Santoshi Development Consultants

45 Portal Street, OXLEY (Lot 9 on RP84473) – Reconfiguration of a Lot (RoL) (Residential subdivision)

Ecological Assessment Report (EAR)

19 December 2025

Gaia ENVIRONMENTAL CONSULTING

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1 Executive Summary

Gaia Environmental Consulting has been commissioned to undertake an Ecological Assessment Report (EAR) for a proposed impact assessable Reconfiguration of a Lot (RoL) for a residential development, at 45 Portal Street, Oxley (Lot 9 on RP84473) (the site). The site is currently zoned 'low density residential' and 'emerging community' (rear third of the site) and is within the Darra-Oxley Neighbourhood Plan – Portal Street Precinct in the Brisbane City Council (BCC) Planning Scheme v32 (City Plan 2014). This application was originally brought to Council's attention on 23 May 2023 in a pre-lodgement meeting, but no formal application was made at the time. The Development Application (DA) has been determined to be impact assessable due to the 'Emerging Communities' zoning coinciding with the Biodiversity Areas (High Ecological Significance strategic - HESS) overlay mapping in the west of the subject site. This EAR represents an amended version of the document, in response to the Information Request from BCC dated 19 August 2025.

The subject site is mostly cleared and contains one large dwelling house with a market garden at the front of the property and a small, dilapidated house and shed in the middle of the property. The rear of the subject site has been used for the storage of trucks, trailers and other vehicles. The native vegetation is restricted to the rear (west) of the subject site and consists of scattered mature trees with an over-grown grassy/weedy understorey. State mapping indicates that there are no Matters of State Environmental Significance (MSES) on the subject site. The site is not mapped as containing any Regulated Vegetation under the *Vegetation Management Act 1999*. With respect to Matters of Local Environmental Significance (MLES), the site is affected by the Biodiversity Areas trigger overlay mapping in BCC City Plan v32 (2014), containing areas of High Ecological Significance strategic (HESS) mapped at the rear (west boundary) of the site. This area has been mapped for it's potential value as a wildlife corridor connecting areas of remnant vegetation to the north (Rikki Bailey Park on Valance Street) and east along Oxley Creek (including Cliveden Avenue Reserve) and it's tributaries (including Tom O'Neill Park).

The development application will involve the creation of an additional 5 lots (creating 6 lots in total) on the subject site. There will be one large lot (>1,200 m^2) with road frontage to retain the existing brick house and two smaller lots (> 400 m^2) located on an access road that traverses the southern boundary before heading north and providing access to another three lots in the western extent of the subject site within the area zoned as 'emerging communities'. These rear allotments will have a developable area of around 360 m^2 each. The mapped HESS area in the west of the subject site will be retained in an environmental covenant area to be rehabilitated, within Lot 305 (making this lot >1,200 m^2). The plan of development (including earthworks and services) appears in **Appendix A**.

The EAR makes several recommendations that have been considered in the development design and will be part of the construction management, including:

- Location of development footprint within the existing area of disturbance and consistent with low residential and emerging communities zoning;
- Small scale of development to allow for the retention of the area of high ecological value (HESS area) on the subject site within an environmental covenant area;
- Restriction of development on rear allotments (Lots 303-305) to avoid impacts to the HESS area and protection of HESS within a single covenant area to prevent fragmentation and maintain wildlife connectivity values in the west of the site;
- A rehabilitation program including rubbish removal, weed management and natural regeneration in the HESS area to enhance it's ecological value;
- Fencing covenant precluding boundary fences associated with the covenant area; and
- Retention of all extant remnant native trees on the subject site.

2 Introduction

Gaia Environmental Consulting has been commissioned to undertake an Ecological Assessment Report (EAR) for a proposed impact assessable Reconfiguration of a Lot (RoL) for a residential development, at 45 Portal Street, Oxley (Lot 9 on RP84473) (the site).

The proposed works have been described as:

- Clearing and site preparation
- Construction of site access
- Earthworks to establish construction levels
- Installation of services and stormwater management devices
- Buildings works and car park
- Landscaping

There are no Matters of State Environmental Significance (MSES) mapped on the subject site by Queensland Government. Biodiversity overlays identified over the site by the Brisbane City Plan Biodiversity overlay mapping include:

- High Ecological Significance Strategic.

As a result, the Biodiversity Areas Planning Scheme Policy requires that an EAR be undertaken for the site. A pre-lodgement meeting was held with BCC on 23 May 2023 that identified the proposed development as an Impact Assessable development requiring ecological assessment addressing the Biodiversity Overlay Code, Vegetation Planning Scheme Policy and Natural Assets Local Law (NALL). This Ecological Assessment Report (EAR) is a response to BCC's advice requiring ecological assessment on the subject site for submission of a development application (DA).

2.1 Scope of Works

The Biodiversity Areas Planning Scheme Policy (PSP) outlines Council's preferred methodology for completing an ecological assessment, tree survey and vegetation management plan. This EAR has been prepared in accordance with this PSP. Consistent with the Pre-lodgement advice provided by Council (dated 23 May 2023), this EAR also includes assessment related to significant fauna species, flora species and plant communities which may inhabit the site, as listed in Table 8.2.4.3.B, Table 8.2.4.3.C and Table 8.2.4.3.D of the Biodiversity Areas Overlay Code.

Consistent with the Section 2.1.1 of the PSP, this EAR was prepared by Gaia Environmental Consulting staff with relevant tertiary qualifications in ecology and environmental planning, Environmental Institute of Australia and New Zealand (EIANZ) Certified Environmental Practitioner (CEnvP) accreditation and with >10 years' experience in ecological surveys, assessment and reporting.

Consistent with the Section 2.1.2 of the PSP, the methodology included:

1. Prior to any field survey work commencing, records were investigated to identify likely regional ecosystems (REs), flora, and fauna species (including weed and pest animal species) which may occur on the site or on adjoining lands within a one kilometre radius of the site.
2. The field survey assessed the presence or likely presence of ecological features, significant vegetation communities, and flora and fauna species (including weed and pest animal species) on the site.
3. Ecological features and processes essential to the conservation of biodiversity and the maintenance of ecosystem services were identified.
4. To identify flora and vegetation communities, plot and transect-based survey methods were used when establishing a flora species inventory, weed survey, or searching for significant flora species. All vegetation communities, wetlands and all microhabitats have been identified. The RE type was classified and the age, structure, composition and condition of the vegetation was assessed.
5. The site is in the Koala habitat area sub-category of the Biodiversity Areas Overlay so particular focus was given to identifying and documenting koala habitat trees. All trees on site were surveyed except those in the riparian corridor at the rear of the site which are proposed to be retained. These trees were still assessed as part of the RE assessment.
6. Fauna survey techniques were carried out commensurate with the habitat values of the site. Given the highly disturbed nature of the site, the fauna survey included opportunistic diurnal searches over the two days of field work. Every tree on the site was inspected over both days.
7. Fauna data is supported by the start and end dates of the survey, coordinates of the survey location (i.e. the whole site), scientific and common name of identified species and the location precision.
8. Particular focus was given to identifying and documenting the presence of koalas, evidence of use of the site by koalas including scratches and scats.
9. The biodiversity survey techniques for fauna listed in Table 1 of the Biodiversity Overlay Code were considered and as noted above, fauna survey techniques were carried out commensurate with the habitat values of the site.
10. Any existing impacts or threatening processes to the ecological features, vegetation communities (REs) and flora and fauna species on the site were identified.
11. Likely impacts of development on the ecological features and flora and fauna species were identified.

2.2 Subject site

The site covers an area of 5,521 m^2 and is described as Lot 9 on RP84473. The site is currently zoned 'low density residential' and 'emerging community' and is within the Darra-Oxley Neighbourhood Plan – Portal Street Precinct in the BCC Planning Scheme v32 (City Plan 2014) and is within the 'urban footprint' of South-East Queensland Regional Plan 2017. The subject site is mostly cleared and contains one large dwelling house with a market garden at the front of the property and a small dilapidated house and shed in the middle of the property. The rear of the subject site has been used for the storage of trucks, trailers and other vehicles.

The vegetation on the site is heavily disturbed. At least 80-90% of the site is cleared for a large house, yard and market garden. The native vegetation is restricted to the rear (west) of the subject site and consists of scattered mature trees with an over-grown grassy/weedy understorey.

The site is shown in Figure 1 below.

Figure 1 Subject Site

2.3 Proposed development

The development application will involve the creation of an additional 5 lots (creating 6 lots in total) on the subject site. There will be one large lot (>1,200 m^2) with road frontage to retain the existing brick house and two smaller lots (> 400 m^2) located on an access road that traverses the southern boundary before heading north and providing access to another three lots in the western extent of the subject site within the area zoned as 'emerging communities'. These rear allotments will have a developable area of around 360 m^2 each. The mapped HESS area in the west of the subject site will be retained in an environmental covenant area to be rehabilitated, within Lot 305 (making this lot >1,200 m^2). The plan of development (including earthworks and services) appears in **Appendix A**.

3 The Legislative Framework

The Project is required to be consistent with Commonwealth, State and local government policy and legislation. The following sections outline environmental policies and legislation that are relevant to the Project from an ecological management perspective and discuss their implications. Mapping is provided in **Figure 2** and **Figure 3** and **Appendix B**. A summary of potentially relevant Commonwealth and State legislation is provided in Table 1 **Appendix C**.

3.1 Commonwealth Legislation

MNES are defined under the EPBC Act chapter 2, part 3 being:

- World Heritage properties
- National Heritage places
- Wetlands of International Importance
- listed threatened species and ecological communities (TEC)
- migratory species protected under international agreements
- Commonwealth marine areas.

The Protected Matters Search Tool (PMST) indicated six (6) TECs, 49 threatened species and 24 migratory species (excluding marine species) as potentially occurring on the subject site. A review of vegetation mapping and site conditions indicates that no TEC occur on the subject site. A number of threatened species are indicated as potentially utilising the subject site, although no threatened species were observed during surveys (**Section 5.3** and **5.4**) Transient grey-headed flying fox may pass through the site, but no signs of camps or roosting trees were noted in field survey.

3.2 State Legislation

MSES (Matters of State Environmental Significance) are defined under the Queensland *State Planning Policy* (DILGP 2017b), being:

- Protected areas under the *Nature Conservation Act 1992*.
- Marine parks and land protected under the *Marine Parks Act 2004*.
- Declared fish habitat under the *Fisheries Act 1994*.
- A designated precinct, in a strategic environmental area under the *Regional Planning Interests Regulation 2014*.
- Regulated vegetation under the *Vegetation Management Act 1999* that is:
    - Category B endangered or of concern
    - Category C endangered or of concern
    - Category R
    - Essential habitat for endangered or vulnerable wildlife
    - RE that intersect with a watercourse or wetlands.
- Threatened or special least concern wildlife under the *Nature Conservation (Wildlife) Regulation 2006*.
- High risk area on the flora survey trigger map as described in the *Environmental Offsets Regulation 2014*, schedule 2, part 6(1).
- Marine plants under the *Fisheries Act 1994* (excluding urban areas).
- Waterways that provide for fish passage under *Fisheries Act 1994* (excluding urban areas).

- Wetland protection areas (WPA) or wetland of high ecological significance (HES) on a Map of Referable Wetlands under *Environmental Protection Regulation 2008* or wetlands and watercourses in high ecological values waters defined in *Environmental Protection (Water) Policy 2009*, schedule 1; and
- Legally secured offsets.

An investigation into State mapping has indicated no MSES on the subject site. Map search results appear in **Appendix B**.

Protected fauna under the *Nature Conservation Act 1992* (*NC Act*) were identified as potentially occurring on the subject site by the Wildlife Online database. These are discussed in detail in **Section 5.3.3** and **5.4.2**, but are generally not considered to be at risk of direct impact from the project. Field investigations did not locate any significant species on the subject site.

With regards to threatened flora species, the subject site is not within the 'high risk area' on the PALM trigger map and there is no need for targeted flora surveys in accordance with the *Flora Survey Guidelines – Protected Plants* (DEHP 2021).

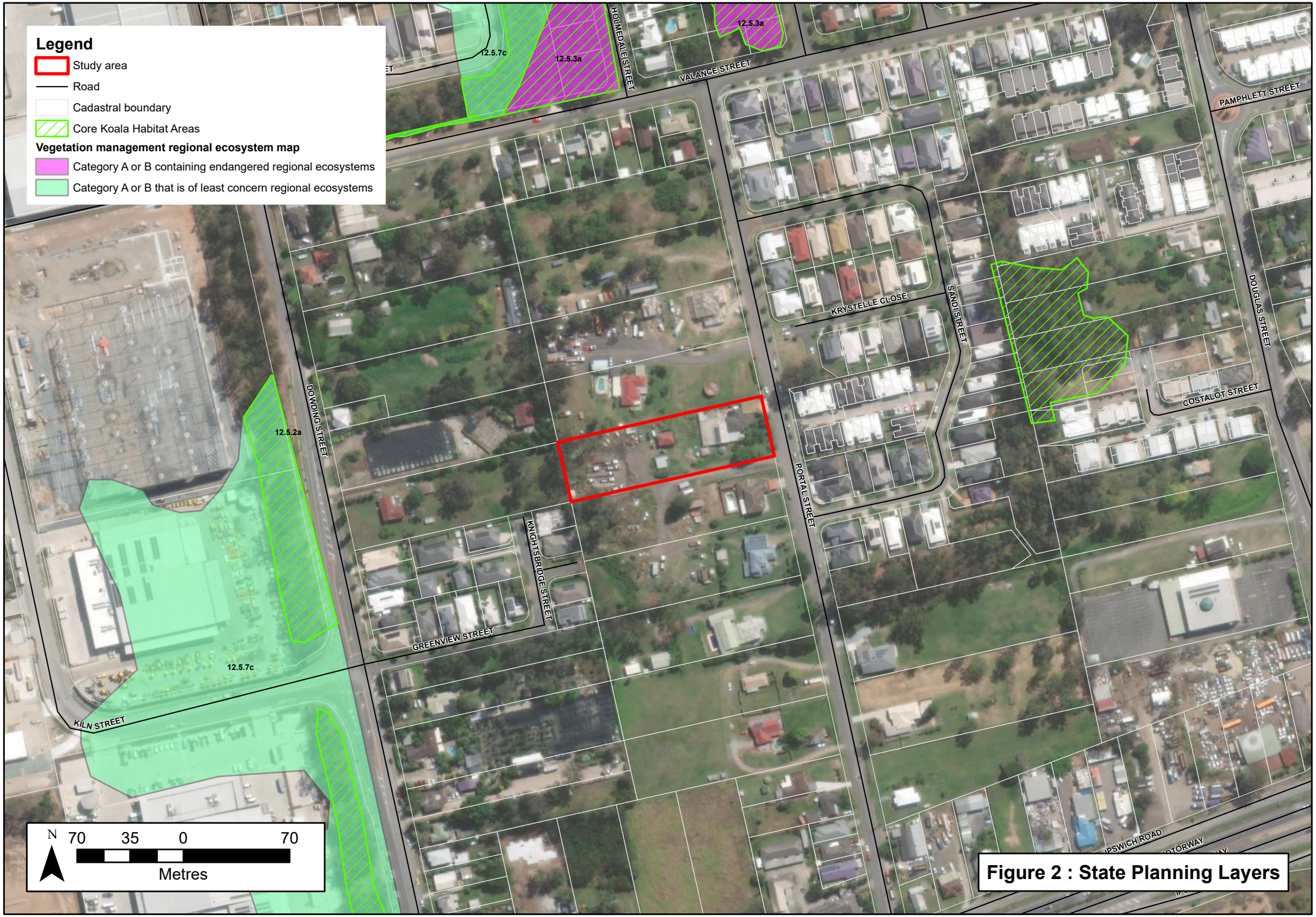

Figure 2 : State Planning Layers

3.3 The Local Government Legislative Framework

3.3.1 The Brisbane City Plan v32 2014

The site is located within the jurisdiction of the Brisbane City Council and is currently zoned 'low density residential' and 'emerging community' within the Darra-Oxley Neighbourhood Plan – Portal Street Precinct in the BCC City Plan v32 (2014). The overlay mapping (**Appendix B**) shows a number of ecological constraints on the site including:

- Biodiversity
  - High Ecological Significance Strategic' in a narrow band across the rear (west) boundary of the subject site, coinciding with a small number of mature native trees.
- Significant landscape tree
  - No trees that qualify as SLTs are mapped or were located during survey. The Significant Landscape Tree Overlay Code lists significant landscape tree species and dimensions where in the landscape features sub-category including:
    - Fig trees ≥ 100cm DBH
    - Mango trees ≥ 80cm DBH
    - Jacaranda or poinciana ≥ 80cm DBH
    - Native pines ≥ 60cm DBH
    - Blue gum, tallowwood, scribbly gum ≥ 60cm DBH.
- Waterway
  - None mapped and none located during survey.
- Bushfire
  - There is no bushfire hazard area mapped on site.

The BCC Biodiversity Overlay Code requires that significant flora and fauna, waterways, wetlands and koala habitat trees are protected, conserved and restored to ensure the area's long-term viability.

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, is required to provide an environmental offset. The offset is required to be in accordance with the Queensland Environmental Offsets Framework and the BCC *Offsets Planning Scheme Policy*.

3.3.2 Natural Assets Local Law

Clearing of some vegetation in Brisbane City is regulated by the Natural Assets Local Law (NALL) 2003. There are seven categories of protected vegetation under the Local Law. They are:

1. Council-controlled Vegetation
2. Vegetation Protection Order
   a. Group of Trees
   b. Vegetation of a Particular Class in a Particular Area
   c. Vegetation of a Particular Species in a Particular Area
   d. Vegetation of Any Nature in a Particular Area
   e. Individual Tree
3. Significant Native Vegetation

4. Significant Urban Vegetation
5. Waterway Vegetation
6. Wetland Vegetation
7. Significant Landscape Trees

Although the local law is not intended to be used for land use control, BCC requires consultation as part of development applications to adopt a responsible approach in deciding what vegetation will be retained as part of any development. The Significant Landscape Tree Overlay Code discussed above provides the development regulatory controls.

A search of the property indicates that the site is affected by significant native vegetation (SNV) and significant urban vegetation (SUV) protected under the NALL (**Appendix B**) – both mapped over the whole site. Field investigations did not identify any Significant Landscape Trees, Waterway or Wetland vegetaiton.

3.3.3 Vegetation Planning Scheme Policy

This planning scheme policy provides information and guidance about the identification, consideration and protection of significant vegetation, which may be required to satisfy assessment benchmarks. According to this PSP, 'significant vegetation' is vegetation that meets one or more of the following criteria:

1. Vegetation that is listed as threatened or otherwise significant under Commonwealth, State or local legislation.
2. Vegetation that provides an important food source, wildlife movement function, habitat or shelter for native fauna.
3. Vegetation that contributes to natural landforms, including ridgelines and steep slopes.
4. Vegetation that contributes to local landscape character values and amenity, such as shade provision, subtropical nature and a sense of place.
5. Vegetation that has cultural or historical value.
6. Vegetation listed in the Significant landscape tree overlay code or shown on the Significant landscape tree overlay map.

No threatened flora species were identified on site although the site does provide suitable habitat for a number of threatened species. As noted above, the survey confirmed the absence of significant landscape trees. No native trees with hollows were identified on site, however, the eucalypts provide forage values for a range of species. The mapped HESS area in the west of the site forms parts of a wildlife corridor. These issues are discussed further in **Section 5.3.2** and **5.3.3**.

The PSP suggests that all feasible and prudent options should be investigated to incorporate the significant landscape trees into the development's design so that the trees are retained and the tree protection zones are adequately incorporated. The PSP also provides for exceptional circumstance where a significant landscape tree cannot be retained, requiring replacement of a significant landscape tree with replacement trees. However, it must first be demonstrated that all feasible options to retain the tree and manage development impacts have been investigated.

Figure 3 : Local Planning Layers

4 Methodology

The basis of the investigations has been to undertake a comprehensive desktop analysis and field assessment of the flora and fauna values associated with the subject site. The desktop analysis relied on drawing information from existing sources:

- Aerial photography (Queensland Globe 2025)
- Regulated Vegetation and Supporting Mapping (DETSI 2025)
- Koala SPP and SPRP maps (DETSI 2025)
- Wildlife Online (DETSI 2025)
- Protected Plants Flora Survey Trigger map (DETSI 2025)
- SPP Trigger map (DSDIP 2025)
- SARA Layers (DSDIP 2025)
- EPBC PMST MNES database search tool (DCCEEW 2025)
- Brisbane City Plan v32 (2014).

This information was integrated into a Geographical Information Systems (GIS) with an overlay of the development to enable GIS analyses to be undertaken. These initial investigations were followed by a field assessment conducted 27 May 2025 to verify desktop information and ascertain the condition of reported environmental values.

As the survey was undertaken in Autumn, grass and herbaceous species were found to be bearing sufficient reproductive material to enable accurate identification. Weather observed by field staff at the time of the field survey was characterised by sunshine with some cloud. The temperatures were warm with the daytime maximum in the mid 20's.

The field assessment consisted of two components: a vegetation and habitat survey.

4.1 Vegetation Survey

The field flora survey methods were developed in order to:

- Validate existing RE and HVR vegetation mapping on the site.
- Search for significant flora species identified to potentially occur.
- Identify native habitat trees (or other habitat features) and non-native trees that may have landscape amenity values.
- Determine the condition of native vegetation.

The subject site was traversed in its entirety. During survey vegetation communities were mapped and a complete list of flora species was recorded. Native habitat trees as well as non-native trees that may have landscape amenity were identified and the following characteristics recorded:

- species
- diameter at breast height (DBH) (10 cm DBH and 4 m in height)
- height
- spread
- general condition (including habitat value).

Positional data of trees was recorded using a handheld DGPS unit (accurate to sub-metre). The observations of the vegetation took the form of a tertiary assessment site, as per Queensland Herbarium methodology (Neldner et al. 2020). Data recorded included:

- Date and precise location (with reference to handheld DGPS).

- Soils, slope, aspect and landform observations.
- Ground-layer, mid-stratum and canopy species composition and abundance.
- Structural characteristics.
- Condition and disturbance of existing vegetation communities (including distribution of weed species).
- Photographs of the community.

4.2 Habitat Assessment

During daylight hours, the entire study area was traversed on foot by a suitably qualified ecologist. Observations were made in each vegetation community on:

- vegetation communities
- canopy cover
- tree height and DBH (diameter at breast height)
- presence of weeds
- condition of understorey
- presence of habitat trees (i.e. trees with nests or hollows)
- presence of feed trees (particularly for koalas, flying foxes and gliders)
- abundance of potential food resources
- presence of water bodies / wetlands
- presence of leaf litter
- presence of rocky outcrops, logs or termite mounds
- presence of major disturbances (i.e. dwellings, ancillary facilities or land clearing)
- presence of animal signs (e.g. scratches, scats, tracks).

There has been no detailed fauna survey (including trapping) on the subject site. As noted above, fauna survey techniques were carried out commensurate with the habitat values of the site. Given the highly disturbed nature of the site, the fauna survey included opportunistic diurnal searches during the allocated field work. Every tree on the site was inspected.

4.3 Assumptions & Limitations

Limitations associated with the study are largely a result of the reliance on publicly available data. Some of the mapping utilised has been developed through remote sensing and the analysis of aerial photography, which is generally associated with some degree of error due to the scale of the images available and their interpretation.

Other records (e.g. significant species) are reliant on the identification skills of various unknown individuals. Hence, the accuracy of the search data utilised in this assessment is unknown. An attempt has been made to manage this limitation through undertaking a field assessment of the site to determine any gross discrepancies with the available data.

4.4 Taxonomy and nomenclature

Application of flora scientific names in this report follows Queensland Flora Census 2023. Use of an asterisk (*) indicates the species is not native to Queensland, e.g. *Lantana (*Lantana camara var. camara*).

Fauna scientific names used in this report follow the CSIRO List of Australian Vertebrates (Clayton, Wombey, Mason, Chesser, & Wells, 2006) for fauna, except for bats that follow Churchill (2008). he exception is where threatened species listed under state or commonwealth legislation have undergone a name change or have been referenced in the legislation under a different name.

In the first occurrence in the text, common names (if one exists) will be followed by its scientific name. Following the first in-text reference, species will be referred to by common name only, where one exists.

5 Baseline Conditions

5.1 Landscape Ecology

The subject site is mostly cleared and contains one large dwelling house with a market garden at the front of the property and a small, dilapidated house and shed in the middle of the property. The rear of the subject site has been used for the storage of trucks, trailers and other vehicles. The native vegetation is restricted to the rear (west) of the subject site and consists of scattered mature trees with an over-grown grassy/weedy understorey. This area has been mapped as containing areas of High Ecological Significance strategic (HESS) - for it's potential value as a wildlife corridor connecting areas of remnant vegetation to the north (Rikki Bailey Park on Valance Street) and east along Oxley Creek (including Cliveden Avenue Reserve) and it's tributaries (including Tom O'Neill Park) (**Figure 3**).

The HESS overlay extends approximately 20 metres into the site along the western boundary. In the local area the HESS layer appears as a 20 – 40m linear corridor along the back boundaries of the remaining large lots between Portal Street and Dowding Street. It also encompasses public land that is vegetated, such as in Council parks/reserves and waterway corridors. These areas appear to still contain some native vegetation in the form of scattered mature native trees.

5.2 Waterways and Wetlands

There are no mapped waterways or wetlands on the subject site. This has been confirmed with field survey.

5.3 Flora

5.3.1 Vegetation communities

As noted above, the RE mapping (**Figure 4**) indicates that the site is not affected by Regulated Vegetation under the *Vegetation Management Act 1999*. The vegetation on the site is represented by two distinct communities as outlined below.

- **Vegetation Community 1 (Scattered mature trees representative of RE12.5.7)**

  This community makes up approximately 10% of the site along the western boundary. It is characterised by scattered mature trees and some shrubs with a dense weedy understory. The soils are sandy loam. The canopy layer is the ecologically dominant layer (EDL) and is dominated by spotted gum (*Corymbia citriodora*) with abundant pink bloodwood (*Corymbia intermedia*), broad-leaved red ironbark (*Eucalyptus fibrosa*) and northern grey ironbark (*Eucalyptus siderophloia*) to an approximate median height of 18 metres (~50% cover) and an average DBH of 35cm. These tree species are more akin to the description for Least Concern RE12.5.7 (*Corymbia citriodora subsp. variegata +/- Eucalyptus portuensis* or *E. acmenoides, E. fibrosa subsp. fibrosa* open forest on remnant tertiary surfaces), which the RE mapping also places in the local area. However, pre-clear mapping indicates that the site historically would have contained Endangered RE12.5.3, which is typically dominated by scribbly gum (*Eucalyptus racemosa*). There were no scribbly gums on site. The shrub layer is sparse and dominated by black wattle (*Acacia concurrens*), with frequent occurrence of early black wattle (*Acacia leiocalyx*) and Easter cassia (**Senna pendula var. glabrata*). The ground layer is thick with grass (Rhodes grass **Chloris gayana*, natal grass **Melinis repens* and couch paspalum **Paspalum distichum*) over 1.5m in places and a dense layer of herbaceous weed species, particularly Mile-a-minute *Ipomea cairica, siratro **Macroptilium atropurpureum* and white glycine **Neonotonia wightii*. Photos of this community are shown in **Plates 1 - 3**.

- **Vegetation Community 2 (open paddock with market gardens)**

  This community is dominated by mown grass (green couch **Cynodon dactylon*) and typical landscape species such as cocos palm (**Syagrus romazoffiana*), Sheena's gold

(*_Duranta erecta_) and mango (*_Mangifera indica_). There are market gardens around the main house at the front of the subject site. Towards the middle and back of the site there are abandoned buildings and vehicles. Photos of this community are shown in **Plates 4-5**.

The vegetation communities are shown in **Figure 5**.

No Threatened Ecological Communities (TEC) listed under the Commonwealth EPBC Act were located on or near the subject site.

Plate 1 Vegetation community 1 scattered mature trees and truck storage

Plate 2 Vegetation community 1 weedy understorey and vehicles/containers

Plate 3 Vegetation community 1 weedy understorey and shrubs with rubbish

Plate 4 Vegetation community 2 at front (east) of property around house

Plate 5 Vegetation community 2 in the middle of the site around small abandoned house

Figure 4 : Regulated Vegetation

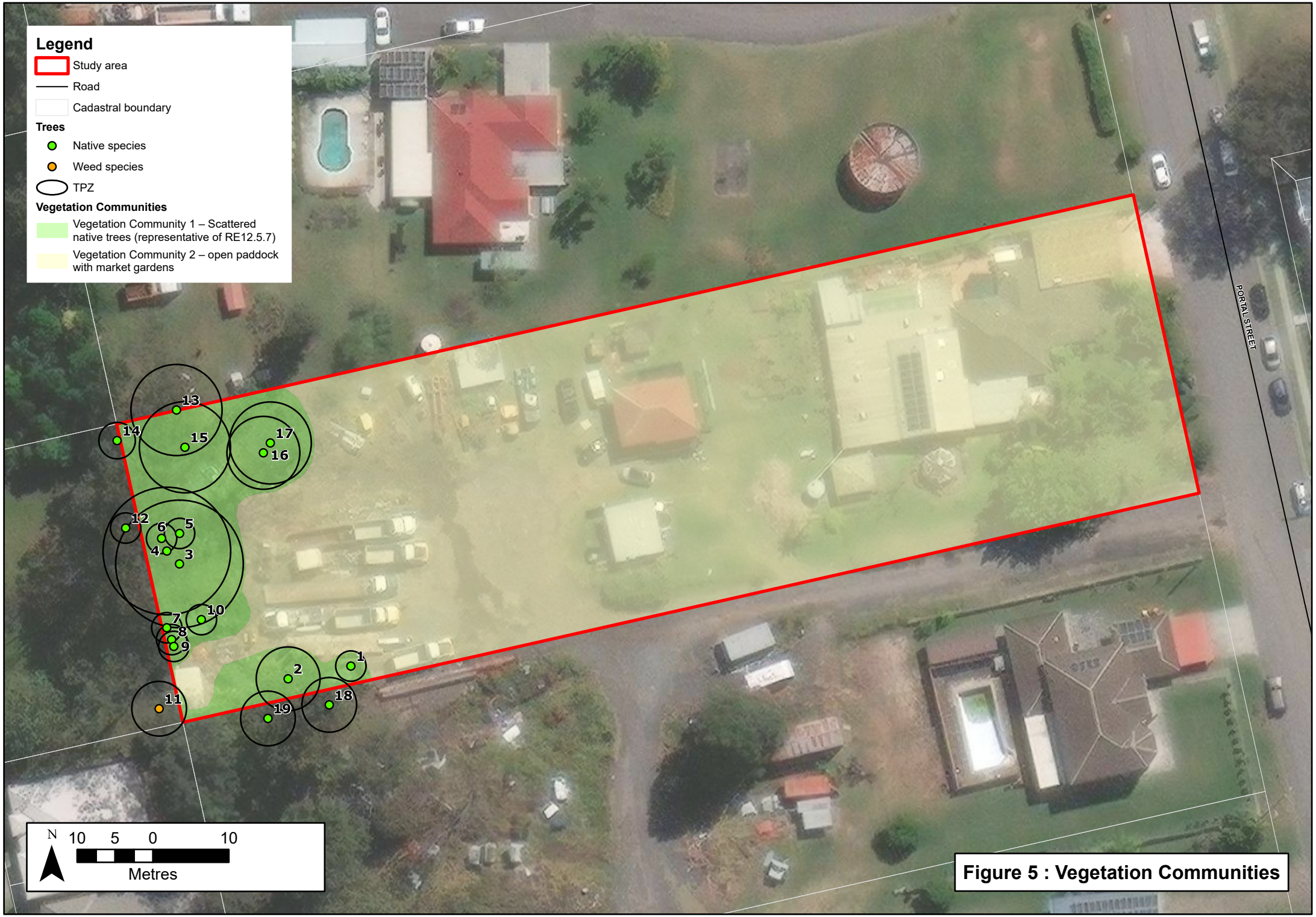

Figure 5 : Vegetation Communities

5.3.2 Tree survey

A survey of trees (> 10cm DBH and/or 4m in height) was undertaken and tree details recorded (refer to **Table 1**). Three tree species identified as Significant Flora Species under the Brisbane City Council Biodiversity Areas Overlay Code (BCC 2014) have been identified in the survey (refer to **species list in Appendix D**). These trees are mapped in **Figure 5**. All trees are within the environmental covenant area and will be retained within the layout.

Table 1 Trees (>10 cm DBH and/or 4 m height) on the subject site

ID	Tree species	DBH (cm)	Height (m)	Spread (m)	Notes
1	*Acacia leiocalyx*	10	4	No	Good
2	*Corymbia intermedia*	35	12	No	Good, 2 leader
3	*Corymbia citriodora*	70	18	No	Good
4	*Corymbia citriodora*	70	20	No	Good
5	*Eucalyptus siderophloia*	10	5	No	Good
6	*Eucalyptus siderophloia*	10	5	No	Good
7	*Acacia concurrens*	10	5	No	Good
8	*Acacia concurrens*	15	5	No	Good
9	*Eucalyptus fibrosa*	15	6	No	Good
10	*Acacia concurrens*	10	5	No	Good
11	**Corymbia torrelliana*	30	17	No	Good
12	*Acacia concurrens*	15	5	No	Good
13	*Corymbia citriodora*	50	15	No	Good, big lean
14	*Cupaniopsis anacardioides*	20	10	No	Good
15	*Eucalyptus fibrosa*	50	20	No	Good, termitarium
16	*Eucalyptus propinqua*	40	17	No	Good, scratches - possum
17	*Corymbia citriodora*	45	16	No	Poor, injured trunk and senescing as result
18	*Eucalyptus siderophloia*	30	18	No	Good, 2 leader
19	*Corymbia intermedia*	30	20	No	Good

NB. Orange (to be removed), green (retained subject to arborist assessment), white (retained).

5.3.3 Significant Flora Species

Significant flora species include threatened species defined under the EPBC Act and NC Act. EPBC searches (3 km) indicated a possible 16 threatened flora species potentially located on the subject site however the Wildlife Online searches indicated no species of conservation significance (**Appendix B)**. Many of the significant species are associated with habitat types not present on the subject site or the project site is outside of the known range for the species. A thorough flora survey has indicated no threatened flora species located on the subject site.

Locally significant flora species in Brisbane are presented in Table 8.2.4.3.C of the Biodiversity Areas Overlay Code – and there were three located on the subject site: spotted gum (*Corymbia citriodora*), pink bloodwood (*Corymbia intermedia*) and grey gum (*Eucalyptus propinqua*) (**Appendix D**).

Table 2 Significant flora species potentially occurring on the subject site

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
Hairy joint grass *Arthraxon hispidus*	V, V	In Australia, the species has been recorded from scattered locations throughout Queensland and on the northern tablelands and north coast of NSW. Found in or on the edges of rainforest and in wet eucalypt forest, often near creeks or swamps as well as woodland.	E	Unlikely – within range, but no nearby records or appropriate habitat.
Three-leaved Bosistoa *Bosistoa transversa*	V, -	Three-leaved Bosistoa is known from the Richmond River, NSW, to Mt Larcom near Gladstone, Queensland. Grows in wet sclerophyll forest and rainforest up to 300 m in altitude. Associated vegetation includes *Argyrodendron trifoliolatum, Syzygium hodgkinsoniae, Endiandra pubens, Dendrocnide photinophylla, Acmena ingens, Diploglottis australis* and *Diospyros mabacea.*	E	Unlikely – within range, but no nearby records or appropriate habitat.
Native Jute *Corchorus cunninghamii*	E, -	The Native Jute occurs in the ecotone of wet sclerophyll forest and dry to dry-subtropical rainforest (e.g. araucarian microphyll vine forest), and in Hoop Pine (*Araucaria cunninghamii*) plantations. It often occurs on hill crests, exposed slopes, ridges or upper slopes of hilly terrain on south or south-east aspect. It also occurs on sheltered slopes, gullies and on lower slopes, depending on the topographic position of the sclerophyll-rainforest margin.	E	Unlikely – within range, but no nearby records or appropriate habitat.

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
Wedge-leaf Tuckeroo *Cupaniopsis shirleyana*	V, -	The Wedge-leaf Tuckeroo occurs in a variety of dry rainforest vegetation types, including vine thicket communities on hillsides, stream beds and along riverbanks at altitudes up to 550 m above sea level. This species is also likely to occur on the margins of native vegetation in scrubby urbanised areas. Sites where the species has been found are mostly simple microphyll closed forests to tall closed forest, often with Hoop Pine (*Araucaria cunninghamii*) emergents. There are a few sites which support a more moist rainforest ecosystem known as 'simple notophyll vineforest'.	E	Unlikely – within range but no nearby records or appropriate habitat.
Bluegrass *Dichanthium setosum*	E, -	In Queensland the species has been reported from the Leichhardt, Morton, North Kennedy and Port Curtis regions. This species occurs in the Mistake Range, in Main Range National Park, and possibly on Glen Rock Regional Park, adjacent to the national park. Associated with heavy basaltic black soils and red-brown loams with clay subsoil. Often found in moderately disturbed areas such as cleared woodland, grassy roadside remnants and highly disturbed pasture.	E	Unlikely - outside of known range, no nearby records and no suitable habitat.
Fontainea venosa	V, V	Occurs south west of Beenleigh near Brisbane in microphyll vine forest with a mean annual rainfall of 1000 mm on alluvial soil along creeks.	E	Unlikely due to lack of suitable habitat.
Angle-stemmed myrtle *Gossia gonoclada*	E, CE	Endemic to south-east Queensland along the lower reaches of the Brisbane and Logan rivers, this species is known from only eight populations and 72 individuals. The angle-stemmed myrtle is found on sloping metamorphic or flat alluvial terraces of (largely) permanent waterways, which	E	Unlikely due to lack of suitable habitat

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
		experience some degree of tidal influence.		
Queensland Nut *Macadamia integrifolia*	V, V	This species is known from Mt Bauple, north of Gympie, to Currumbin Valley in the Gold Coast hinterland. Habitat ranges from complex notophyll mixed forest, extremely tall closed forest, simple notophyll mixed very tall closed forest to simple microphyll-notophyll mixed mid-high closed forest with *Araucaria* and *Argyrodendron* emergents.	E	Unlikely – within range but no nearby records or appropriate habitat.
Macadamia nut *Macadamia tetraphylla*	V, V	Occurs from north-east New South Wales (chiefly in the Richmond & Tweed River areas) to south-east Queensland (Mt Glorious, near Brisbane). occurs in subtropical rainforest and notophyll vine forest in near coastal areas. It is often found on steep slopes, especially at ecotones.	E	Unlikely – within range but no nearby records or appropriate habitat.
Lloyd's olive *Notelaea lloydii*	V, V	Lloyd's Olive is known from eight sites at five locations within south-east Queensland. The species occurs on undulating to hilly terrain either in moist gullies or on gentle to steep dry slopes. Lloyd's Olive is found in the ecotone between eucalypt open forests and vine thickets at 80-480 m above sea level (asl).	E	Unlikely – within range but no nearby records or appropriate habitat.
Cooneana Olive *Notelaea ipsviciensis*	CE, E	The Cooneana Olive survives as an understorey plant in degraded, eucalypt dominated dry sclerophyll vegetation communities. Soils in the area are of low fertility, depauperate and sandstone-based. This species prefers open woodland communities with open canopies. The known population is adjacent to subdivided, modified and developed land. The Cooneana Olive is known from three closely clustered sub-populations in the Ipswich area of Queensland.	E	Unlikely – within range but no nearby records or appropriate habitat.

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
Shiny-leaved Condoo *Planchonella eerwah*	E, E	The Shiny-leaved Condoo is restricted to three locations within south-east Queensland: Nambour-Maleny district, Beenleigh-Ormeau-Pimpama district and Ipswich-Beaudesert district. Grows in subtropical rainforest, dry rainforest and Hoop Pine (*Araucaria cunninghamii*) vine scrub.	E	Unlikely – no nearby records or appropriate habitat.
Scrub Turpentine *Rhodamnia rubescens*	CE, -	Populations and individuals of *R. rubescensare* often found in wet sclerophyll associations in rainforest transition zones and Creekside riparian vegetation. It commonly occurs in all rainforest subforms except cool temperate rainforest. The species occupies a range of volcanically derived and sedimentary soils and is also a common pioneer species in eucalypt forests. Suitable habitat is likely to occur in the following vegetation types: Subtropical Rainforests, Warm Temperate Rainforests, Littoral Rainforests, and Wet Sclerophyll Forests. It may also occur as a pioneer in adjacent areas of dry sclerophyll and grassy woodland associations		**Possible – nearby records and sub-optimal habitat available.**
Native Guava, *Rhodomyrtus psidioides*	CE, -	R. psidioides is known to occur in rainforest and adjoining margins of sclerophyll vegetation, often near creeks and drainage lines. The species has been described as a pioneer species in disturbed environments and is locally common in disturbed areas, such as regrowth and rainforest margins. Suitable habitat for R. psidioidesis likely to occur in the following vegetation types: Subtropical Rainforests, Warm Temperate Rainforests, Littoral Rainforests, and Wet Sclerophyll Forests		Unlikely – not within range and no nearby records or suitable habitat.
Quassia *Samadera bidwillii*	V, V	Quassia is endemic to Queensland and is currently known to occur in several localities between Scawfell	E	Unlikely – not within range and no nearby

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
		Island, near Mackay, and Goomboorian, north of Gympie. Quassia commonly occurs in lowland rainforest or on rainforest margins.		records or suitable habitat.
Austral Toadflax *Thesium australe*	V, V	Distribution is sporadic but widespread, occurring between the Bunya Mountains in south-east Queensland to north-east Victoria and as far inland as the southern, central and northern tablelands in New South Wales and the Toowoomba region. Austral Toadflax is semi-parasitic on roots of a range of grass species, notably Kangaroo Grass (*Themeda triandra*). It occurs in shrubland, grassland or woodland, often on damp sites.	E	Unlikely – within range but no nearby records or suitable habitat.

1 – CE – Critically endangered, E – Endangered, V – Vulnerable, NT – Near Threatened, R – Rare

2 – E – EPBC search results, W – Wildlife online

Source: Unless otherwise noted, information taken from DoE (2015) *Species Profile and Threats Database*. Australian Government.

5.3.4 Weed Species

The Australian Weeds Strategy provides a national framework for identifying priorities for weed management across the nation to assist in the reduction of detrimental impacts of weeds on agriculture and the environment. The goals of the strategy are to prevent the development of new weed problems; reduce the impact of existing weed problems of national significance; and provide the framework and capacity for ongoing management of weed problems of national significance. Under this strategy, 32 Weeds of National Significance (WONS) have been identified, based on their invasiveness and impact characteristics, potential and current area of spread, and the current primary industry, environmental and socio-economic impacts.

The Queensland *Biosecurity Act 2014* came into effect on 1 July 2016, replacing a number of separate pieces of legislation (including the *Lands Protection (Pest and Stockroute) Act 2002*) that were previously used to manage biosecurity. The *Biosecurity Act 2014* provides comprehensive biosecurity measures to safeguard Queensland's economy, agricultural and tourism industries, environment and way of life, from pests, disease and contaminants. All persons in Queensland have a 'general biosecurity obligation' under the Biosecurity Act 2014 to manage biosecurity risks that are under their control and that they know about, or should reasonably be expected to know about.

Under the Act 'prohibited matter' is listed in Schedule 1 and refers to biosecurity matter that is not currently found in Queensland, but would have a significant adverse impact on our health, way of life, the economy, and the environment if it entered the state. Restricted matter is listed in Schedule 2 of the Act and refers to biosecurity matter (including invasive plants) that are currently found in Queensland and that are known to have a significant impact on human health, social amenity, the economy or the environment. Specific actions

are required to limit the spread and impact of this matter by reducing, controlling or containing it. There are seven categories of restricted matter:

1. All people must take action to minimise the biosecurity risk posed. Must be reported to a Biosecurity Queensland inspector (by phoning 13 25 23) within 24 hours of becoming aware of its presence. Includes fire ants, electric ants, Asian honey bees, and certain animal diseases, aquatic diseases and pathogens.
2. Must be reported to a Biosecurity Queensland inspector (by phoning 13 25 23) within 24 hours of becoming aware of its presence. Includes noxious fish, weeds and pest animals such as spotted gar and red-eared slider turtle.
3. Distribution of this restricted matter is illegal. This means it must not be given as a gift, sold, traded or released into the environment unless the distribution or disposal is authorised in a regulation or under a permit. Includes weeds, pest animals and noxious fish (e.g. gambusia, dingoes, yellow crazy ants).
4. This restricted matter must not be moved to ensure that it does not spread into other areas of the state. Includes specific weeds, pest animals and noxious fish such as the bitou bush, feral pig or giant cichlid.
5. It is illegal to possess or keep this restricted matter, unless under a permit of the Biosecurity Act 2014 or another Act. Includes weeds, pest animals and noxious fish such as Mexican feather grass, rabbits and carp.
6. It is illegal to feed this category of restricted matter, unless feeding for the purpose of preparing for or undertaking a control program. Includes invasive animals such as feral deer, foxes, rabbits and wild dogs and noxious fish such as carp, gambusia and tilapia.
7. It is illegal to possess these noxious fish. The restricted matter must be killed and disposed of by burying the whole carcass in the ground above the high tide water mark or placing it in a waste disposal receptacle. Includes noxious fish such as carp, weatherloach, climbing perch, gambusia and tilapia.

The vegetation on the subject site is largely maintained in good condition within the house yard and there are few declared weeds here. The majority of declared and significant environmental weeds are restricted to the western boundary of the site, where there is remaining native vegetation and disused car bodies and trailers/containers. The most notable weed infestations are Mile-a-minute (**Ipomea cairica*), siratro (**Macroptilium atropurpureum*) and white glycine (**Neonotonia wightii*).

Weeds, their status as WONS and under the Queensland *Biosecurity Act 2014,* are noted in **Table 3**. It is noted that Category 1 and 2 plants and all WONS must be controlled on the subject site.

Table 3 Weed species present on the subject site

Weed species	Common Name	Status	WONS
**Ageratum houstonianum*	Blue Billygoat Weed		
**Baccharis halimifolia*	Groundsel bush	(C3)	WONS
**Bidens pilosa*	Cobblers Pegs		
**Chloris gayana*	Rhodes grass		
**Corymbia torrelliana*	Cadaghi		
**Crassocephalum crepidioides*	thickhead		
**Cynodon dactylon*	Green couch		
**Duranta erecta*	Sheena's gold		
**Emilia sonchifolia*	Purple tops		
**Gleditsia triacanthus*	Honey locust	(C3)	
**Ipomea cairica*	Mile-a-minute		WONS
**Macroptilium atropurpureum*	siratro		
**Mangifera indica*	mango		
**Melinis repens*	Natal grass		

Weed species	Common Name	Status	WONS
**Mimosa pudica*	Common sensitive plant		WONS
**Neonotonia wightii*	White glycine		
**Paspalum distichum*	Couch paspalum		
**Passiflora foetida*	Stinking passionfruit		WONS
**Passiflora suberosa*	Corky passion vine		
**Passiflora subpeltata*	White passionflower		WONS
**Ricinus communis*	Castor oil plant		
**Schinus terebinthifolius*	Broad-leaf pepper tree	(C3)	WONS
**Senna pendula var. glabrata*	Easter cassia		WONS
**Sphagneticola trilobata*	Singapore Daisy	(C3)	
**Syagrus romanzoffiana*	Cocos palm		

Legend

1. ncn indicates the species is not known by a common name.

2. Naturalised Exotic (*) flora species. C1 or C2 refers to Category 1 and 2 weeds that are listed under Queensland's *Biosecurity Act 2014.*

5.4 Fauna

The only fauna species observed opportunistically on site were common bird species adapted to living in urban areas (**Appendix D**). The following sections describe available habitat types and the potential of the site to support significant fauna species.

5.4.1 Habitat Types

There are two vegetation communities or habitat types on the subject site: scattered mature trees dominated by spotted gum most likely analogous with RE12.3.7 and open paddock. The majority of the subject site has been cleared and maintained and it lacks sufficient structure to provide good quality habitat, although there are some large trees that would be valuable for nesting and as a food resource.

Habitat features were recorded in each habitat type as outlined in Table **4**.

Table 4 Habitat types within the study area

Habitat and Description	Habitat features	Description
1. scattered mature trees dominated by spotted gum, most analogous with RE12.5.7	No trees with small (< 20 cm) hollows No trees with large (> 20 cm) hollows No trees with nests Scattered large logs (>50cm) Scattered small logs (10-50cm) Common leaf litter (10-20%) Common seeding grass cover (70%) Scattered fleshy fruiting plants (10%) Common nectar / pollen plants (50%) Common koala food trees (50%)	This habitat type makes up about 15% of the site. It is located on the western boundary of the subject site. The scattered gums may provide roosting and nesting opportunities for fauna tolerant of urban development, as well as a food source when flowering. The wattles provide a food source in winter.
2. open paddock	No trees with small (< 20 cm) hollows No trees with large (> 20 cm) hollows No trees with nests No large logs (>50cm) No small logs (10-50cm) Common leaf litter (10-20%) Scattered seeding grass cover (1-10%) Common fleshy fruiting plants (50%) Scattered nectar / pollen plants (10%) No koala food trees (0%)	This habitat type makes up about 85% of the subject site. It is largely a cleared open paddock with short grass and occasional exotic tree species with fleshy fruit. It may provide a supplementary food source for common birds and mammals (particularly possums).

5.4.2 Significant Fauna Species

Significant fauna species include threatened species defined under the EPBC Act and NC Act. EPBC searches (3 km) indicated a possible 32 threatened fauna species and 10 migratory terrestrial/wetland species potentially located on the subject site. Wildlife Online searches indicated an additional special least concern species (glossy ibis *Plegadis falcinellus*) within 1km of the subject site. A further 11 fauna species known to occur within 1-3km of the subject site (Wildlife Online 2025) are considered to be locally significant within Brisbane (BCC 2014) (**Appendix D**).

Significant fauna species potentially occurring on subject site are summarised in **Table 5**, but include: Diamond firetail (*Stagonopleura quttata*), Southern greater glider (*Petauroides volans volans*), koala (*Phascolarctos cinereus*) and Grey-headed flying fox (*Pteropus poliocephalus*). All exclusively marine/pelagic species and fish have been eliminated from these results due to the terrestrial nature of the site. For example, curlew sandpiper (*Calidris ferruginea*), Eastern curlew (*Numenius madagascariensis*) and black rock cod (*Epinephelus daemelii*).

Table 5 Significant fauna species potentially occurring on subject site

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
BIRDS				
Anthochaera phrygia regent honeyeater	CE, E	Mostly occur in dry Box-Ironbark eucalypt woodland and dry sclerophyll forest associations in areas of low to moderate relief, wherein they prefer moister, more fertile sites. Rare visitors to coastal swamp thickets.	E	Unlikely due to habitat requirements.
Botaurus poiciloptilus Australasian Bittern	E, -	In Queensland, it occurs in the far south-east; it has been reported north to Baralaba and west to Wyandra. Possibly survives only in protected areas such as the Cooloola and Fraser regions. Favours wetlands with tall, dense vegetation, where it forages in still, shallow water up to 0.3 m deep.	E	Unlikely due to habitat requirements.
Calyptorhynchus lathami lathami South-eastern Glossy Black Cockatoo	V, V	South-eastern glossy black cockatoos are uncommon but widespread. They can be found from Mitchell, Queensland, through eastern New South Wales to East Gippsland, Victoria. South-eastern glossy black cockatoos feed almost exclusively on the seeds of she-oaks (*Allocasuarina spp*. and *Casuarina spp*.), usually relying on one or two species within a region. Alongside the already narrow dietary requirement, the birds also show strong preference to individual feed trees and will not feed on many other proximate trees of the same tree species.	E	Unlikely due to the absence of feed trees.
Climacteris picumnus victoriae brown treecreeper	V, V	Brown treecreepers (south-eastern) are endemic to south-eastern Australia from the Grampians in western Victoria, through central New South Wales to the Bunya Mountains in Queensland and from the coast	E	Unlikely due to habitat requirements.

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
		to the inland slopes of Great Dividing Range. They occupy dry open eucalypt forests and woodlands. The subspecies mainly inhabits woodlands dominated by stringybarks or other rough-barked eucalypts, usually with an open grassy understorey, sometimes with one or more shrub species.		
Cyclopsitta diophthalma coxeni Coxen's Fig-parrot	CE, CE	Only known in the wild from a low number of reliable records in Queensland and New South Wales. recorded between Rockhampton in central Queensland to the Richmond River in north-eastern New South Wales, and west to the Bunya Mountains, Main Ranges, Richmond Range and Koreelah Range. The primary habitat is lowland subtropical rainforest, dry rainforest, littoral and developing littoral rainforest, sub-littoral mixed scrub, riparian corridors in woodland, open woodland and across cleared land, and urbanised and agricultural areas with fig trees *Ficus spp*.	E	Unlikely due to habitat requirements.
Erythrotriorchis radiatus Red goshawk	V, E	A mix of vegetation types with its habitat including tall open forest, woodland, lightly treed savannah and the edge of rainforest.	E	Unlikely due to habitat requirements.
Falco hypoleucos Grey Falcon	V, V	The species occurs in arid and semi-arid Australia. It is mainly found where annual rainfall is less than 500 mm, except when wet years are followed by drought, when the species might become marginally more widespread, although it is essentially confined to the arid and semi-arid zones at all times.	E	Unlikely due to habitat requirements.
Gallinago hardwickii Latham's Snipe	V, V	Latham's snipe is a non-breeding visitor to south-eastern Australia and is a passage migrant through northern Australia. The species has been recorded along the east coast of Australia from Cape York Peninsula through to south-eastern South Australia. The range extends inland over the eastern tablelands in south-eastern Queensland, and occasionally from Rockhampton in the north, and west of the Great Dividing Range in New South Wales. Latham's snipe feed in soft mudflats or shallow water. They shelter during the day in small wetlands including urban water bodies, saltmarshes, as well as creek edges, where there is adequate shallow flooded or inundated substrate. They also use crops and pasture. They mostly are	E	Unlikely due to habitat requirements.

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
		found among dense cover comprising sedges, grasses, lignum, reeds, and rushes.		
Geophaps scripta scripta squatter pigeon	V, V	Inhabits grassed woodlands, watercourses and riverplains, prefers to be near water bodies.	E	Unlikely due to habitat requirements.
Grantiella picta Painted Honeyeater	V, V	Its diet mainly consists of mistletoe fruits, but also includes nectar (from flowering mistletoe, eucalypts and possibly banksias) and arthropods. The species inhabits mistletoes in eucalypt forests/woodlands, riparian woodlands of black box and river red gum, box-ironbark-yellow gum woodlands, acacia-dominated woodlands, paperbarks, casuarinas, callitris, and trees on farmland or gardens. The species prefers woodlands which contain a higher number of mature trees, as these host more mistletoes. It is more common in wider blocks of remnant woodland than in narrower strips, although it breeds in quite narrow roadside strips if ample mistletoe fruit is available.	E	Unlikely due to absence of mistletoes on site requirements.
Hirundapus caudacutus, White-throated Needletail	V, V	Although they occur over most types of habitat, they are probably recorded most often above wooded areas, including open forest and rainforest, and may also fly between trees or in clearings, below the canopy, but they are less commonly recorded flying above woodland. They also commonly occur over heathland, but less often over treeless areas, such as grassland or swamps. When flying above farmland, they are more often recorded above partly cleared pasture, plantations or remnant vegetation at the edge of paddocks. In coastal areas, they are sometimes seen flying over sandy beaches or mudflats, and often around coastal cliffs and other areas with prominent updraughts, such as ridges and sand-dunes.	E	Unlikely due to habitat requirements
Lathamus discolor Swift Parrot	CE, E	Migrates from its Tasmanian breeding grounds to overwinter in the box-ironbark forests and woodlands of Victoria, New South Wales and southern Queensland. In SEQ Narrow-leaved Red Ironbark (*E. crebra*), Forest Red Gum forests and Yellow Box forest are utilized.	E	Unlikely due to habitat requirements

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
Neophema chrysostoma Blue-winged parrot	V, V	Blue-winged parrots breed on mainland Australia south of the Great Dividing Range in southern Victoria from Port Albert in Gippsland west to Nelson, and sometimes in the far south-east of South Australia, and the north-western, central and eastern parts of Tasmania. During the non-breeding period, from autumn to early spring, birds are recorded from northern Victoria, eastern South Australia, south-western Queensland and western New South Wales. They tend to favour grasslands and grassy woodlands and are often found near wetlands both near the coast and in semi-arid zones. The species can also be seen in altered environments such as airfields, golf-courses and paddocks.	E	Unlikely due to range.
Rostratula australis Australian painted snipe	E, V	Recorded at wetlands in all states of Australia, mostly on the east coast. Inhabits shallow terrestrial freshwater (occasionally brackish) wetlands, including temporary and permanent lakes, swamps and claypans. They also use inundated or waterlogged grassland or saltmarsh, dams, rice crops, sewage farms and bore drains. Typical sites include those with rank emergent tussocks of grass, sedges, rushes or reeds, or samphire; often with scattered clumps of lignum Muehlenbeckia or canegrass or sometimes tea-tree (Melaleuca).	E	Unlikely – within range but no habitat.
Stagonopleura guttata Diamond firetail	V, V	Diamond firetails occur on the south-east mainland of Australia from south-east Queensland to Eyre Peninsula, South Australia, and about 300 km inland from the sea. Diamond firetails occur in eucalypt, acacia or casuarina woodlands, open forests and other lightly timbered habitats, including farmland and grassland with scattered trees. They prefer areas with relatively low tree density, few large logs, and little litter cover but high grass cover.	E	**Possible – no nearby records and sub-optimal habitat.**
Turnix melanogaster Black-breasted button quail	V, V	In Queensland extends from near Byfield in the north, south to the New South Wales border and westwards to Palm Grove National Park and Barakula State Forest. They prefer drier low closed forests, particularly semi-evergreen vine thicket, low microphyll vine forest, araucarian microphyll vine forest and araucarian notophyll vine forest.	E	Unlikely – no habitat on site.

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
FROGS				
Mixophyes fleayi Fleay's frog	E, E	Patchily distributed in montane areas in far south-east Queensland and far north-east New South Wales (NSW). The species has been recorded from the Conondale Range, Queensland (40 km inland from the Sunshine Coast) to Yabbra National Park, NSW (110 km inland from Byron Bay). inhabiting montane rainforest and adjoining wet sclerophyll forest habitat. This species mostly occurs at higher altitudes (above 400 m) but has been found at elevations ranging from 100–1000 m.	E	Unlikely due to habitat requirements
INSECTS				
Argynnis hyperbius inconstans Australian fritillary	CE, E	Recorded in scattered locations across south-eastern Queensland and north-eastern New South Wales. The subspecies appears to have had a core distribution between Gympie in Queensland and Port Macquarie in NSW. The Australian fritillary is restricted to areas where its larval food plant, Viola betonicifolia (the arrowhead violet), occurs. The Australian fritillary usually occurs around river estuaries or open, swampy coastal regions.	E	Unlikely due to habitat requirements
MAMMALS				
Chalinolobus dwyeri large-eared pied bat	E, E	Patchily distributed in central-eastern New South Wales (NSW) and south-eastern and central Queensland (Qld), from the area bounded by Shoalwater Bay north of Rockhampton (Qld), south to Ulladulla, NSW. usually found in areas with cliffs, escarpments or rocky outcrops for roosting (typically sandstone but also rhyolite), although the presence of suitable caves, overhangs and cracks is likely more important than the precise geology. This roosting habitat is in close association with foraging habitat. The large-eared pied bat has been recorded foraging in fertile valleys and plains, as well as areas with moderately tall to taller trees in woodland along watercourses.	E	Unlikely due to habitat requirements
Dasyurus hallucatus northern quoll	E, -	Historically, the Northern Quoll was common across northern Australia occurring almost continuously from the Pilbara, Western Australia to near Brisbane, Queensland. The species' preferred habitat consists of rocky escarpment, open forest and open woodland.	E	Unlikely due to habitat requirements

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
		A 75% reduction in the Northern Quoll's range between 1900-1990 has been suggested such that, during this time, the Northern Quoll has been reduced to six major geographical centres: Drummond Range, central Queensland; wet tropics Northern Queensland; northern Cape York Peninsula; northern and western Top End, Northern Territory; north Kimberley and Pilbara, Western Australia.		
Dasyurus maculatus spot-tailed quoll	E, E	The Spotted-tailed Quoll (southeastern mainland population)) occurs in eastern Australia from south-eastern Queensland to western Victoria. Populations are now fragmented and isolated and estimates of the decline range from 50–90 percent for the mainland. The Spotted-tailed Quoll is a mainly forest dependent species but occurs in a variety of habitats including closed forests (including temperate and sub-tropical rainforest), tall eucalypt forests, open woodlands, open forests, drier rainshadow woodlands and coastal heathlands.	E	Unlikely due to habitat requirements
Macroderma gigas ghost bat	V, E	The species' current range is discontinuous, with geographically disjunct colonies occurring in the Pilbara, Kimberley (including several islands), northern Northern Territory (including Groote Eylandt), the Gulf of Carpentaria, coastal and near coastal eastern Queensland from Cape York to near Rockhampton, and western Queensland. They currently occupy habitats ranging from the arid Pilbara to tropical savanna woodlands and rainforests. During the daytime they roost in caves, rock crevices and old mines. Roost sites used permanently are generally deep natural caves or disused mines with a relatively stable temperature of 23°−28°C and a moderate to high relative humidity of 50−100 percent.	E	Unlikely due to habitat requirements
Petauroides volans volans Southern greater glider	E, E	Wide range of habitats including tall open woodland, eucalypt forests and low woodlands. They do not occur in rainforests. It is typically found in highest abundance in taller, montane, moist eucalypt forests with relatively old trees and abundant hollows. Within a forest of suitable habitat, they prefer overstorey basal areas in old-growth tree stands	E, W	**Possible - records nearby, but habitat too disturbed and no large hollows.**

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
Petaurus australis australis yellow-bellied glider	V, V	The yellow-bellied glider (south-eastern) is found at altitudes ranging from sea level to 1400 m above sea level and has a widespread but patchy distribution from south-eastern Queensland (Qld) to far south-eastern SA, near the SA-Vic border .The yellow-bellied glider (south-eastern) occurs in eucalypt-dominated woodlands and forests, including both wet and dry sclerophyll forests. Abundance is highly dependent on habitat suitability, which is in turn determined by forest age and floristics. The subspecies shows a preference for large patches of mature old growth forest that provide suitable trees for foraging and shelter.	E	Unlikely due to habitat requirements
Phascolarctos cinereus *Koala*	V, V	Eucalypt woodlands and forests. Moves through urban and rural areas where food trees are present.	E	**Possible – within range, preferred koala food trees on site but no nearby records.**
Potorous tridactylus tridactylus long-nosed potoroo	V, V	In Queensland, a few populations of the northern long-nosed potoroo exist in lowland heath and coastal habitats (Wide Bay Military Reserve in Tin Can Bay and nearby K'gari (Fraser Island).	E	Unlikely due to habitat requirements
Pseudomys novaehollandiae New Holland Mouse	V, V	The New Holland Mouse has a fragmented distribution across Tasmania, Victoria, NSW and Queensland. The species is now largely restricted to the coast of central and northern NSW, with one inland occurrence near Parkes. The New Holland Mouse has been found from coastal areas and up to 100 km inland on sandstone country. Soil type may be an important indicator of suitability of habitat for the New Holland Mouse, with deeper top soils and softer substrates being preferred for digging burrows. Prefers high grain areas - open heathland, open woodland with a heathland understorey and vegetated sand dunes.	E	Unlikely due to range and habitat requirements
Pteropus poliocephalus Grey-headed flying fox	V, V	Utilises rainforests, open forests, closed and open woodlands, Melaleuca swamps and Banksia woodlands.	E, W	**Likely – fly-over and occasional feeding on site. Records nearby.**

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
REPTILES				
Coeranoscincus reticulatus three-toed snake-tooth skink	V, -	The Three-toed Snake-tooth Skink occurs on the coast and in the ranges from the Macleay Valley in NSW to Cooloola in south-eastern Queensland. The Three-toed Snake-tooth Skink is known to inhabit rainforest and occasionally moist eucalypt forest, on loamy or sandy soils.	E	Unlikely due to habitat requirements
Delma torquata collared delma	V, V	The Collared Delma is known from the western suburbs of Brisbane, Queensland, and the following sites: Bunya Mountains, Blackdown Tableland National Park (NP), Bullyard Conservation Park, D'Aguilar Range NP, Expedition NP, Naumgna and Lockyer Forest Reserves, Western Creek near Millmerran and the Toowoomba Range. The Collared Delma occurs within the South East Queensland, Condamine, Burnett Mary and Fitzroy (Queensland) Natural Resource Management regions. The Collared Delma normally inhabits eucalypt dominated woodland and open forest where it is associated with suitable micro-habitats (exposed rocky outcrops). The ground cover is predominantly native grasses.	E	Unlikely due to habitat requirements
Furina dunmalli Dunmall's snake	V, V	Dunmall's Snake is found in central and south-central and may potentially extend into inland north-eastern New South Wales. In Queensland, its range extends from Yeppoon and the Expedition Range in the north, to Oakey, Glenmorgan and Inglewood in the south. Most locality records are from between 200 and 500 metres above sea level. Dunmall's Snake is found in open forest, particularly brigalow Acacia harpophylla forest and woodland growing on floodplains of deep-cracking black clay and clay loam soils.	E	Unlikely due to habitat requirements
Hemiaspis damelii grey snake	E, E	In Queensland, the grey snake has a broader and more dispersed distribution, with most records along the Macintyre and Condamine Rivers and associated floodplains of the southern Brigalow Belt from Goondiwindi and Dalby west to Glenmorgan, on the Darling Downs and western Lockyer Valley, near Rockhampton on the central Queensland coast, and on the Darling Riverine Plains near Currawinya in south-western	E	Unlikely due to habitat requirements

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
		Queensland. Habitat is Brigalow Acacia harpophylla and Belah Casuarina cristata woodlands on heavy, dark brown to black cracking clay soils, particularly in association with water bodies, areas with small gullies and ditches, and floodplain environments where the species shelters beneath logs, rocks and soil cracks.		
MIGRATORY/MARINE				
Anseranas semipalmata magpie goose	Ma	The Magpie Goose is still relatively common in the Australian northern tropics, but had disappeared from south-east Australia by 1920 due to drainage and overgrazing of reed swamps used for breeding. Mainly found in shallow wetlands (less than 1 m deep) with dense growth of rushes or sedges.	E	Unlikely due to habitat requirements – no wetland.
Apus pacificus Fork-tailed swift	M, Ma	It breeds in eastern Asia. It is strongly migratory, spending the northern hemisphere's winter in Southeast Asia and Australia. A mainly aerial species, this swift is not limited to particular land habitats or climatic zones.	E	Unlikely – no habitat on site. Aerial species.
Bubulcus ibis cattle egret	Ma	The Cattle Egret is widespread and common according to migration movements and breeding localities surveys. Two major distributions have been located; from north-east Western Australia to the Top End of the Northern Territory and around south-east Australia. In Australia the principal breeding sites are the central east coast from about Newcastle to Bundaberg. It also breeds in major inland wetlands in north NSW. There are also isolated minor colonies recorded elsewhere, particularly from Ayr to Rockhampton in Queensland. Occurs in tropical and temperate grasslands, wooded lands and terrestrial wetlands. High numbers have been observed in moist, low-lying poorly drained pastures with an abundance of high grass; it avoids low grass pastures.	E	Unlikely due to habitat requirements – no wetland.
Cuculus optatus oriental cuckoo	M	It breeds across much of Russia west to the Komi Republic with occasional records as far west as Saint Petersburg. It also breeds in northern Kazakhstan, Mongolia, northern China, Korea and Japan. The exact extent of its wintering range is uncertain due to its secretive habits and the difficulty of	E	Unlikely due to habitat requirements – no wetland.

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
		separating it from the Himalayan cuckoo and other similar species. It is believed to include the Malay Peninsula, Indonesia, the Philippines, New Guinea, western Micronesia, the Solomon Islands and northern and eastern Australia with occasional birds reaching New Zealand.		
Merops ornatus rainbow bee eater	Ma	The Rainbow Bee-eater is distributed across much of mainland Australia, and occurs on several near-shore islands. The Rainbow Bee-eater occurs mainly in open forests and woodlands, shrublands, and in various cleared or semi-cleared habitats, including farmland and areas of human habitation. It usually occurs in open, cleared or lightly-timbered areas that are often, but not always, located in close proximity to permanent water.	E	Unlikely due to habitat requirements – no wetland or waterway.
Monarcha melanopsis black-faced monarch	Ma	In Queensland, it is widespread from the islands of the Torres Strait and on Cape York Peninsula, south along the coasts (occasionally including offshore islands) and the eastern slopes of the Great Divide, to the New South Wales border. The species also occasionally occurs further inland, for example, at Forty Mile Scrub, and Eight Mile Plains. Occurs in rainforest ecosystems, including semi-deciduous vine-thickets, complex notophyll vine-forest, tropical (mesophyll) rainforest, subtropical (notophyll) rainforest, mesophyll (broadleaf) thicket/shrubland, warm temperate rainforest, dry (monsoon) rainforest and (occasionally) cool temperate rainforest and regrowth.	E	Unlikely due to habitat requirements.
Motacilla flava yellow wagtail	M, Ma	This species breeds in much of temperate Europe and Asia. Most populations are migratory, moving south to tropical Africa and southern Asia for the winter. This insectivorous bird inhabits open country near water, such as wet meadows. It nests in tussocks.	E	Unlikely due to habitat requirements – no wetland.
Myiagra cyanoleuca satin flycatcher	Ma	In Queensland, it is widespread but scattered in the east, being recorded on passage on a few islands in the western Torres Strait. It is patchily recorded on Cape York Peninsula, from the Cape south to a line between Aurukun and Coen. The species is more widespread farther south, though still scattered, from Musgrave Station south to c.	E	Unlikely due to habitat requirements – no wetland.

Species	Status[1] (EPBC Act, NC Act)	Habitat	Search result[2]	Likelihood
		24° S, mostly in coastal areas, but also on the Great Divide, and occasionally further west. Satin Flycatchers are widespread in south-eastern Queensland, in the area from Fraser Island, west to Goombi and south to the NSW border. Satin Flycatchers inhabit heavily vegetated gullies in eucalypt-dominated forests and taller woodlands, and on migration, occur in coastal forests, woodlands, mangroves and drier woodlands and open forests – often near waterways or wetlands.		
Rhipidura rufifrons Rufous fantail	M, SL	Breeding migrant October to April, mostly coastward of the Great Dividing Range. Wetlands, mangroves and watercourses (Pizzey & Knight 2000).	E	Unlikely due to habitat requirements – no wetland.
Symposiachrus trivirgatus spectacled monarch	Ma	The Spectacled Monarch is found in coastal north-eastern and eastern Australia, including coastal islands, from Cape York, Queensland to Port Stephens, New South Wales. It is much less common in the south. Prefers thick understorey in rainforests, wet gullies and waterside vegetation, as well as mangroves.	E	Unlikely due to habitat requirements

1 – E – Endangered, V – Vulnerable, NT – Near Threatened, SL – Special Least Concern, M – Migratory, Ma - Marine

2 – E – EPBC search results, W – Wildlife online

Source: Unless otherwise noted, information taken from DEE (2018) Species Profile and Threats Database. Australian Government.

6 Potential Impacts

The site covers an area of 5,521 m^2 and is described as Lot 9 on RP84473. The site is zoned 'low density residential' and 'emerging community' and is within the Darra-Oxley Neighbourhood Plan – Portal Street Precinct in the BCC Planning Scheme v32 (City Plan 2014) and the 'urban footprint' of South-East Queensland Regional Plan 2017. The subject site is mostly cleared and contains one dwelling house with a market garden at the front of the property and a small, dilapidated house and shed in the middle of the property. The rear of the subject site has been used for the storage of trucks, trailers and other vehicles. The vegetation on the site is heavily disturbed. At least 80-90% of the site is cleared for a large house yard. The native vegetation is restricted to the rear (west) of the subject site and consists of scattered mature trees with an over-grown grassy/weedy understorey.

The development will result in a total footprint of 4,677 m^2 (the whole site minus 844m^2 for the environmental covenant) (**Figure 6**). The development footprint is contained within the low-density residential zone and emerging communities zone on the subject site. There is no incursion into the area of High Ecological Significance Strategic (HESS) by either construction or earthworks. An allowance for the retention of all extant remnant trees in the west of the site has been made by the location of an environmental covenant area on Lot 305. This area will be subject to a rehabilitation plan. A fencing covenant will also be placed over Lot 305 such that any fencing on the north, south and west boundaries of the covenant area will be wildlife friendly. All the components of the development have been considered in the assessment of potential ecological impacts, which have been categorised as follows:

- Removal of native vegetation and habitat loss;
- Potential impacts to fauna species;
- Potential impacts to the connectivity; and
- Increase in weed abundance.

6.1 Removal of Native Vegetation and Habitat Loss

A total of 15 native trees over 10cm DBH and/or 4m height have been mapped within the western part of the subject site (another 4 trees were mapped on the boundary of adjacent properties). The majority of these trees coincide with the High Ecological Significance Strategic (HESS) area mapped by BCC. None of the extant remnant trees will be removed in the HESS area as a result of the development. Noting the removal of the proposed concrete drain along the edge of the HESS area (from previous iterations of the development layout) and alternative methods for managing stormwater.

The development does not attract offsets for MSES under the *Environmental Offsets Act 2014 (EOA), Environmental Offsets Regulation 2014 (EOR)* and the *Queensland Environmental Offsets Policy (QEOP)*. Offsets for clearing of vegetation within the HES strategic area are required by the BCC City Plan v32 2014 Offsets Planning Scheme Policy, however, all previously proposed tree removal has been amended. Further, it is noted in the Information Request (IR) (Item 3.c) from BCC dated 19 August 2025 that rehabilitation works in the proposed Environmental Covenant Area will negate the need to provide environmental offsets for the development.

6.2 Impacts to Fauna Species

State mapping indicates that there are no MSES on the subject site including wildlife habitat for threatened species or special least concern species and essential habitat. At a State level, the site is mapped as non-remnant and is not recognised as koala habitat. At a local level, the native vegetation on the western boundary (within the mapped HESS area) does provide some basic habitat and food resources for species that are commonly associated with residential areas – such as possums and avifauna. The analysis of significant fauna with potential to utilise the subject site (**Section 5.4.2**), such as Diamond firetail

(*Stagonopleura quttata*), Southern greater glider (*Petauroides volans volans*), koala (*Phascolarctos cinereus*) and Grey-headed flying fox (*Pteropus poliocephalus*) does place some value on koala food trees, flowering gums and dense grass cover found in the mapped HESS area, however it is unlikely that these significant fauna species frequently use the site based on the evidence collected.

The development design has ensured that the mapped HESS area on the subject site will be retained and enhanced through weed management and natural regeneration. This area connects to larger areas of habitat to the south, west and north and will ensure that a linkage is maintained on the subject site. This will result in a net gain in habitat values on the subject site and a positive effect on fauna species.

6.3 Impacts to Connectivity

State mapping indicates that there are no MSES on the subject site including wildlife habitat for threatened species or special least concern species and essential habitat. At a State level, the site is mapped as non-remnant and is not recognised as koala habitat. Further there are no State recognised biodiversity corridors mapped over the subject site. At a local level, the native vegetation on the western boundary (within the mapped HESS area) does provide some basic habitat and connectivity / movement opportunities for native fauna. The HESS area on the subject site contributes to connecting areas of remnant vegetation to the north (Rikki Bailey Park on Valance Street) and east along Oxley Creek (including Cliveden Avenue Reserve) and it's tributaries (including Tom O'Neill Park) (**Figure 3**).

The development design has ensured that the mapped HESS area on the subject site will be retained and enhanced through weed management and natural regeneration. This area connects to larger areas of habitat to the south, west and north and will ensure that a linkage is maintained on the subject site. There is no incursion into the area of High Ecological Significance Strategic (HESS) by either construction or earthworks. An allowance for the retention of all extant remnant trees in the west of the site has been made by the location of an environmental covenant area on Lot 305. This area will be subject to a rehabilitation plan. A fencing covenant will also be placed over Lot 305 such that any fencing on the north, south and west boundaries of the covenant area will be wildlife friendly (post and wire with minimum 30cm gap between strands in accordance with BCC Wildlife Movement Fencing Guidelines (BCC 2023)). The development will preserve and enhance the wildlife movement opportunities currently offered on the subject site.

6.4 Increase in Weed Abundance

The vegetation on the subject site is largely maintained in good condition within the house yard and there are few declared weeds here. The majority of declared and significant environmental weeds are restricted to the western boundary of the site, where there is remaining native vegetation and disused car bodies and trailers/containers. The most notable weed infestations are Mile-a-minute (**Ipomea cairica*), siratro (**Macroptilium atropurpureum*) and white glycine (**Neonotonia wightii*). Weeds will be removed from the subject site during construction works. Weed species respond to disturbance, and after clearing it is likely that the weeds will regenerate quickly from the soil seed bank in areas left as bare soil. Without appropriate on-site management before and after clearing, the weeds on the subject site are likely to increase in abundance and density.

Under the proposed development the abundance of weeds within the mapped HESS area will be reduced as management of Category 3 restricted species (*Biosecurity Act 2014*) will be undertaken to comply with the General Biosecurity Obligations (GBO's) under the Act. Under the *Biosecurity Act 2014*, individuals and organisations have legal responsibility for managing biosecurity risks and taking all reasonable steps to ensure pests, disease or contaminants are not spread. Weed management (particularly of Mile-a-minute, siratro and white glycine) and regeneration within the HESS area will also improve the condition of the subject site and reduce weed spread.

Figure 6 : Development Impacts

7 Mitigation Measures

The development application will involve the creation of an additional 5 lots (creating 6 lots in total) on the subject site. There will be one large lot (>1,200 m^2) with road frontage to retain the existing brick house and two smaller lots (> 400 m^2) located on an access road that traverses the southern boundary before heading north and providing access to another three lots in the western extent of the subject site within the area zoned as 'emerging communities'. These rear allotments will have a developable area of around 360 m^2 each. The mapped HESS area in the west of the subject site will be retained in an environmental covenant area to be rehabilitated, within Lot 305 (making this lot >1,200 m^2). The plan of development (including earthworks and services) appears in **Appendix A**.

The following measures have been taken to firstly avoid and minimise the impact on the subject site:

- Location of development footprint within the existing area of disturbance and consistent with low residential and emerging communities zoning;
- Small scale of development to allow for the retention of the area of high ecological value (HESS area) on the subject site within an environmental covenant area;
- Restriction of development on rear allotments (Lots 303-305) to avoid impacts to the HESS area and protection of HESS within a single covenant area to prevent fragmentation and maintain wildlife connectivity values in the west of the site;
- A rehabilitation program including rubbish removal, weed management and natural regeneration in the HESS area to enhance it's ecological value;
- Fencing covenant precluding boundary fences associated with the covenant area; and
- Retention of all extant remnant native trees on the subject site.

Despite these measures, the following impacts have been identified as a potential risk for the project (**Section 6**), as well as opportunities for improvement of ecological values:

- Removal of native vegetation and habitat loss;
- Potential impacts to fauna species;
- Potential increase in weed abundance; and
- Potential impacts to connectivity.

These impacts have been addressed with targeted mitigation measures that are set out in the Flora and Fauna Management Plan in **Table 6**. It is noted in the Information Request (IR) (Item 3.c) from BCC dated 19 August 2025 that rehabilitation works in the proposed Environmental Covenant Area will negate the need to provide environmental offsets for the development. A Concept Rehabilitation Plan for the proposed Environmental Covenant Area has been prepared for the DA in response to the Information Request (IR) issued by BCC on 19 August 2025.

Table 6 Flora and Fauna Management Plan

	Mitigation		
Impact	**Planning & Design**	**Construction**	**Operation**

6.1 Removal of native vegetation	• Clearing is restricted to the development footprint only (including necessary earthworks and sewer and stormwater).
	• Retention of scattered canopy trees in areas not required for construction or operation of the development (as indicated in **Figure 6**).
	• Clearing to be managed as per a Vegetation Management Plan and any necessary Operational Works Permits.
	• Placement of Environmental Covenant Area on title of Lot 305 to protect HESS area.
	• Placement of fencing covenants (detailing wildlife friendly fences and restrictions on clearing) on title of Lot 305 to protect HESS area.
	• Development of Rehabilitation Management Plan to manage retained vegetation within the Environmental Covenant Area (**Figure 6**), as follows:
	  ○ Describe weed management within retained HESS area;
	  ○ Describe rehabilitation of retained HESS area and natural regeneration of RE12.5.7.
		• Delineate the site access, construction zone and lay down areas with exclusion fencing.
		• Clearing to remain within the limits of construction identified in final plans and by the exclusion fencing.
		• The establishment of a tree protection zone on trees to be retained in the development - in accordance with AS 4970-2009 Protection of trees on development sites is advisable. The tree protection zone is a combination of the root area and crown area requiring protection, to be isolated from construction disturbance so that the tree remains viable.
		• Use areas designated for clearing for 'lay down' areas for construction materials or machinery to avoid additional clearing.
		• Trees with branches overhanging the development area, that are deemed to be dangerous can be trimmed (ensuring no fatal damage to the tree).
		• Felling of trees away from retained vegetation, to avoid unnecessary damage.
		• Salvage of any hollow logs for habitat enrichment in HESS area.
			• Undertake clearing as per the Vegetation Management Plan.
			• Implementation of rehabilitation within HESS area, including weed management and natural regeneration, in accordance with the Rehabilitation Management Plan.

	Mitigation		
Impact	**Planning & Design**	**Construction**	**Operation**
		• Cleared native vegetation to be mulched, and used in landscaping or rehabilitation. • Induction of on-site staff to ensure familiarity with conditions in this management plan. • Clearing is to utilise appropriate machinery and equipment, considering the access available and area to work within. Smaller machinery is more appropriate in sensitive areas. The use of a bulldozer is not appropriate.	
6.2 Potential impacts to fauna species	• Retention and rehabilitation of vegetation within the HESS areas, as per a Rehabilitation Management Plan. • Clearing is restricted to the development footprint only (including necessary earthworks and sewer and stormwater). • Retention of scattered canopy trees in areas not required for construction or operation of the development (as indicated in **Figure 6**). • Placement of Environmental Covenant Area on title of Lot 305 to protect HESS area. • Placement of fencing covenants (detailing wildlife friendly fences and	• Clearing to be guided by a licensed spotter catcher. This person shall hold a current Damage Mitigation Permit (Removal and Relocation of Wildlife) from DES. • Spotter catcher will submit a Fauna Management Plan after initial site-inspection and prior to clearing. The plan must include koala management. • The spotter catcher will be present for all clearing activities. • Trees that cannot be checked and are suspected of containing wildlife are to be removed by a vertical tree grab attachment on an excavator. • Where large trees are too large for a vertical tree grab and have been	• Outside lighting to consider requirements of AS4282-1997 and direct light away from HESS areas. • Undertake clearing as per the Vegetation Management Plan. • Undertake rehabilitation as per the Rehabilitation Management Plan.

	Mitigation		
Impact	**Planning & Design**	**Construction**	**Operation**
	restrictions on clearing) on title of Lot 305 to protect HESS area. • Clearing to be managed as per a Vegetation Management Plan and any necessary Operational Works Permits. • Clearing is to occur in two stages and commence in the area closest to Portal Street.	identified, an elevated work platform or cherry picker should be used in conjunction with a chainsaw operator.	
6.3 Potential impacts to connectivity	• Restrict all clearing to the nominated development footprint. The location and size of the footprint has been carefully considered to avoid impacts on wildlife connectivity and the HESS area. • Placement of Environmental Covenant Area on title of Lot 305 to protect HESS area. • Placement of fencing covenants (detailing wildlife friendly fences and restrictions on clearing) on title of Lot 305 to protect HESS area. • Development of Rehabilitation Management Plan to manage retained vegetation within the HESS area on site (**Figure 6**), as follows: ○ Describe weed management within retained HESS area; ○ Describe rehabilitation of retained HESS area and natural regeneration of RE12.5.7.	• Delineate the site access, construction zone and lay down areas with exclusion fencing. • Clearing to remain within the limits of construction identified in final plans and by the exclusion fencing.	• Undertake clearing as per the Vegetation Management Plan. • Implementation of rehabilitation within HESS area, including weed management and natural regeneration, in accordance with the Rehabilitation Management Plan.

	Mitigation		
Impact	**Planning & Design**	**Construction**	**Operation**
6.4 Increase in weed abundance	• Development design includes removal of all exotic tree species and exotic species within landscaped areas. • Weeds within the HESS area will be managed in accordance with the Rehabilitation Management Plan.	• Spot treatment of weeds within the development footprint prior to construction start. Hand-pulling or poisoning is recommended before the introduction of clearing machinery. • Vehicle wash-down certificates are required for vehicles entering site and must be kept valid for the period they are on site. • Clearing is preferably undertaken at a time when there is no / very little reproductive material on weeds (i.e. winter or early spring). • No mulching of weed material. Weed material is to be removed from site and disposed of in an appropriate facility. • Any fill imported to site must be certified as 'clean fill'.	• Implement weed management within the waterway corridor area, in accordance with the Rehabilitation Management Plan. • Manual removal of small weeds is recommended. • Spraying of larger infestations may be necessary in some circumstances and should be undertaken as outlined on the Queensland Biosecurity website: https://www.business.qld.gov.au/industries/farms-fishing-forestry/agriculture/land-management/health-pests-weeds-diseases/weeds-diseases/invasive-plants/restricted

8 Conclusions

The development application will involve the creation of an additional 5 lots (creating 6 lots in total) on the subject site. There will be one large lot (>1,200 m^2) with road frontage to retain the existing brick house and two smaller lots (> 400 m^2) located on an access road that traverses the southern boundary before heading north and providing access to another three lots in the western extent of the subject site within the area zoned as 'emerging communities'. These rear allotments will have a developable area of around 360 m^2 each. The mapped HESS area in the west of the subject site will be retained in an environmental covenant area to be rehabilitated, within Lot 305 (making this lot >1,200 m^2). The plan of development (including earthworks and services) appears in **Appendix A**.

An assessment of the environmental values associated with the site has been undertaken in accordance with the BCC Biodiversity Areas PSP. The subject site is mostly cleared and contains one large dwelling house with a market garden at the front of the property and a small, dilapidated house and shed in the middle of the property. The rear of the subject site has been used for the storage of trucks, trailers and other vehicles. The native vegetation is restricted to the rear (west) of the subject site and consists of scattered mature trees with an over-grown grassy/weedy understorey. State mapping indicates that there are no Matters of State Environmental Significance (MSES) on the subject site. The site is not mapped as containing any Regulated Vegetation under the *Vegetation Management Act 1999*. With respect to Matters of Local Environmental Significance (MLES), the site is affected by the Biodiversity Areas trigger overlay mapping in BCC City Plan v32 (2014), containing areas of High Ecological Significance strategic (HESS) mapped at the rear (west boundary) of the site. This area has been mapped for it's potential value as a wildlife corridor connecting areas of remnant vegetation to the north (Rikki Bailey Park on Valance Street) and east along Oxley Creek (including Cliveden Avenue Reserve) and it's tributaries (including Tom O'Neill Park).

The following measures have been taken to firstly avoid and minimise the impact on the subject site:

- Location of development footprint within the existing area of disturbance and consistent with low residential and emerging communities zoning;
- Small scale of development to allow for the retention of the area of high ecological value (HESS area) on the subject site within an environmental covenant area;
- Restriction of development on rear allotments (Lots 303-305) to avoid impacts to the HESS area and protection of HESS within a single covenant area to prevent fragmentation and maintain wildlife connectivity values in the west of the site;
- A rehabilitation program including rubbish removal, weed management and natural regeneration in the HESS area to enhance it's ecological value;
- Fencing covenant precluding boundary fences associated with the covenant area; and
- Retention of all extant remnant native trees on the subject site.

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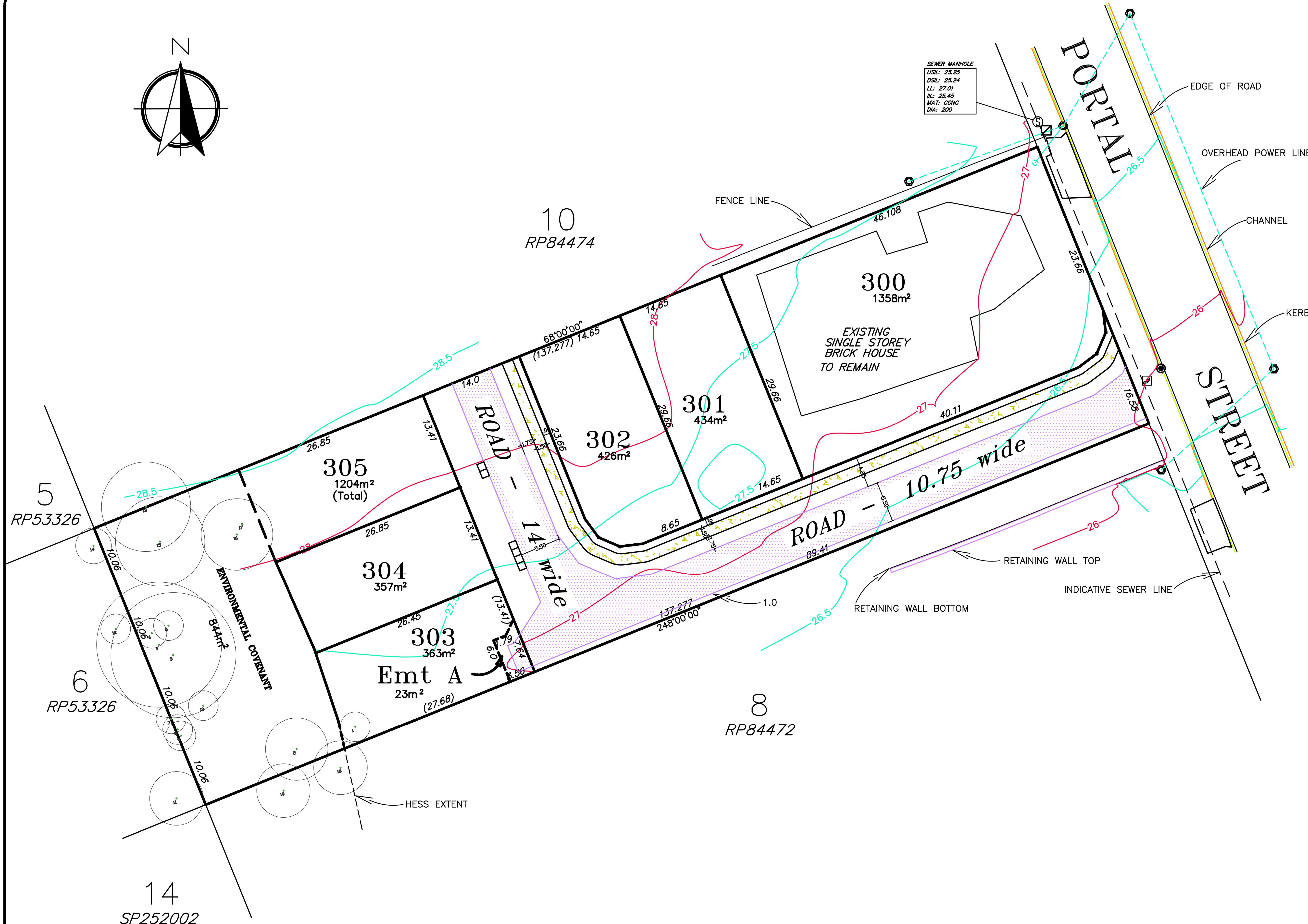
Appendix A

Plan of Development



Scale 1: 600 @ A3 — Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100

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JOB No: SDC2142	ORIGIN: GNSS
SURVEYED: CI	
DRAWN: DK	
CHECKED: DK	ASSOCIATES:
QT: DK	
DATE: 17.12.25	SCALE: 1 :500
AMEND. No: A	DRAWING No.: SDC2142-308

CLIENT: Aziz Deen

TITLE: Proposed Development Plan
45 Portal Street
OXLEY
LOT 9 on RP84473

PARISH:	LEVEL DATUM: AHD
COUNTY:	AZIMUTH: ARB
COORD SYSTEM: ARB	ORIGIN: PSM126564

DATE	No.	AMENDMENT DESCRIPTION

NOTES :

Appendix B

Regulatory Maps & Search Results

Matters of state environmental significance (MSES) — Areas

Matters of state environmental significance areas (MSES)

Matters of state environmental significance (MSES) — Lines

Matters of state environmental significance lines (MSES)

Koala habitat area

Koala habitat area

Biodiversity areas

High ecological significance

Biodiversity areas

High ecological significance strategic

Biodiversity areas

General ecological significance

Biodiversity areas

General ecological significance strategic

Local Government Authorities

LGA boundary

Property boundaries holding

Property Holding

Significant landscape tree

Landscape features

Significant landscape tree

Individual or group significant landscape tree site

Significant landscape tree

Significant landscape tree adjoining site

Significant landscape tree

Significant landscape tree vegetation protection order

Local Government Authorities

LGA boundary

Property boundaries holding

Property Holding

Brisbane River corridor

Brisbane River corridor

Waterway corridors

Citywide waterway corridor

Waterway corridors

Local waterway corridor

Brisbane River corridor - section boundary

Brisbane River corridor - section boundary

Waterway centreline

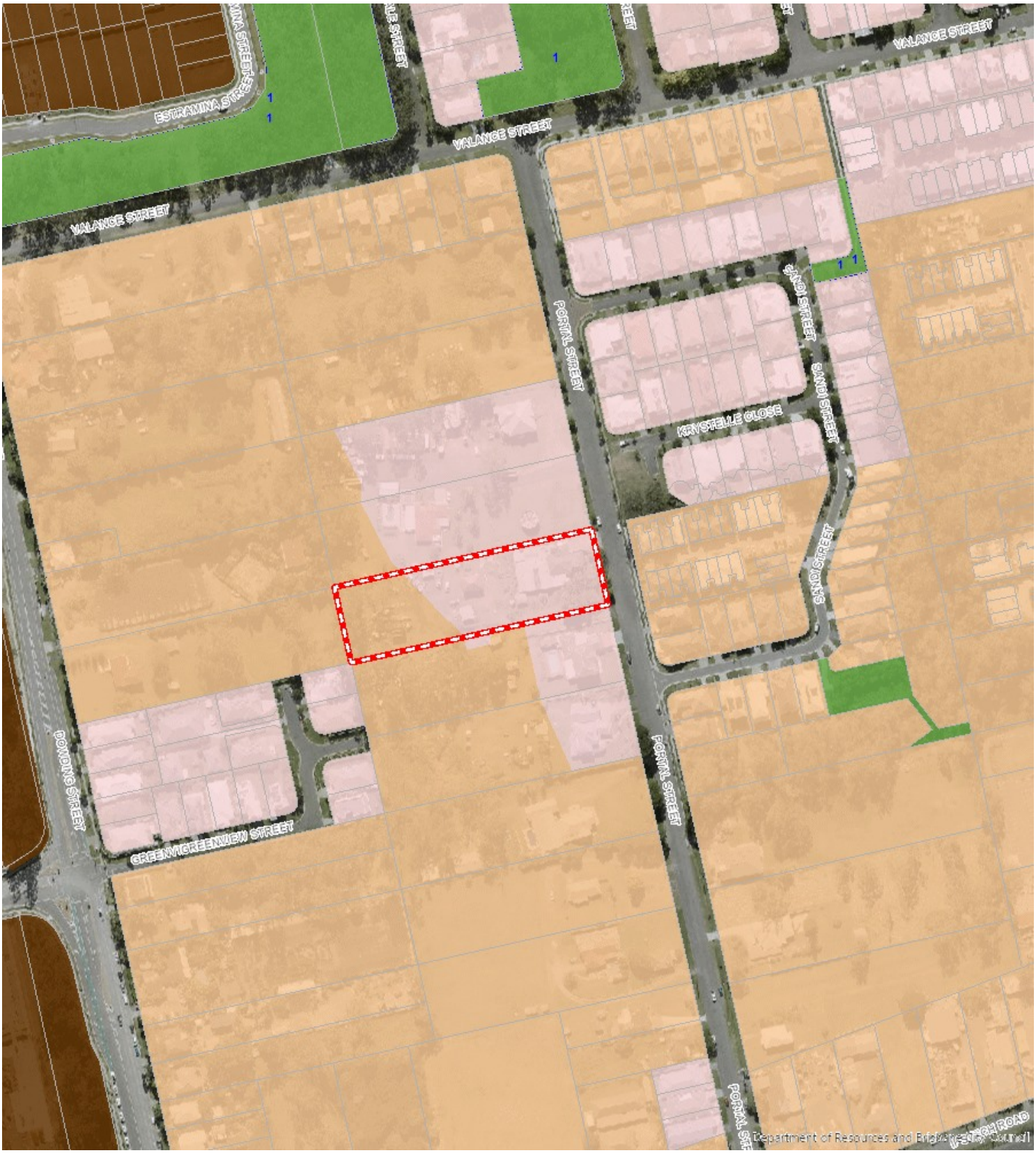
Waterway centreline

City Plan 2014 — Wetlands overlay

Wetland

Local Government Authorities

LGA boundary



City Plan 2014 — Zoning overlay

- Refer to Part 10 of the planning scheme
- LDR Low density residential
- CR1 Character residential (Character)
- CR2 Character residential (Infill housing)
- LMR1 Low-medium density residential (2 storey mix)
- LMR2 Low-medium density residential (2 or 3 storey mix)
- LMR3 Low-medium density residential (Up to 3 storeys)
- MDR Medium density residential
- HDR1 High density residential (Up to 8 storeys)
- HDR2 High density residential (Up to 15 storeys)
- TA Tourist accommodation
- NC Neighbourhood centre
- DC1 District centre (District)
- DC2 District centre (Corridor)
- MC Major centre
- PC1 Principal centre (City centre)
- PC2 Principal centre (Regional centre)
- LII Low impact industry
- IN1 General industry A
- IN2 General industry B
- IN3 General industry C
- SI Special industry
- II Industry investigation
- SR Sport and recreation
- SR1 Sport and recreation (Local)
- SR2 Sport and recreation (District)
- SR3 Sport and recreation (Metropolitan)
- OS Open space
- OS1 Open space (Local)
- OS2 Open space (District)
- OS3 Open space (Metropolitan)
- EM Environmental management
- CN Conservation
- CN1 Conservation (Local)
- CN2 Conservation (District)
- CN3 Conservation (Metropolitan)
- EC Emerging community
- EI Extractive industry
- MU1 Mixed use (Inner city)

- MU2 Mixed use (Centre frame)
- MU3Mixed use (Corridor)
- RU Rural
- RR Rural residential
- T Township
- CF1 Community facilities Major health care
- CF2 Community facilities Major sports venue
- CF3 Community facilities Cemetery
- CF4 Community facilities Community purposes
- CF5 Community facilities Education purposes
- CF6 Community facilities Emergency services
- CF7 Community facilities Health care purposes
- SC1 Specialised centre (Major education and research facility)
- SC2 Specialised centre (Entertainment and conference centre)
- SC3 Specialised centre (Brisbane Markets)
- SC4 Specialised centre (Large format retail)
- SC5 Specialised centre (Mixed industry and business)
- SC6 Specialised centre (Marina)
- SP1 Special purpose (Defence)
- SP2 Special purpose (Detention facility)
- SP3 Special purpose (Transport infrastructure)
- SP4 Special purpose (Utility services)
- SP5 Special purpose (Airport)
- SP6 Special purpose (Port)

Local Government Authorities

- LGA boundary

Property boundaries holding

- Property Holding

Protected Vegetation Report

Monday 9 June, 2025 11:54 AM

Case Number
21541764

Dedicated to a better Brisbane

The Protected Vegetation Report provides property or lot-based protected vegetation information for property owners and managers. This report provides existing information extracted from Council systems on the presence of protected vegetation for the requested address. Refer to the Terms and Definitions section for a glossary of terms. To find out more about how the contents of this report may affect decisions to carry out work on existing vegetation, please visit https://www.brisbane.qld.gov.au/laws-and-permits/laws-and-permits-for-residents/protected-vegetation. Please note that all trees on the footpath adjacent to or abutting the boundary of a property in Brisbane are protected.

This is a report for:

Customer Name: Melody Stoneham

Address: 45 Portal Street, Oxley 4075

Legend

Council Vegetation		Significant Native Vegetation	
Significant Urban Vegetation		Waterway and Wetland Vegetation	

Advice

There is vegetation on this property that is protected under the Natural Assets Local Law 2003. There are also other types of protected vegetation including: development history.It is an offence to interfere with, or cause, or permit interference with protected vegetation. If you plan to carry out works that may interfere with this vegetation, please apply for a permit, or contact Council on 07 3403 8888.

Disclaimer

The status of Protected Vegetation for a property provided in this report has been based on the property details supplied by the Customer and determined from the records the best available information to Council at the date of issue. The Protected Vegetation status for a particular property may change if further information becomes available.

The information in the Protected Vegetation Report is for general informational purposes only. All information in the report is provided in good faith, however Council makes no representation or warranty of any kind, express or implied regarding the accuracy, adequacy, validity, reliability, currency or completeness of any information in the report. Under no circumstances will Council have any liability for any loss or damage of any kind incurred as a result of use of the report or reliance on any information provided in the report. Use of the Protected Vegetation report by the Customer and the Customer's reliance on any information in the report is solely at the Customer's risk.

Terms and Definitions

Natural Assets Local Law

The NALL is a local law which protects our valuable natural assets from indiscriminate clearing. The NALL affects vegetation on private properties and seeks to balance the needs of landowners with environmental needs. It is not a development control. Land owners with NALL affected properties must seek Council approval to interfere with clear protected vegetation, except for basic maintenance, weed control and emergency work

Covenant

A Covenant is a type of contract under which certain conditions are tied to the use of a parcel of land. Issued under the Land Titles Act 1994, a Covenant imposes duties or restrictions upon the use of that land regardless of the owner. With regard to vegetation existing on a private property, a Covenant may exist which simultaneously restricts removal of vegetation from the property whilst also requiring that the owner of the property carry out enhancement planting and weed management. A Covenant may exist as a component of development assessment conditions made during the subdivision stage.

Development History

Many properties in Brisbane may be subject to conditions set as part of a development approval which relate to the vegetation present on the property. For example, during the subdivision or planning stage of a development particular trees or areas of vegetation may have been required to be retained to meet requirements for the subdivision to be approved. On some properties a specific area is designated for house construction to maximise vegetation retention. These conditions, or history, are tied to the land regardless of the owner.

Heritage Listing

A property may be subject to Heritage listing due to either cultural or natural attributes. The listing may refer to trees or other vegetation on the property. A Heritage tree is one which has been protected due to its cultural or natural heritage significance. These trees may be associated with an historical building but a tree may also be solely protected.

Biodiversity Areas Overlay

Koala habitat area sub-category of the Biodiversity areas overlay, Brisbane City Plan 2014. Presence of vegetation may be an assessment trigger during a development application to ensure that any development on the property reflects the outcomes within the Biodiversity Areas Overlay Code.

Interfere with

"Interfere with" means to engage in any activity damaging or leading to the death, disfigurement or mutilation of vegetation including but not limited to, to lop or top, poison, spill onto root zone, cut or tear branches or roots (other than in the course of pruning), ring bark, scar bark, fix objects into, use tree climbing spikes on, damage root zone, uproot or displace, effect the hydrological scheme, burn, scorch, singe or damage by heat or introduce livestock onto protected vegetation.

WildNet Records
Conservation Significant Species List

For the selected area of interest Lot: 9 Plan: RP84473
Current as at 05/06/2025 WildNetCSSpeciesList

Summary Information

The following table provides an overview of the area of interest: Lot: 9 Plan: RP84473

Table 1. Area of interest details

Size (ha)	
0.55	
Local Government(s)	
Brisbane 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.

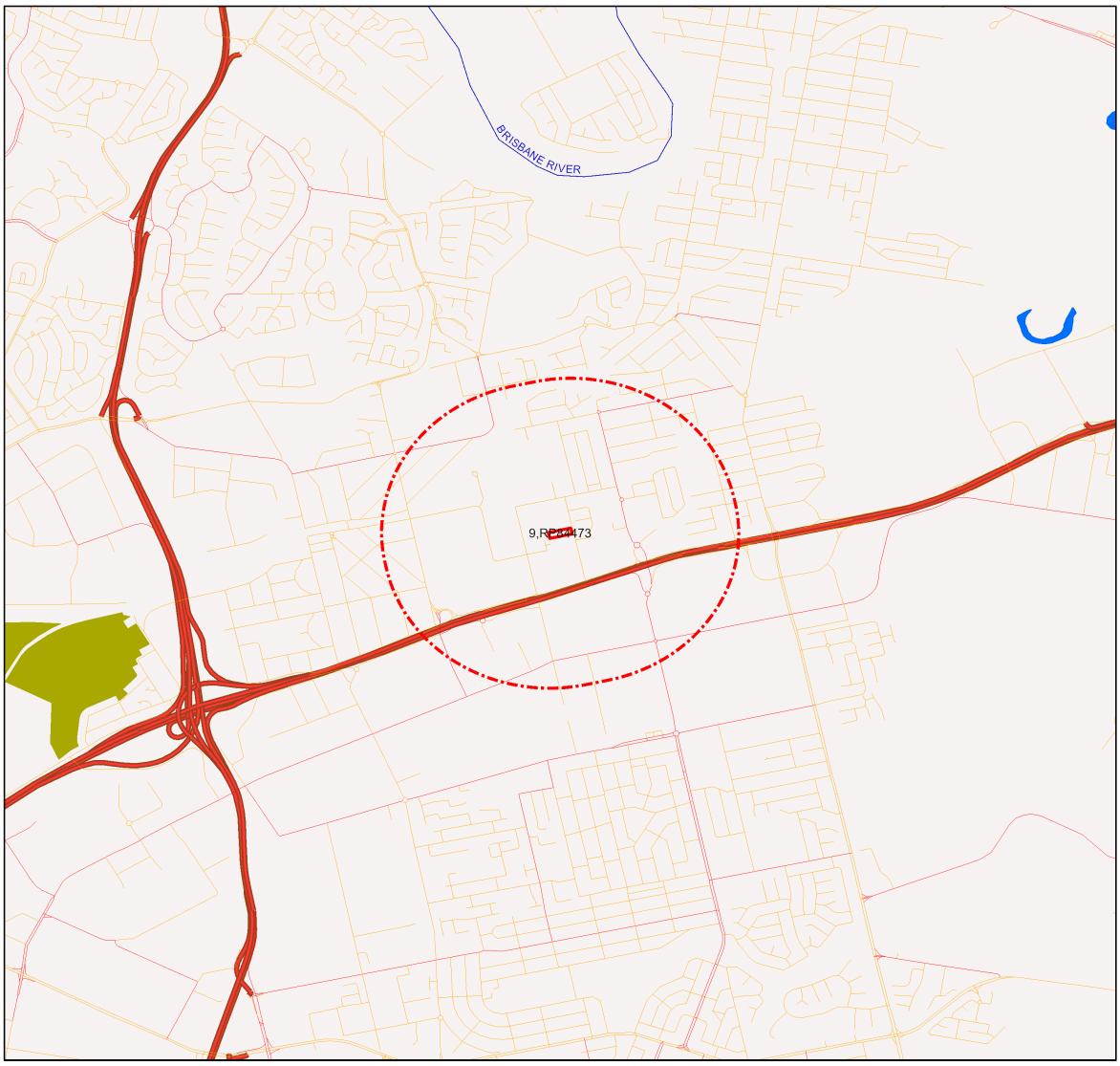
The Species List Application may provide additional information on species occurence within your area of interest.

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

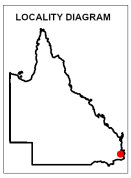


Locality Map

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
- Selected Lot and Plan
- 1 kilometre buffer

LOCALITY DIAGRAM



N

0 410 820 1230 1640 2050 m

This product is displayed in GDA2020

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The state of Queensland disclaims all responsibility for information contained in this product and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

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
1825	Animalia	Aves	Threskiornithidae	*Plegadis falcinellus*	glossy ibis	SL		0	2	8/28/1986
2455	Animalia	Mammalia	Pseudocheiridae	*Petauroides volans volans*	southern greater glider	E	E	2	2	10/31/1926
962	Animalia	Mammalia	Pteropodidae	*Pteropus poliocephalus*	grey-headed flying-fox	C	V	0	1	7/2/2012

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:

- Species profile search - access species information approved for publication including species names, statuses, notes, images, distribution maps and records
- Species lists - generate species lists for Queensland protected areas, forestry areas, local governments and areas defined using coordinates
- 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 wildlife 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@des.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)
- Australia's Virtual Herbarium (AVH)
- Protected Matters Search Tool

Disclaimer

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 9 Plan: RP84473

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

Disclaimer

Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government 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 the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.

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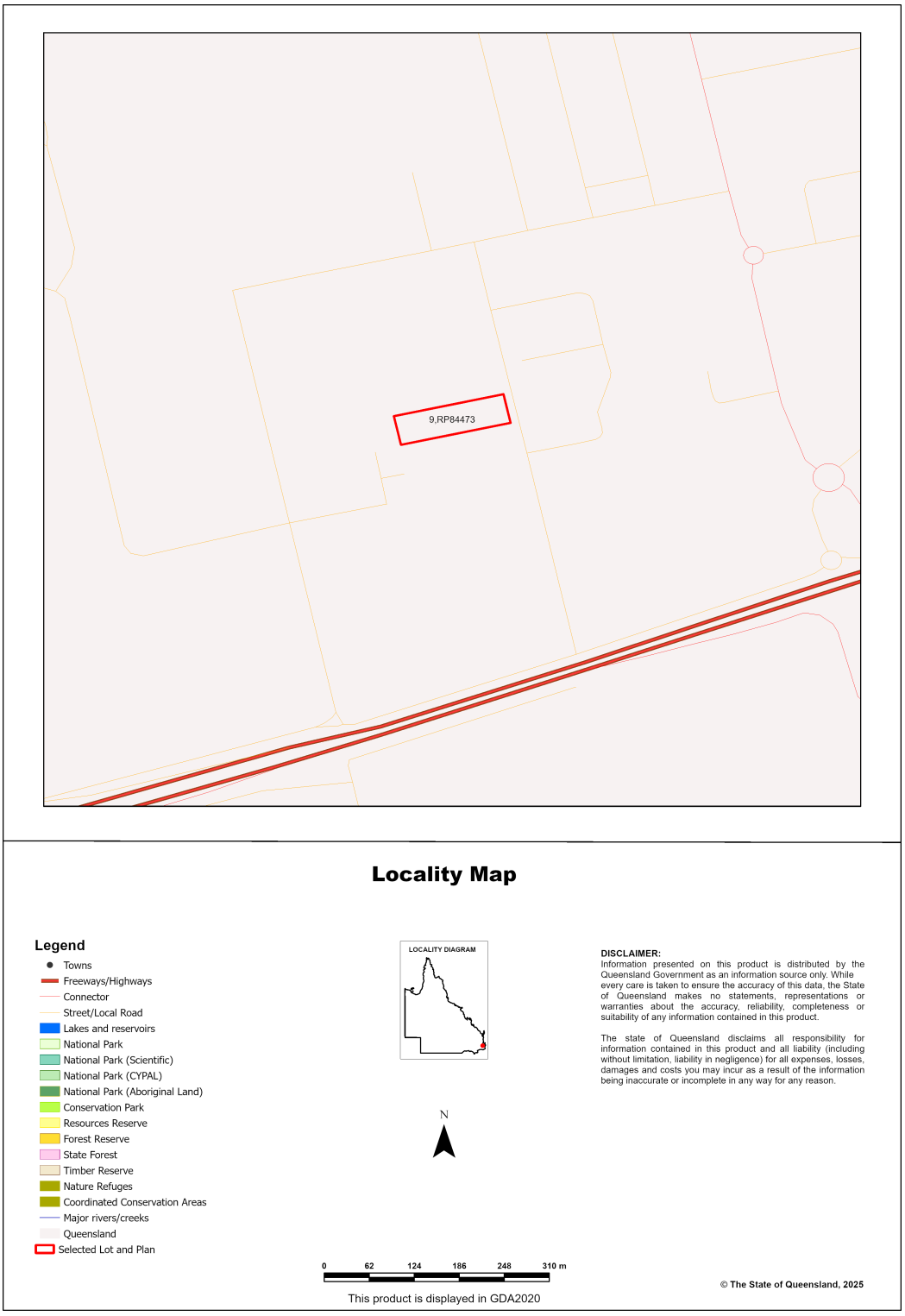
Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 9 Plan: RP84473, with area 0.55 ha

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



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0 ha	0.0%
7b Special least concern animals	0 ha	0.0%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0 ha	0.0%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0 ha	0.0%
8d Regulated Vegetation - Essential habitat	0 ha	0.0%
8e Regulated Vegetation - intersecting a watercourse	0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

(No results)

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Not applicable

7b. Special least concern animals

Not applicable

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	None
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

(No results)

Special least concern animal species records

(No results)

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Not applicable

8e. Regulated Vegetation - intersecting a watercourse**

Not applicable

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland
Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

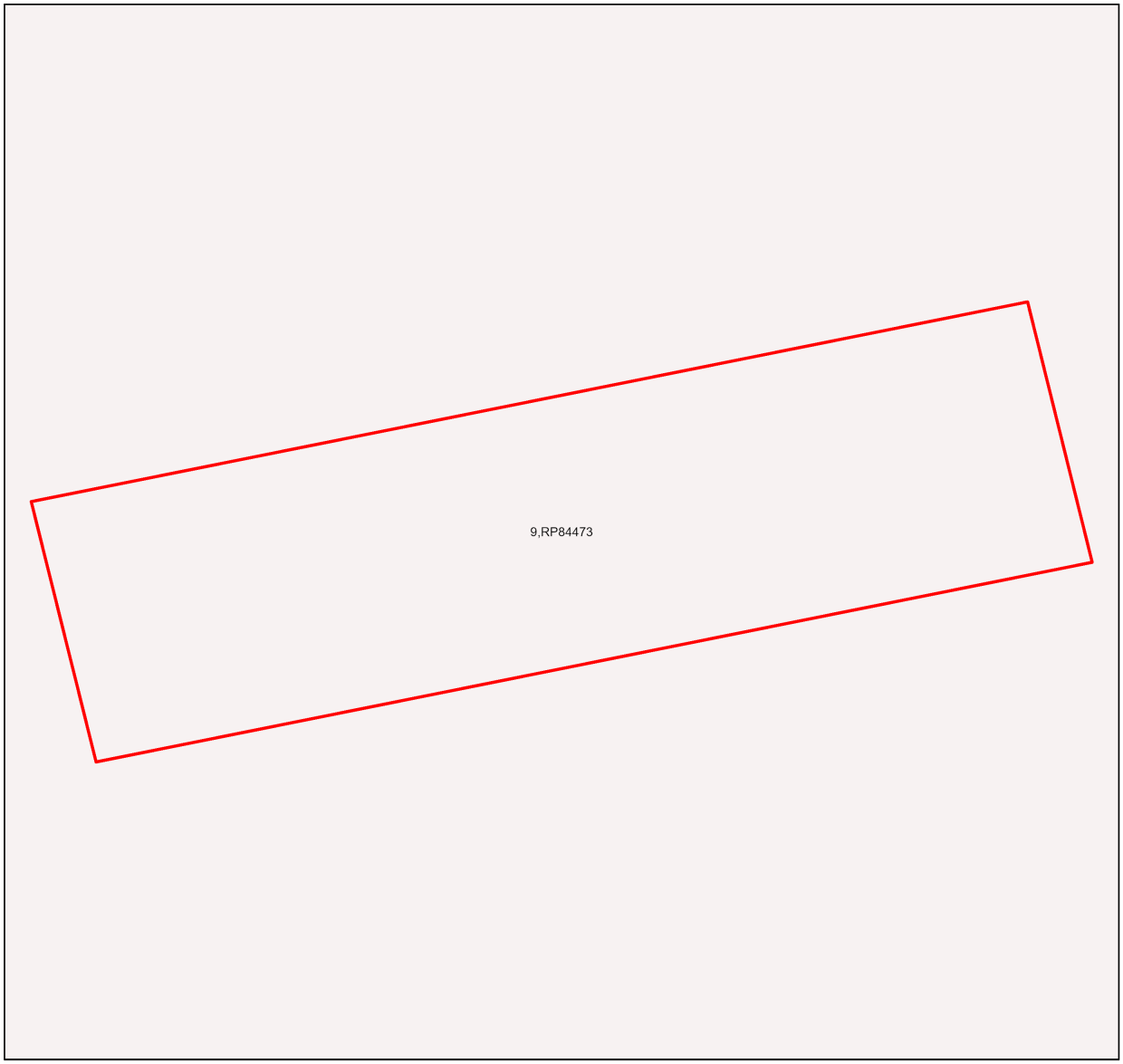
MSES - Offsets

9a. Legally secured offset areas - offset register areas
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation
(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan

N

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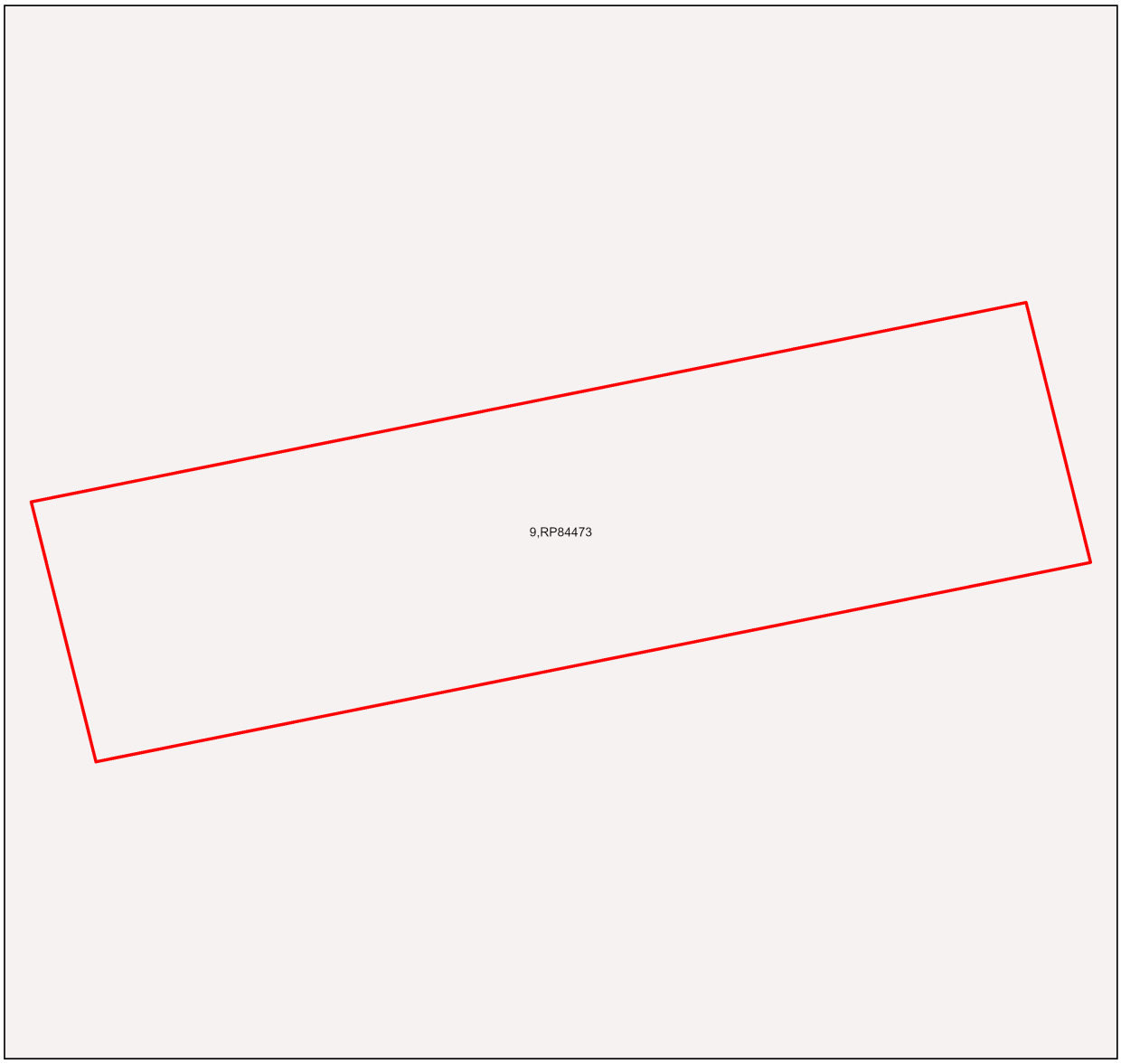
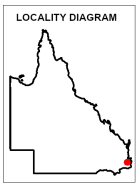
Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan



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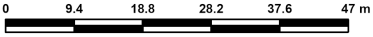

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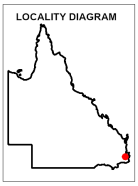
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals

MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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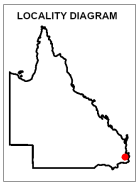
Map 3b - MSES - Species - Koala habitat area (SEQ)

MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

LOCALITY DIAGRAM



0 8.95 17.9 26.85 35.8 44.75 m

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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

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

Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)

MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan

LOCALITY DIAGRAM

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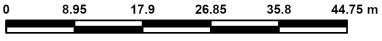
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.



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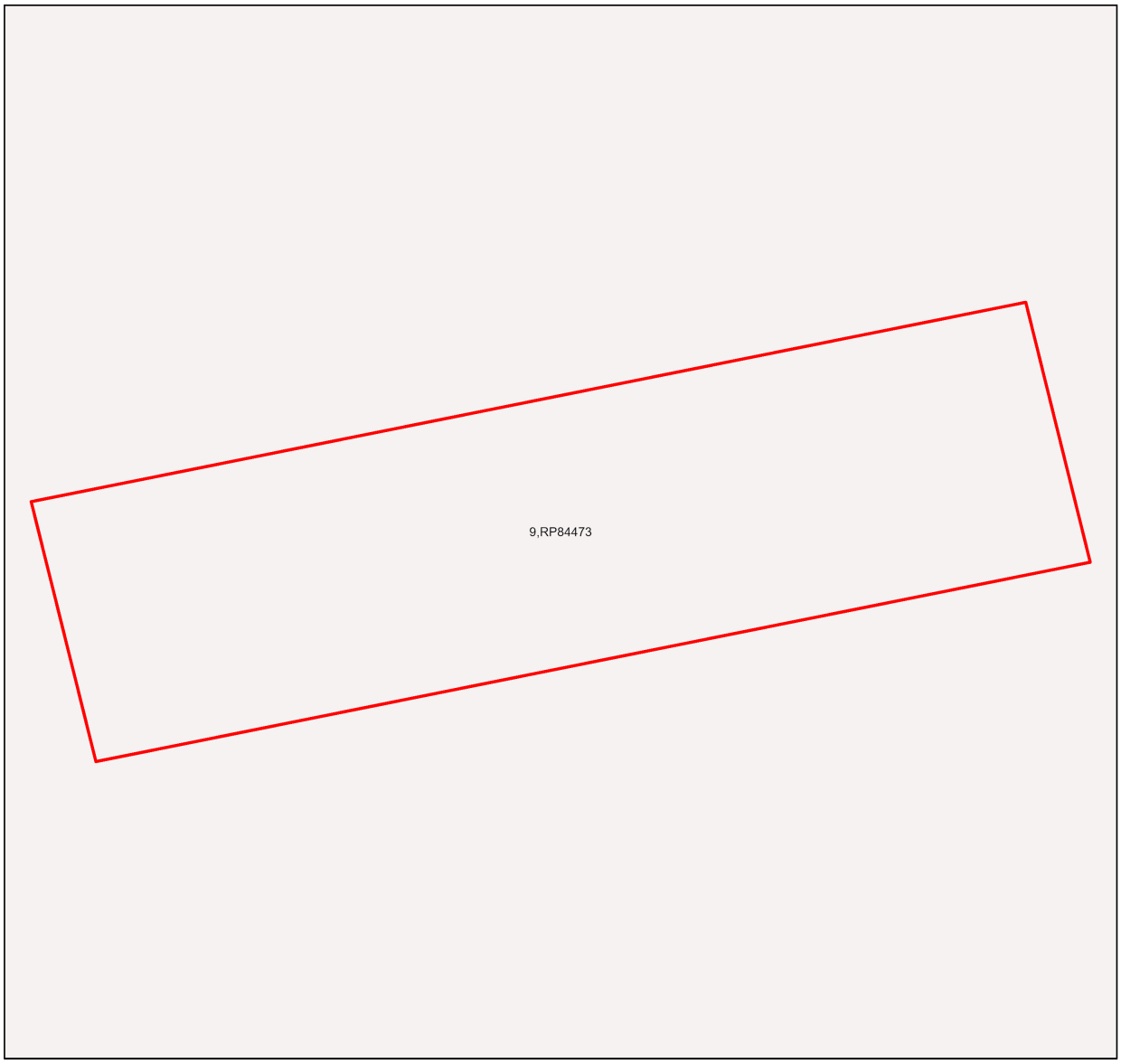
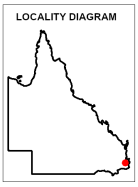
Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan



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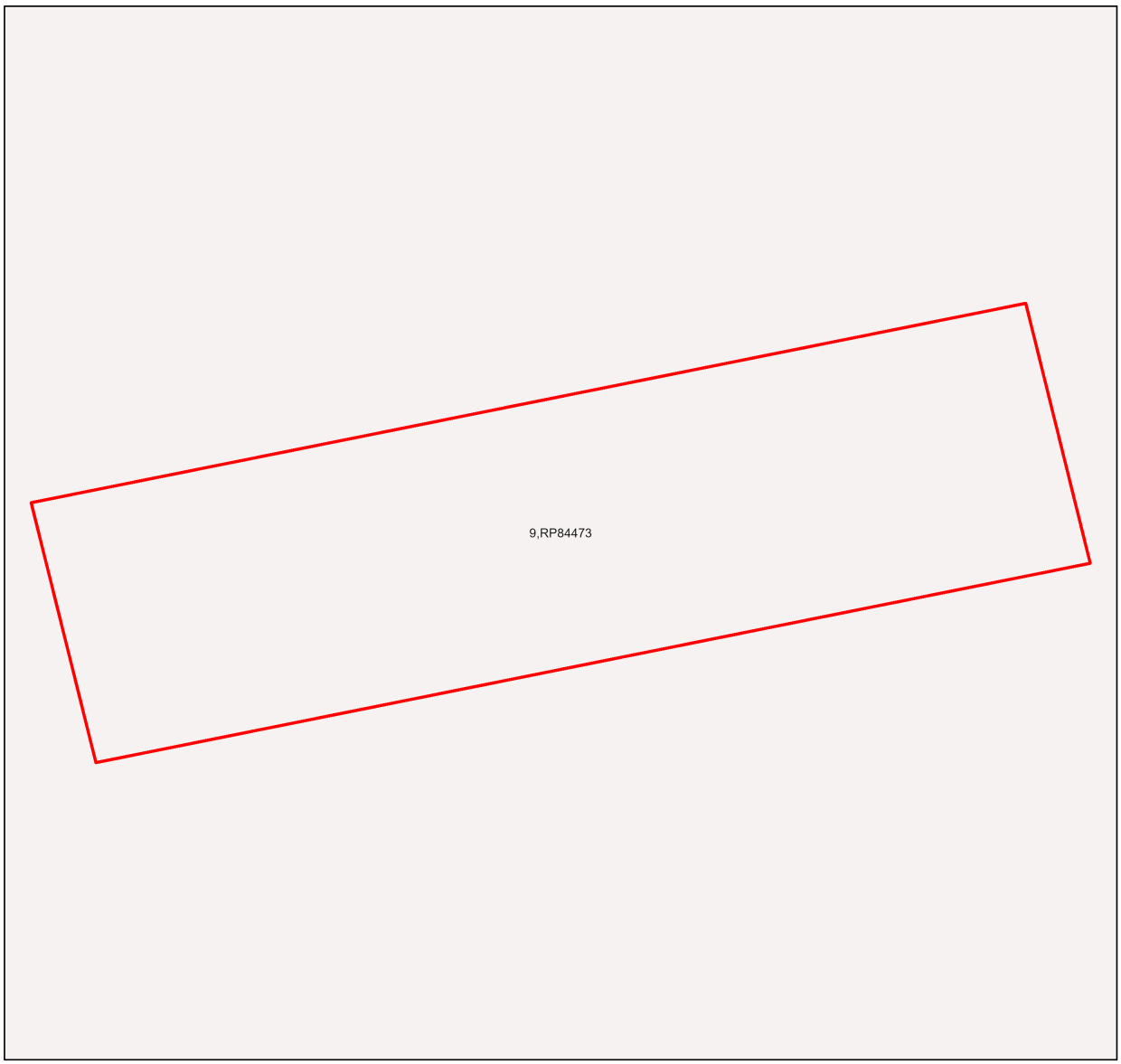
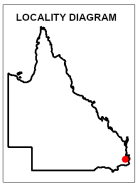
Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan



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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Vegetation management report

For Lot: 9 Plan: RP84473
05/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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

Recent changes

Updated mapping

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

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

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

Overview

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

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

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

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

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

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

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

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

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

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

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 9 Plan: RP84473 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)
9	RP84473	Freehold	5,521

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: 9 Plan: RP84473 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: 9 Plan: RP84473, 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)

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

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

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

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

3. Vegetation management framework for Lot: 9 Plan: RP84473

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 X	0.55

Table 4: Description of vegetation categories

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

Property Map of Assessable Vegetation (PMAV)

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

3.2 Regional ecosystems

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

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	0.55	None	None

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

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

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

3.3 Watercourses

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

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

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

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

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

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

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

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

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

No records

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

No Class A

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: 9 Plan: RP84473.

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

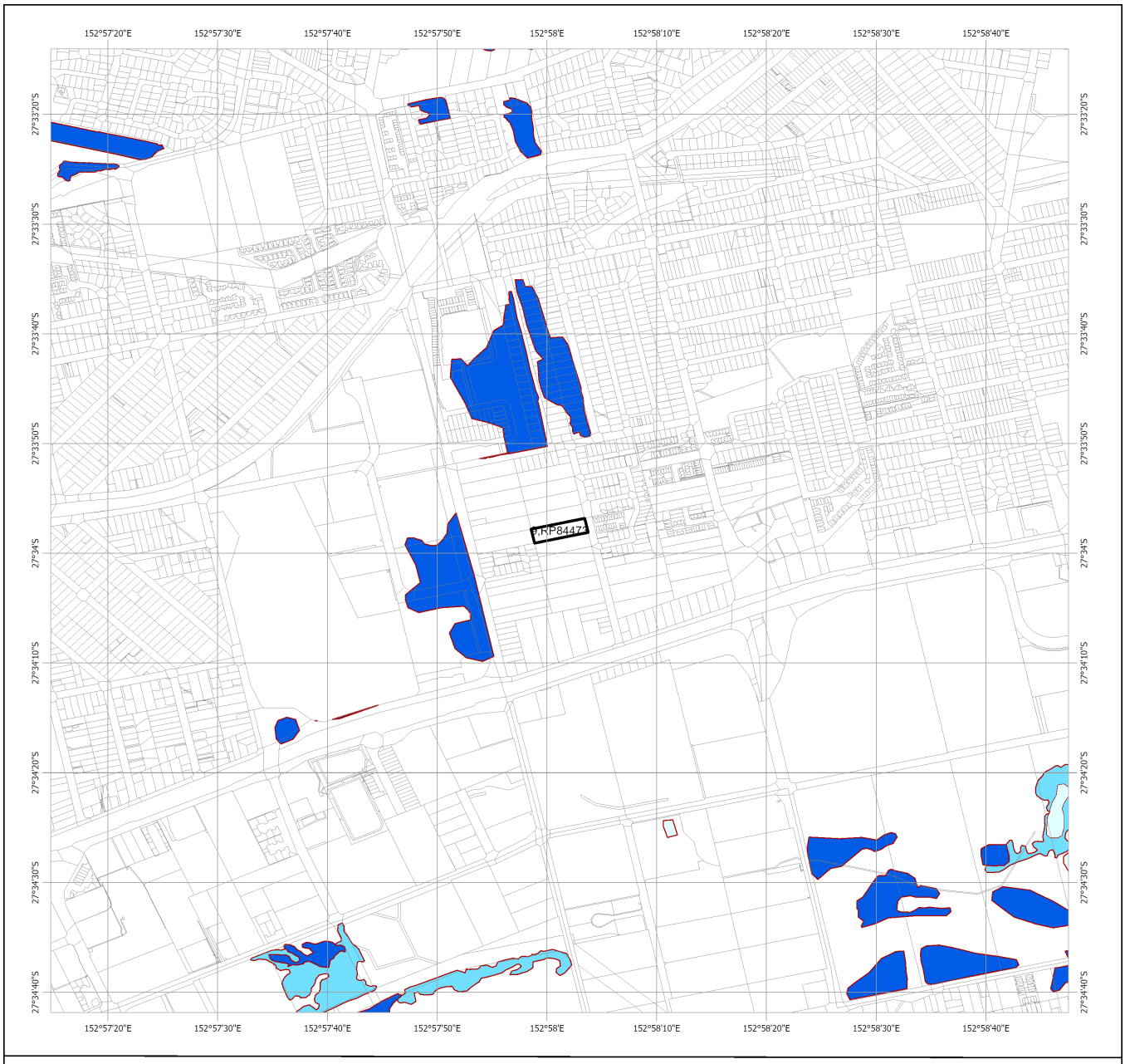
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

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

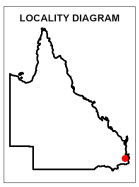


Regulated Vegetation Management Map

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

Queensland Government

LOCALITY DIAGRAM



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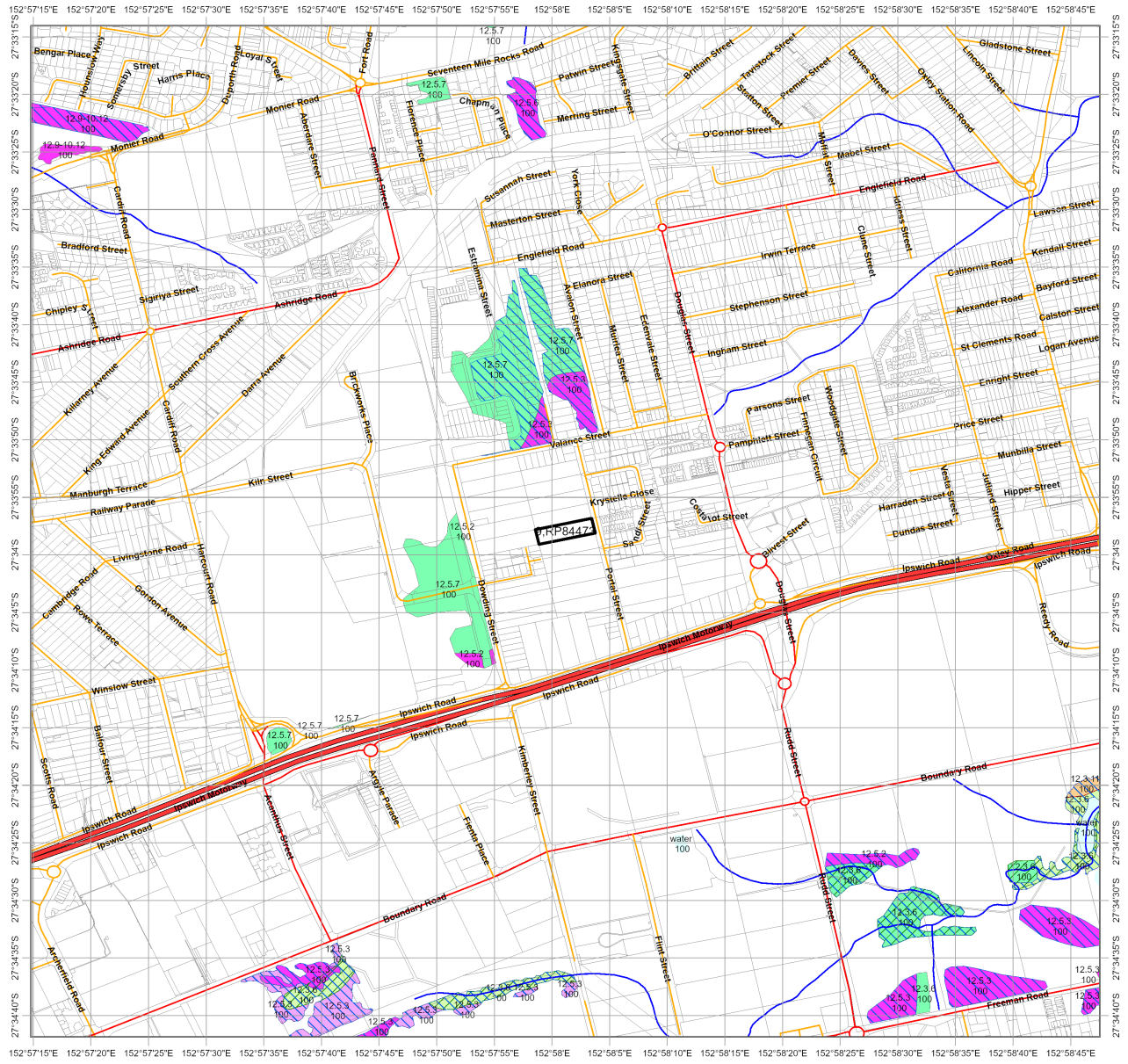
Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and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

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

Land parcel boundaries are provided as locational aid only.

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

4.2 Vegetation management supporting map

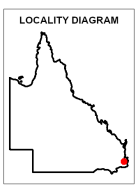


Vegetation Management Supporting Map

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

Queensland Government

LOCALITY DIAGRAM



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

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

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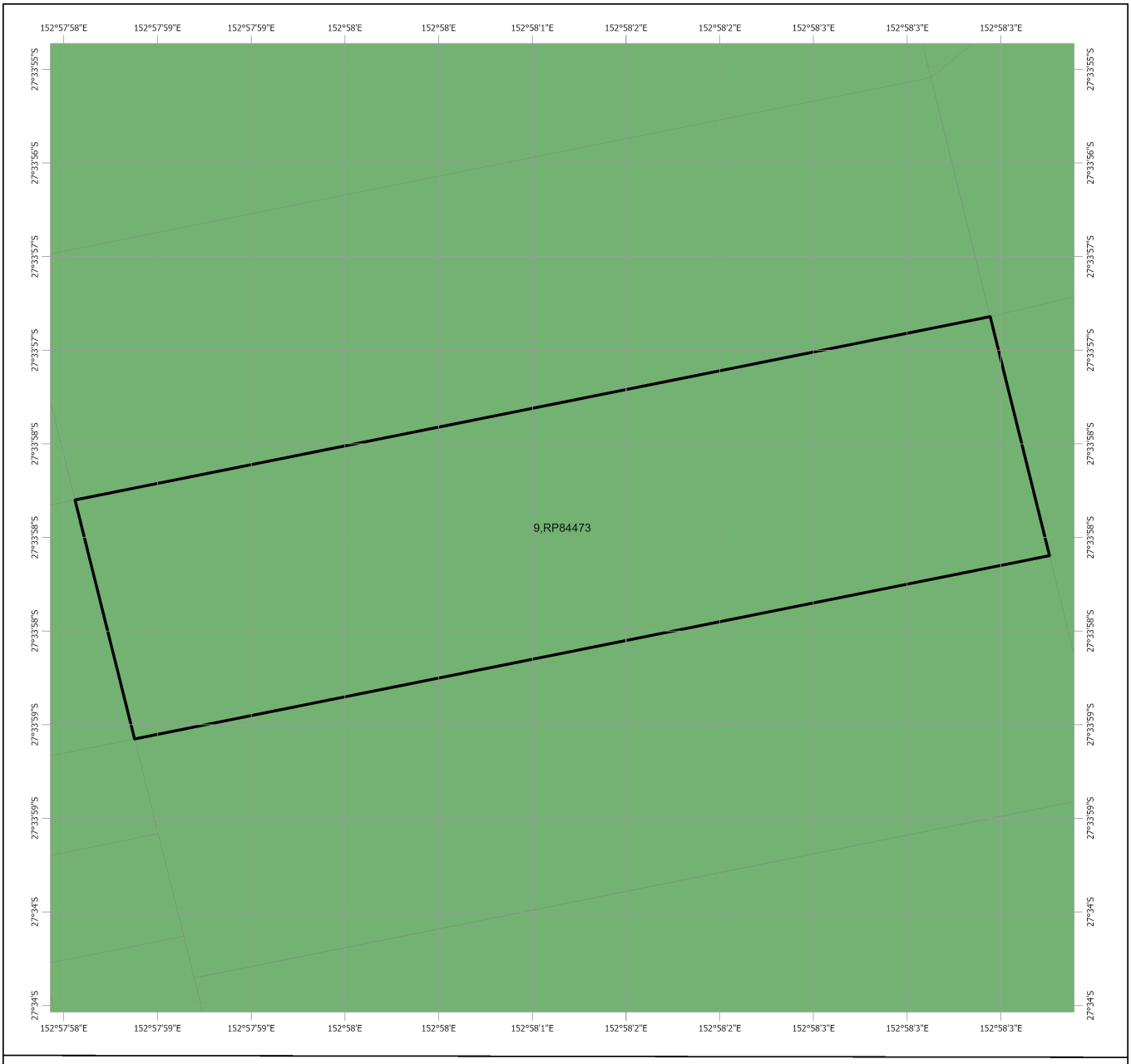
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

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

Land parcel boundaries are provided as locational aid only.

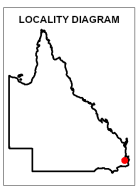
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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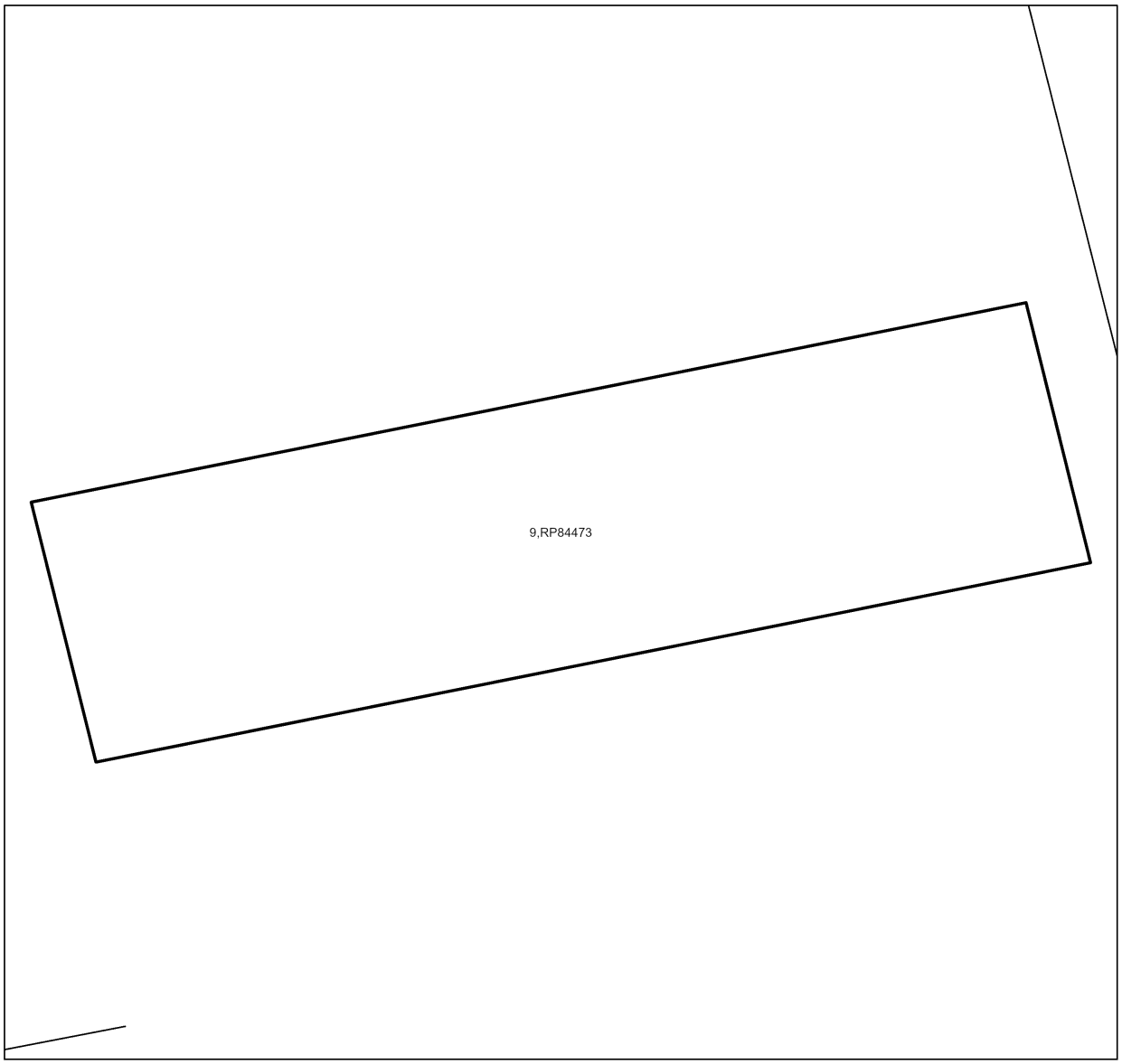
Land parcel boundaries shown are provided as a locational aid only.

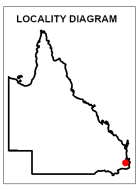
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



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

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

LOCALITY DIAGRAM



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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

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

5.5 Protected plants flora survey trigger map

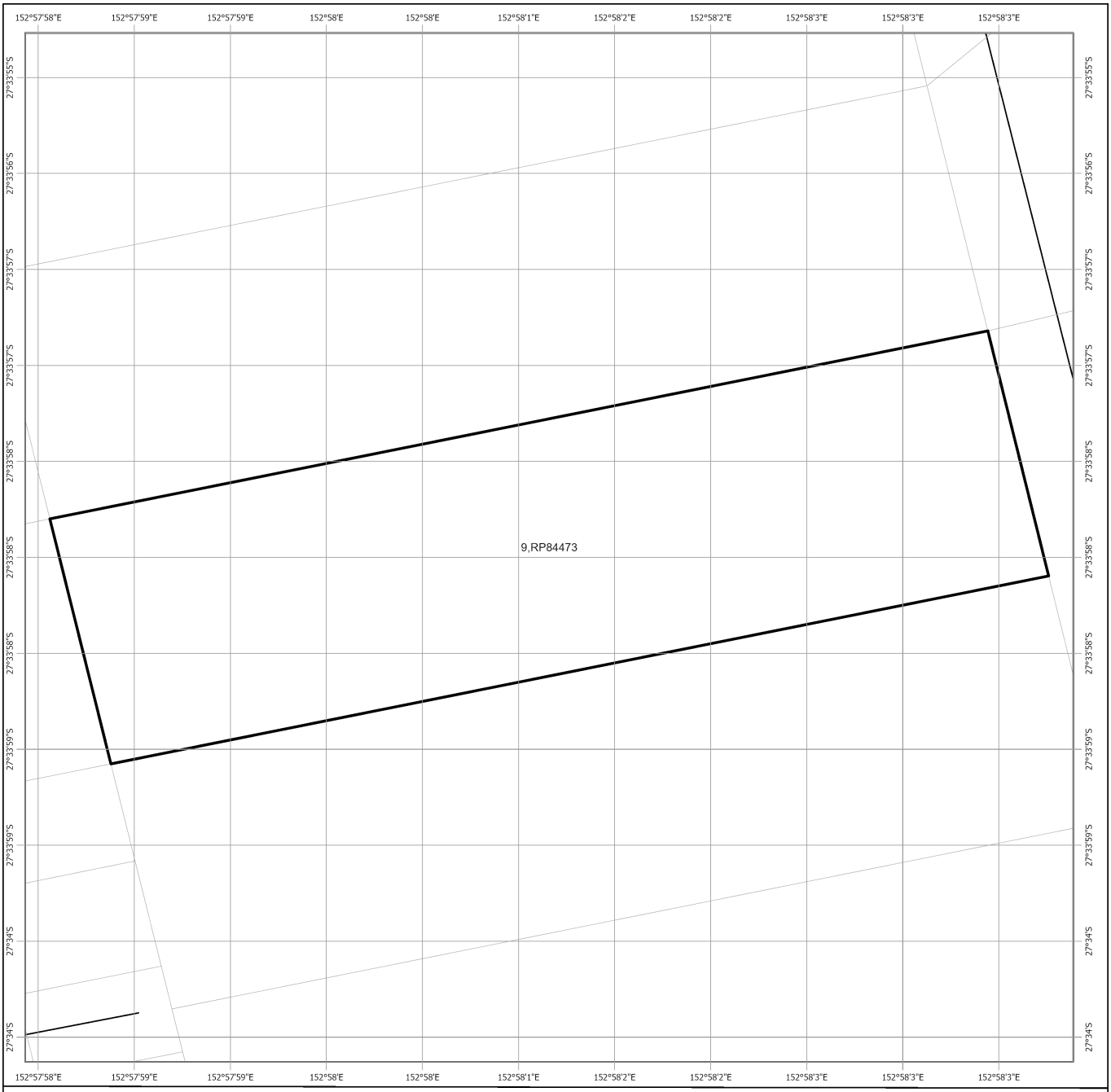
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

Updates to the data informing the flora survey trigger map

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

Species information

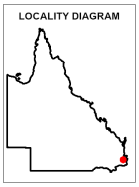
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species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



Protected Plants Flora Survey Trigger Map

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

LOCALITY DIAGRAM



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

Land parcel boundaries are provided as locational aid only.

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

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

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

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

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

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

Interfering with koala habitat means:

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

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

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DETSI

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

7. Koala protection framework details for Lot: 9 Plan: RP84473

7.1 Koala districts

Koala District A

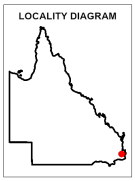
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map

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

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

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

LOCALITY DIAGRAM



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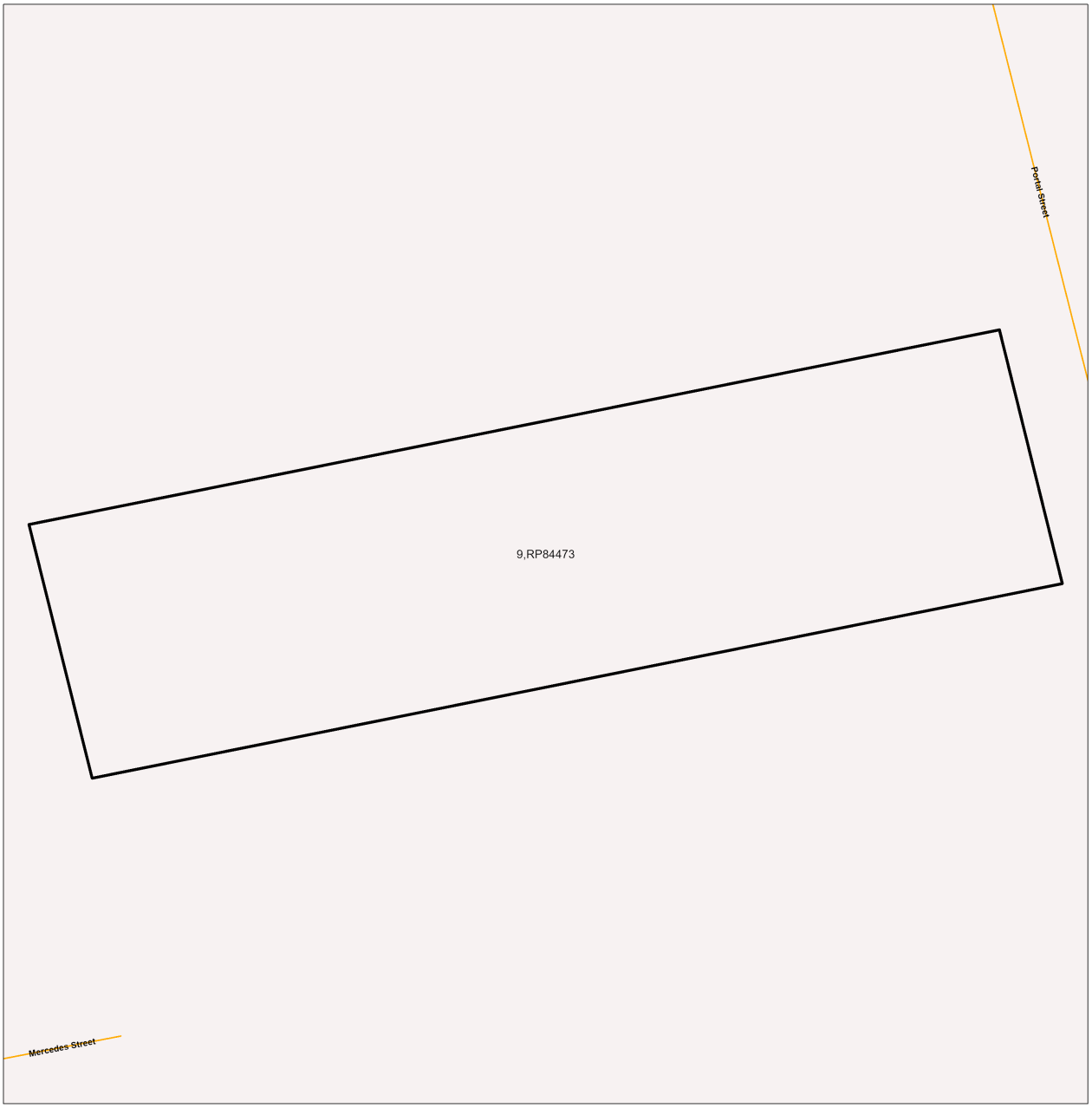
The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

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

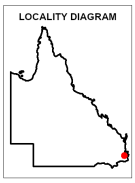
7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

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

LOCALITY DIAGRAM



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0 8.95 17.9 26.85 35.8 44.75 m

This product is displayed in GDA2020

DISCLAIMER:

While every care is taken to ensure the accuracy of this product, the Department of the Environment, Tourism, Science and Innovation acting on behalf of 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 which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
Due to varying sources of data, spatial locations may not coincide when overlaid.

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

8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory

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: 05-Jun-2025

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:	6
Listed Threatened Species:	76
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:	6
Commonwealth Heritage Places:	None
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:	2
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	9
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	10 - 20km 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 likely to occur within area	In feature area
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community may occur within area	In buffer area only
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community likely to 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 [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour 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 known 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 likely to 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 likely to 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
[Erythrotriorchis radiatus](#) Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area	In feature area
[Falco hypoleucos](#) Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Geophaps scripta scripta](#) Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area	In feature area
[Grantiella picta](#) Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Lathamus discolor](#) Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
[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 may occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known 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 daemelii			
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 feature area
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)			
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
Macroderma gigas			
Ghost Bat [174]	Vulnerable	Species or species habitat may 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Petaurus australis australis](#)			
Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)](#)			
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area
[Potorous tridactylus tridactylus](#)			
Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area
[Pseudomys novaehollandiae](#)			
New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area	In buffer area only
[Pteropus poliocephalus](#)			
Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
[Sousa sahulensis](#)			
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 feature area
[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
Gossia gonoclada Angle-stemmed Myrtle [78866]	Endangered	Species or species habitat known to 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 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
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area	In feature area
REPTILE			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Caretta caretta Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Species or species habitat known 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 known to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area	In buffer area only
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known 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	Species or species habitat known to occur within area	In buffer area only
Natator depressus Flatback Turtle [59257]	Vulnerable	Species or species habitat known 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	Species or species habitat known to occur within area	In buffer area only
[Chelonia mydas](#) Green Turtle [1765]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
[Dermochelys coriacea](#) Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area	In buffer area only
[Eretmochelys imbricata](#) Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
[Lepidochelys olivacea](#) Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Species or species habitat known 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	Species or species habitat known 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 sahulensis as Sousa chinensis](#) Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Migratory Terrestrial Species			

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Cuculus optatus](#) Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat known to occur within area	In feature area
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	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 known to occur within area	In feature area
[Calidris acuminata](#) Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known 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 known to occur within area	In feature area
[Charadrius leschenaultii](#) Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Pandion haliaetus](#) Osprey [952]		Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
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
Defence		
Defence - SANANANDA BARRACKS - WACOL [30192]	QLD	In buffer area only
Defence - SANANANDA BARRACKS - WACOL [30193]	QLD	In buffer area only
Defence - SANANANDA BARRACKS - WACOL [30185]	QLD	In buffer area only
Defence - SANANANDA BARRACKS - WACOL [30187]	QLD	In buffer area only
Defence - SANANANDA BARRACKS - WACOL [30186]	QLD	In buffer area only
Defence - SANANANDA BARRACKS - WACOL [30184]	QLD	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 known 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
[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
[Calidris acuminata](#) Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known 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 known to occur within area overfly marine area	In feature area
[Charadrius leschenaultii](#) Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to 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 known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
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 known to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area overfly marine 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 may occur within area	In feature area
[Pachyptila turtur](#) Fairy Prion [1066]		Species or species habitat known to occur within area	In buffer area only
[Pandion haliaetus](#) Osprey [952]		Species or species habitat known to 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
[Pterodroma cervicalis](#) White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
[Rhipidura rufifrons](#) Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
[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 known 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 overfly marine area	In feature area
Reptile			
Caretta caretta			
Loggerhead Turtle [1763]	Endangered	Species or species habitat known to occur within area	In buffer area only
Chelonia mydas			
Green Turtle [1765]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Dermochelys coriacea			
Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area	In buffer area only
Eretmochelys imbricata			
Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Lepidochelys olivacea			
Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Species or species habitat known to occur within area	In buffer area only
Natator depressus			
Flatback Turtle [59257]	Vulnerable	Species or species habitat known to occur within area	In buffer area only

Whales and Other Cetaceans			[Resource Information]
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			

Current Scientific Name	Status	Type of Presence	Buffer Status
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
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
Not controlled action				
Dedicated Bus Carriageway across Brisbane River	2004/1340	Not Controlled Action	Completed	In feature area
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Metroplex at Westgate Industrial Estate	2007/3829	Not Controlled Action	Completed	In buffer area only
The North-South Bypass Tunnel (NSBT)	2004/1741	Not Controlled Action	Completed	In feature area
Wastewater treatment plant augmentation for Brisbane southwest region involving	2002/807	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 feature area
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

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Referral decision				
Archerfield Airport	2011/6182	Referral Decision	Completed	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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Appendix C

Legislative Summary

Summary of potentially relevant Commonwealth and State Legislation

Legislation/Policy	Description & Relevance	Level
JAMBA 1974	Agreement between the Government of Australia and the Government of Japan for the protection of migratory birds in danger of extinction and their environment. Not relevant	International
CAMBA 1986	Agreement between the Government of Australia and the Government of China for the protection of migratory birds in danger of extinction and their environment. Not relevant	International
Ramsar Convention on Wetlands 1971	An intergovernmental treaty which provides the framework for national action and international cooperation for the conservation of wetlands. Not relevant	International
Environment Protection Biodiversity Conservation Act 1999 (EPBC Act 1999)	This Act aims to protect Matters of National Environmental Significance (MNES), including threatened ecological communities, threatened species, migratory species and nationally significant biodiversity resources (e.g. wetlands, heritage areas). It requires referral to the federal government for development that may impact MNES. Some protected species were indicated as potentially present in search results. A thorough search did not locate any threatened species, hence, a referral is not required.	Commonwealth
Nature Conservation Act 1992 (NC Act 1992) (including Regulations and Conservation Plans)	This Act aims to protect Threatened species and recognised conservation areas. It requires application to the Department of Environment and Heritage Protection (DEHP) for the taking of Threatened flora and fauna species. Threatened flora searches must be conducted in areas mapped as high risk on the trigger map. The trigger map indicates that the subject site is not within in a high risk area. A thorough search did not locate any threatened flora species.	Queensland
Vegetation Management Act 1999 (VM Act 1999)	This Act aims to halt broad scale clearing in Queensland and protect mapped remnant vegetation from unauthorised clearing. It recognises regional ecosystems and has a vegetation community focus. It also protects threatened species through mapping of essential habitat. If the activity does not have an exemption or does not comply with a self-assessable code or area management plan, it requires an application to DEHP for clearing of regulated vegetation. The clearing of regulated vegetation is associated with SDAP Module 8: Native Vegetation Clearing. There is no regulated vegetation on the site being directly impacted by the development.	Queensland

Legislation/Policy	Description & Relevance	Level
Queensland Biosecurity Act 2014	This Act defines noxious pests, which are formally referred to as Declared Pests. It requires management of some Declared Pests. The following declared weeds were found on site: • Groundsel bush • Honey locust • Broad-leaf pepper tree • Singapore daisy	Queensland
Fisheries Act 1994	This Act defines marine plants and Fish Habitat Areas, which require permits for interference. There are no waterways mapped on site.	Queensland
Water Act 2000	This Act defines waterways and riparian vegetation. Permits are required for clearing of riparian vegetation and interference with a waterway. There are no waterways mapped by the State on the subject site.	Queensland
Coastal Protection & Management Act 1995	The main objects of this Act are to provide for the protection, conservation, rehabilitation and management of the coast, including its resources and biological diversity. Not applicable.	Queensland
Environment Protection Act 1994	This Act puts duty of care on everyone to take reasonable steps to avoid negative impacts to the environment. It also defines an EIS process and Environmentally Relevant Activities (ERA's) that are assessable under the Act. Not relevant.	Queensland

Legislation/Policy	Description & Relevance	Level
State Planning Policy (SPP) & State Development Assessment Provisions (SDAP)	The *Planning Act 2016* establishes Queensland's planning framework and is supported by other Acts and regulations. The Planning Act also provides the Planning Minister with powers that can be enacted in response to matters that relate to state interests, including Matters of State Environmental Significance (MSES). The state's interests are set out in the State Planning Policy (SPP). The state becomes involved in assessing development applications if it affects a state interest. The State Assessment Referral Agency (SARA) is responsible for carrying out this function and uses criteria from the State Development Assessment Provisions (SDAP). There are several MSES and impacts proposed to an MSES by a development are ultimately assessable by a development code known as a State Development Assessment Provisions (SDAP). There are several SDAPs that relate to ecological issues, including: • SDAP 8 Coastal development • SDAP 9 Great Barrier Reef wetlands • SDAP 10 Taking / interfering water • SDAP 11 Harming marine plants • SDAP 12 Development in fish habitat • SDAP 16 Native vegetation clearing • SDAP 18 Waterway barrier works • SDAP 25 Development in SEQ koala habitat areas There are no mapped MSES governed by the SPP on the site, including mapped koala habitat.	Queensland
SEQ Regional Plan 2017	The SEQ Regional Plan guides development in south-east Queensland. It defines areas that are suitable for urban type development and areas that may be suitable to less dense development (rural living) or rural purposes. The subject site is within the urban footprint.	South-east Queensland

Appendix D

Species Lists

Locally Significant Species Identified within 3km of Site in Wildnet Search

Species	Common name
Merops ornatus	Rainbow Bee-eater
Pitta versicolor	Noisy pitta
Lewinia pectoralis	Lewin's rail
Plegadis falcinellus	Glossy ibis
Wallabia bicolor	Swamp wallaby
Petaurus norfolcensis	Squirrel glider
Aepyprymnus rufescens	Rufous bettong
Petauroides volans	Southern greater glider
Pteropus poliocephalus	Grey-headed flying fox
Nyctophilus gouldi	Gould's long-eared bat
Vermicella annulata	Bandy bandy

Flora Species List (from survey)

Species	Common Name	Status	Occurrence
Acacia concurrens	Black wattle	LC	D
Acacia leiocalyx	Early black wattle	LC	F
**Ageratum houstonianum*	blue billy goat weed	*W	F
**Baccharis halimifolia*	Groundsel bush	*W (C3)	O
**Bidens pilosa*	Cobbler's pegs	*W	O
**Chloris gayana*	Rhode's grass	*W	F
Commelina cyanea	native wandering jew	LC	A
Corymbia citriodora	Spotted gum	LC, LS	D
Corymbia intermedia	Pink bloodwood	LC, LS	A
**Corymbia torrelliana*	Cadaghi	*W	O
**Crassocephalum crepidioides*	thickhead	*W	R
Cupaniopsis anacardioides	Tuckeroo	LC	O
**Cynodon dactylon*	green couch	*W	D
**Duranta erecta*	Sheena's gold	*W	F
**Emilia sonchifolia*	purple tops	*W	O
Eucalyptus fibrosa	Broad-leaved ironbark	LC	F
Eucalyptus propinqua	Grey gum	LC, LS	O
Eucalyptus siderophloia	Northern grey ironbark	LC	F
**Gleditsia triacanthus*	honey locust	*W (C3)	O
**Ipomea cairica*	Mile-a-minute	*W	D
**Macroptilium atropurpureum*	siratro	*W	A
**Mangifera indica*	mango	*W	O
**Melinis repens*	natal grass	*W	F
**Mimosa pudica*	common sensitive plant	*W	O
**Neonotonia wightii*	white glycine	*W	A
**Paspalum distichum*	couch paspalum	*W	F
**Passiflora foetida*	stinking passionfruit	*W	F
**Passiflora suberosa*	corky passionfruit	*W	F
**Passiflora subpeltata*	white passionflower	*W	F
Phragmites australis	common reed	LC	F
**Ricinus communis*	castor oil plant	*W	O
**Schinus terebinthifolius*	broad-leaf pepper tree	*W (C3)	O
**Senna pendula var. glabrata*	Easter cassia	*W	F
**Sphagneticola trilobata*	Singapore daisy	*W (C3)	O
**Syagrus romanzoffiana*	Cocos palm	*W	A

Key:

LC – least concern, *W – weed, *W (C3) – category 3 declared weed, LS – locally significant, E – endangered, V – vulnerable, NT – near threatened

D – dominant, A – abundant, F – frequent, O – occasional, R - rare

Opportunistic fauna records

Species	Common name	Status
Birds		
**Acridotheres tristis*	Indian myna	*
Alectura lathami	Bush turkey	LC
Corvus orru	Torresian crow	LC
Cracticus tibicen	Australian Magpie	LC
Cracticus torquatus	Grey butcherbird	LC
Manorina melanocephala	Noisy minor	LC
Rhipidura leucophrys	Willie wagtail	LC
Threskiornis aethiopicus	Sacred ibis	LC
Mammals		
Trichosurus vulpecula	Brushtail possum	LC
Pseudocheirus peregrinus	Ring tail possum	LC
**Felis catus*	Domestic cat	*
Amphibians		
**Rhinella marina*	Cane Toad	*

Appendix E

Relevant Codes

8.2.4 Biodiversity areas overlay code

8.2.4.1 Application

1. This code applies to assessing development in the Biodiversity areas overlay, if:
   a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
   b. impact assessable development.
2. Land in the Biodiversity areas overlay is identified on the Biodiversity areas overlay map and is included in the following sub-categories:
   a. High ecological significance sub-category;
   b. High ecological significance strategic sub-category;
   c. General ecological significance sub-category;
   d. General ecological significance strategic sub-category;
   e. Koala habitat area sub-category.
   f. Matters of state environmental significance sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.
4. A neighbourhood plan code may vary the application of this code. Where that occurs, the neighbourhood plan code prevails to the extent it varies from this code.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:
- ecological assessment, koala habitat or development design, guidance is provided in the Biodiversity areas planning scheme policy;
- wildlife movement solutions, guidance is provided in the Infrastructure design planning scheme policy;
- an environmental offset, guidance is provided in the Offsets planning scheme policy.

Note—Biodiversity areas mapping:
- The Biodiversity areas overlay mapping includes areas with both existing biodiversity values and areas of strategic biodiversity value.
- The Biodiversity areas overlay mapping has been undertaken on a city-wide scale. Ecological assessments may be appropriate in order to assess the broader impact of development on desired biodiversity values and outcomes for the locality, area or the region. Such an assessment may be considered as part of relevant information in revision and refinement of the biodiversity outcomes in the locality.
- In such cases the revision and refinement of biodiversity outcomes may be dealt with as part of the development proposal. Prior to undertaking such an assessment, discussions should be undertaken with Council to identify existing and planned biodiversity values for the site. In undertaking the assessment and proposing alternate outcomes, the existing values and planned biodiversity outcomes for the site, area, locality and region must be considered and provided for. This assessment should also address the practicality, based on the extent of existing developments, of being able to achieve the planned biodiversity values and outcomes for the site.

Note—In accordance with the *Environmental Offsets Act 2014*, environmental offsets as identified in performance outcome PO9 and acceptable outcome AO9 of this code will be applicable only where development will or is likely to have a significant residual impact on matters of local environmental significance or matters of State environmental significance and all reasonable on-site mitigation measures for the development have been, or will be, undertaken.

8.2.4.2 Purpose

1. The purpose of the Biodiversity areas overlay code is to:
   a. Implement the policy direction in the Strategic framework, in particular:
      i. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 — Brisbane's environmental values;
      ii. Theme 5: Brisbane's CityShape and Element 5.6 — Brisbane's Greenspace System.
   b. Provide for the assessment of the suitability of development in the Biodiversity areas overlay.
   c. Provide for the protection, avoidance or mitigation of impacts to matters of local environmental significance and matters of state environmental significance.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Conservation, consolidation, connection and restoration of the network of lands with in-situ values or areas of strategic biodiversity value within Brisbane.
   b. Protection and enhancement of waterways and foreshores with significant biodiversity values.
   c. Protection and enhancement of wetlands with significant biodiversity values and their hydrological value and water-cleaning functions.
   d. Protection, enhancement and restoration of koala habitat and the facilitation of safe koala movement to assist in the long-term retention of a viable koala population within South East Queensland.
   e. Avoidance of impacts to biodiversity values, ecological features and ecological processes through the placement of development within a development footprint plan.
   f. All reasonable on-site measures to avoid and mitigate impacts on biodiversity values from the development have been, or will be, undertaken.
   g. Provision for environmental offsets that achieve an equivalent environmental outcome, where development will or is likely to have a significant residual impact on matters of local environmental significance or matters of State environmental significance.

8.2.4.3 Performance outcomes and acceptable outcomes

Table 8.2.4.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for a dwelling house or associated filling or excavation		N/A
PO1 Development is within a single development footprint sited to: a. minimise the clearing and fragmentation of native vegetation, including any vegetative growth and material of vegetative origin, whether living or dead, including trunks, branches, stems, leaves,	**AO1.1** Development ensures that the dwelling house is contained within a single development footprint plan, that minimises the proportion of the development footprint within 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.	N/A

fruits and flowers, and ecological features within the Biodiversity areas overlay; b. maximise the extent of habitat restoration of areas of strategic biodiversity value within the High ecological significance sub-category or the High ecological significance strategic sub-category on the Biodiversity areas overlay. Note—An ecological assessment prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A development footprint may be used to fulfil recommendations of an ecological assessment. A development footprint plan can be shown on a plan of survey or be part of approved development.	Note—Where there is no approved development footprint plan, a development footprint plan is to be prepared to support this acceptable outcome and this plan forms part of the approved development. **AO1.2** Development ensures that the dwelling house is contained within a single development footprint plan, no greater than: a. 1000m^2 where in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, High density residential zone or the Character residential zone; or b. 2500m^2 where in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone, as shown in Figure a. **AO1.3** Development ensures that management of vegetation undertaken to reduce risk from bushfire hazard, as demonstrated through a Bushfire Management Plan, occurs within a single bushfire management footprint plan no greater than 1500m^2 which adjoins the development footprint plan. Refer to Figure c.	
PO2 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands are protected to ensure their long-term viability.	**AO2** Development ensures that the development footprint plan 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, areas of strategic biodiversity value 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;	N/A

	b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site; c. provides connectivity between areas to be conserved for biodiversity purposes on site; d. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration.	
Section B—If for filling or excavation		
PO3 Filling or excavation protects the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category and the General ecological significance strategic sub-category 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 with strategic biodiversity value, and wetlands, and mitigates the impact on ecological processes. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within 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, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome.	**AO3** Development ensures that filling or excavation, other than where directly associated with habitat restoration, is contained within an area located entirely outside of: a. the High ecological significance sub-category; b. the High ecological significance strategic sub-category; c. the General ecological significance sub-category; d. the General ecological significance strategic sub-category; e. the tree protection zone of non-juvenile koala habitat trees as shown in Figure b. Note—A tree survey prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of acceptable outcome (e).	Filling and excavation will be part of the approved earthworks for the development application. All filling and excavation has been kept outside of the mapped HESS area on the subject site. There is no proposed tree removal of native trees within the mapped HESS area, which will be protected within an Environmental Covenant Area on Lot 305.
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 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.	**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. **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; 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	**4.1** There is no development proposed within the mapped HESS area. An Environmental Covenant Area has been proposed on Lot 305 to avoid clearing within the HESS area and a fencing covenant is proposed to require wildlife friendly fencing and no clearing along fence lines. **4.2** The development application has been the subject of an Ecological Assessment Report, in accordance with the Biodiversity areas Planning Scheme Policy. **4.3** The development design has been guided by the ecological assessment. As a result the development has: a. conserved the area of HESS within an Environmental Covenant Area and ensured the continued connectivity along the western boundary of the subject site with other HESS areas to the north, south and west. Retention of all trees in the HESS and weed management and natural regeneration will maintain and enhance connectivity to other surrounding habitat areas. b. Consolidated clearing and development in the east of the site. This has allowed areas of mapped HESS to be retained in the west of the site. c. Enhanced the HESS area and strengthened connections through the rehabilitation of the HESS corridor on the site. This area of HESS connects to the mapped HESS north, south and west of the subject site. d. Consolidated areas of vegetation retention in the west of the site in a regular shape and adjacent to other vegetated areas to reduce edge to area ratios of the retained HESS area.

	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: i. 1000m^2 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; ii. 2500m^2 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; g. 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.	e. Co-located Infrastructure with areas of hardstand development, such as the access road. f. The buildable areas within all proposed allotments is outside of the mapped HESS area. The HESS area is protected within an Environmental Covenant Area on title of Lot 305. g. There is no filling or excavation in areas proposed for retention or rehabilitation, i.e. HESS area. **4.4** To minimize edge effects on mapped HESS areas, this area is proposed to be protected and managed in an Environmental Covenant Area. Further a fencing covenant is proposed on these lots to require wildlife friendly fencing and no clearing along fence lines – to further soften boundaries.

	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.	
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category, where involving a new road		
PO5 Development for a road is designed and constructed to facilitate the safe movement of native fauna.	**AO5** Development incorporates location-specific wildlife movement solutions, on any roads which dissect an area within the High ecological significance sub-category or the High ecological significance strategic sub-category. Note—Locations for wildlife movement solutions may be indicated on the Streetscape hierarchy overlay mapping. Guidance on wildlife movement infrastructure is included in the Infrastructure design planning scheme policy	The access road will be along the southern boundary of the site in a location currently already used for site access (a gravel road/driveway).. The road will be subject to a low amount of traffic and slow speeds. Traffic calming devices and signage are intended along the road.
If a site is wholly or partly in the General ecological significance sub-category or the General ecological significance strategic sub-category		N/A
PO6 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands within the General ecological significance sub-category or the General ecological significance strategic sub-category	**AO6.1** 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,	N/A

area 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 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.	are located wholly outside the General ecological significance sub-category or the General ecological significance strategic sub-category; or b. Complies with AO6.2 and AO6.3 **AO6.2** 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; 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.	
	AO6.3 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, waterways and wetlands in a spatial configuration which: a. maximises the size and consolidates areas of strategic biodiversity value to be conserved for biodiversity purposes on site and in combination with adjoining sites;	

	b. maximises connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; c. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; d. minimises fragmentation by infrastructure; e. includes a single development footprint plan for each new residential lot to be created which is: i. 1000m^2 or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, or the Character residential zone; or ii. 2500m^2 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; f. excludes filling or excavation from areas to be conserved for biodiversity except where it is directly associated with habitat restoration or revegetation works. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.	
If a site is wholly or partly in the Koala habitat area sub-category, where not in the High ecological significance sub-category, High ecological significance strategic sub-category, General ecological significance sub-category or General ecological significance strategic sub-category		N/A
PO7 Development is located and designed to protect and enhance koala habitat by: a. reducing threats to resident and transient koalas;	**AO7.1** Development ensures that the development footprint, design and layout, including roads, are informed by an ecological assessment which identifies koala habitat trees, movement corridors and the likely impacts to koala habitat as a result of the development.	N/A

b. protecting the maximum number of non-juvenile koala habitat trees in the Koala habitat area sub-category; c. consolidating and maximising the size of areas to be conserved on site and in combination with adjoining sites; d. minimising the edge-to-area ratio of areas to be conserved, to limit edge effects; e. providing connectivity and safe koala movement between koala habitat areas. f. minimising fragmentation by infrastructure, particularly roads; g. excluding filling or excavation from areas to be conserved. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within 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, 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.	Note—Guidance on identifying koala habitat, completing an ecological assessment and designing development to protect koalas is included in the Biodiversity areas planning scheme policy. **AO7.2** Development ensures that the development footprint, design and layout: a. protects non-juvenile koala habitat trees; b. maximises the size and consolidates areas to be conserved as koala habitat on site and in combination with adjoining sites; c. maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites; d. excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. Refer to Figure b. **AO7.3** Development ensures that landscaping and open space areas incorporate koala habitat trees.	
PO8 Development design and layout facilitates the safe movement of koalas through the landscape.	**AO8.1** Development ensures that fencing or other barriers are designed to allow safe koala movement, and to exclude koalas from areas containing domestic or security dogs. Note—Guidance on designing development to protect koalas is included in the Biodiversity areas planning scheme policy. **AO8.2** Development incorporates infrastructure solutions which facilitate the movement of koalas across a road which dissects bushland within the Koala habitat area sub-category. Note—Guidance on wildlife movement solutions suited to use by koalas is included in the Biodiversity areas planning scheme policy.	N/A

	Note—Further guidance on wildlife movement solutions is included in the Infrastructure design planning scheme policy.	
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.	Offsets for clearing of vegetation within the HES strategic area are required by the BCC City Plan v32 2014 Offsets Planning Scheme Policy. The removal of the concrete drain within previous layouts has been removed and there is no clearing of vegetation proposed within the HESS area in the current layout. Further, it is noted in the Information Request (IR) (Item 3.c) from BCC dated 19 August 2025 that rehabilitation works in the proposed Environmental Covenant Area will negate the need to provide environmental offsets for the development.