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APPLICATION REF

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Ecological Assessment Report

29 Greentree Crescent, Forest Lake

Prepared for Huong Thi Thuy Luong

Prepared by:

Green Tape
SOLUTIONS



Green Tape Solutions / ABN 20 162 130 627
PO BOX 416 Rockhampton QLD 4700 / PO BOX 282 Morayfield QLD 4506
Telephone: 07 5428 6372 / Mobile 0481 848 033
Email: admin@greentapesolutions.com.au / www.greentapesolutions.com.au

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Table of Contents

Acronyms and Glossary	1
1. Introduction	3
1.1 Project Area Description.....	3
1.2 Proposed Development.....	4
1.3 Scope of Works	4
2 Methodology	6
2.1 Qualification.....	6
2.2 Desktop Assessment.....	6
2.3 Field Survey.....	7
2.3.1 Flora Species Survey.....	7
2.3.2 Fauna Species and Habitat Survey	7
2.3.3 Survey Limitations	8
3 Environmental Regulatory Framework	9
4 Ecological Values Assessment	14
4.1 Ground-truthed Vegetation Communities.....	14
4.1.1 Vegetation Community 1: Remnant Eucalypt Woodland (RE 12.5.3a).....	14
4.1.2 Vegetation Community 2: Cleared Land.....	15
4.2 Weed Species	16
4.3 Flora Species Assessment.....	16
4.4 Fauna Species Assessment.....	16
4.5 Habitat Assessment	17
4.6 Corridors and Linkages	22
4.7 Summary of Ecological Values.....	22
5 Proposed Development Impact Assessment	27
5.1 Impact and Mitigation Measures	27
5.2 Assessment of Compliance	39
Local Planning Scheme.....	39
5.2.1.....	39
5.2.2 State Legislation	42
5.2.3 Federal Legislation	44
5.3 Offsets	44
6 Conclusion.....	45
7 References	47
APPENDIX	
Appendix 1 Development Layout	48
Appendix 2 EPBC Act Protected Matters Search	49
Appendix 3 WildNet Conservation Significant Species Search.....	50
Appendix 4 Vegetation Management Report	51
Appendix 5 Species List	52
Appendix 6 Brisbane City Council (City Plan 2014) – Biodiversity Areas Overlay Code	56
Appendix 7 SDAP State Code 25 – Development in South East Queensland Koala Habitat Areas ...	62
TABLES	
Table 1: Property Information.....	3
Table 2: Legislative Framework	10
Table 3: Habitat suitability and likelihood of occurrence for NC Act-listed fauna species	17
Table 4: Summary of Desktop and Project Area Assessment Results.	24
Table 5: Tree Schedule	29
Table 6: Summary of Potential Impacts and Associated Mitigation Measures	36



FIGURES

Figure 1: Project Area Location (Source: Queensland Globe)	4
Figure 2: Tree Retention Plan	28
Figure 3: Biodiversity Areas Overlay and Proposed Clearing	41
Figure 4: Koala Habitat Area (KHA) Overlay and Proposed Clearing	43

PLATES

Plate 1: Remnant Eucalypt Woodland (RE 12.5.3a)	15
Plate 2: Remnant Eucalypt Woodland (RE 12.5.3a)	15
Plate 3: Remnant Eucalypt Woodland (RE 12.5.3a)	15
Plate 4: Remnant Eucalypt Woodland (RE 12.5.3a)	15
Plate 5: Cleared Land	16
Plate 6: Cleared Land	16



Acronyms and Glossary

Terms	Definitions
ALA	Atlas of Living Australia
CEEVNT	Refers to taxa listed as Critically Endangered, Endangered, Vulnerable or Near Threatened under Commonwealth and/or State legislation
DETSI	Department of Environment, Tourism, Science and Innovation (QLD)
DNRMMRD	Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development (QLD)
DCCEEW	Department of Climate Change, Energy, the Environment and Water (Cwth)
DSDIP	Department of State Development, Infrastructure and Planning (QLD)
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwth)
GTR	Ground-truthed Regional Ecosystem
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
NC Act	<i>Nature Conservation Act 1992</i> (Qld)
Project or Development	The overall action being undertaken includes development activities, services, access tracks and associated infrastructure. It covers the entire range of work and activities necessary to achieve the Project's goals.
Project Area or Development Area	The geographical boundary within which the Project is located. This includes the specific properties and lots upon which the Project is being carried out.
Project Footprint / Development Footprint	The actual physical area impacted by the Project. This encompasses all land affected by construction activities, buildings, and infrastructure.
Project Impact Area / Development Impact Area	The broader region may experience both direct and indirect effects from the Project. This includes areas where significant changes might occur due to the project, such as alterations in traffic patterns, environmental impacts or changes to local services and infrastructure.
RE	Regional Ecosystem
PMST	Protected Matters Search Tool



Terms	Definitions
SARA	State Assessment and Referral Agency
SDAP	State Development Assessment Provisions
SPRAT	Species Profile and Threats Database
TEC	Threatened Ecological Community
VM Act	<i>Vegetation Management Act 1999</i> (Qld)
WoNS	Weeds of National Significance



1. Introduction

Green Tape Solutions was engaged by Huong Thi Thuy Luong to undertake an ecological assessment of a site located at 29 Greentree Crescent, Forest Lake, comprising Lot 25 RP811456 (also referred to as 'the Project area'). The report has been prepared in support of a development application for the Project area.

This report identifies the ecological values within or associated with the Project area, the potential presence of threatened species listed under Commonwealth, State and local legislation, fauna and flora habitat and landscape connectivity values. This report also assesses potential impacts associated with the proposed development and where required, provides mitigation measures to ensure that the proposal complies with relevant environmental legislation.

1.1 Project Area Description

The Project area is located at 29 Greentree Crescent, Forest Lake, QLD and is bounded by Greentree Crescent to the south, Roxwell Street to the north, and established rural-residential development to the east and west. The surrounding area is characterised by rural-residential, low-density and medium-density residential development, public open space and scattered remnant bushland. **Table 1** provides the property details of the Project Area.

Table 1: Property Information

Address	29 Greentree Crescent, Forest Lake
Lot / Plan	Lot 25 RP811456
Total lot area (m ²)	10, 720 m ² (1.07 ha)
SEQ Regional Plan land use category	Residential
Local Government Area (LGA)	Brisbane City Council
Local Planning Scheme (LPS) Zone	Rural residential
LPS Neighbourhood Plan	Forest Lake

Vehicle access to the Project area is currently provided via an existing crossover from Greentree Crescent along the southern boundary. No existing dwellings or other built infrastructure is present within the Project area. The Project area comprises a combination of remnant eucalypt woodland and recently cleared land. A more detailed description of the vegetation communities within and surrounding the Project area is provided in **Section 4.1**. **Figure 1** depicts the location of the Project Area.



Figure 1: Project Area Location (Source: Queensland Globe)

1.2 Proposed Development

The proposed development comprises a Reconfiguring a Lot (RoL) application to subdivide one lot into 11 lots. The proposal includes 10 low-density residential lots (Lots 1–10), with one larger lifestyle lot comprising predominantly retained vegetation and a small 9 m × 15 m Building Location Envelope (BLE) (Lot 11), with a separate access driveway. Access to the 10 low-density residential lots will be provided via a 9.5 m-wide internal accessway connecting to Greentree Crescent along the southern boundary.

The development footprint is generally concentrated within the eastern and south-eastern portions of the Project area, adjoining the existing road and previously disturbed land. A small additional development footprint is located within the south-western portion of Lot 11 to accommodate the proposed BLE. The development will require the removal of native vegetation to facilitate the proposed lots, internal accessway and BLE.

The proposed development layout is provided in **Appendix 1**.

1.3 Scope of Works

The scope of work for this report includes the following:

- A detailed desktop assessment, including a review of relevant background, database and mapping information to identify applicable Local, State and Commonwealth government overlays/mapping triggers and potential constraints and development opportunities for the project area.
- A field assessment to determine the extent and structural integrity of vegetation communities



(including the presence of weed species) and fauna habitat values, as well as to identify and assess ecologically significant areas and features.

- Assessment of the project area's conservation values with respect to its position within the local and broader landscape, including corridor linkages and riparian areas.
- A description of the ecological values (field survey results) of the project area and confirmation of the likelihood of occurrence of flora and fauna species and vegetation communities protected under Local, State and Commonwealth legislation.
- Identification of statutory considerations relevant to ecological aspects of the proposed development and assessment of the proposed development against the relevant Local and State legislation (including State development codes and local planning scheme provisions) with recommendations on how to meet the environmental overlay codes and protect environmental values.
- Evaluation of ecological constraints on the project area and impacts and provision of management measures to mitigate such impacts.



2 Methodology

2.1 Qualification

This document was prepared by a qualified ecologist, and reviewed by a senior ecologist with over ten years of experience.

The authors of this report meet the suitably qualified criteria as they:

- Possess knowledge and experience in applying relevant legislation, plans, policies, standards and guidelines relating to threatened species outlined in this report;
- Have knowledge and experience in botanical survey methods, fauna ecology and GIS analysis;
- Have at least ten years' experience in undertaking ecological surveys and assessments and preparing ecological and offset management plans, including experience in undertaking the fine-scale assessment of vegetation communities and other related technical guides; and
- Qualifications and experience in the field of ecology, environmental management (or similar) to assess and protect project area-based and strategic biodiversity values relating to Queensland.

2.2 Desktop Assessment

A comprehensive desktop assessment was undertaken to review relevant environmental databases, technical reports, maps and legislation (Commonwealth, State, and Local) in order to identify potential ecological values within and surrounding the Project area. The results of the desktop assessment were used to inform the design and methodology of field survey.

Searches undertaken as part of the desktop assessment were based on the Project area's central coordinates with a standard 5 km buffer or by lot and plan. The following resources were reviewed:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters Search Tool (PMST), Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW), accessed 6th July 2026 (**Appendix 2**).
- Department of Environment, Tourism, Science and Innovation (DETSI) WildNet database (Wildlife Online) records, accessed 6th July 2026 (**Appendix 3**);
- Department of Natural Resources, Mines and Manufacturing, Regional and Rural Development (DNRMMRRD) Vegetation Management Report, accessed 6th July 2026 (**Appendix 4**) which includes the following:
 - Regulated vegetation management (RVM) map;
 - Vegetation management supporting map (VM Act Regional Ecosystems) including Essential Habitat;
 - Vegetation management pre-clear regional ecosystem map;
 - Vegetation management watercourse and drainage features map;
 - Protected plants flora survey trigger map (administered by the Department of Environment, Science and Innovation (DETSI)); and



- Koala priority area (KPA) and Koala habitat area (KHA) (SEQ Koala Conservation Plan Map; administered by DETSI).
- Referrable Wetland Map under the *Environmental Protection Act 1994*, accessed 6th July 2026 via Queensland Globe;
- DETSI Biomaps online mapping portal, accessed 6th July 2026 (DETSI, 2020);
- Atlas of Living Australia (ALA) species search, accessed 6th July 2026 (ALA, 2014);
- Brisbane City Council (BCC) City Plan 2014 overlay maps, accessed 6th July 2026; and
- Aerial imagery (Queensland Globe / Google Earth Pro / Metromaps).

2.3 Field Survey

A field assessment was undertaken on 30 June 2026 by an ecologist with extensive experience in conducting flora and fauna surveys, and ecological assessments.

The field assessment involved the following:

- Validation of desktop findings;
- Verifying the floristic structure and composition of vegetation communities present;
- Describing the fauna habitat present and recording any incidental fauna sightings;
- Searching for potentially occurring significant species (and associated habitat) as listed under the EPBC Act and/or *Nature Conservation Act 1992* (NC Act);
- Identifying weed species and documenting vegetation disturbance;
- Assessment of the ecological values of the Project area with respect to the mapped environmental values of the Project area.

2.3.1 Flora Species Survey

General baseline botanical surveys were conducted to describe the vegetation communities, dominant flora species, and their extent. Fauna habitat values and opportunistic sightings of fauna were also recorded. These surveys were carried out in accordance with quaternary survey methods described in Neldner et al. (Version 5.1), ensuring the scientific rigour of the assessment. (2019) by compiling a species inventory and assigning relative dominance of each flora species within the dominant structural layer.

Threatened species searches were undertaken using the random meander technique described by Cropper (1993), which involved traversing areas of suitable habitat in a non-standardised manner. Where identified, samples from each threatened flora species were sent to the Queensland Herbarium to confirm identification.

2.3.2 Fauna Species and Habitat Survey

Fauna and habitat values were assessed while conducting the vegetation survey. The following characteristics were observed to determine fauna likely to be present on-site based on the type and quality of habitat present:

- Confirmation of habitat units and habitat structure, including an analysis of habitat quality;



- Presence of Koala food and habitat trees;
- Targeted searches for Koalas and evidence of Koala presence (scats and scratches);
- Presence of hollow-bearing trees, their form and size;
- Presence of scratches on tree trunks and scats of wildlife;
- Presence of hollow logs/debris and areas of dense leaf litter cover;
- Level of disturbance (e.g. weed, litter); and,
- Habitat connectivity within the network.

2.3.3 Survey Limitations

The ability to detect plants and accurately identify them to species level can vary greatly with season, prevailing climatic conditions and the presence of reproductive material (e.g. flowers, fruit and seed capsules). The survey undertaken as part of this assessment only represents a 'snapshot' in time and, therefore, may not provide a true indication of plant presence in the Project area. For example, some cryptic flora species may only be detected during flowering periods that were not present during the current survey. Hence, this survey should not be regarded as conclusive evidence that certain protected plants do not occur in the Project area. However, every effort has been made to detect these species in their preferred habitat areas.

Tree locations depicted in this report have surveyed with survey-grade equipment (Arrow 100 Submetre GNSS receiver); however, Green Tape Solutions does not accept responsibility for any use of or reliance upon the contents of these drawings by any third party. Advice from a suitably qualified and experienced arborist (minimum qualification of AQF Level 5 - Diploma in Arboriculture) may be required to ensure the long-term protection of trees that are to be retained.

Where required, we have assumed a precautionary approach, assuming a species is present unless good reasons exist to preclude its use of the site. Information on the ecology and flight paths (for bird and bat species), as well as movement patterns, are not available for some species. In this instance, specific impacts cannot be quantified.



3 Environmental Regulatory Framework

Table 2 describes Australian, State and Local Government legislative arrangements to manage potential environmental and ecological impacts arising from development. The table details the relevant Act, Regulation, Policy, Code, Zoning Scheme and overlays for Matters of National Environmental Significance (MNES), Matters of State Environmental Significance (MSES) and Matters of Local Environmental Significance (MLES). Some matters are listed in all three jurisdictions while others are specific to a single authority.



Table 2: Legislative Framework

Legislative Element	Description	Triggers	Database Search	Applicable to report
Australian Government				
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	The EPBC Act protects the environment in relation to Matters of National Environmental Significance (MNES). Under the EPBC Act, if a development proposal involves an action that will or is likely to result in a significant impact on a MNES, the proposal must be referred to the DCCEEW (an EPBC Referral).	Action resulting in significant impacts upon a MNES.	Results of the Protected Matters Search Tool (PMST) identify several MNES protected under the EPBC Act as known to occur or potentially occurring (Refer to Appendix 2) within 5 km of the Project Area. A review of WildNet occurrence records within 5 km of the project area confirms the presence of multiple EPBC-listed species within the surrounding area (Refer to Appendix 3).	Yes – refer to Section 4 .
Queensland Government				
<i>Biosecurity Act 2014</i>	The main purpose of the <i>Biosecurity Act 2014</i> is to provide for the risk-based management of biosecurity matters, including prohibited and restricted invasive animals and plants.	Presence of prohibited and restricted invasive animals or plants in the Project area.	A review of Schedule 2 of the Act and Weeds of National Significance (WoNS) database identified that several weed species may occur within the Project area.	Yes – refer to Section 4.2 .



Legislative Element	Description	Triggers	Database Search	Applicable to report
<i>Nature Conservation Act 1992</i> (NC Act)	The primary purpose of the <i>Nature Conservation Act 1992</i> (NC Act) is to conserve biodiversity by creating and managing protected areas, managing and protecting native wildlife, and managing the spread of non-native wildlife. Unless authorised, it is an offence under the NC Act to take, keep, use, or move protected flora and fauna for commercial, recreational or other purposes. Where a proposed development will result in such impacts to flora and fauna protected under the NC Act, authorisation from DETSI will be required.	Actions resulting in a significant impact upon NC Act listed matters and special least concern fauna and impacts to animal breeding places.	WildNet database searches show the potential presence of several protected or threatened species.	Yes – refer to Section 4 .
<i>Vegetation Management Act 1999</i> (VM Act)	The clearing of native vegetation in Queensland is regulated by the VM Act, which protects the clearing of remnant vegetation, as shown by the DNRMMRRD mapping. The VM Act works in conjunction with the <i>Planning Act 2016</i> and Planning Regulation 2017 to ensure that where vegetation	Clearing of regulated vegetation communities, unless exempt under the <i>Planning Act 2016</i> and Vegetation Management Regulation.	An analysis of Vegetation Management Reports and the Regulated Vegetation Management (RVM) Map show that Category C (high-value regrowth) vegetation occurs within the Project area.	Yes – refer to Section 4 .
		Clearing of habitat that is mapped as essential habitat for	An analysis of Vegetation Management Reports and the	Yes – refer to Section 4 .



Legislative Element	Description	Triggers	Database Search	Applicable to report
	clearing is for a relevant purpose and constitutes assessable development.	endangered, vulnerable or near-threatened wildlife protected under the NC Act.	Regulated Vegetation Management (RVM) Map show essential habitat present within the Project area.	
<i>Planning Act 2016 and Planning Regulation 2017</i>	The Koala Conservation Plan mapping identifies Koala Priority Areas (KPAs) and Koala Habitat Areas (KHA) regulated under the Act and Regulation.	Action resulting in impact on mapped Koala habitat areas regulated under Schedule 11 of the Regulation.	The Koala Conservation Plan mapping is provided as part of the DNRMMRRD Vegetation Management Report. The Project area is mapped within a Koala Habitat Area (KHA).	Yes – The Project area is mapped within a Koala Habitat Area (KHA). The development is assessed against SDAP State Code 25: Development in South East Queensland koala habitat areas.
<i>State Development Assessment Provisions (SDAP)</i>	State Code 25: 'Development in South East Queensland koala habitat areas' provides the assessment benchmarks for development requiring assessment within South East Queensland koala habitat areas. The code seeks to avoid, minimise and mitigate impacts on koala habitat and maintain habitat connectivity.	Development that is assessable under Schedule 10 of the Planning Regulation 2017 where SARA is the assessment manager or referral agency for development within a Koala Habitat Area (KHA).	Review the Koala Habitat Area (KHA) mapping, Koala Priority Area (KPA) mapping, regulated vegetation mapping, and the SDAP State Code 25 applicability criteria.	Yes – The Project area is mapped within a Koala Habitat Area (KHA) and the proposed development is assessable against State Code 25.
Local Council				



Legislative Element	Description	Triggers	Database Search	Applicable to report
<i>BCC City Plan 2014</i>	The Biodiversity Areas Overlay identifies land with biodiversity values requiring assessment under the planning scheme.	The Project area is mapped under the Biodiversity Areas overlay. An assessment against the relevant provisions of the Biodiversity Areas Overlay Code is required.	Brisbane City Plan 2014 Interactive Mapping.	Yes – The Project Area is mapped within the Biodiversity Areas Overlay. Assessment against the Biodiversity Areas Overlay Code is required (Appendix 6).
	The Forest Lake Neighbourhood Plan Code provides land use and development outcomes for the Forest Lake neighbourhood plan area to ensure development is consistent with the desired future character and planning intent of the locality.	Development located within the Forest Lake Neighbourhood Plan Area.	Brisbane City Plan 2014 Interactive Mapping.	Yes – The Project area is located within the Forest Lake Neighbourhood Plan Area. Assessment against the applicable section of the Forest Lake Neighbourhood Plan is required ().



4 Ecological Values Assessment

4.1 Ground-truthed Vegetation Communities

The field assessment determined that the proposed development supports two (2) vegetation communities.

4.1.1 Vegetation Community 1: Remnant Eucalypt Woodland (RE 12.5.3a)

Vegetation Community 1 (VC1) comprises a remnant eucalypt woodland corresponding to Ground-truthed Regional Ecosystem (GTRE) 12.5.3a. The vegetation is characterised by a mixture of mature canopy trees and younger regrowth, resulting in a structurally diverse woodland in very good condition.

The canopy is dominated by scribbly gum (*Eucalyptus racemosa*), pink bloodwood (*Corymbia intermedia*), narrow-leaved red gum (*Eucalyptus seeana*), with a sub-canopy layer comprising black she-oak (*Allocasuarina littoralis*), soap tree (*Alphitonia excelsa*) and swamp box (*Lophostemon suaveolens*). Other species recorded include northern grey ironbark (*Eucalyptus siderophloia*), rusty gum (*Angophora leiocarpa*) and hickory wattle (*Acacia disparrima*). The understorey is well developed and supports a healthy assemblage of native grasses, sedges and forbs, with minimal weed presence.

The canopy reaches approximately 22 m in height, with a median canopy height of 20 m and mid-dense canopy cover (30–70%). A well-developed sub-canopy is present, with a median height of approximately 10 m, while the ground layer is also mid-dense and dominated by native groundcover species. No distinct shrub strata were identified. Several mature trees contain hollows, providing habitat resources for hollow-dependent fauna, and the vegetation is considered to provide potential habitat connectivity for species such as the squirrel glider due to the extent of adjoining native vegetation. High bird diversity and abundance were observed throughout the community during the field assessment.

The vegetation is mapped as Regional Ecosystem (RE) 12.5.3a under the Queensland Regional Ecosystem mapping and this was confirmed during the field assessment. Based on the measured canopy height and cover, the vegetation satisfies the Queensland Herbarium criteria for remnant vegetation. Regional Ecosystem 12.5.3 is listed as Least Concern under the *Vegetation Management Act 1999*, is not recognised as a Threatened Ecological Community (TEC) under the *Environment Protection and Biodiversity Conservation Act 1999*. However, it is identified as a significant vegetation community under the City Plan 2014 Biodiversity Areas Overlay Code, Table 8.2.4.3.B—Significant vegetation communities (regional ecosystems).



Plate 1: Remnant Eucalypt Woodland (RE 12.5.3a)



Plate 2: Remnant Eucalypt Woodland (RE 12.5.3a)



Plate 3: Remnant Eucalypt Woodland (RE 12.5.3a)



Plate 4: Remnant Eucalypt Woodland (RE 12.5.3a)

4.1.2 Vegetation Community 2: Cleared Land

Vegetation Community 2 (VC2) comprises a previously cleared and disturbed area within the Project area. The community is mapped as Regional Ecosystem (RE) 12.5.3a; however, recent clearing has removed the native vegetation, and the area no longer exhibits the floristic composition or structural characteristics associated with this Regional Ecosystem.

The community consists predominantly of cleared ground supporting a sparse cover of grasses, with occasional juvenile native plants regenerating around the margins adjoining the surrounding remnant woodland. No native canopy, sub-canopy or shrub strata are present, and the area does not meet the Queensland Herbarium criteria for remnant vegetation. Although mapped as RE 12.5.3a, the vegetation has been extensively modified and is considered non-remnant (Category X) due to recent clearing.



Plate 5: Cleared Land



Plate 6: Cleared Land

4.2 Weed Species

Five (5) weed species are present in the Project area, including restricted invasive species listed under the *Biosecurity Act 2014* (Qld), including:

- Lantana (*Lantana camara*);
- Guinea grass (*Megathyrsus maximus*);
- Creeping lantana (*Lantana montevidensis*);
- Ochna (*Ochna serrulata*); and
- Corky passion flower (*Passiflora suberosa*).

A full list of weed species present in the Project area is provided in **Appendix 5**.

4.3 Flora Species Assessment

The Project area is not located within a mapped high-risk area on the Protected Plants Flora Survey Trigger Map (**Appendix 4**). High-risk areas identify locations where endangered, vulnerable or near threatened protected plant species are known or likely to occur under the *Nature Conservation Act 1992* and *Nature Conservation (Plants) Regulation 2020*. As the Project area is outside a mapped high-risk area, clearing of protected plants that are in the wild is exempt from the protected plants assessment requirements, and no flora survey in accordance with the *Flora Survey Guidelines – Protected Plants* (DETSI, 2019), protected plant clearing permit, or notification to the Department is required.

No threatened flora species were recorded during the field assessment, and based on the available habitat, desktop assessment and field observations, none are considered likely to occur within the Project area.

4.4 Fauna Species Assessment

Fauna species recorded within the Project area during the field assessment included Australian King-Parrot (*Alisterus scapularis*), Little Lorikeet (*Parvipsitta pusilla*), Pale-headed Rosella (*Platycercus adscitus*), Pied Currawong (*Strepera graculina*) and Rainbow Lorikeet (*Trichoglossus moluccanus*).



No threatened fauna species were recorded within the Project area during the field assessment. The Project area comprises common native vegetation that provides habitat for a range of widespread bird species; such as large hollow-bearing trees providing specialised habitat or breeding sites.

An in-depth assessment into possible threatened fauna to occur in the project area can be found below in **Section 4.5**. A full list of fauna species recorded during the field assessment is provided in **Appendix 5**.

4.5 Habitat Assessment

Fauna habitat features of the Project area consist of resources (e.g., foraging, breeding, refuge, shelter and roosting opportunities) of varying quality and condition, including:

- Foraging resources associated with native flowering plants - nectar, pollen and insect prey items;
- Coarse and fine woody debris;
- Dense areas of undergrowth vegetation;
- Dry grass, long grass and leaf litter; and
- Arboreal termitaria and tree hollows.

Based on a 5 km search radius, the WildNet database contains records of 14 threatened fauna species within the surrounding area. An assessment of habitat suitability and the likelihood of occurrence for each of these species is provided in **Table 3**.

Table 3: Habitat suitability and likelihood of occurrence for NC Act-listed fauna species

Species	Habitat Description	Likelihood of Occurrence
Common Death Adder (<i>Acanthophis antarcticus</i>)	Found in undisturbed areas such as open Eucalyptus forests, woodland, scrub and heathland, under leaf litter and overhanging foliage.	Possible. Suitable woodland habitat with leaf litter and ground cover is present; however, the species has not been recorded during field surveys and regional records are limited.
Fork-tailed Swift (<i>Apus pacificus</i>)	This species is almost exclusively aerial. They mostly occur over dry or open habitats, including riparian woodland and tea-tree swamps, low scrub, heathland or saltmarsh. They are also found at treeless grassland and sandplains covered with spinifex, open farmland and inland and coastal sand dunes. It breeds across eastern Asia, in cliff cavities or under eaves (Chantler & Driessens, 1995).	Possible. May occur as a seasonal aerial migrant flying over the Project area but is not expected to utilise habitat within the site.



Species	Habitat Description	Likelihood of Occurrence
Glossy Black-Cockatoo (<i>Calyptorhynchus lathamii lathamii</i>)	Sheoaks in forests, woodlands and timbered watercourses, in Eucalyptus, native Cypress and Brigalow scrub.	Possible. <i>Allocasuarina littoralis</i> , a preferred food source, occurs within the Project area, providing potential foraging habitat.
Greater glider (<i>Petauroides volans</i>)	Found in open old growth Eucalypt or Corymbia woodland. Highly reliant on a large number of large hollows in sizeable or highly connected habitat areas.	Unlikely. Small patches of suitable habitat occur within and adjacent to the Project area; however, the vegetation is fragmented within a semi-urban landscape and lacks meaningful connectivity to larger areas of habitat. Although tree hollows were recorded during the field assessment, none were considered to be of sufficient size to provide suitable denning habitat.
Grey-headed Flying-fox (<i>Pteropus poliocephalus</i>)	The Grey-headed Flying-fox occurs in a range of habitats including subtropical and temperate rainforests, dry and wet sclerophyll forests, Banksia woodland, heaths and Melaleuca swamps (Duncan et al, 1999; NPWS, 2001).	Likely (foraging). Flowering eucalypts and other nectar-producing species provide suitable seasonal foraging resources; no roosting habitat was identified.
Koala (<i>Phascolarctos cinereus</i>)	The Koala occurs in Eucalyptus woodlands and forests throughout eastern Australia (NPWS, 2000). The Koala feeds almost exclusively on the foliage of particular Eucalypts, and may prefer certain species within any local or regional area (Strahan, 1998; Callaghan et al. 2002).	Likely. Suitable Koala food trees, connected native vegetation and mapped essential habitat for the Koala occur within the Project area. No evidence of koala use was recorded during the field assessment.
Oriental Cuckoo (<i>Cuculus optatus</i>)	Found in many wooded habitats (such as open and dry woodland and forest) with a range of understoreys from grasses to shrubs or heath. Sometimes found near clearings and in recently logged or burnt forests. Found in farmland with	Possible. Suitable woodland habitat is present and the species may occur as a non-breeding migratory visitor.

Species	Habitat Description	Likelihood of Occurrence
	some trees, orchards, vineyards and urban parks and gardens.	
Powerful Owl (<i>Ninox strenua</i>)	Pairs occupy a large, probably permanent, home range in mountain forests (mainly in sheltered, densely vegetated gullies of wet sclerophyll containing old growth), and forest margins; sparser hilly woodlands; coastal forests, woodlands, scrubs; exotic pine plantations; large trees in private/public gardens, some in cities (Birds Australia, 2010; Pizzey and Knight, 2007). Range includes east and south east Australia, mostly within 200 km of the coast. Wet and hilly sclerophyll forest with dense gullies adjacent to more open forest (Pizzey and Knight, 2007).	Possible. Mapped essential habitat occurs within the Project area. Mature hollow-bearing trees and connected remnant woodland provide potential nesting, roosting and foraging habitat. However, the relatively small size of the habitat patch and the fragmented semi-urban landscape are likely to reduce the suitability of the Project area for long-term occupancy.
Short-beaked Echidna (<i>Tachyglossus aculeatus</i>)	The Short-beaked Echidna is found across virtually all of mainland Australia, Tasmania, and many offshore islands, occupying an extraordinary range of habitats—from coastal heath and alpine meadows to deserts and arid woodland—provided there is sufficient ground cover and access to ant and termite colonies (Abensperg-Traun 1991; Augee et al. 2006). In Queensland, it occurs from coastal rainforests to dry inland scrub, commonly sheltering in hollow logs, termite mounds, or self-excavated burrows, with a preference for areas offering friable soils and abundant invertebrate prey	Possible. Suitable woodland habitat with intact groundcover and abundant foraging opportunities is present.
Spotted-tailed Quoll (<i>Dasyurus maculatus maculatus</i>)	The Spotted-tailed Quoll occurs along the east coast of Australia from south east Queensland to South Australia and Tasmania. The Spotted-tailed Quoll has been recorded in a wide range of habitat types including dry and moist sclerophyll forests and woodlands, rainforest, coastal heathland, and riparian forest. This species been occasionally sighted in treeless areas, rocky outcrops and grazing lands (NPWS, 1999; NPWS, 2000; Strahan, 1998). The Spotted-tailed Quoll shelters and dens in small caves, fallen logs with large hollows and tree hollows and may utilise	Unlikely. Mapped essential habitat for the Spotted-tailed Quoll occurs within the Project area. However, the relatively small size of the habitat patch, its fragmented nature within a semi-urban landscape, and the barrier effect of the Logan Motorway substantially reduce the likelihood of the species



Species	Habitat Description	Likelihood of Occurrence
	numerous dens within its home range which has been estimated to be between 800 ha to 20 km² (NPWS, 2000; NPWS in prep, 1999). The Spotted-tailed Quoll is partly arboreal and feeds upon a variety of prey species including birds, rodents, lizards, small wallabies, and even insects. The Spotted-tailed Quoll is also known to scavenge and feed upon carrion, road kills including wild dogs, and litter (Strahan, 1998; NPWS, 2000).	occurring within the Project area.
Swift Parrot (<i>Lathamus discolor</i>)	The Swift Parrot is endemic to south eastern Australia, breeding in Tasmania and migrating to the Australian mainland. It inhabits Eucalyptus forests and woodlands, plantations and Banksias; street trees, parks and gardens (Pizzey and Knight, 2007). On mainland Australia, they mainly inhabit dry open Eucalyptus forests and woodlands, usually Box Ironbark communities, especially those with Red Ironbark, Mugga Ironbark, Grey Box, White Box and Yellow Gum, and sometimes (especially in dry years) in other Eucalyptus dominated associations, such as Spotted Gum, Swamp Mahogany or Blackbutt forests in coastal areas. Swift Parrots often occur in urban areas, including parks and gardens, street trees and golf courses, and in farmland with remnant patches of Eucalyptus woodland (Birds Australia, 2010).	Possible. Flowering eucalypts may provide seasonal foraging habitat during occasional winter movements into south-east Queensland.
White-throated Needletail (<i>Hirundapus caudacutus</i>)	This species is almost exclusively aerial, from heights of less than 1 m up to more than 1000m above the ground. Most often recorded above wooded areas, including open forest and rainforest and also are commonly recorded over heathland and coastal cliffs. This species has been recorded roosting within thick foliage near the top of the both low and tall trees in Eucalyptus forest (Vanderduys et al. 2024). Non-breeding summer migrant to Australia. (SPRAT, 2010).	Possible. May occur as a migratory aerial species flying over the Project area but is unlikely to utilise habitat within the site.
Yellow-bellied Glider (<i>Petaurus</i>)	The Yellow-bellied Glider is found in tall mature Eucalyptus forest where they feed on a range of sources including winter-flowering Eucalypts that provide nectar and pollen (NPWS, 2000; Readers	Unlikely. Small patches of suitable habitat occur within and adjacent to the Project area; however, the



Species	Habitat Description	Likelihood of Occurrence
<i>australis</i> <i>australis</i>)	Digest, 1997). They also feed upon the sap of Eucalypts into which they chew V-shaped incisions to collect the sap. Yellow-bellied Gliders den in large tree hollows (NPWS, 2000).	vegetation is fragmented within a semi-urban landscape and lacks meaningful connectivity to larger areas of habitat. Although tree hollows were recorded during the field assessment, none were considered to be of sufficient size to provide suitable denning habitat.

A review of the WildNet database identified records of several threatened fauna species within a 5 km radius of the Project area. Based on the desktop assessment and field survey, the Project area provides suitable habitat for a number of these species, particularly those associated with mature eucalypt woodland.

Suitable habitat is present for Koala (*Phascolarctos cinereus*), with several preferred koala food tree species occurring within the Project area and the site retaining connectivity with surrounding remnant vegetation. The WildNet database contains 382 records of Koala within a 5 km search radius, indicating the species is well established in the local area. Although no direct evidence of koala use was recorded during the field assessment, the Project area is considered to provide suitable foraging and movement habitat, and the species may occur intermittently.

The Project area also contains mature eucalypts, hollow-bearing trees and a well-developed native understorey, providing potential habitat for Powerful Owl (*Ninox strenua*) and Glossy Black-Cockatoo (*Calyptorhynchus lathami lathami*), with the latter also benefiting from the presence of black she-oak (*Allocasuarina littoralis*), an important foraging resource. Grey-headed Flying-fox (*Pteropus poliocephalus*) is also considered likely to utilise the Project area opportunistically for seasonal foraging when flowering resources are available.

The Project area may also be utilised by migratory aerial species, including the White-throated Needletail (*Hirundapus caudacutus*) and Fork-tailed Swift (*Apus pacificus*), which may occur as flyover species during their annual migration. The Swift Parrot (*Lathamus discolor*) and Oriental Cuckoo (*Cuculus optatus*) are considered possible occasional visitors due to the presence of suitable woodland habitat and flowering eucalypts.

No permanent watercourses, wetlands or other aquatic habitats suitable for species such as the Southern Purple-spotted Gudgeon (*Mogurnda adspersa*), Tusked Frog (*Adelotus brevis*), Wallum Froglet (*Crinia tinnula*), or Eastern Osprey (*Pandion haliaetus cristatus*) occur within the Project area. Consequently, these species are considered unlikely to occur.



4.6 Corridors and Linkages

The Project area is located within an established urban environment and comprises one of several remnant vegetation patches that persist throughout the surrounding landscape. While the Project area is relatively small, it contributes to local ecological connectivity by providing habitat and stepping-stone resources for mobile fauna species moving between larger areas of remnant vegetation.

The most significant area of native vegetation occurs immediately south of the Logan Motorway, where a large, contiguous tract of remnant woodland comprising RE 12.9–10.4 and RE 12.5.3a extends across a substantial area. This vegetation provides high-quality habitat for a range of terrestrial, arboreal and avian fauna and forms an important regional wildlife corridor. However, the Logan Motorway represents a significant physical and behavioural barrier to the movement of ground-dwelling fauna between the Project area and this larger habitat patch. Consequently, ecological connectivity for terrestrial species is likely to be limited.

Despite this barrier, the Project area remains connected at a local scale through numerous smaller remnant vegetation patches dispersed throughout the surrounding residential landscape. These patches, together with street trees and vegetated open spaces, are likely to facilitate movement by more mobile species, including birds, bats and arboreal mammals. The mature eucalypts, black she-oaks (*Allocasuarina littoralis*) and hollow-bearing trees within the Project area provide important foraging, shelter and potential nesting resources that enhance its value as stepping-stone habitat.

The Project area is therefore likely to be utilised by a range of fauna species, particularly avian species, flying foxes and other bats, and may provide movement and foraging habitat for arboreal mammals such as the Koala (*Phascolarctos cinereus*) and squirrel glider (*Petaurus norfolcensis*). While wide-ranging terrestrial species may occasionally utilise the site, the surrounding urban development and major transport infrastructure reduce the effectiveness of the Project area as a movement corridor for these species.

Overall, the Project area contributes to local biodiversity values by maintaining native habitat within a fragmented landscape and by supporting ecological connectivity between fragmented vegetation patches, particularly for highly mobile fauna.

4.7 Summary of Ecological Values

Table 4 details the findings of the desktop review, field survey/s and analysis of these findings against Commonwealth, state and local government environmental legislation, policies, codes and planning instruments. This analysis includes the following matters:

- Ground-truthed vegetation communities, including EPBC-listed Threatened Ecological Communities (TECs), state-listed vegetation communities, wetlands and essential habitats reported within a 5 km buffer from the Project area;
- Weeds on the Project area and significance of the infestations;
- Listed fauna and flora species recorded within a 5km buffer from the Project area and recorded on the Project area;



- Habitat assessment to determine fauna habitat features of the Project area, including corridors and linkages that the Project area may form part of and the potential impact on landscape connectivity; and
- Council listed matters in addition to matters applicable under Commonwealth and state legislation.



Table 4: Summary of Desktop and Project Area Assessment Results.

Legislative / Compliance Element	Desktop Assessment Results	Field Survey Results and Assessment
Australian Legislation		
Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	One (1) wetland of international importance: • Moreton Bay. Seven (7) listed threatened ecological communities (TEC): • Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of New South Wales and South East Queensland ecological community (Endangered); • Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland (Endangered); • Grey box-grey gum wet forest of subtropical eastern Australia (Endangered); • Lowland Rainforest of Subtropical Australia (Critically Endangered); • Poplar Box Grassy Woodland on Alluvial Plains (Endangered); • Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions (Endangered); and • White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Critically Endangered). 77 listed threatened species. 34 listed migratory species. Refer to Appendix 2.	No ecological communities listed under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) were identified within the Project area during the field assessment. No EPBC Act-listed threatened flora or fauna species were recorded during the survey. An assessment of the likelihood of occurrence was undertaken for each threatened species identified through the desktop assessment, based on habitat suitability, field observations and database records. This assessment concluded that the Grey-headed Flying-fox (<i>Pteropus poliocephalus</i>) and Koala (<i>Phascolarctos cinereus</i>) are likely to utilise the Project area, while several other threatened species have the potential to occur on an occasional or transient basis. The Project area contains suitable koala habitat, including preferred koala food trees. The proposed development will require the clearing of approximately 3,084 m² of potential koala habitat. The potential for the proposed development to result in a significant impact on Matters of National Environmental Significance (MNES), including Koala, has been considered. Based on the findings of this assessment, the proposed development is not expected to constitute a controlled action under the EPBC Act and referral to the Australian Government is not considered warranted.



Legislative / Compliance Element	Desktop Assessment Results	Field Survey Results and Assessment
Queensland Legislation		
<i>Biosecurity Act 2014</i>	The DETSI Wildnet Records identified 134 weed species to occur within a 5 km buffer of the Project area. The following mapped species are Weeds of National Significance (WONS). • Alligator weed (<i>Alternanthera philoxeroides</i>); • Parthenium weed (<i>Parthenium hysterophorus</i>); • Cat's claw creeper (<i>Dolichandra unguis-cati</i>); • Lantana (<i>Lantana camara</i>); and • Salvinia (<i>Salvinia molesta</i>).	The Project area has some areas of weed infestations, including: • Lantana (<i>Lantana camera</i>); • Guinea grass (<i>Megathyrsus maximus</i>); • Creeping lantana (<i>Lantana montevidensis</i>); • Ochna (<i>Ochna serrulata</i>); and • Corky passion flower (<i>Passiflora suberosa</i>). Weeds will be controlled before construction commences to prevent further distribution of exotic pests. Ongoing management following construction will continue ensure weeds are controlled during any rehabilitation maintenance period.
<i>Nature Conservation Act 1992</i> - DETSI WildNet database	WildNet database shows records for 20 conservation significant listed species within a 5 km buffer of the Project area. Refer to Appendix 3.	No conservation significant species listed under the <i>Nature Conservation Act 1992</i> were recorded during the field survey. However, the Koala (<i>Phascolarctos cinereus</i>) is considered likely to utilise the Project area due to the presence of suitable food trees and habitat connectivity with adjoining native vegetation. Although no direct evidence of Koala use (such as scats or sightings) was recorded during the field survey, the available habitat is considered suitable to support occasional foraging and movement by the species.
<i>Vegetation Management Act 1999</i> (VM Act) Regulated Vegetation Management Map	The Vegetation Management Report maps the Project area as Category C (High-value regrowth). Refer to Appendix 4.	The accuracy of this mapping was confirmed during the field survey. The proposed development will result in the clearing of mapped Category C vegetation.



Legislative / Compliance Element	Desktop Assessment Results	Field Survey Results and Assessment
VM Act Essential Habitat Map	The Project area is mapped as supporting any essential habitat the following species under the NC Act: • Koala (<i>Phascolarctos cinereus</i>); • Spotted-tailed quoll (<i>Dasyurus maculatus maculatus</i>); and • Powerful owl (<i>Ninox strenua</i>). Refer to Appendix 4.	The field assessment confirmed the presence of habitat attributes consistent with the mapped essential habitat, including remnant native vegetation, suitable habitat trees and habitat connectivity with adjoining vegetation. No direct evidence of the above species was recorded during the field survey; however, the Project area provides suitable habitat for Koalas and potential habitat for the Powerful Owl.
Koala Conservation Plan Map – Koala priority areas and Koala habitat areas mapping.	The Project area is located within Koala District A and is mapped as Core Koala Habitat Area (KHA). Mapped Koala habitat also extends across surrounding land.	The field assessment confirmed the presence of Koala habitat trees within the Project area, consistent with the mapped Core Koala Habitat Area. The remnant vegetation provides suitable habitat and contributes to habitat connectivity with adjoining native vegetation, supporting the potential use of the site by Koalas.
Local Legislation		
Brisbane City Council	The Project area is mapped within the Biodiversity Areas Overlay and is subject to the Forest Lake Neighbourhood Plan (Part 7, Section 7.2.6.3.2 (Purpose), Overall Outcome 3(c)).	The field assessment confirmed the presence of remnant native vegetation, Koala habitat trees and habitat values consistent with the Biodiversity Areas Overlay. Refer to Appendix 6 and .

5 Proposed Development Impact Assessment

5.1 Impact and Mitigation Measures

The development design has been refined to minimise vegetation clearing and associated ecological impacts as far as practicable. The proposed residential lots and internal accessway are generally concentrated within the eastern and south-eastern portions of the Project area, adjoining the previously cleared area. A small 9 m × 15 m BLE is also proposed within the south-western portion of Lot 11. The development has also deliberately been sited to avoid impacts to the existing large old-growth habitat trees on the site.

The proposed development will require the removal of native vegetation to facilitate Lots 1–10, the internal accessway and the BLE within Lot 11. Vegetation clearing will reduce the extent of native vegetation and result in associated impacts on flora, fauna and habitat values within the Project area. The remainder of Lot 11 will retain a consolidated area of native vegetation within the Project area.

A tree survey (**Figure 2** and **Table 5**) identified and mapped trees within the Project area with a diameter at standard height (DSH) greater than 100 mm. A total of 164 trees were recorded. Of these, 130 trees will be removed and 34 trees will be retained, including one standing dead tree (stag). The retained trees are located within the portions of Lot 11 outside the proposed BLE. Of the trees proposed for removal, 44 have a DBH greater than 300 mm. Earthworks exclusions zones are proposed for lots 4, 5, 7 and 8 to avoid impacts to the NRZ of adjoining retained trees.

Actual and potential direct and indirect impacts from the proposed development on ecological values include:

- Clearing of remnant native vegetation and mapped Category C (High-value Regrowth) vegetation.
- Removal of Koala habitat trees and habitat resources associated with mapped Core Koala Habitat Area.
- Loss of habitat, shelter, foraging resources and movement opportunities for native fauna, including common fauna species and conservation significant species likely to utilise the Project area, particularly Koala (*Phascolarctos cinereus*) and Powerful Owl (*Ninox strenua*).
- Removal of habitat features, including hollow-bearing trees, which provide shelter and nesting opportunities for arboreal mammals, birds and other hollow-dependent fauna.
- Injury or mortality of fauna associated with vegetation clearing, including direct mortality during clearing activities and indirect impacts resulting from displacement into adjacent habitat.
- Increased habitat fragmentation and edge effects within the retained vegetation, including increased weed invasion, human disturbance, domestic animal predation, noise and artificial lighting, which may reduce habitat quality for native fauna.
- Temporary sediment and erosion impacts on retained vegetation during construction if appropriate erosion and sediment controls are not implemented.

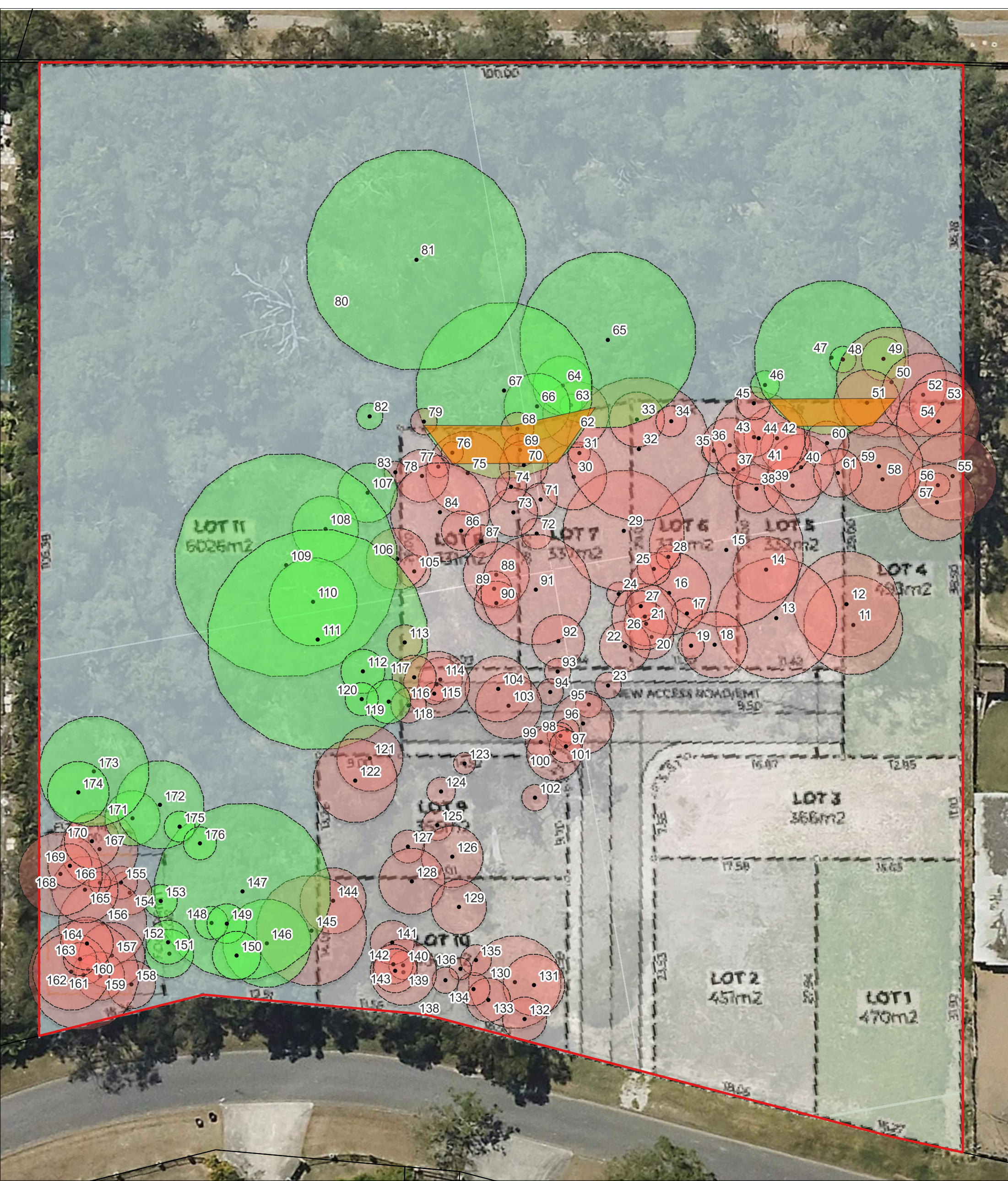
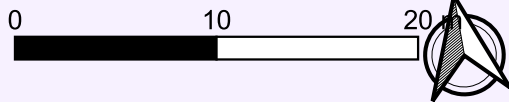


Figure 2: Tree Retention Plan

- | | |
|---|--|
|  Site Boundary | Notional Root Zones |
|  Cadastral Boundaries |  Trees to be Retained |
|  Proposed NRZ earthworks exclusion zones |  Trees to be Removed |

Scale @ A3: 1:375



CRS: GDA2020 / MGA zone 56

Notes: Tree survey data by Green Tape Solutions; development layout provided by the Client; Basemap © DNRMMRRD/Google/Metromap and their data suppliers





Table 5: Tree Schedule

Scientific	DSH (mm)	Height (m)	Spread (m)	Scratches	Hollows Y/	Condition	Comment	Canopy Form	ID No	NRZ (m)
<i>Eucalyptus racemosa</i>	100	8	2	Yes	No	Good		Good	31	1.2
<i>Eucalyptus racemosa</i>	100	8	3	No	No	Good		Good	63	1.2
<i>Eucalyptus racemosa</i>	100	8	3	No	No	Good		Good	76	1.2
<i>Eucalyptus racemosa</i>	100	10	2	No	No	Good		Good	77	1.2
N/A (Stag)	100	20	0	No	No	Good	1m DSH, lots of hollows, dead	Good	80	0
<i>Eucalyptus racemosa</i>	100	7	2	Yes	No	Good		Good	83	1.2
<i>Eucalyptus racemosa</i>	100	20	18	Yes	Yes	Good	Multiple small hollows	Good	109	1.2
<i>Eucalyptus racemosa</i>	100	8	2	Yes	No	Good		Good	116	1.2
<i>Corymbia intermedia</i>	100	6	2	No	No	Good		Good	123	1.2
<i>Lophostemon suaveolens</i>	100	5	2	No	No	Good		Good	136	1.2
<i>Corymbia intermedia</i>	100	8	2	No	No	Good		Good	166	1.2
<i>Eucalyptus seeana</i>	110	6	2	No	No	Good		Good	24	1.3
<i>Corymbia intermedia</i>	110	8	3	No	No	Good		Good	28	1.3
<i>Alphitonia excelsa</i>	110	8	2	No	No	Good		Good	35	1.3
<i>Alphitonia excelsa</i>	110	8	4	No	No	Good		Good	56	1.3
<i>Lophostemon suaveolens</i>	110	6	2	No	No	Good		Good	97	1.3
<i>Lophostemon suaveolens</i>	120	6	2	No	No	Good		Good	19	1.4
<i>Lophostemon suaveolens</i>	120	6	2	No	No	Good		Good	23	1.4
<i>Eucalyptus racemosa</i>	120	8	2	No	No	Good		Good	48	1.4
<i>Eucalyptus racemosa</i>	120	8	2	Yes	No	Good		Good	79	1.4
<i>Alphitonia excelsa</i>	120	8	3	No	No	Good		Good	82	1.4
<i>Lophostemon suaveolens</i>	120	7	3	No	No	Good		Good	93	1.4
<i>Lophostemon suaveolens</i>	120	6	2	No	No	Good		Good	94	1.4
<i>Lophostemon suaveolens</i>	120	7	3	No	No	Good		Good	95	1.4



<i>Lophostemon suaveolens</i>	120	6	2	No	No	Good		Good	98	1.4
<i>Lophostemon suaveolens</i>	120	5	3	No	No	Good		Good	102	1.4
<i>Allocasuarina littoralis</i>	120	5	3	No	No	Good		Good	137	1.4
<i>Alphitonia excelsa</i>	130	7	3	No	No	Good		Good	46	1.6
<i>Lophostemon suaveolens</i>	130	5	2	No	No	Good		Good	124	1.6
<i>Alphitonia excelsa</i>	130	6	2	No	No	Good		Good	140	1.6
<i>Eucalyptus racemosa</i>	130	7	2	Yes	No	Good		Good	160	1.6
<i>Lophostemon suaveolens</i>	140	8	4	No	No	Good		Good	17	1.7
<i>Eucalyptus racemosa</i>	140	10	3	No	No	Good		Good	27	1.7
<i>Alphitonia excelsa</i>	140	8	3	No	No	Good		Good	34	1.7
<i>Angophora leiocarpa</i>	140	8	2	Yes	No	Good		Good	72	1.7
<i>Eucalyptus racemosa</i>	140	10	3	Yes	No	Good		Good	74	1.7
<i>Lophostemon suaveolens</i>	140	6	2	No	No	Good		Good	99	1.7
<i>Allocasuarina littoralis</i>	140	8	4	No	No	Good		Good	125	1.7
<i>Allocasuarina littoralis</i>	140	6	3	No	No	Good		Good	135	1.7
<i>Allocasuarina littoralis</i>	140	6	3	No	No	Good		Good	175	1.7
<i>Eucalyptus racemosa</i>	150	6	2	No	No	Good		Good	25	1.8
<i>Alphitonia excelsa</i>	150	10	4	No	No	Good		Good	37	1.8
<i>Eucalyptus racemosa</i>	150	14	3	Yes	No	Good		Good	45	1.8
<i>Eucalyptus racemosa</i>	150	12	4	Yes	No	Good		Good	68	1.8
<i>Eucalyptus racemosa</i>	150	14	5	Yes	No	Good		Good	69	1.8
<i>Eucalyptus seeana</i>	150	16	3	No	No	Good		Good	71	1.8
<i>Eucalyptus racemosa</i>	150	8	3	Yes	No	Good		Good	87	1.8
<i>Lophostemon suaveolens</i>	150	7	2	No	No	Good		Good	101	1.8
<i>Allocasuarina littoralis</i>	150	8	2	No	No	Good		Good	105	1.8
<i>Allocasuarina littoralis</i>	150	8	4	No	No	Good		Good	120	1.8
<i>Lophostemon suaveolens</i>	150	6	3	No	No	Good		Good	127	1.8
<i>Allocasuarina littoralis</i>	150	7	4	No	No	Good		Good	134	1.8
<i>Alphitonia excelsa</i>	150	7	3	No	No	Good		Good	148	1.8



<i>Alphitonia excelsa</i>	150	6	3	No	No	Good		Good	153	1.8
<i>Eucalyptus siderophloia</i>	150	8	2	No	No	Good		Good	155	1.8
<i>Eucalyptus racemosa</i>	150	8	2	No	No	Good		Good	163	1.8
<i>Alphitonia excelsa</i>	150	7	2	No	No	Good		Good	176	1.8
<i>Eucalyptus racemosa</i>	160	10	3	Yes	No	Good		Good	89	1.9
<i>Acacia disparrima</i>	160	10	6	No	No	Good		Good	113	1.9
<i>Lophostemon suaveolens</i>	160	7	2	No	No	Good		Good	118	1.9
<i>Allocasuarina littoralis</i>	180	8	4	No	No	Good		Good	43	2.2
<i>Eucalyptus seeana</i>	180	10	5	Yes	No	Good		Good	86	2.2
<i>Lophostemon suaveolens</i>	180	8	3	No	No	Good		Good	142	2.2
<i>Acacia disparrima</i>	180	8	3	No	No	Good		Good	149	2.2
<i>Allocasuarina littoralis</i>	200	8	3	No	No	Good		Good	20	2.4
<i>Corymbia intermedia</i>	200	8	3	No	No	Good		Good	21	2.4
<i>Eucalyptus racemosa</i>	200	10	3	Yes	No	Good		Good	49	2.4
<i>Eucalyptus racemosa</i>	200	12	3	Yes	No	Good		Good	60	2.4
<i>Eucalyptus racemosa</i>	200	7	3	Yes	No	Good		Good	90	2.4
<i>Corymbia intermedia</i>	200	8	4	No	No	Good		Good	112	2.4
<i>Eucalyptus racemosa</i>	200	8	2	Yes	No	Good		Good	114	2.4
<i>Eucalyptus seeana</i>	200	12	2	Yes	No	Good		Good	117	2.4
<i>Lophostemon suaveolens</i>	200	7	2	No	No	Good		Good	119	2.4
<i>Acacia disparrima</i>	200	6	5	No	No	Good		Good	132	2.4
<i>Corymbia torelliana</i>	200	8	6	No	No	Good		Good	133	2.4
<i>Allocasuarina littoralis</i>	200	8	5	No	No	Good		Good	141	2.4
<i>Lophostemon suaveolens</i>	200	6	3	No	No	Good		Good	143	2.4
<i>Lophostemon suaveolens</i>	200	6	2	No	No	Good		Good	152	2.4
<i>Eucalyptus racemosa</i>	200	8	2	Yes	No	Good		Good	154	2.4
<i>Eucalyptus racemosa</i>	200	10	3	No	No	Good		Good	169	2.4
<i>Allocasuarina littoralis</i>	220	8	40	No	No	Good		Good	38	2.6
<i>Eucalyptus siderophloia</i>	220	10	3	No	No	Good		Good	61	2.6



<i>Eucalyptus seeana</i>	220	10	4	Yes	No	Good		Good	70	2.6
<i>Eucalyptus racemosa</i>	220	10	3	Yes	No	Good		Good	73	2.6
<i>Lophostemon suaveolens</i>	220	7	3	No	No	Good		Good	150	2.6
<i>Lophostemon suaveolens</i>	220	6	4	No	No	Good		Good	151	2.6
<i>Lophostemon suaveolens</i>	220	6	2	No	No	Good		Good	158	2.6
<i>Lophostemon suaveolens</i>	220	6	3	No	No	Good		Good	159	2.6
<i>Alphitonia excelsa</i>	230	8	4	No	No	Good		Good	22	2.8
<i>Eucalyptus seeana</i>	230	8	4	Yes	No	Good		Good	41	2.8
<i>Corymbia intermedia</i>	240	13	6	No	No	Good		Good	78	2.9
<i>Eucalyptus seeana</i>	240	10	4	Yes	No	Good		Good	92	2.9
<i>Acacia disparrima</i>	240	8	4	No	No	Good		Good	164	2.9
<i>Lophostemon suaveolens</i>	250	10	4	No	No	Good		Good	33	3
<i>Allocasuarina littoralis</i>	250	12	5	No	No	Good		Good	36	3
<i>Angophora leiocarpa</i>	250	7	3	Yes	No	Good		Good	100	3
<i>Allocasuarina littoralis</i>	250	10	5	No	No	Good		Good	129	3
<i>Corymbia intermedia</i>	250	8	3	No	No	Average		Average	170	3
<i>Eucalyptus seeana</i>	250	12	4	Yes	No	Good		Good	171	3
<i>Eucalyptus racemosa</i>	260	10	3	Yes	No	Good	Large wound at base	Good	39	3.1
<i>Eucalyptus racemosa</i>	270	12	4	Yes	No	Good		Good	64	3.2
<i>Acacia disparrima</i>	270	10	6	No	No	Good		Good	107	3.2
<i>Eucalyptus siderophloia</i>	280	15	4	No	No	Good		Good	96	3.4
<i>Corymbia intermedia</i>	280	10	5	No	No	Good		Good	106	3.4
<i>Lophostemon suaveolens</i>	280	6	4	No	No	Good		Good	126	3.4
<i>Alphitonia excelsa</i>	280	8	6	No	No	Good		Good	131	3.4
<i>Eucalyptus seeana</i>	280	10	5	Yes	No	Good		Good	174	3.4
<i>Allocasuarina littoralis</i>	300	12	6	No	No	Good		Good	14	3.6



<i>Eucalyptus racemosa</i>	300	10	4	Yes	No	Average	Large mechanical wound at base	Good	18	3.6
<i>Corymbia intermedia</i>	300	12	6	No	No	Good	Twin trunk	Good	26	3.6
<i>Eucalyptus racemosa</i>	300	18	8	Yes	No	Good		Good	30	3.6
<i>Eucalyptus racemosa</i>	300	12	6	Yes	No	Good		Good	40	3.6
<i>Eucalyptus racemosa</i>	300	10	4	Yes	No	Good		Good	42	3.6
<i>Eucalyptus racemosa</i>	300	16	4	Yes	No	Good		Good	51	3.6
<i>Corymbia intermedia</i>	300	16	6	No	No	Good		Good	53	3.6
<i>Eucalyptus siderophloia</i>	300	12	6	No	No	Good		Good	58	3.6
<i>Eucalyptus racemosa</i>	300	12	4	Yes	No	Good		Good	62	3.6
<i>Eucalyptus racemosa</i>	300	13	5	Yes	No	Good		Good	66	3.6
<i>Eucalyptus racemosa</i>	300	12	7	Yes	No	Good		Good	88	3.6
<i>Eucalyptus racemosa</i>	300	10	5	Yes	No	Good		Good	103	3.6
<i>Eucalyptus racemosa</i>	300	10	8	Yes	No	Good	Massive lean to north, 45 degree trunk angle	Good	104	3.6
<i>Acacia disparrima</i>	300	10	8	No	No	Good		Good	108	3.6
<i>Eucalyptus seeana</i>	300	14	4	Yes	No	Good		Good	115	3.6
<i>Eucalyptus racemosa</i>	300	10	4	Yes	No	Good		Good	121	3.6
<i>Allocasuarina littoralis</i>	300	8	4	No	No	Good		Good	128	3.6
<i>Acacia disparrima</i>	300	8	5	No	No	Good		Good	139	3.6
<i>Eucalyptus seeana</i>	300	8	4	Yes	No	Good		Good	144	3.6
<i>Eucalyptus racemosa</i>	300	12	4	Yes	No	Good		Good	157	3.6
<i>Eucalyptus seeana</i>	300	16	8	Yes	No	Good		Good	165	3.6
<i>Eucalyptus siderophloia</i>	350	12	8	No	No	Good		Good	57	4.2
<i>Eucalyptus racemosa</i>	350	10	7	Yes	No	Average	Large wound at base	Average	162	4.2
<i>Eucalyptus siderophloia</i>	350	16	8	No	No	Good		Good	167	4.2



<i>Corymbia intermedia</i>	380	12	8	No	No	Good		Good	16	4.6
<i>Corymbia intermedia</i>	380	18	12	No	No	Good		Good	52	4.6
<i>Eucalyptus racemosa</i>	380	14	6	Yes	No	Good	Large wound at base	Good	54	4.6
<i>Eucalyptus racemosa</i>	380	18	10	Yes	No	Good		Good	75	4.6
<i>Eucalyptus racemosa</i>	380	10	6	Yes	No	Good		Good	122	4.6
<i>Eucalyptus seeana</i>	380	16	8	Yes	No	Good		Good	168	4.6
<i>Acacia disparrima</i>	400	10	8	No	No	Good	4trunks, 200 200 250 250	Good	55	4.8
<i>Eucalyptus racemosa</i>	400	14	7	Yes	No	Good		Good	59	4.8
<i>Angophora leiocarpa</i>	400	20	14	Yes	No	Good		Good	110	4.8
<i>Corymbia intermedia</i>	400	12	8	No	No	Good		Good	146	4.8
<i>Eucalyptus seeana</i>	400	14	8	Yes	No	Good		Good	156	4.8
<i>Lophostemon suaveolens</i>	400	12	5	No	No	Good		Good	172	4.8
<i>Eucalyptus seeana</i>	420	14	8	Yes	No	Good		Good	44	5
<i>Eucalyptus seeana</i>	420	16	10	Yes	No	Good		Good	130	5
<i>Eucalyptus racemosa</i>	450	15	10	Yes	No	Average	3 large mechanical wounds at base	Good	11	5.4
<i>Lophostemon suaveolens</i>	450	10	6	No	No	Average	Dead wood in canopy, old tree	Average	84	5.4
<i>Eucalyptus seeana</i>	480	15	10	Yes	No	Good		Good	12	5.8
<i>Eucalyptus racemosa</i>	500	18	12	Yes	No	Good	Large wound at base	Good	50	6
<i>Eucalyptus racemosa</i>	500	18	10	Yes	No	Good		Good	91	6
<i>Corymbia intermedia</i>	500	12	8	No	No	Good	Twin trunks 350 250	Good	145	6
<i>Eucalyptus seeana</i>	500	18	13	Yes	No	Good		Good	161	6
<i>Eucalyptus seeana</i>	500	18	12	Yes	No	Good		Good	173	6



<i>Eucalyptus racemosa</i>	550	16	10	Yes	No	Good		Good	13	6.6
<i>Eucalyptus racemosa</i>	550	20	14	Yes	No	Good		Good	29	6.6
<i>Eucalyptus racemosa</i>	650	20	12	Yes	No	Good		Good	32	7.8
<i>Eucalyptus seea</i>	700	18	8	Yes	Yes	Good	Twin trunks 400 and 500 mm, 2-3 small to medium sized hollows	Average	15	8.4
<i>Eucalyptus racemosa</i>	700	18	12	Yes	No	Good		Good	47	8.4
<i>Corymbia intermedia</i>	800	20	16	No	No	Good		Good	65	9.6
<i>Anglophora leiocarpa</i>	800	22	14	Yes	No	Good		Good	67	9.6
<i>Corymbia intermedia</i>	800	20	14	No	No	Good		Good	147	9.6
<i>Eucalyptus racemosa</i>	1000	22	18	Yes	No	Good		Good	81	12
<i>Eucalyptus racemosa</i>	1000	22	18	Yes	No	Good		Good	111	12



Table 6: Summary of Potential Impacts and Associated Mitigation Measures

Potential Impact	Mitigation Measures
Planning and Design Phase	
- Removal of 130 trees (3,084 m²) including native canopy trees, koala habitat trees and fauna habitat features. - Loss and fragmentation of fauna foraging, shelter, breeding and movement habitat. - Potential disturbance associated with increased residential activity, vehicle movements, domestic animals, weeds and artificial lighting.	<u>Avoid and minimise impacts:</u> - The development footprint has been consolidated within the south-eastern portion of the Project area to minimise vegetation clearing as far as practicable. The proposed residential lots and internal accessway are generally concentrated within the eastern and south-eastern portions of the Project area, with a small 9 m × 15 m BLE located within the south-western portion of Lot 11. - Any fencing around lot 11 should be designed to support safe fauna movement. Fencing adjoining retained habitat should be fauna-friendly or incorporate suitable fauna movement provisions. - Earthworks exclusions zones are proposed for lots 4, 5, 7 and 8 to avoid impacts to the NRZ of adjoining retained trees. <u>Offset residual impacts:</u> - The residual impact on mapped koala habitat is to be addressed through the applicable State environmental offset requirements identified in Section 5.3. - The residual impact on vegetation within the Biodiversity Areas Overlay is to be addressed through the applicable Brisbane City Council environmental offset requirements identified in Section 5.3.
Construction and Clearing Phase	
- Loss of native vegetation and associated fauna foraging, shelter and movement resources. - Removal of potential breeding resources, including tree hollows and nests, where present.	- Before clearing begins, the approved clearing footprint and the trees to be retained must be clearly identified. Suitable tree-protection or exclusion fencing must be installed around retained trees and their applicable tree-protection zones. - Trees approved for removal must be clearly marked. No clearing, machinery access, material storage, stockpiling or other disturbance may occur outside the approved clearing footprint or within designated tree-protection areas. - Contractors must be informed of the approved clearing limits, tree-protection requirements and fauna-management procedures through site induction and pre-start briefings.



• Potential injury, mortality, displacement or orphaning of fauna during vegetation clearing. • Temporary disturbance to fauna from machinery, noise, dust, vibration and artificial lighting. • Introduction or spread of weeds, pathogens, fire ants and other biosecurity matter through machinery, soil, mulch or landscaping material. • Erosion, sediment movement and deterioration of downstream water quality.	• A suitably qualified and appropriately licensed fauna spotter-catcher with experience in detecting koalas must undertake a pre-clearing inspection and be present during all vegetation clearing. • The pre-clearing inspection must identify fauna, active nests, tree hollows and other potential breeding places within the clearing footprint. • Vegetation clearing must be undertaken progressively and in a manner that allows fauna to move away from the disturbance area towards retained habitat. • If a koala or other native fauna is detected, work in the immediate area must cease until the animal has moved away independently or has been managed by the fauna spotter-catcher in accordance with applicable legislative and permit requirements. • Only the fauna spotter-catcher or another appropriately authorised person may capture, handle or relocate native fauna. • Habitat features such as active nests and occupied hollows must be managed in accordance with the fauna spotter-catcher's directions and applicable legislative requirements. • Construction activities should generally be undertaken during daylight hours. Any temporary lighting must be directed away from retained vegetation and neighbouring properties. • Erosion and sediment controls must be installed before ground disturbance and maintained in accordance with the approved erosion and sediment control plan. • High-risk earthworks should be avoided during heavy rainfall and severe wet-weather conditions. • Domestic animals belonging to contractors must not be brought onto the construction site. • All persons involved in construction must comply with the general biosecurity obligation under the Biosecurity Act 2014 (Qld). Machinery and equipment must be clean and free of soil, seeds and vegetative material before entering and leaving the site where practicable. • Applicable fire-ant movement controls must be followed for soil, turf, mulch, quarry material and other fire-ant carrier materials. Any required permits or movement declarations must be obtained before regulated materials are moved. • Weed infestations must be appropriately managed, and disturbed areas must be monitored to identify new or spreading infestations. • Landscaping and revegetation must use locally appropriate species and be located so that it does not conflict with buildings, services, access or retained vegetation.
Operation Phase	



• Domestic dogs may attack or disturb koalas and other native fauna using retained vegetation. • Domestic cats may prey on native fauna. • Artificial lighting may disturb fauna using retained habitat. • Garden escapees, dumped garden waste and other weeds may spread into retained vegetation.	• An environmental covenant is warranted for lot 11, to control future potential use and impacts within the retained vegetation area, including weed management. • Residents should be informed of the ecological sensitivity of retained vegetation and their responsibilities regarding responsible pet ownership, weed management and wildlife protection. • Dogs must be effectively contained within residential lots and prevented from entering retained vegetation. Cats should be contained in accordance with applicable Council requirements. • External lighting should be shielded, directed away from retained vegetation and operated only when required. Sensor-controlled lighting should be used where practicable. • Any future swimming pool on lot 11 should incorporate an appropriate fauna-escape device or design feature, such as a secured wildlife ramp, rope or shallow exit point • Retained vegetation should be monitored for weed establishment, unauthorised disturbance and deterioration, with corrective action undertaken where required (covenant requirements).
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5.2 Assessment of Compliance

5.2.1 Local Planning Scheme

Biodiversity Areas Overlay Code

Under the Brisbane City Plan 2014, the Project area is mapped under the Biodiversity Areas Overlay (High Ecological Significance sub-category), requiring assessment against the relevant Performance Outcomes (POs) of the Biodiversity Areas Overlay Code (in **Appendix 6**).

PO4 of the Biodiversity Areas Overlay Code states:

Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value, waterways and wetlands within the High ecological significance sub-category or the High ecological significance strategic sub-category are protected, conserved and restored to ensure the area's long-term viability.

The development design has been refined to minimise vegetation clearing and associated ecological impacts. The proposed development footprint is generally concentrated within the south-eastern portions of the Project area, within and adjoining the previously cleared area. A small 9 m × 15 m BLE is also proposed within the south-western portion of Lot 11. The development has also deliberately been sited to avoid impacts to the existing large, old-growth habitat trees on the site.

The proposed development will require the clearing of approximately 3,068 m² of native vegetation (130 surveyed trees) within the mapped Biodiversity Areas Overlay, as shown in **The Forest Lake environment contains a preserved or enhanced natural environment and consistent quality of landscaping, streetscape and building design with particular regard to safety, privacy, convenience, microclimate management, visual attractiveness and the impact of traffic noise.**

The development design has been refined to minimise vegetation clearing and associated ecological impacts, to maximise the preservation of the natural environmental values on site. Around 55% of the entire site area will be retained and protected within the proposed environmental covenant area on lot 11. This retained area includes the most ecologically valuable and intact parts of the site, including all the large, hollow-bearing, old growth trees. The spatial arrangement and size of the retained area also allows for ongoing fauna residence and movement through the site. In addition, earthworks exclusions zones are proposed for lots 4, 5, 7 and 8 to avoid impacts to the NRZ of adjoining retained trees. Rehabilitation and nest box installation within the covenant area can be carried out as part of the development approval to enhance the existing ecological values of the site.



Figure 3. The vegetation in lot 11 outside of the proposed BLE will be retained in an environmental covenant. In addition, earthworks exclusions zones are proposed for lots 4, 5, 7 and 8 to avoid impacts to the NRZ of adjoining retained trees (**Figure 2**).

Of the site's total area of 10,720 m², 5842m² will be retained and protected within the proposed environmental covenant area on lot 11. This equates to 55% of the entire site area which will be retained and protected in one single lot. This retained area includes the most ecologically valuable and intact parts of the site, including all the large, hollow-bearing, old growth trees. The spatial arrangement and size of the retained area also allows for ongoing fauna residence and movement through the site despite likely increased edge effects.

Rehabilitation within the covenant area (RE 12.3.5a), predominantly focussed on weed management, can be carried out as part of the development approval to further enhance the existing ecological values of the site and to provide edge sealing landscaping treatment along the development footprint interface, to reduce potential edge effects. Nest box installation can be included in lot 11 to further enhance ecological values.

Accordingly, the proposal is considered to comply with PO4 of the Biodiversity Areas Overlay Code.

Forest Lake Neighbourhood Plan

Under the Brisbane City Plan 2014, the Project area is located within the Forest Lake Precinct of the Forest Lake Neighbourhood Plan Area. The proposed development is therefore subject to the relevant provisions of the Forest Lake Neighbourhood Plan Code.

The only applicable provision of the Forest Lake Neighbourhood Plan Code is Overall Outcome 3d:

The Forest Lake environment contains a preserved or enhanced natural environment and consistent quality of landscaping, streetscape and building design with particular regard to safety, privacy, convenience, microclimate management, visual attractiveness and the impact of traffic noise.

The development design has been refined to minimise vegetation clearing and associated ecological impacts, to maximise the preservation of the natural environmental values on site. Around 55% of the entire site area will be retained and protected within the proposed environmental covenant area on lot 11. This retained area includes the most ecologically valuable and intact parts of the site, including all the large, hollow-bearing, old growth trees. The spatial arrangement and size of the retained area also allows for ongoing fauna residence and movement through the site. In addition, earthworks exclusions zones are proposed for lots 4, 5, 7 and 8 to avoid impacts to the NRZ of adjoining retained trees. Rehabilitation and nest box installation within the covenant area can be carried out as part of the development approval to enhance the existing ecological values of the site.

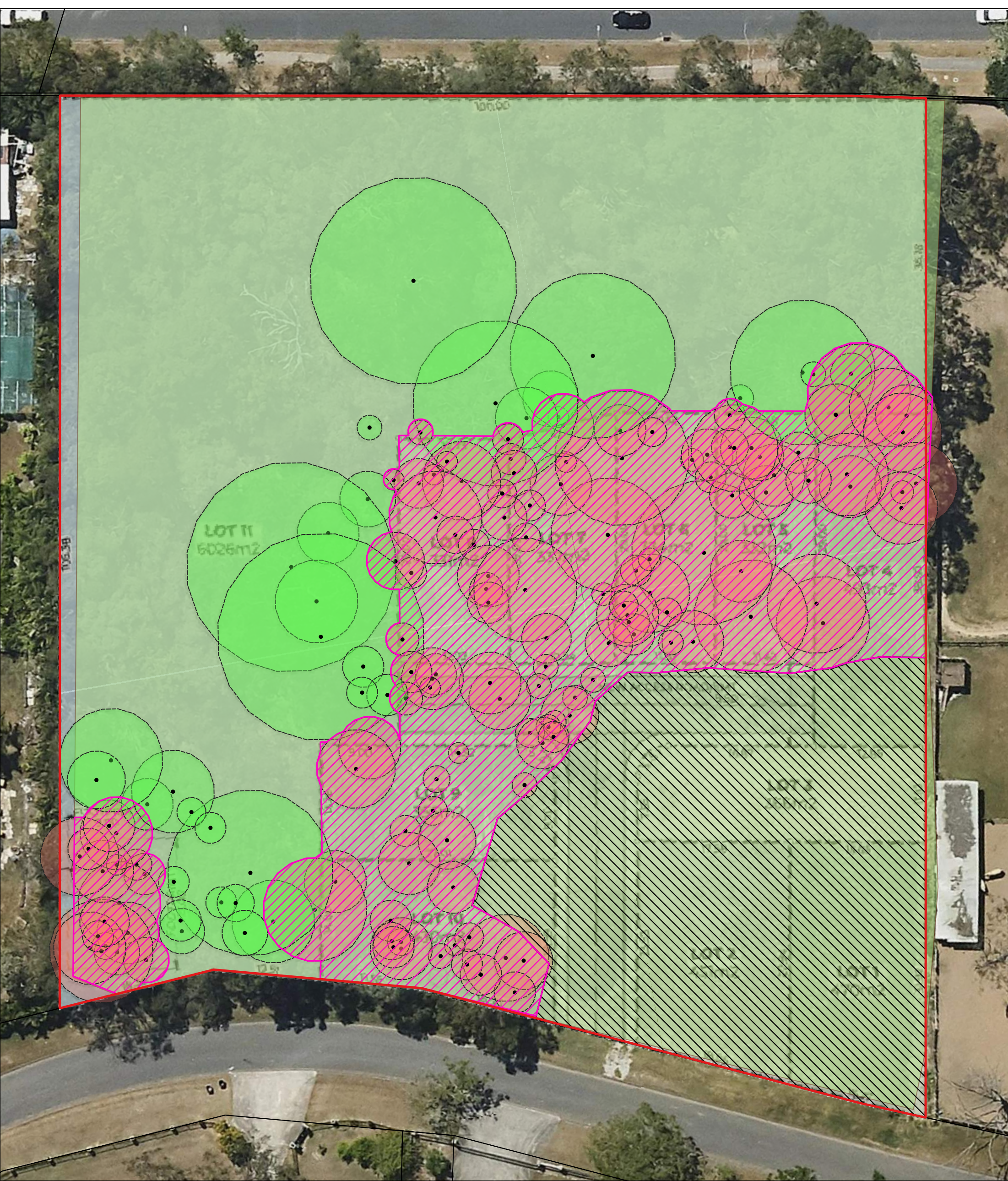
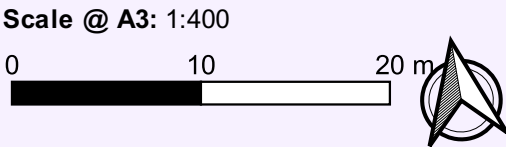


Figure 3: BCC Biodiversity Areas Overlay and Proposed Clearing

- Site Boundary
- Cadastral Boundaries
- Existing Cleared Area (2095m²)
- Proposed new vegetation clearing (3068m²)
- Brisbane City Council - Biodiversity Areas Overlay**
- High ecological significance

- Notional Root Zones**
- Retain
 - Remove



CRS: GDA2020 / MGA zone 56

Notes: Tree Survey data by Green Tape Solutions; development layout provided by the Client; Basemap © DNRMMRRD/Google/Metromap and their data suppliers





5.2.2 State Legislation

Koala Habitat Overlay

The Project area is not located within a Koala Priority Area (KPA); however, it is mapped within a Koala Habitat Area (KHA) under the Koala Conservation Plan Mapping administered by the Department of the Environment, Tourism, Science and Innovation (DETSI). As the proposed development involves the clearing of mapped Koala habitat in excess of the allowable exemptions, the proposal is required to be assessed against the relevant provisions of State Code 25: Development in a Koala Habitat Area.

The proposed development will require the clearing of approximately 3,059 m² of mapped Koala habitat to facilitate the proposed residential lots and the 9.5 m-wide T-shaped internal accessway, as shown in **Figure 4**. Of this area, approximately 409 m² occurs within the applicable 5 m property-boundary clearing exemption. After excluding this exempt clearing, the non-exempt clearing area of mapped Koala habitat is approximately 2,650 m² and contains 93 Non-Juvenile Koala Habitat Trees (NJKHTs).

A once-off exemption permitting the clearing of up to 500 m² of Koala habitat is available under Schedule 24 (k) of the *Planning Regulation 2017*. However, this exemption was utilised under a previous development approval granted in 2022 and is therefore no longer available for the proposed development.

An assessment of the proposed development against the relevant Performance Outcomes of State Code 25: Development in a Koala Habitat Area is provided in **Appendix 7**. The proposed development complies with State Code 25.



Figure 4: State Koala Habitat Area (KHA) Overlay and Proposed Clearing

Site Boundary

Cadastral Boundaries

State Koala Habitat Area core

Existing cleared area (2095 m²)

Proposed new clearing (2,650 m²)

State 5m exempt boundary clearing

Notional Root Zones

Retain

Remove

Scale @ A3: 1:400

0

10

20 m

CRS: GDA2020 / MGA zone 56

Notes: Tree Survey data by Green Tape Solutions; development layout provided by the Client; Basemap © DNRMMRRD/Google/Metromap and their data suppliers

GTS

Path: C:\OneDrive\Green Tape Solutions\Green Tape Solutions - Documents\GTS Projects\2025\PR25247_29 Greentree Crescent Forest Lake\GIS\Map\Master.qgz Project: PR25247 - 29 Greentree Crescent, Forest Lake Created by: AF Version: 1 Last updated: 27/07/2026



Vegetation Management Act 1999

The Project area is mapped as supporting Category C – High Value Regrowth vegetation under the Regulated Vegetation Management (RVM) Map. However, vegetation clearing associated with the proposed development is exempt clearing under Schedule 21 of the *Planning Regulation 2017*, as the development relates only to a lot of less than 5 ha in area.

5.2.3 Federal Legislation

The Koala (*Phascolarctos cinereus*) and Grey-headed Flying-fox (*Pteropus poliocephalus*), both listed as threatened under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), are considered likely to utilise the Project area for occasional movement or foraging. No individuals or evidence of Koala use were recorded during the field assessment, and no flying-fox roosting habitat was identified.

Given the limited amount of vegetation clearing proposed, and the disconnected nature of the site vegetation in the broader strategic context, a referral of the proposed action to the Federal Government for assessment under the EPBC Act is not considered to be warranted.

5.3 Offsets

The proposed development will result in the clearing of approximately 3,059 m² of mapped Koala habitat. After excluding approximately 409 m² of clearing eligible under the applicable 5m property-boundary exemption, the offset-labile KHA clearing area is approximately 2,650 m². The non-exempt clearing area contained 93 NJKHTs. These NJKHTs will trigger environmental offsets for removal SEQ Koala Habitat Area.

The State environmental offset requirement has therefore been calculated for the loss of 93 NJKHTs. Using the notional value of 40 m² per NJKHT, the offset calculations have been carried out using an impact area of 3720 m². The estimated cost for the removal of 93 NJKHTs was calculated to be \$85,560.00 using the State's Financial Settlement Offset calculator.

For the Brisbane City Plan 2014 Biodiversity Areas Overlay clearing extent, an environmental offset estimate was requested from the State's Financial Settlement Offset calculator. The estimated cost for the removal of 3,068 m² was of HES at the MLES3 rate was calculated to be \$234,357.77.



6 Conclusion

This Ecological Assessment has identified the ecological values associated with the Project area and assessed the potential impacts of the proposed Reconfiguration of a Lot application. The proposal comprises 10 low-density residential lots, a 9.5 m-wide internal accessway and one larger lot comprising predominantly retained vegetation and a small 9 m × 15 m BLE (Lot 11).

The field assessment identified two vegetation communities within the Project area: remnant eucalypt woodland corresponding to Regional Ecosystem 12.5.3a and an area of previously cleared land. The remnant woodland is in very good condition and contains mature native canopy trees, koala habitat trees, tree hollows, native understorey vegetation and other habitat features that provide foraging, shelter, breeding and movement resources for native fauna. The Project area therefore supports moderate ecological values.

No threatened flora or fauna species were recorded during the field assessment. However, the Project area provides potential habitat for several conservation-significant species. The Koala (*Phascolarctos cinereus*) and Grey-headed Flying-fox (*Pteropus poliocephalus*) are considered likely to use the Project area intermittently for movement or foraging. No evidence of koala use was recorded, and no flying-fox roosting habitat was identified. Other conservation-significant fauna may also occasionally use the woodland habitat and associated habitat features.

The tree survey identified 164 trees within the Project area. The proposed development will require the removal of 130 native trees. The proposed development will require the clearing of approximately 3,059 m² of State-mapped koala habitat. The development will also result in approximately 3,068 m² (0.3068 ha) of vegetation clearing within the Brisbane City Plan 2014 Biodiversity Areas Overlay. The retained vegetation will be concentrated within Lot 11 within an environmental covenant.

Vegetation clearing will result in the loss and disturbance of native vegetation and associated fauna habitat. Potential impacts include the removal of foraging and shelter resources, loss of tree hollows and other habitat features, reduced local habitat connectivity, fauna injury or mortality during clearing, weed spread and temporary disturbance from noise, dust and lighting.

The development design has been refined to minimise vegetation clearing and associated ecological impacts, to maximise the preservation of the natural environmental values on site. Around 55% of the entire site area will be retained and protected within the proposed environmental covenant area on lot 11. This retained area includes the most ecologically valuable and intact parts of the site, including all the large, hollow-bearing, old growth trees. The spatial arrangement and size of the retained area also allows for ongoing fauna residence and movement through the site. In addition, earthworks exclusions zones are proposed for lots 4, 5, 7 and 8 to avoid impacts to the NRZ of adjoining retained trees. Rehabilitation and nest box installation within the covenant area can be carried out as part of the development approval to enhance the existing ecological values of the site. As a result, the proposed development is considered to comply with the Brisbane City Plan 2014 Biodiversity Areas Overlay Code and SDAP State Code 25: Development in SEQ Koala Habitat Areas.

A suitably qualified and appropriately licensed fauna spotter-catcher must undertake a pre-clearing inspection and supervise vegetation clearing. Clearing must proceed progressively to allow fauna to move into retained habitat. If a koala or other native fauna is detected, work in the immediate area must cease until the animal has moved away independently or has been managed in accordance with the



fauna spotter-catcher's directions and applicable legislative requirements.

The accompanying Bushfire Hazard Assessment determined that, following application of the relevant patch and corridor filtering rules, no assessable bushfire-prone vegetation remains within the assessment area. Accordingly, additional bushfire mitigation measures such as Asset Protection Zones are not required for the proposed development.

Subject to implementation of the avoidance, mitigation and fauna-management measures contained in this report, protection of the retained trees and vegetation within Lot 11 outside the approved BLE, and satisfaction of the applicable State and Council environmental offset requirements, the ecological impacts of the proposed development can be appropriately managed.

7 References

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NELDNER, V. J., WILSON, B. A., DILLEWAARD, H. A., RYAN, T. S., BUTLER, D. W., MCDONALD, W. J. F., ADDICOTT, E. P. A. & APPELMAN, C. N. 2019. Methodology for surveying and mapping of regional ecosystems and vegetation communities in Queensland. *In*: QUEENSLAND HERBARIUM, Q. D. O. E. A. S. (ed.). Brisbane.



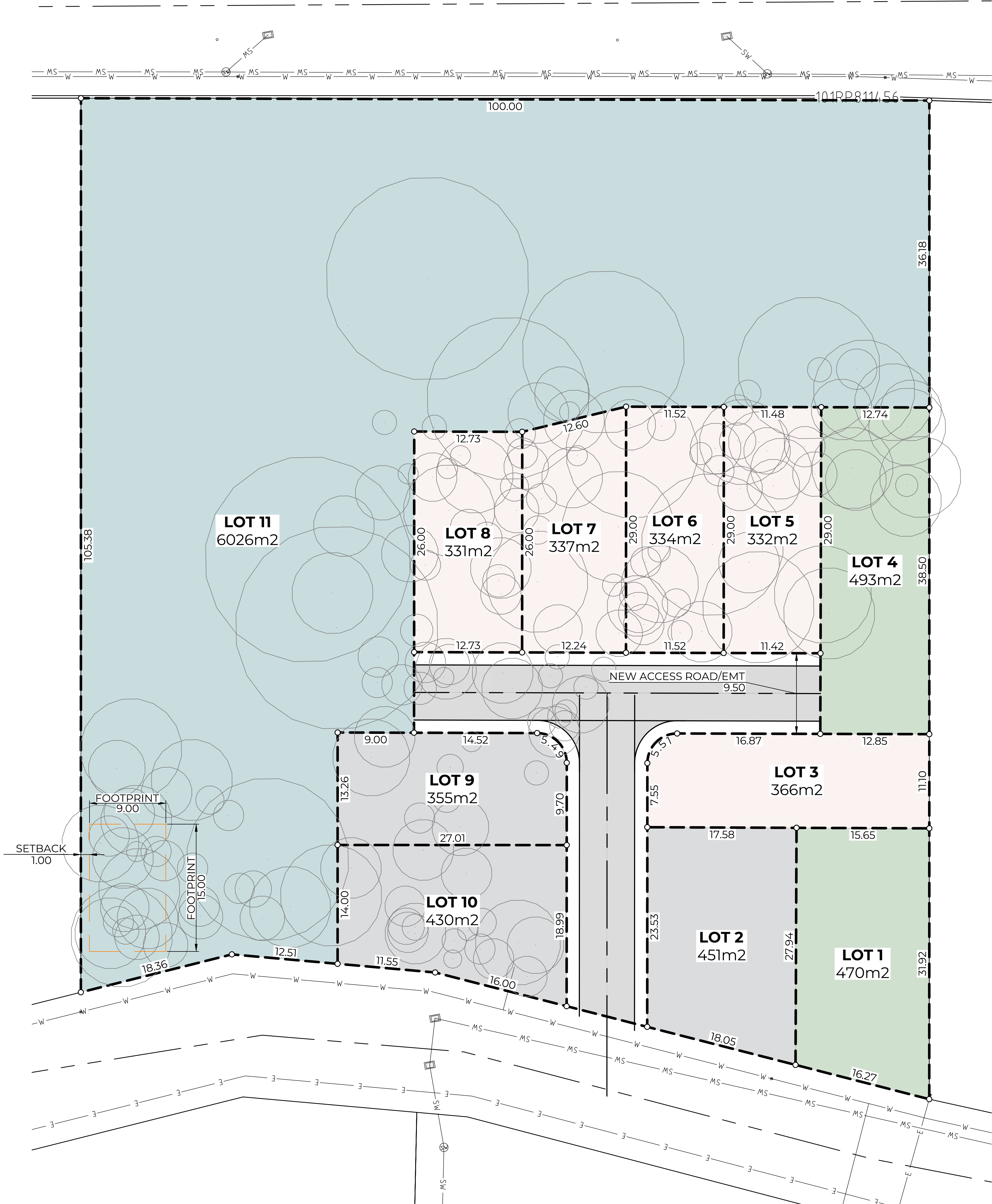
Appendix 1

Development Layout

LEGEND	
BOUNDARY LINE	---
ROAD CENTRE	---
BUILDING FOOTPRINT	---

SITE STATISTICS	
TOTAL SITE AREA	10,702m2
TOTAL LOTS	11
AVERAGE LOT SIZE	351m2 (EXCL. LOT 11) 866m2 (INC. LOT 11)
NET RESIDENTIAL DENSITY (RaL)	21.35 (EXCL. LOT 11)

LOT TYPE		
LOT TYPE	NUMBER OF LOTS	TOTAL (%)
<350m2	5	45.45%
350 - 450m2	3	27.27%
451m2 - 900m2	2	18.18%
> 900m2	1	9.09%

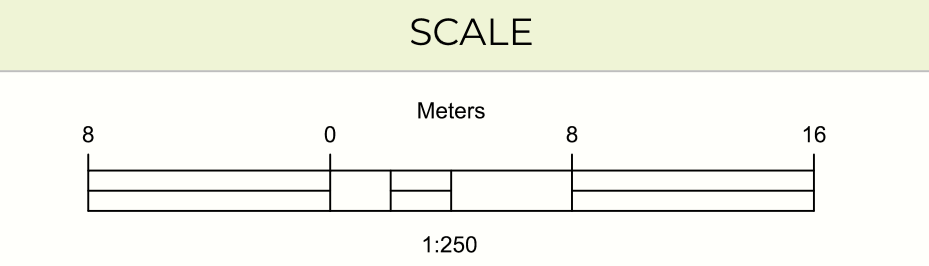


RECONFIGURING A LOT 1 LOT INTO 11 LOTS

CLIENT	
HUONG THUY	
LOCATION	
ADDRESS	29 GREENTREE CRES, FOREST LAKE
LOT/PLAN	25/RP811456
AUTHORITY	BRISBANE CITY COUNCIL

- NOTES
- DESIGN SUBJECT TO LOCAL AUTHORITY APPROVAL & DETAILED ENGINEERING REQUIREMENTS. AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.
 - CONTOURS FROM LIDAR/ELVIS AND ARE APPROXIMATE ONLY.
 - PROPERTY BOUNDARIES FROM QLD SPATIAL AND ARE APPROXIMATE ONLY.
 - THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. THIS PLAN MAY NOT BE REPRODUCED WITHOUT THIS NOTATION BEING INCLUDED.
 - LOCATION OF UTILITIES SUBJECT TO DETAILED DESIGN
 - ALL UNITS ARE METERS U.N.O.

SURVEY	
REFERENCE DOC	GIS UTILISED
HORIZ. DATUM	GDA20 (DERIVED)
VERT. DATUM	AHD
PSM	N/A



SCALE	SHEET NO.
1:250@A1	1 OF 1
PLANNER	DRAFTER
DARCY THYNNE	RDC
DRAWING NO.	REVISION
R-01	F

CONCEPT ONLY			
F	FOR APPROVAL	B.R.	13.07.26
E	DRAFT	D.T.	18.06.26
D	DRAFT	D.T.	15.06.26
C	DRAFT	D.T.	02.06.26
B	DRAFT	D.T.	30.04.26
A	DRAFT	D.T.	16.03.26
NO.	REVISION DESCRIPTION	BY	DATE



Appendix 2

EPBC Act Protected Matters Search



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 06-Jul-2026

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	7
Listed Threatened Species:	77
Listed Migratory Species:	34

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	4
Commonwealth Heritage Places:	1
Listed Marine Species:	44
Whales and Other Cetaceans:	2
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	3
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	23
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Moreton bay	20 - 30km upstream from Ramsar site	In feature area

Listed Threatened Ecological Communities	[Resource Information]
For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps. Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.	

Community Name	Threatened Category	Presence Text	Buffer Status
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community may occur within area	In feature area
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community likely to occur within area	In feature area
Grey box-grey gum wet forest of subtropical eastern Australia	Endangered	Community may occur within area	In buffer area only
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community may occur within area	In feature area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community may occur within area	In feature area
Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions	Endangered	Community likely to occur within area	In feature area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community may occur within area	In feature area

Listed Threatened Species			[<u>Resource Information</u>]
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area	In feature area
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Critically Endangered	Species or species habitat may occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Erythroriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area	In feature area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Turnix melanogaster Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area	In feature area
FISH			
Epinephelus daemeli Black Rockcod, Black Cod, Saddled Rockcod [68449]	Vulnerable	Species or species habitat may occur within area	In buffer area only
FROG			
Mixophyes fleayi Fleay's Frog [25960]	Endangered	Species or species habitat may occur within area	In buffer area only
INSECT			
Argynnis hyperbius inconstans Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area	In feature area
MAMMAL			
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat may occur within area	In feature area
Dasyurus hallucatus Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat may occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
Orcaella heinsohni Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)			
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area	In feature area
Potorous tridactylus tridactylus			
Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area
Pseudomys novaehollandiae			
Pookila, New Holland Mouse [96]	Vulnerable	Species or species habitat may occur within area	In feature area
Pteropus poliocephalus			
Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Sousa sahalensis			
Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat may occur within area	In buffer area only
PLANT			
Arthraxon hispidus			
Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Bosistoa transversa			
Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Coleus habrophyllus listed as Plectranthus habrophyllus			
[91378]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Corchorus cunninghamii			
Native Jute [14659]	Endangered	Species or species habitat may occur within area	In feature area
Cupaniopsis shirleyana			
Wedge-leaf Tuckeroo [3205]	Vulnerable	Species or species habitat may occur within area	In feature area
Dichanthium setosum			
bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Fontainea venosa [24040]	Vulnerable	Species or species habitat may occur within area	In feature area
Leuzea australis listed as Rhaponticum australe Austral Cornflower, Native Thistle [9363]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area	In feature area
Notelaea lloydii Lloyd's Olive [15002]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Notelaea x ipsviciensis listed as Notelaea ipsviciensis Cooneana Olive [93460]	Critically Endangered	Species or species habitat may occur within area	In feature area
Picris evae Hawkweed [10839]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Planchonella eerwah Shiny-leaved Condoo, Black Plum, Wild Apple [17340]	Endangered	Species or species habitat may occur within area	In feature area
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat may occur within area	In feature area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area
REPTILE			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding likely to occur within area	In buffer area only
Coeranoscincus reticulatus Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Breeding likely to occur within area	In buffer area only
Furina dunmalli Dunmall's Snake [59254]	Vulnerable	Species or species habitat may occur within area	In feature area
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat likely to occur within area	In feature area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area	In buffer area only
Natator depressus Flatback Turtle [59257]	Vulnerable	Breeding likely to occur within area	In buffer area only
SHARK			
Sphyrna lewini Scalloped Hammerhead [85267]	Conservation Dependent	Species or species habitat likely to occur within area	In buffer area only
Listed Migratory Species		[Resource Information]	

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Migratory Marine Species			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding likely to occur within area	In buffer area only
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Breeding likely to occur within area	In buffer area only
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area	In buffer area only
Mobula alfredi as Manta alfredi Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat may occur within area	In buffer area only
Mobula birostris as Manta birostris Giant Manta Ray [90034]		Species or species habitat may occur within area	In buffer area only
Natator depressus Flatback Turtle [59257]	Vulnerable	Breeding likely to occur within area	In buffer area only
Orcaella heinsohni Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Sousa sahalensis as Sousa chinensis Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Migratory Terrestrial Species			
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat likely to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Australian Postal Corporation		
Lot 26 SP149448 [AGPR6981]	QLD	In buffer area only
Department of Climate Change, Energy, the Environment and Water		
Greenbank Military Training Area (part) [CHL_105235]	QLD	In buffer area only
Department of Defence		
Greenbank Training Area [DD_0183]	QLD	In buffer area only
Greenbank Training Area [AGPR403]	QLD	In buffer area only

Commonwealth Heritage Places [Resource Information]

Name	State	Status	Buffer Status
Natural			
Greenbank Military Training Area (part)	QLD	Listed place	In buffer area only

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna grisea as Puffinus griseus Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat likely to occur within area overfly marine area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area overfly marine area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In buffer area only
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat likely to occur within area overfly marine area	In feature area
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Reptile			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding likely to occur within area	In buffer area only
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Breeding likely to occur within area	In buffer area only
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area	In buffer area only
Natator depressus Flatback Turtle [59257]	Vulnerable	Breeding likely to occur within area	In buffer area only
Whales and Other Cetaceans			
[Resource Information]			
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
Orcaella heinsohni Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Sousa sahulensis Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Blunder Creek Reserve	Nature Refuge	QLD	In buffer area only
Pooh Corner	Nature Refuge	QLD	In buffer area only
Wacol Bushlands	Nature Refuge	QLD	In buffer area only

EPBC Act Referrals					[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status	
Logan West Upgrade Project	2025/10109		Referral Decision	In buffer area only	
Wacol Waste Management Facility Extension	2023/09608		Referral Decision	In buffer area only	

Controlled action				
Defence Training Facilities at the Greenbank Training Area	2011/5896	Controlled Action	Post-Approval	In buffer area only
Residential subdivision, Lot 901 and 902 Eugene St, Bellbird Park, Qld	2018/8350	Controlled Action	Assessment Approach	In buffer area only
Scenic Precinct Residential Development	2020/8651	Controlled Action	Further Information Request	In buffer area only
Springfield Residential Development	2019/8575	Controlled Action	Further Information Request	In buffer area only
Springview Village One, Springfield, Ipswich City, QLD	2014/7306	Controlled Action	Post-Approval	In buffer area only
Woody Weed Removal at Woogaroo Creek	2007/3760	Controlled Action	Completed	In buffer area only

Not controlled action				
Dedicated Bus Carriageway across Brisbane River	2004/1340	Not Controlled Action	Completed	In buffer area only
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Industrial Development at 408 Stapylton Road	2012/6693	Not Controlled Action	Completed	In buffer area only
Logan Enhancement Project, Qld	2016/7683	Not Controlled Action	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Luggage Point to Goodna Pipeline Alignment	2007/3358	Not Controlled Action	Completed	In buffer area only
Metroplex at Westgate Industrial Estate	2007/3829	Not Controlled Action	Completed	In buffer area only
New motorway alignment called the Goodna Bypass	2007/3648	Not Controlled Action	Completed	In buffer area only
Removal of Grey-headed Flying-fox Habitat	2005/2284	Not Controlled Action	Completed	In buffer area only
Roma to Brisbane Gas Transmission Pipeline Metropolitan Loop	2012/6660	Not Controlled Action	Completed	In buffer area only
South West Transport Corridor	2006/2547	Not Controlled Action	Completed	In buffer area only
Streambank Rehabilitation - Removal of woody weeds	2006/2658	Not Controlled Action	Completed	In buffer area only
The North-South Bypass Tunnel (NSBT)	2004/1741	Not Controlled Action	Completed	In buffer area only
Western Corridor Recycled Water Project/Bundamba 1B AWTP and Oxley-Bundamba Pipeline	2006/3163	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Construction & Operation 275/330kV Transmission Line	2006/2820	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Springfield Transport Corridor Project	2007/3214	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Bioregional Assessments			[Resource Information]	
SubRegion	BioRegion	Website	Buffer Status	
Clarence-Moreton	Clarence-Moreton	BA website	In feature area	

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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Department of Climate Change, Energy, the Environment and Water

GPO Box 3090

Canberra ACT 2601 Australia

+61 2 6274 1111



Appendix 3

WildNet Conservation Significant Species Search



WildNet Records

Conservation Significant Species List

For the selected area of interest Custom input
Current as at 06/07/2026 WildNetCSSpeciesList

Summary Information

The following table provides an overview of the area of interest: Custom input

Table 1. Area of interest details

Size (ha)	
8,461.99	
Local Government(s)	
Brisbane City	
Ipswich City	
Logan City	
Catchment(s)	
Brisbane	
Bioregion(s)	Subregion(s)
Southeast Queensland	Moreton Basin

Protected Area(s)

No estates or reserves are located within the area of interest.

World Heritage Area(s)

No World Heritage Areas are located within the area of interest.

Ramsar Area(s)

No Ramsar Areas are located within the area of interest.

Introduction

This WildNet report is derived from a spatial layer that is generated from the [WildNet database](#), managed by the Department of the Environment, Tourism, Science and Innovation. The layer, which is generated weekly, contains a subset of WildNet wildlife records that are not classed as erroneous or duplicate, that have a location precision equal to or less than 10000 metres and do not have a count of zero. It does not include aspatial data such as some baseline species lists created for some protected areas.

The WildNet dataset is constantly being enhanced and the taxonomic and status information revised. If a conservation significant species is not listed in this report, it does not mean it doesn't occur there and listed species may also no longer inhabit the area. It is recommended that you also access other internal and external data sources for species information in your area of interest.

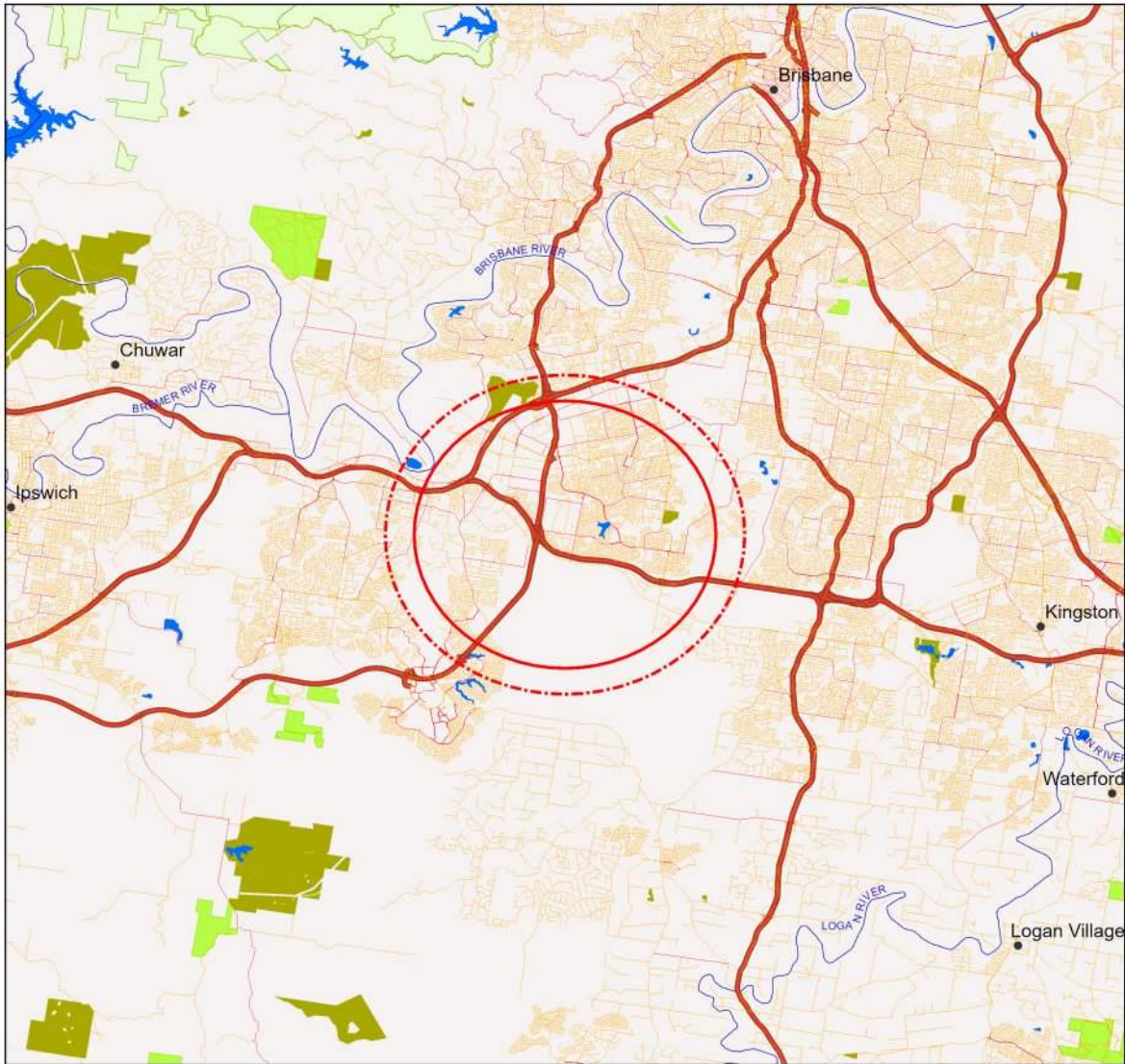
The [WildNet Application](#) may provide additional information on species occurrence within your area of interest.

Conservation significant species are species listed:

- as threatened or near threatened under the *Nature Conservation Act 1992*;
- as threatened under the *Environment Protection and Biodiversity Conservation Act 1999* or
- migratory species protected under the following international agreements:
 - Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention)
 - China-Australia Migratory Bird Agreement
 - Japan-Australia Migratory Bird Agreement
 - Republic of Korea-Australia Migratory Bird Agreement

Table 2 lists the species recorded within the area of interest and its one kilometre buffer.

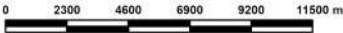
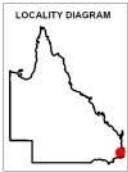
Map 1. Locality Map



Locality Map

Legend

- Towns
- Freeways/Highways
- Connector
- Street/Local Road
- Lakes and reservoirs
- National Park
- National Park (Scientific)
- National Park (CYPAL)
- National Park (Aboriginal Land)
- Conservation Park
- Resources Reserve
- Forest Reserve
- State Forest
- Timber Reserve
- Nature Refuges
- Coordinated Conservation Areas
- Major rivers/creeks
- Queensland
- Custom area
- 1 kilometre buffer



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Table 2. Conservation significant species recorded within the area of interest and its one kilometre buffer

Taxon Id	Kingdom	Class	Family	Scientific Name	Common Name	NCA	EPBC	Specimens	Records	Last record
18168	Animalia	Actinopterygii	Eleotridae	<i>Mogurnda adspersa</i>	southern purplespotted gudgeon		E	0	9	22/04/2025
27084	Animalia	Actinopterygii	Terapontidae	<i>Bidyanus bidyanus</i>	silver perch	E	E	0	1	30/07/2019
706	Animalia	Amphibia	Limnodynastidae	<i>Adelotus brevis</i>	tusked frog	V		119	125	5/11/2023
686	Animalia	Amphibia	Myobatrachidae	<i>Crinia tinnula</i>	wallum froglet	V		0	1	31/10/2017
1965	Animalia	Aves	Apodidae	<i>Apus pacificus</i>	fork-tailed swift	SL		0	2	7/12/2019
1971	Animalia	Aves	Apodidae	<i>Hirundapus caudacutus</i>	white-throated needletail	V	V	0	6	7/12/2019
22494	Animalia	Aves	Cacatuidae	<i>Calyptorhynchus lathami lathami</i>	glossy black-cockatoo (eastern)	V	V	0	3	15/04/1994
1736	Animalia	Aves	Cuculidae	<i>Cuculus optatus</i>	oriental cuckoo	SL		0	1	10/11/1992
1702	Animalia	Aves	Pandionidae	<i>Pandion haliaetus cristatus</i>	eastern osprey	SL		0	1	15/12/1994
1149	Animalia	Aves	Psittaculidae	<i>Lathamus discolor</i>	swift parrot	E	CE	0	1	24/06/2004
1107	Animalia	Aves	Strigidae	<i>Ninox strenua</i>	powerful owl	V		0	66	8/03/2020
1825	Animalia	Aves	Threskiornithidae	<i>Plegadis falcinellus</i>	glossy ibis	SL		0	5	7/12/2019
803	Animalia	Mammalia	Dasyuridae	<i>Dasyurus maculatus maculatus</i>	spotted-tailed quoll (southern subspecies)	E	E	0	2	31/12/2005
836	Animalia	Mammalia	Ornithorhynchidae	<i>Ornithorhynchus anatinus</i>	platypus	SL		0	12	12/01/2026
875	Animalia	Mammalia	Petauridae	<i>Petaurus australis australis</i>	yellow-bellied glider (southern subspecies)	V	V	0	1	31/12/1990
860	Animalia	Mammalia	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala	E	E	0	382	19/06/2025
2455	Animalia	Mammalia	Pseudocheiridae	<i>Petauroideus volans volans</i>	southern greater glider	E	E	0	8	31/10/2017
962	Animalia	Mammalia	Pteropodidae	<i>Pteropus poliocephalus</i>	grey-headed flying-fox	C	V	0	73	31/10/2017
838	Animalia	Mammalia	Tachyglossidae	<i>Tachyglossus aculeatus</i>	short-beaked echidna	SL		0	10	31/10/2017
511	Animalia	Reptilia	Elapidae	<i>Acanthophs antarcticus</i>	common death adder	V		0	1	31/12/1980
13379	Plantae	Equisetopsida	Alismataceae	<i>Damasonium minus</i>	starfruit	SL		2	2	2/01/2008

12416	Plantae	Equisetopsida	Amaryllidaceae	<i>Crinum flaccidum</i>	Murray lily	SL		1	1	29/06/2006
41645	Plantae	Equisetopsida	Apocynaceae	<i>Leichhardtia coronata</i>		V		2	2	25/11/2022
7131	Plantae	Equisetopsida	Asteraceae	<i>Picris conyzoides</i>		E		2	2	11/11/2024
41991	Plantae	Equisetopsida	Blechnaceae	<i>Blechnum spinulosum</i>		SL		2	2	19/10/2022
16764	Plantae	Equisetopsida	Campanulaceae	<i>Lobelia gibbosa</i>	native lobelia	SL		1	1	17/02/2009
16766	Plantae	Equisetopsida	Campanulaceae	<i>Lobelia purpurascens</i>	white root	SL		0	6	2/03/2018
13866	Plantae	Equisetopsida	Campanulaceae	<i>Lobelia quadrangularis</i>		SL		1	1	25/11/2010
13864	Plantae	Equisetopsida	Campanulaceae	<i>Lobelia stenophylla</i>		SL		1	1	30/06/2020
15918	Plantae	Equisetopsida	Campanulaceae	<i>Wahlenbergia gracilis</i>	sprawling bluebell	SL		1	1	30/06/2020
9878	Plantae	Equisetopsida	Campanulaceae	<i>Wahlenbergia stricta</i> subsp. <i>stricta</i>		SL		2	2	7/07/2020
34795	Plantae	Equisetopsida	Juncaginaceae	<i>Cynoglosson microtuberosus</i>		SL		1	1	30/07/2013
41024	Plantae	Equisetopsida	Lamiaceae	<i>Coleus habrophyllus</i>		E	E	5	5	25/11/2022
14166	Plantae	Equisetopsida	Lentibulariaceae	<i>Utricularia aurea</i>	golden bladderwort	SL		2	2	29/06/2006
15941	Plantae	Equisetopsida	Lentibulariaceae	<i>Utricularia dichotoma</i>	fairy aprons	SL		1	1	15/03/2019
27387	Plantae	Equisetopsida	Myrtaceae	<i>Gossia hillii</i>		CR		3	3	28/01/2022
25952	Plantae	Equisetopsida	Myrtaceae	<i>Gossia punctata</i>		CR		1	1	28/01/2022
26403	Plantae	Equisetopsida	Myrtaceae	<i>Melaleuca irbyana</i>		E		1	1	25/11/2022
16290	Plantae	Equisetopsida	Myrtaceae	<i>Rhodomyrtus psidioides</i>	native guava	CR	CE	3	3	20/08/2025
8527	Plantae	Equisetopsida	Orchidaceae	<i>Arthrochilus prolixus</i>		SL		1	1	6/08/2015
2163	Plantae	Equisetopsida	Orchidaceae	<i>Chiloglottis diphylla</i>		SL		1	1	6/08/2015
31824	Plantae	Equisetopsida	Orchidaceae	<i>Cyanicula caerulea</i>		SL		1	1	21/08/2015
14607	Plantae	Equisetopsida	Orchidaceae	<i>Dipodium hamiltonianum</i>	yellow hyacinth orchid	SL		1	2	6/08/2015
16629	Plantae	Equisetopsida	Orchidaceae	<i>Microtis parviflora</i>	slender onion orchid	SL		1	1	7/07/2020
8179	Plantae	Equisetopsida	Orchidaceae	<i>Pterostylis hispidula</i>		SL		1	1	6/08/2015

9322	Plantae	Equisetopsida	Orchidaceae	<i>Pterostylis ophioglossa</i>		SL		1	1	14/03/2017
5003	Plantae	Equisetopsida	Orchidaceae	<i>Spiranthes australis</i>		SL		1	1	21/07/2017
13099	Plantae	Equisetopsida	Potamogetonaceae	<i>Potamogeton crispus</i>	curly pondweed	SL		1	1	29/06/2006
34234	Plantae	Equisetopsida	Potamogetonaceae	<i>Potamogeton sulcatus</i>		SL		1	1	4/12/2012
18110	Plantae	Equisetopsida	Pteridaceae	<i>Acrostichum speciosum</i>	mangrove fern	SL		1	1	13/12/2019
18030	Plantae	Equisetopsida	Pteridaceae	<i>Adiantum diaphanum</i>		SL		2	2	1/12/2019
9284	Plantae	Equisetopsida	Pteridaceae	<i>Adiantum hispidulum</i> var. <i>hispidulum</i>		SL		2	2	13/12/2019
16342	Plantae	Equisetopsida	Pteridaceae	<i>Pteris tremula</i>		SL		1	1	9/01/2020
16205	Plantae	Equisetopsida	Schizaeaceae	<i>Schizaea bifida</i>	forked comb fern	SL		1	2	7/07/2020
14182	Plantae	Equisetopsida	Stylidiaceae	<i>Stylidium uliginosum</i>	swamp triggerplant	SL		1	1	13/11/2024
13998	Plantae	Equisetopsida	Thelypteridaceae	<i>Christella dentata</i>	creek fern	SL		1	1	31/01/2020
15934	Plantae	Equisetopsida	Xanthorrhoeaceae	<i>Xanthorrhoea johnsonii</i>		SL		0	1	1/06/2016
9156	Plantae	Equisetopsida	Xanthorrhoeaceae	<i>Xanthorrhoea latifolia</i> subsp. <i>latifolia</i>		SL		2	4	25/05/2018

Taxon Id: Unique identifier of the taxon from the WildNet database.

NCA: Queensland conservation status of the taxon under the *Nature Conservation Act 1992* (Least Concern (C), Critically Endangered (CR), Endangered (E), Extinct (EX), Near Threatened (NT), Extinct in the Wild (PE), Special Least Concern (SL), and Vulnerable (V)).

EPBC: Australian conservation status of the taxon under the *Environment Protection and Biodiversity Conservation Act 1999* (Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Vulnerable (V), and Extinct in the Wild (XW)).

Specimens: The number of specimen-backed records of the taxon.

Records: The total number of records of the taxon.

Last record: Date of most recent record of the taxon.

Links and Support

Other sites that deliver species information from the [WildNet database](#) include:

- [WildNet Application](#) - public interface to find species information and species lists generated from the WildNet database.
- [Biomaps](#) - view biodiversity information, including WildNet records approved for publication, and generate reports
- [Queensland Globe](#) - view spatial information, including WildNet records approved for publication
- [Qld WildNet Data API](#) - access WildNet species information approved for publication such as notes, images and records etc.
- [Wetland Maps](#) - view species records, survey locations etc. approved for publication
- [Wetland Summary](#) - view wildlife statistics, species lists for a range of area types, and access WildNet species profiles
- [WildNet wildlife records - published - Queensland](#) - spatial layer of WildNet records approved for publication generated weekly
- [Generalised distribution and densities of Queensland wildlife](#) - Queensland species distributions and densities generalised to a 10 km grid resolution
- [Conservation status of Queensland wildlife](#) - access current lists of priority species for Queensland including nomenclature and status information
- [Queensland Confidential Species](#) - the list of species flagged as confidential in the WildNet database.

Please direct queries about this report to the WildNet Team WildNet@detsi.qld.gov.au.

Other useful sites for accessing Queensland biodiversity data include:

- [Useful wildlife resources](#)
- [Queensland Government Data](#)
- [Atlas of Living Australia \(ALA\)](#)
- [Online Zoological Collections of Australian Museums \(OZCAM\)](#)
- [Australasian Virtual Herbarium \(AVH\)](#)
- [Protected Matters Search Tool](#)

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Appendix 4

Vegetation Management Report



Vegetation management

PROPERTY REPORT

For Lot: 25 Plan: RP811456

06/07/2026

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Mapping versions

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

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

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

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

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

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

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

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

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

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

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

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

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

- the need to undertake a flora survey;
 - exempt clearing;
 - a protected plant clearing permit;
- the koala protection framework, which may include:
- exempted development;
 - a development approval;
 - the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

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

Table of Contents

1. Property details	6
1.1 Tenure and title area	6
1.2 Property location	6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (NRMMRRD)).....	7
2.1 Exempt clearing work	7
2.2 Accepted development vegetation clearing codes	7
2.3 Area management plans	8
2.4 Development approvals	8
2.5. Contact information for NRMMRRD	8
3. Vegetation management framework for Lot: 25 Plan: RP811456	9
3.1 Vegetation categories	9
3.2 Property Map of Assessable Vegetation (PMAV)	9
3.3 Regional ecosystems	10
3.4 Watercourses	10
3.5 Wetlands	10
3.6 Essential habitat	11
3.7 Area Management Plan(s)	13
3.8 Coastal or non-coastal	13
3.9 Agricultural Land Class A or B	13
4. Vegetation management framework maps	15
4.1 Regulated vegetation management map	16
4.2 Vegetation management supporting map	17
4.3 Coastal/non-coastal map	18
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture	19
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)).....	20
5.1 Clearing in high risk areas on the flora survey trigger map	20
5.2 Clearing outside high risk areas on the flora survey trigger map	20
5.3 Exemptions	20
5.4 Contact information for DETSI	20
5.5 Protected plants flora survey trigger map	21
6. Koala protection framework (administered by DETSI)	23
6.1 Koala mapping	23
6.2 Koala habitat planning controls	24
6.3 Koala Conservation Plan clearing requirements	25
6.4 Contact information for DETSI	25
7. Koala protection framework details for Lot: 25 Plan: RP811456	26
7.1 Koala districts	26
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map	26
7.3 Koala habitat regional ecosystems for core koala habitat areas	27
8. Other relevant legislation contacts list	28

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 25 Plan: RP811456 are listed in Table 1.

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

Lot	Plan	Tenure	Property title area (sq metres)
25	RP811456	Freehold	10,720

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

Does the property Lot: 25 Plan: RP811456 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

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

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 25 Plan: RP811456, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Brisbane City	Brisbane	Southeast Queensland	Moreton Basin

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.7 of this report. Before clearing under one of these AMPs, you must first notify the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development and then follow the conditions and requirements listed in the AMP.

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

2.4 Development approvals

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

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

2.5. Contact information for NRMMRRD

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@nrmmrrd.qld.gov.au

Visit <https://www.nrmmrrd.qld.gov.au/land-property/forms/enquiry-form> to submit an online enquiry.

3. Vegetation management framework for Lot: 25 Plan: RP811456

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category C	1.05
Category X	0.02

Table 4: Description of vegetation categories

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

3.2 Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

3.3 Regional ecosystems

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

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
12.5.3a	Endangered	C	1.05	Eucalyptus racemosa subsp. racemosa woodland on remnant Tertiary surfaces	Sparse
non-rem	None	X	0.02	None	None

Please note:

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

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

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

3.4 Watercourses

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

3.5 Wetlands

There are no vegetation management wetlands present on this property.

3.6 Essential habitat

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

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

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

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

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

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

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

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

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

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
860	<i>Phascolarctos cinereus</i>	koala	E	Open forests and woodlands containing <i>Eucalyptus</i> , <i>Corymbia</i> , <i>Lophostemon</i> or <i>Melaleuca</i> trees having a trunk of a diameter of more than 10cm at 1.3m above the ground. Tree species used for food and habitat varies across the state and can include: <i>Corymbia citriodora</i> , <i>Corymbia henryi</i> , <i>Corymbia intermedia</i> , <i>Eucalyptus acmenoides</i> , <i>Eucalyptus bancroftii</i> , <i>Eucalyptus biturbinata</i> , <i>Eucalyptus blakelyi</i> , <i>Eucalyptus brownii</i> , <i>Eucalyptus camaldulensis</i> , <i>Eucalyptus carnea</i> , <i>Eucalyptus chloroclada</i> , <i>Eucalyptus coolabah</i> , <i>Eucalyptus crebra</i> , <i>Eucalyptus dealbata</i> , <i>Eucalyptus drepanophylla</i> , <i>Eucalyptus dunnii</i> , <i>Eucalyptus eugenioides</i> , <i>Eucalyptus exserta</i> , <i>Eucalyptus fibrosa</i> , <i>Eucalyptus grandis</i> , <i>Eucalyptus helidonica</i> , <i>Eucalyptus latisinensis</i> , <i>Eucalyptus longirostrata</i> , <i>Eucalyptus major</i> , <i>Eucalyptus melanophloia</i> , <i>Eucalyptus melliodora</i> , <i>Eucalyptus microcarpa</i> , <i>Eucalyptus microcorys</i> , <i>Eucalyptus microtheca</i> , <i>Eucalyptus moluccana</i> , <i>Eucalyptus montivaga</i> , <i>Eucalyptus orgadophila</i> , <i>Eucalyptus papuana</i> , <i>Eucalyptus pilularis</i> , <i>Eucalyptus platyphylla</i> , <i>Eucalyptus populnea</i> , <i>Eucalyptus portuensis</i> , <i>Eucalyptus propinqua</i> , <i>Eucalyptus racemosa</i> , <i>Eucalyptus resinifera</i> , <i>Eucalyptus robusta</i> , <i>Eucalyptus saligna</i> , <i>Eucalyptus seeana</i> , <i>Eucalyptus siderophloia</i> , <i>Eucalyptus sideroxylon</i> , <i>Eucalyptus tereticornis</i> , <i>Eucalyptus thozetiana</i> , <i>Eucalyptus tindaliae</i> , <i>Eucalyptus umbra</i> , <i>Lophostemon confertus</i> , <i>Melaleuca leucadendra</i> , <i>Melaleuca quinquenervia</i> .	Sea level to 1000m.		Riparian areas, plains and hill/escarpment slopes.
803	<i>Dasyurus maculatus maculatus</i>	spotted-tailed quoll (southern subspecies)	E	Rainforest, wet and dry structurally complex sclerophyll forest (e.g. <i>Eucalyptus andrewsii</i> , <i>E. saligna</i> , <i>E. tereticornis</i> & <i>Corymbia intermedia</i>) on productive soils (gullies & flats) and in rocky areas (ridges), also open woodland (<i>E. alba</i> , <i>E. melliodora</i> , <i>Callitris glaucophylla</i>), coastal heathland (adjacent to forest) and riparian forest. Dens in caves, rock crevices and hollow logs.	Sea level to 1000m.		
1107	<i>Ninox strenua</i>	powerful owl	V	Wet and dry tall open eucalypt forest (<i>Eucalyptus pilularis</i> , <i>E. acmenoides</i> , <i>E. tereticornis</i> , <i>E. camaldulensis</i> , <i>E. crebra</i> , <i>E. melliodora</i> , <i>Corymbia citriodora</i> & <i>C. intermedia</i>), including mountain forest gullies/gorges; forests aged 60+ years (large & old) on fertile soils with suitable hollows; roosting in dense foliage of closed forest (occasionally caves) and foraging in open forest and woodland including areas adjacent to urban/rural development. Nest in large hollows (45-75cm diameter, 50-180cm deep) 6-45m above ground, in large (>100cm dbh) old eucalypts on the side or at the head of heavily wooded gully.	Sea level to 1000m.		Gully.

Label	Regional Ecosystem (mandatory unless otherwise specified)
860	4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.8, 4.3.10, 4.3.11, 4.5.3, 4.5.5, 4.5.6, 4.5.8, 4.5.9, 4.7.1, 4.7.7, 4.7.8, 4.9.6, 4.9.10, 4.9.12, 4.9.17, 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.7, 6.3.8, 6.3.9, 6.3.11, 6.3.12, 6.3.17, 6.3.18, 6.3.22, 6.3.24, 6.3.25, 6.4.1, 6.4.2, 6.4.3, 6.4.4, 6.5.1, 6.5.2, 6.5.3, 6.5.5, 6.5.6, 6.5.7, 6.5.8, 6.5.9, 6.5.10, 6.5.11, 6.5.13, 6.5.14, 6.5.15, 6.5.16, 6.5.17, 6.5.18, 6.5.19, 6.6.2, 6.7.1, 6.7.2, 6.7.5, 6.7.6, 6.7.7, 6.7.9, 6.7.11, 6.7.12, 6.7.13, 6.7.14, 6.7.17, 6.9.3, 7.2.3, 7.2.4, 7.2.7, 7.2.11, 7.3.7, 7.3.8, 7.3.9, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.25, 7.3.26, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.47, 7.3.48, 7.3.50, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.8.7, 7.8.8, 7.8.10, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.5, 7.11.6, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.41, 7.11.42, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.48, 7.11.49, 7.11.50, 7.11.51, 7.12.4, 7.12.5, 7.12.17, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.33, 7.12.34, 7.12.35, 7.12.51, 7.12.52, 7.12.53, 7.12.54, 7.12.55, 7.12.56, 7.12.57, 7.12.58, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.63, 7.12.65, 7.12.66, 7.12.69, 8.1.5, 8.2.3, 8.2.6, 8.2.7, 8.2.8, 8.2.11, 8.2.12, 8.2.13, 8.2.14, 8.3.1, 8.3.2, 8.3.3, 8.3.5, 8.3.6, 8.3.8, 8.3.10, 8.3.11, 8.3.13, 8.5.1, 8.5.2, 8.5.3, 8.5.5, 8.5.6, 8.5.7, 8.9.1, 8.10.1, 8.11.1, 8.11.3, 8.11.4, 8.11.5, 8.11.6, 8.11.8, 8.11.10, 8.11.12, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.12, 8.12.14, 8.12.20, 8.12.22, 8.12.23, 8.12.25, 8.12.26, 8.12.27, 8.12.29, 8.12.31, 8.12.32, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.10, 9.3.11, 9.3.13, 9.3.14, 9.3.15, 9.3.16, 9.3.17, 9.3.19, 9.3.20, 9.3.21, 9.3.22, 9.3.27, 9.4.1, 9.4.2, 9.5.1, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.10, 9.5.11, 9.5.12, 9.5.15, 9.5.16, 9.5.17, 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3.7 Area Management Plan(s)

Nil

3.8 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.9 Agricultural Land Class A or B

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

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

No Class A

No Class B

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 25 Plan: RP811456.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:

<https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request>

Regulated vegetation management map

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

Vegetation management supporting map

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

Coastal/non-coastal map

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

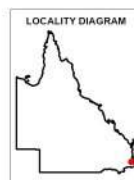
Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

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

4.1 Regulated vegetation management map



Regulated Vegetation Management Map



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

N



0 150 300 450 600 750 m

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

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <https://qldspatial.information.qld.gov.au/>

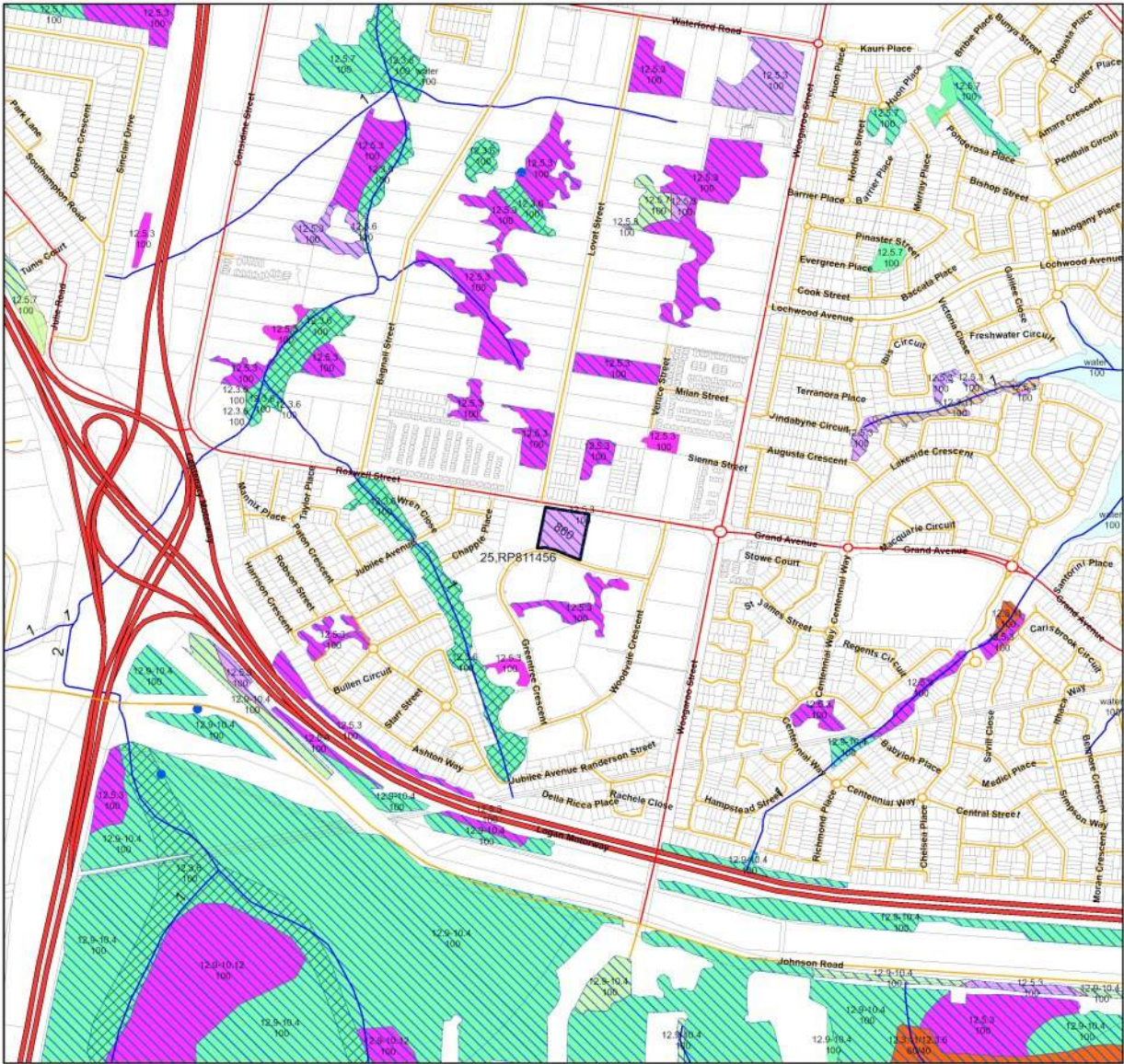
Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new Property Maps of Assessable Vegetation (PMAV) are included as they are approved.



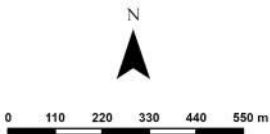
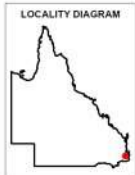
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4.2 Vegetation management supporting map



Vegetation Management Supporting Map

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



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

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

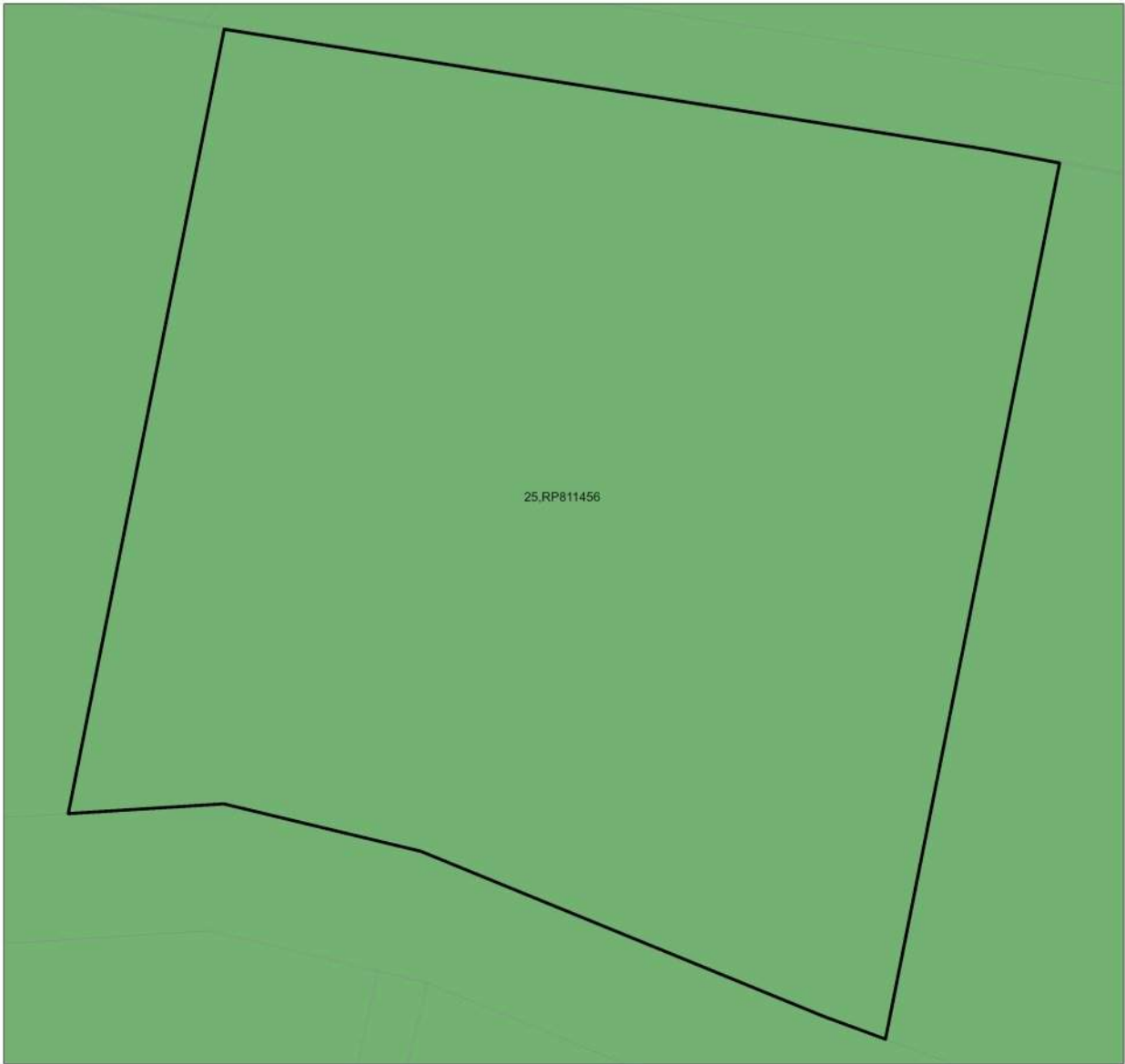
Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

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

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

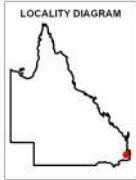
Land parcel boundaries are provided as locational aid only.

4.3 Coastal/non-coastal map



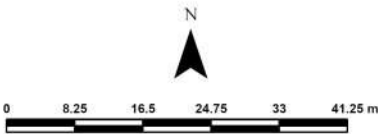
Coastal/Non Coastal Map

- Coastal
- Non Coastal
- Other land parcel boundaries
- Selected Lot and Plan



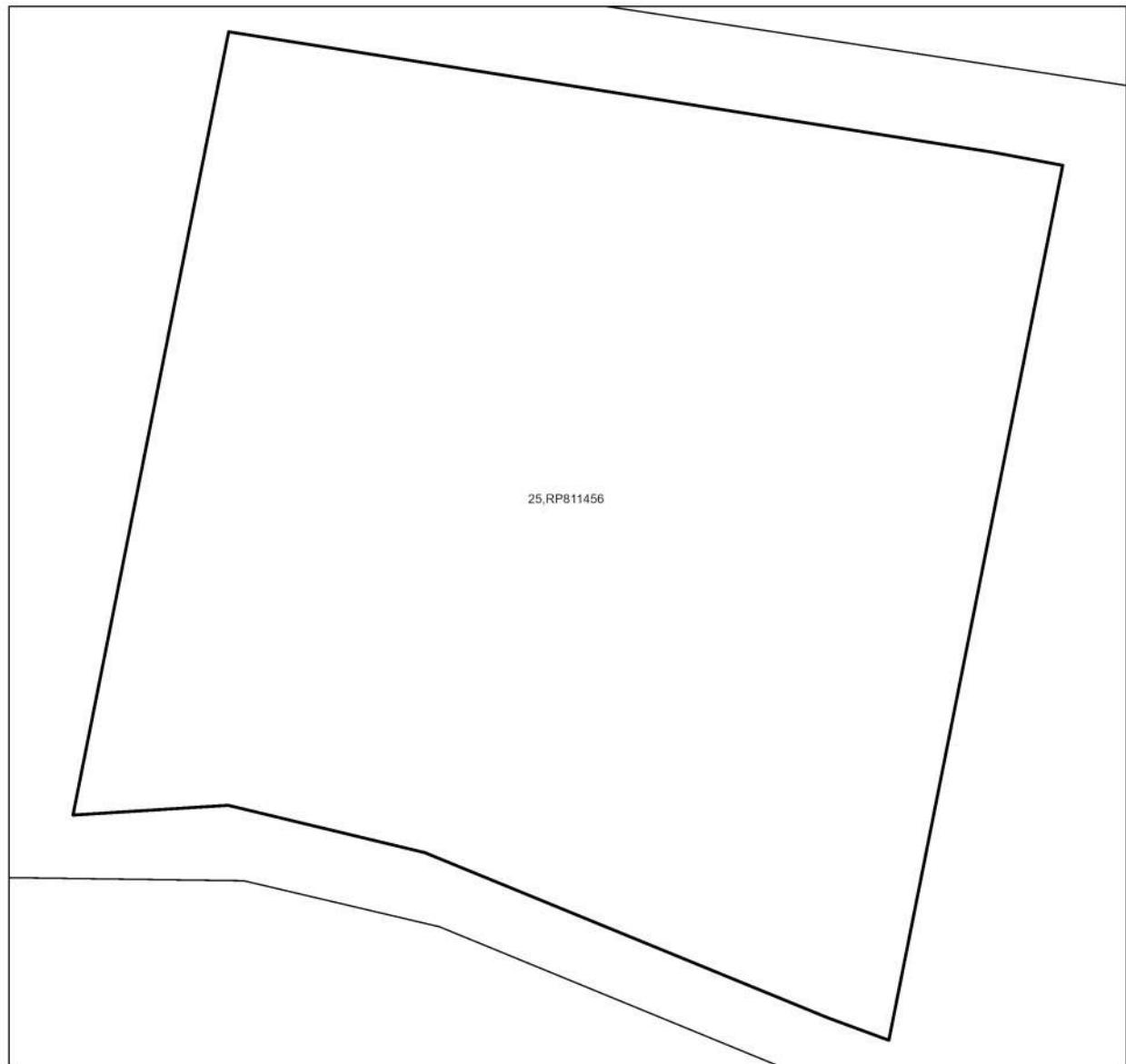
Disclaimer:
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Land parcel boundaries shown are provided as a locational aid only.

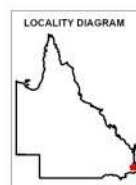
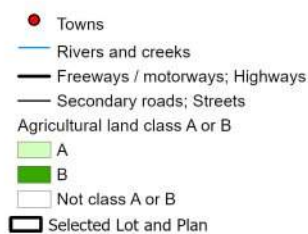


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4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



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



Disclaimer
Whilst every care is taken to ensure the accuracy of these details all data custodians and/or the State of Queensland makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses damages (including indirect or consequential damage) and costs to which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.



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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@detsi.qld.gov.au

Visit <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants>

5.5 Protected plants flora survey trigger map

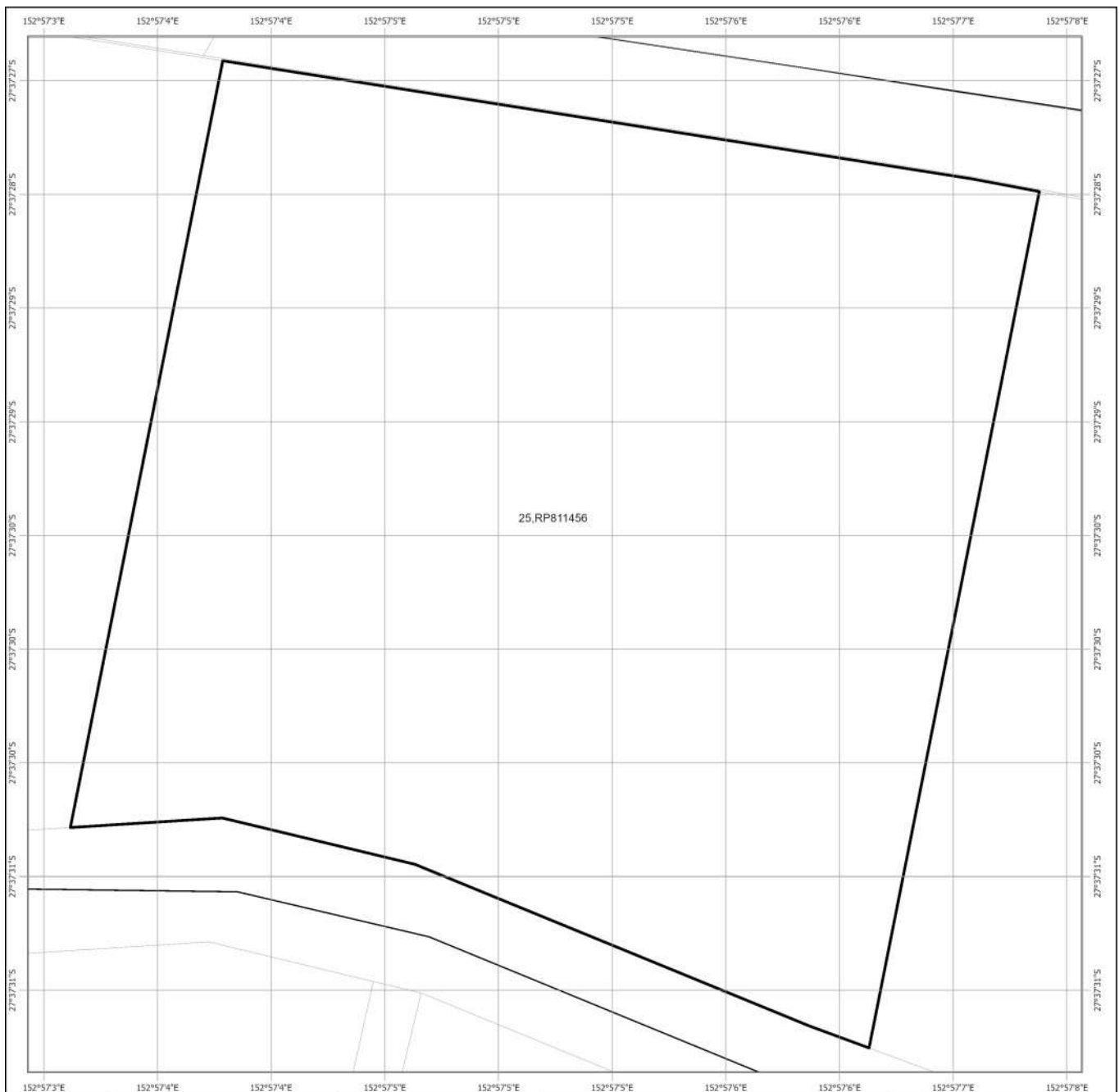
This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

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

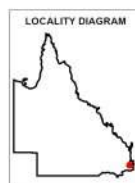
Species information

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



Protected Plants Flora Survey Trigger Map

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



0 5.55 11.1 16.65 22.2 27.75 m

This product is displayed in:
GDA2020

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

Land parcel boundaries are provided as locational aid only.

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

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

Disclaimer: While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

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

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild

including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

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

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

Interfering with koala habitat means:

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

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DETSI

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

Email koala.assessment@detsi.qld.gov.au

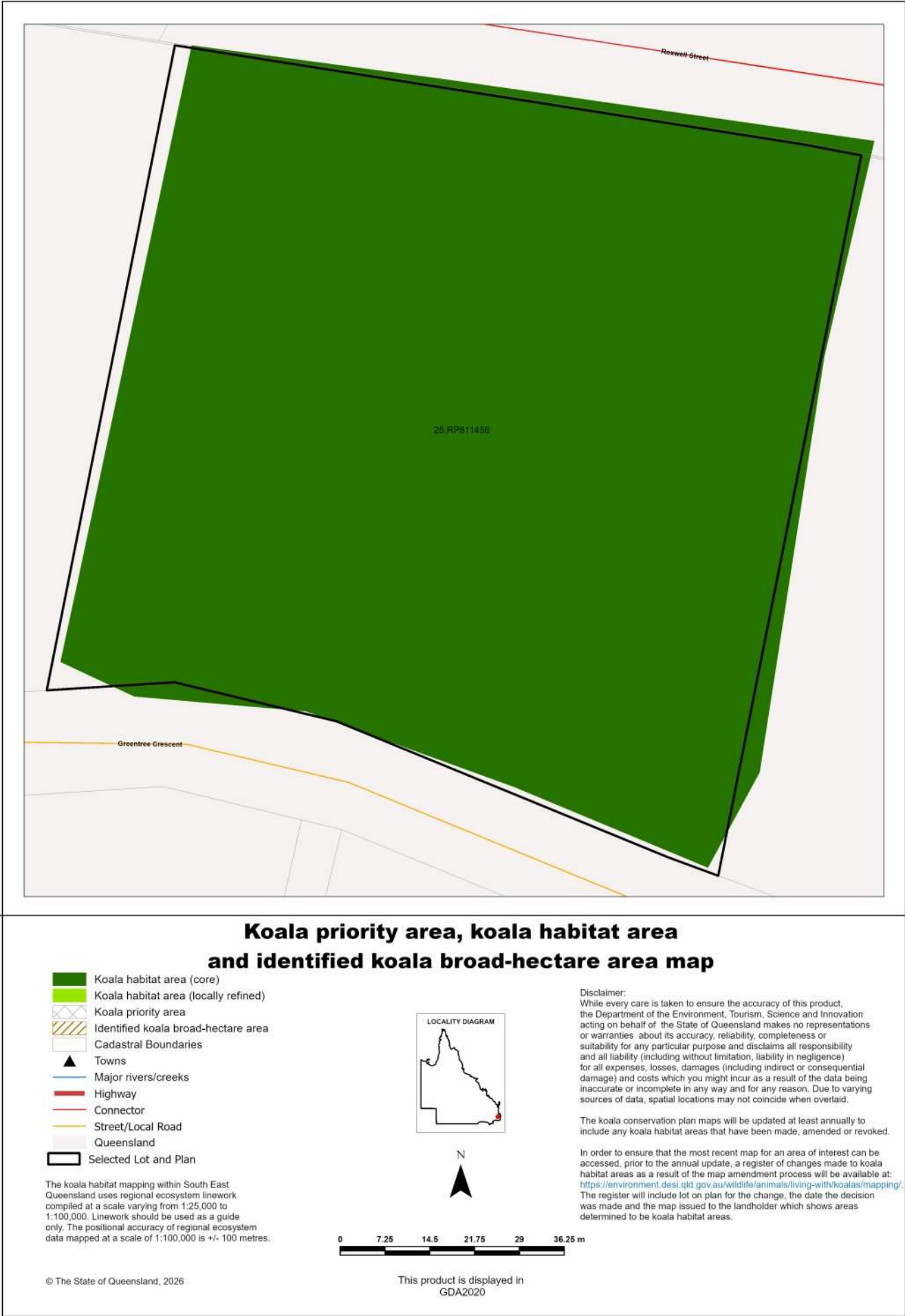
Visit <https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

7. Koala protection framework details for Lot: 25 Plan: RP811456

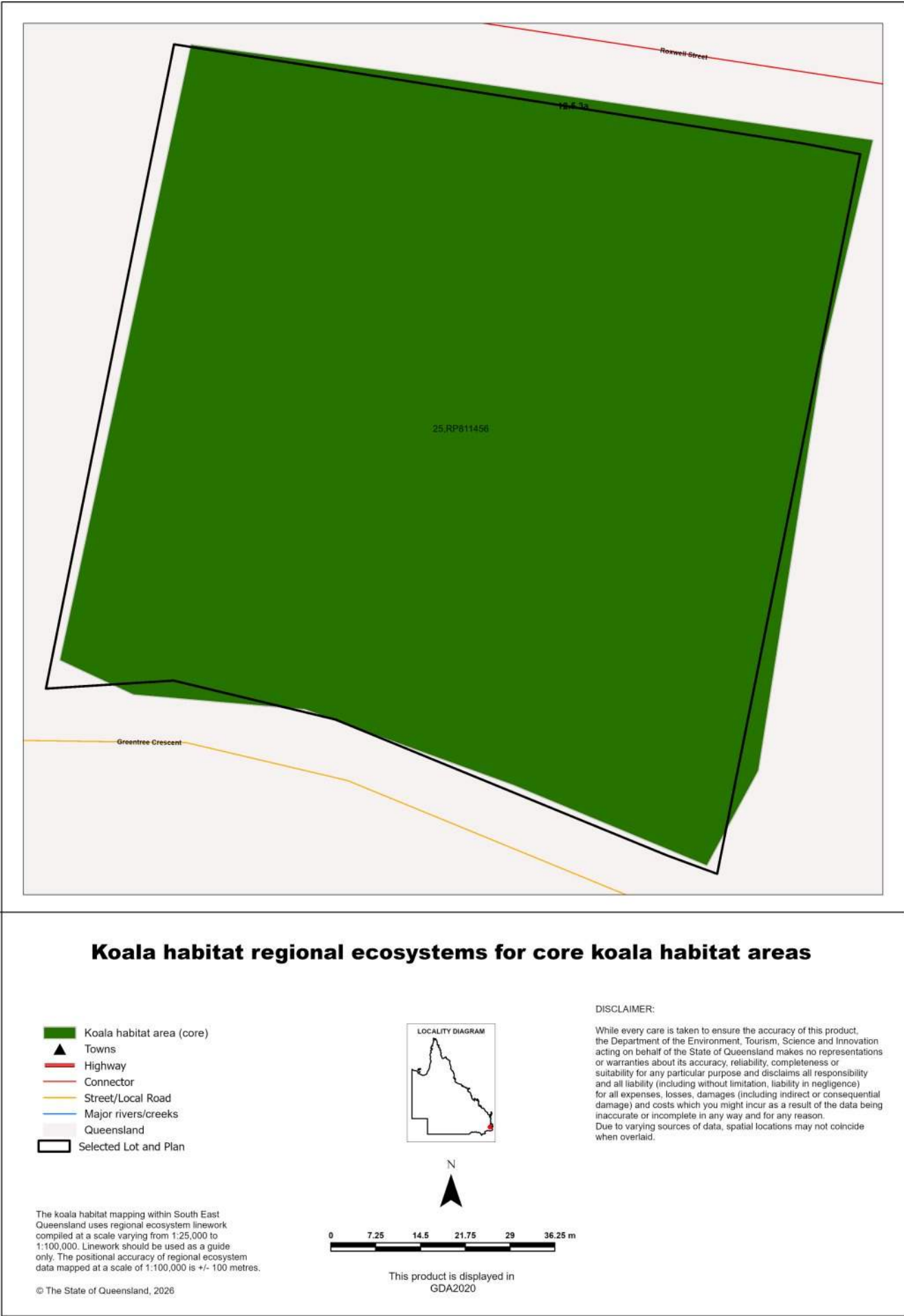
7.1 Koala districts

Koala District A

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



7.3 Koala habitat regional ecosystems for core koala habitat areas



8. Other relevant legislation contacts list

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



Appendix 5 Species List



Scientific Name	Common Name	Status
Flora Species		
<i>Boronia rosmarinifolia</i>	Forest boronia	LC
<i>Eucalyptus racemosa</i>	Scribbly gum	LC
<i>Eucalyptus seeana</i>	Narrow-leaved red gum	LC
<i>Eucalyptus siderophloia</i>	Grey ironbark	LC
<i>Corymbia intermedia</i>	Pink bloodwood	LC
<i>Lophostemon suaveolens</i>	Swamp box	LC
<i>Angophora leiocarpa</i>	Rusty gum	LC
<i>Acacia disparrima</i>	Hickory wattle	LC
<i>Gahnia aspera</i>	Rough saw-sedge	LC
<i>Lomandra confertifolia</i>	Mat-rush	LC
<i>Parsonsia straminea</i>	Monkey rope	LC
<i>Allocasuarina littoralis</i>	Black she-oak	LC
<i>Alphitonia excelsa</i>	Soap tree	LC
<i>Megathyrsus maximus</i>	Guinea grass	Weed



Scientific Name	Common Name	Status
<i>Ochna serrulata</i>	Ochna	Weed
<i>Passiflora suberosa</i>	Corky passion flower	Weed
<i>Themeda triandra</i>	Kangaroo grass	LC
<i>Cymbopogon refractus</i>	Barbed-wire grass	LC
<i>Entolasia stricta</i>	Wiry panic	LC
<i>Lantana camara</i>	Lantana	Weed
<i>Lantana montevidensis</i>	Creeping lantana	Weed
<i>Goodenia rotundifolia</i>	Round-leaved goodenia	LC
<i>Dianella caerulea</i>	Blue flax lily	LC
<i>Lobelia purpurascens</i>	Purple lobelia	LC
<i>Cupaniopsis anacardioides</i>	Tuckeroo	LC
<i>Breynia oblongifolia</i>	Coffee bush	LC
Fauna Species		
<i>Trichoglossus moluccanus</i>	Rainbow lorikeet	LC
<i>Alisterus scapularis</i>	Australian king-parrot	LC



Scientific Name	Common Name	Status
<i>Entomyzon cyanotis</i>	Blue-faced honeyeater	LC
<i>Platycercus adscitus</i>	Pale-headed rosella	LC
<i>Dacelo novaeguineae</i>	Laughing kookaburra	LC
<i>Strepera graculina</i>	Pied currawong	LC
<i>Parvipsitta pusilla</i>	Little lorikeet	LC
<i>Manorina melanocephala</i>	Noisy miner	LC
<i>Cracticus nigrogularis</i>	Pied butcher bird	LC



Appendix 6

Brisbane City Council (City Plan 2014) – Biodiversity Areas Overlay Code



Brisbane City Council – City Plan 2014 – 8.2.4 Biodiversity areas overlay code

Table 8.2.4.3.A—Performance outcomes and acceptable outcomes

Performance Outcomes	Acceptable Outcomes	Response
Section C		
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category		
PO4 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value, waterways and wetlands within the High ecological significance sub-category or the High ecological significance strategic sub-category are protected, conserved and restored to ensure the area's long-term viability. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category	AO4.1 Development: a. ensures that the development footprint, including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the High ecological significance sub-category or the High ecological significance strategic sub-category; or b. complies with AO4.2, AO4.3 and AO4.4.	Complies with PO4 This Ecological Assessment identifies and evaluates the biodiversity values of the Project area, including vegetation communities, koala habitat trees, tree hollows, other fauna habitat features and potential habitat for conservation-significant flora and fauna species. The assessment identifies the likely impacts of the proposed development, including the removal of 130 trees and approximately 3,068 m² of native vegetation within the Biodiversity Areas Overlay. It also outlines measures to avoid and mitigate potential impacts during the planning, vegetation-clearing, construction and
	AO4.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands;	



or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	b. identifies the likely impacts of the development to biodiversity; c. outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy. AO4.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees and wetlands in a spatial configuration which: a. conserves areas within the High ecological significance sub-category or the High ecological significance strategic sub-category that connect habitat or areas of strategic biodiversity value which have the capacity to connect habitat upon being restored; b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; c. provides connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; d. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; e. minimises fragmentation by infrastructure; f. includes a single development footprint plan for each new residential lot to be created which is:	operational phases. The assessment has informed the development layout, including the concentration of the development footprint within the south-eastern portion of the Project area and the retention of vegetation primarily within proposed Lot 11. The development design has been refined to minimise vegetation clearing and associated ecological impacts, to maximise the preservation of the natural environmental values on site. Around 55% of the entire site area will be retained and protected within the proposed environmental covenant area on lot 11. This retained area includes the most ecologically valuable and intact parts of the site, including all the large, hollow-bearing, old growth trees. The spatial arrangement and size of the retained area also allows for ongoing fauna residence and movement through the site. In addition, earthworks exclusions zones are proposed for lots 4, 5, 7 and 8 to avoid impacts to the NRZ of adjoining retained trees. Rehabilitation and nest box installation within the
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	g. 1000m² or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, the High density residential zone or the Character residential zone; h. 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; i. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy. AO4.4 Development is designed to minimise edge effects by locating land uses compatible with the long-term preservation of biodiversity adjacent to areas within the High ecological significance sub-category or the High ecological significance strategic sub-category, including: a. esplanade roads and pathways; b. landscaping or habitat restoration areas consisting of local indigenous plant species; c. open space land uses; d. employee or communal recreation areas; e. stormwater management infrastructure where adopting water sensitive urban design solutions. Note—Guidance on development design to minimise edge effects is included in the Biodiversity areas planning scheme policy.	covenant area can be carried out as part of the development approval to enhance the existing ecological values of the
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If a site is wholly or partly located in the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, other than for a dwelling house

PO9

Development which has or is likely to have a significant residual impact on a matter of State environmental significance or a matter of local environmental significance, after all reasonable on-site mitigation measures have been or will be undertaken, provides an environmental offset.

Note— Environmental offsets are provided in compliance with the Queensland environmental offsets framework and the Offsets planning scheme policy.

AO9

No acceptable outcomes is prescribed.

Complies with PO9.

The proposed development will result in the clearing of approximately 3,068 m² (0.3068 ha) of vegetation within the Biodiversity Areas Overlay (HES). The development layout has been designed to minimise vegetation clearing as far as practicable by concentrating the development footprint within the south-eastern portion of the Project area and retaining vegetation within proposed Lot 11.

The proposed clearing is considered to constitute a significant residual impact on a Matter of Local Environmental Significance. A financial offset is therefore proposed in accordance with the Queensland environmental offsets framework and the Brisbane City Council Offsets Planning Scheme Policy.

The estimated Council financial offset is \$234,357.77. The final offset requirement and financial settlement



		amount will be determined by Brisbane City Council through the development assessment and conditioning process. The proposed environmental offset is discussed further in Section 5.3.
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Appendix 7

SDAP State Code 25 – Development in South East Queensland Koala Habitat Areas



State Development Assessment Provisions (SDAP) v3.0 – State Code 25: Development in South East Queensland Koala Habitat Areas

Table 25.3 – Reconfiguring a Lot

Performance Outcomes		Response
PO6	Development supports connectivity between highly connected patches of mapped Koala habitat areas.	Complies with PO6. The development layout concentrates the proposed residential lots and internal accessway within the south-eastern portion of the Project area, much of which is already cleared. A small 9 m × 15 m BLE is also proposed within the south-western portion of Lot 11. Lot 11 has an area of approximately 6,026 m² and will comprise predominantly retained native vegetation. The vegetation surrounding the BLE will be retained as a consolidated habitat area and will continue to contribute to connectivity with vegetation adjoining the Project area.
PO7	Interfering with Koala habitat as a result of the development does not compromise safe Koala movement by preventing fragmentation of patches of mapped Koala habitat areas.	Complies with PO7. Although the development will clear mapped koala habitat, the proposed clearing has been limited to one consolidated area with a low edge to area ratio. Lot 11 has been designed to contain all retained vegetation in one large lot, in a consolidated patch, thereby minimising fragmentation of koala habitat. Fencing adjoining retained habitat should be fauna-friendly or incorporate suitable fauna-movement provisions to avoid creating barriers to koala movement.
PO8	Interfering with Koala habitat as a result of the development supports connectivity between highly connected patches of mapped Koala habitat	Complies with PO8. Lot 11 will comprise predominantly retained mapped koala habitat,



Performance Outcomes		Response
	areas.	with development limited to a small 9 m × 15 m BLE. The vegetation outside the BLE will continue to provide movement and foraging opportunities for koalas and contribute to connectivity with vegetation adjoining the Project area.
PO9	Development supports safe Koala movement by preventing fragmentation of patches of mapped Koala habitat areas.	Complies with PO9. The proposal retains the largest consolidated area of native vegetation within the portions of Lot 11 outside the proposed BLE, rather than dividing the retained habitat into multiple small or isolated fragments. Safe koala movement will be supported by protecting the surrounding vegetation and using fauna-friendly fencing or suitable fauna-movement provisions adjoining retained habitat.
PO10	Development within a mapped Koala habitat area is undertaken in a way that prevents the risk of injury or death of Koalas.	Complies with PO10. A suitably qualified and appropriately licensed fauna spotter-catcher experienced in detecting koalas must undertake a pre-clearing inspection and be present during all vegetation clearing. Clearing must be undertaken progressively and in a manner that allows fauna to move away from the clearing area towards retained habitat. If a koala is detected, work in the immediate area must cease until the animal has moved away independently or clearing can proceed in accordance with the fauna spotter-catcher's directions and applicable legislative requirements. Only an appropriately authorised person may capture, handle or relocate fauna. Trees must be cleared sequentially, and vegetation must not be cleared in



Performance Outcomes		Response
		a manner that isolates a koala or prevents it from moving safely into retained habitat. During operation, dogs must be effectively contained within residential lots and prevented from entering retained vegetation. Low vehicle speeds should be maintained along the internal accessway to reduce the risk of koala–vehicle collisions.
PO11	Development is Designed and sited to: 1. avoid impacts on matters of state environmental significance; or 2. minimise and mitigate impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and 3. provide an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance. Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan.	Complies with PO11, subject to the State environmental offset being secured through the development approval. The development layout has been designed to minimise impacts on mapped koala habitat by concentrating the development footprint within the south-eastern portion of the Project area. A small 9 m × 15 m BLE is proposed within Lot 11, with the remainder of the lot comprising predominantly retained native vegetation. The proposal will require the clearing of approximately 3,084 m² of mapped koala habitat. Approximately 409 m² of this clearing is within the applicable 5 m property-boundary clearing exemption area, with the non-exempt clearing area being 2,650 m² (0.265 ha). The assessable clearing footprint contains 93 NJKHTs to be removed, and offset. The residual impact on mapped koala habitat will be addressed through a State financial offset. The estimated financial settlement is \$85,560.00, with the final offset requirement and amount to be determined by the State assessment agency through the development assessment and conditioning process. Further details are provided in Section 5.3.