being entirely within the Urban Living Zone (refer **Figure 11**). The Urban Living Zone applies to areas intended for urban development within the PDA. The majority of the zone is intended to be developed as neighbourhoods focused on identifiable and accessible centres comprising a mix of residential including houses, multiple residential and other residential and live work opportunities through home based business.

Development applications referred to EDQ for assessment against the *Ripley Valley PDA Development Scheme* will be assessed against the EDQ's Implementation Guidelines. Specifically, the applicable guideline is *Guideline 14 – Environment and Natural Resource Sustainability* (IG14).



LEGEND

- Proposed Stage 1 Boundary
- Site Boundary
- Cadastral Parcels (QSCF)
- SEQ Regional Biodiversity Corridor
- SEQ Regional Biodiversity Value
- Urban Footprint

Figure 10

SEQ Regional Planning Context

CLIENT

KDL PROPERTY GROUP PTY LTD

FILE REFERENCE
13220 E SBAR Figure 10 SEQ Regional Plan B1

DATE
14/09/2026

JACKSON COURT, RIPLEY

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COORDINATE SYSTEM
GDA 2020 MGA Z56

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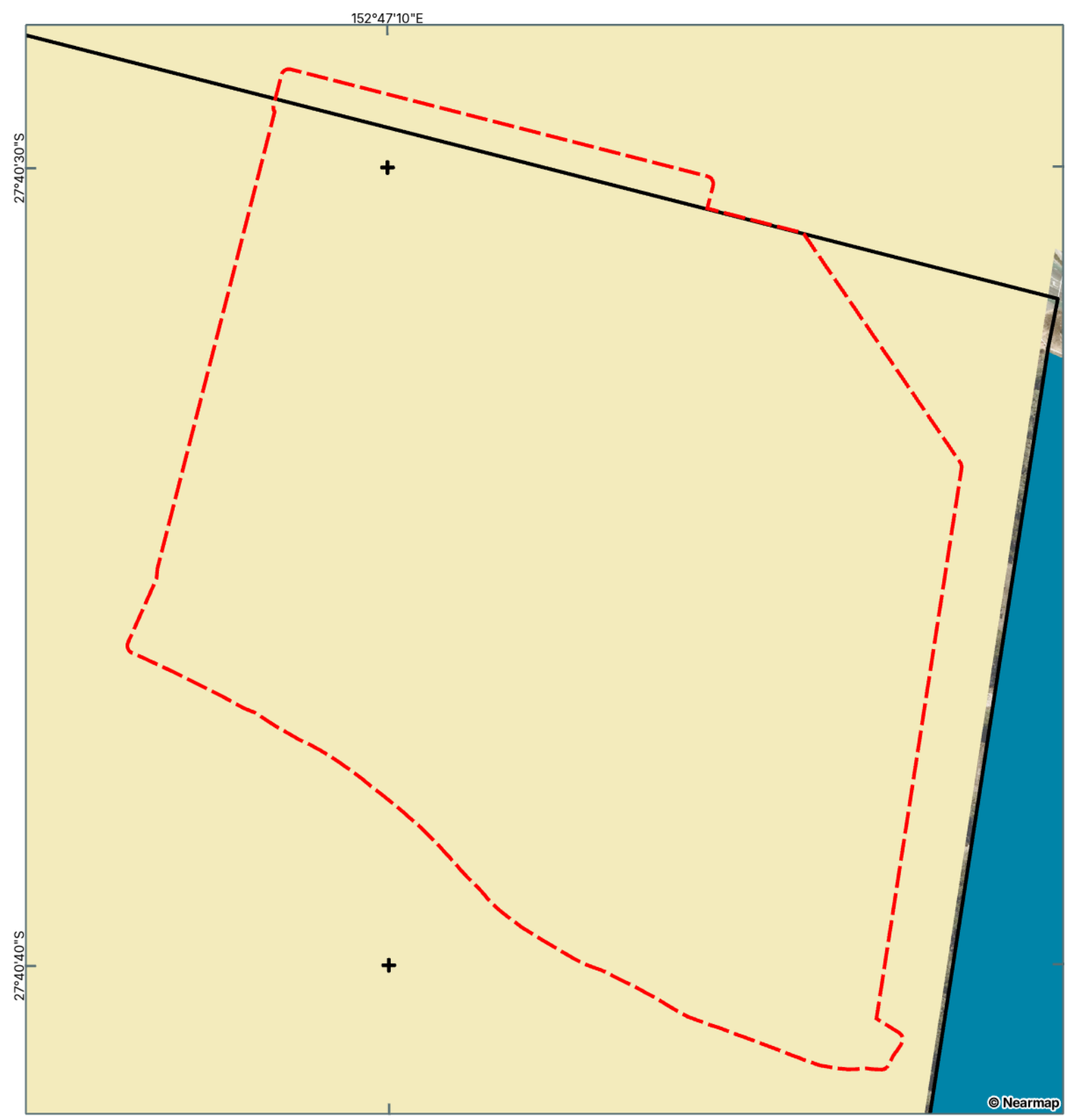
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LEGEND

- Qld DCDB
- Site Boundary
- Proposed Impact Area
- Ripley Valley PDA Boundary
- Urban Living
- Urban Core
- Environmental Protection

Figure 11

Ripley Valley -
PDA Zoning

CLIENT

KDL PROPERTY GROUP PTY LTD

FILE REFERENCE
13220 E SBAR Figure 11 PDA Zoning B11

DATE
15/09/2026

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4. Ecological Survey Results

The Stages 1-5 application area has been subject to on-ground surveys by SH to identify existing ecological values within and surrounding the site and broader landholding bounds throughout June and July 2026. The entire site was walked to ensure all vegetation communities and species were recorded. Attention was paid to any threatened flora and habitat for any threatened fauna species that were listed as possibly occurring on or within the vicinity of the application area, and specific micro assemblage which may support these threatened species.

The following sections present results from all flora and fauna surveys conducted across the broader property with a focus on the presence or absence of listed matters and assessment of the potential for the proposed development to impact on these matters. SH have carried out significant contemporary flora and fauna field assessments at the site and broader landholding including Koala specific surveys. Surveys targeting *Anthochaera phrygia* (Regent Honeyeater), *Calyptorhynchus lathami lathami* (Glossy Black-cockatoo), *Geophaps scripta scripta* (Squatter Pidgeon), *Grantiella picta* (Painted Honeyeater), *Lathamus discolor* (Swift Parrot), *Petauroides volans* (Greater Glider), *Petaurus australis australis* (Yellow-bellied Glider) and *Pteropus poliocephalus* (Grey-headed Flying Fox) were also conducted as likelihood analyses suggested the potential for these listed threatened species to occur on-site. Survey effort is shown in **Plan 3**.

4.1. General Site Observation

The following subsections present results from all flora and fauna surveys across the broader landholding with a focus on the presence or absence of listed matters and assessment of the potential for the proposed development to impact on these matters.

The following observations have been made based on detailed field survey.

- As a result of historic and ongoing disturbance the site is mapped almost entirely as Category X vegetation with a small region of Category C vegetation mapped within the north west. The vegetation assemblage in Category C areas was composed of scattered larger eucalypts surrounded by small regrowth eucalypts in the T2 and shrub layer. Mapped Category X vegetation areas were predominantly composed of rural residential uses, open paddock or bare dirt areas dominated by exotic grasses with some scattered native trees. Some regions of mapped Category X vegetation areas, mostly surrounding Category C vegetation, were also found to support regenerating eucalypts. These areas are identified on **Plan 4** as Assessment Unit 2 (AU2). It should be noted that larger eucalypts were generally absent from the AU2 areas. Existing flora species within the ground layer within both the Category C and Category X areas were predominantly exotic grass species.
- A search of the NC Act Wildlife Online database listed four (4) threatened flora species as possibly occurring within the area, being *Coleus habrophyllus*, *Callitris baileyi* (Bailey's Cypress) *Calyptochloa gracillima* subsp. *Ipsviciensis* and *Melaleuca irbyana* (Swamp Tea-tree) (**Section 3.1**). As there are known populations of *C. habrophyllus* and *M. irbyana* within the surrounding

Ipswich area, specific care was taken during field surveys to identify any specimens or potential habitat features on-site. Despite extensive time spent on site and the site being traversed multiple times no threatened flora species listed under the NC or EPBC Act were identified within the site or broader landholding.

- A search of the NC Act Wildlife Online database identified six (6) threatened fauna species as possibly occurring within the area, including, *Calidris acuminata* (Sharp-tailed Sandpiper), *Gallinago hardwickii* (Latham's Snipe), *Hirundapus caudacutus* (White-throated Needletail), *Rostratula australis* (Australian Painted-snipe), *Pteropus poliocephalus* (Grey-headed Flying Fox) and *Phascolarctos cinereus* (Koala). Evidence of Koala activity was identified in the form of old Scat during two (2) of five (5) SAT surveys conducted. Grey-headed Flying Fox were observed within the Stages 1-5 area as fly-over and foraging (**Plan 4**).
- Utilisation of the site is generally limited to common fauna species, typical of a modified environment. A variety of common avifauna were observed utilising the site as part of a broader home range.

4.2. Vegetation Communities

The Stages 1-5 area is mapped as predominantly Category X (non-remnant) vegetation with some regions of C (high value regrowth) vegetation mapped as composite RE12.9-10.2/12.9-10.7/12.9-10.16. Field surveys found regulated vegetation mapping to be largely consistent with on ground vegetation communities, however, Regional Ecosystem mapping was found to be inconsistent with on ground values. Historical land practices resulted in the removal of most vegetation on site apart from a few larger trees. These trees acted as the progenitors to future regrowth areas, and this has resulted in some areas being dominated by one tree species. This is evident by the presence of one larger mature tree surrounded by a number of smaller regrowth trees of relatively the same height. However, overall regrowth and regenerating vegetation was reflective of RE 12.9-10.2 being dominated by *Corymbia citriodora* (Spotted Gum) with occasional other species including *Eucalyptus crebra* (Narrow-leaved Ironbark), *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus melanophloia* (Silver-leaved ironbark). Vegetation community descriptions pulled from surveys conducted across the broader property are considered applicable to the Stages 1-5 area.

4.2.1 AU3 – Category X- Open Paddock or Cleared Land with Scattered Native Vegetation

The majority of the landholding is identified as AU3, which was generally present within the central region of the broader landholding (**Plan 4**). Vegetation within AU3 consisted of open paddock dominated by exotic grasses or cleared bare ground tracks and only occasional trees. Where trees were present, they were primarily native. Canopy and sub-canopy species present included *Eucalyptus crebra* (Narrow-leaved Ironbark) *Eucalyptus tereticornis* (Forest Red Gum), *Eucalyptus melanophloia* (Silver-leaved Ironbark), *Corymbia tessellaris* (Moreton Bay Ash) and Acacia sp. Some large trees (approximately 22 m) were observed within this AU, however majority of trees were between 6 m and 10 m and highly scattered. Canopy and sub-canopy cover over the area was estimated to be on average less than 10%. The shrub and ground layer was observed to be mostly exotic and included species *Lantana camara* (Lantana), *Onopordum acanthium* (Scotch Thistle), *Dichanthium aristatum* (Angleton Grass), *Gomphocarpus physocarpus* (Balloon Cotton Grass), *Lantana montevidensis* (Creeping Lantana), Macroptilium

