



8 May 2026

Attn: Koala Planning Team

Level 4, 117 Brisbane Street, Ipswich

PO Box 2390, North Ipswich QLD 4305

koala.planning@dSDLGP.qld.gov.au

2504-45465 SRA - CHANGE APPLICATION FOR A RECONFIGURATION OF A LOT AT 107 IDONIA STREET, BRIDGEMAN DOWNS

Background

The following letter has been provided to support a change application to the State Assessment and Referral Agency (**SARA**) for a Reconfiguration of a Lot (1 Lot into 7 Lots and associated driveway) (the '**Proposed Development**') associated with 2504-45465 SRA (refer **Attachment 1**). The Proposed Development is located on land at 107 Idonia Street, Bridgeman Downs and is more properly described as Lot 11 on RP93688.

A review of the Proposed Development in consideration of the surrounding Bridgeman Downs locale, identifies the need for further integration of ecological values with surrounding urban development and to satisfy Brisbane City Council requirements. Subsequently, the Proposed Development has undergone an iterative design change (**Attachment 2**) to maximise retention of environmental values through an Environmental Protection Zone (**EPZ**) which encapsulates majority of the mapped Core Koala Habitat Area (**CKHA**) across the Site.

As such, an amended Tree Impact Plan has been prepared detailing a total of 54 Non-juvenile Koala Habitat Trees (**NJKHTs**) to be removed across the Proposed Development footprint and 79 NJKHT to be retained across the balance of the Site within the EPZ. Of the 54 NJKHTs to be removed as a result of the Proposed Development, 30 are mapped within the CKHA (refer **Figure 1 – Tree Impact Plan**).

By way of exemptions, the definition of 'exempted development' under Schedule 24, item (k) of the *Planning Regulation 2017* (Qld) (**Planning Reg**) states that clearing for a total area of 500m² or less of 1 or more koala habitat areas of native vegetation qualified as exempted development. As such, the Proposed Development has applied this exemption to **Figure 2 – Matters of State Environmental Significance (MSES) Impact Plan**.

Additionally, the definition of 'exempted development' under Schedule 24 item (o) of the Planning Reg states that:

development on a lot that is or involves operational work that is the clearing of native vegetation in a koala habitat area if—

- i. the clearing is necessary to establish a necessary fence, road or vehicular track on an existing lot; and*
- ii. the clearing is qualifying clearing; and*

- iii. *the vegetation is regulated regrowth vegetation or a least concern regional ecosystem in a category B area; and*
- iv. *the maximum width of the clearing for the fence, road or track is—*
 - A. *for a lot that is 5ha or less—5m; or*
 - B. *for a lot that is more than 5ha—10m; or*

As the Site is less than 5ha, the clearing of native vegetation within koala habitat to establish a necessary fence is considered exempted development. This exemption has also been applied to **Figure 2**.

As such **Figure 2** identifies the total number of NJKHT that are not included within the abovementioned item (k) and item (o) exemptions. Therefore, the total number of NJKHT offsetable is 15 individuals (refer **Figure 2**).

The Applicant is committed to providing a financial offset for the removal of 15 stems, at a standard offsetable area of 40 m² per NJKHT. For the removal of 15 NJKHT, a total impact area to Southeast Queensland Koala Habitat is calculated at 600 m² (0.06ha), which is furthered at a notional offset area of 0.18 ha. Therefore, the Applicant is committed to providing a financial offset of \$13,800.00 for the impact to CKHA (refer **Attachment 3**). The financial offset combined with the instated EPZ's will not only counterbalance the minor encroachment into CKHA but also protect the ecological values of the existing habitat.

The Site features a well-established native canopy layer across much of the Site which is sought to be retained as far as practicable for its ecological value. However, owing to the highly modified condition of the understorey as a maintained lawn consisting of pasture grasses and weed species (see **Inset 1**), vegetative values are limited only to the established trees on Site. Resultantly, an impact calculation has been based on the area comprised by native vegetation, as represented by Tree Protection Zones, as a general MSES area is not representative of on-ground ecological values.

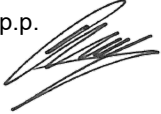


Inset 1: Representative ground cover of the Site consisting of exotic groundcover species.

Should you have any inquiries, please contact the team below.

Kind regards,

p.p.



Tahlia Piccirillo

Graduate Environmental Consultant

E: tahlia@28south.com.au

M: 0466 266 484

Attachment 1 – SARA Conditions



SARA reference: 2504-45465 SRA
 Council reference: A006720498
 Applicant reference: 12185

20 November 2025

The Chief Executive Officer
 Brisbane City Council
 GPO Box 1434
 Brisbane QLD 4001
 dalodgement@brisbane.qld.gov.au

Attention: Shirley Mills

Dear Ms Mills

SARA referral agency response—107 Idonia Street, Bridgeman Downs

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 3 April 2025.

Response

| | |
|-------------------|--|
| Outcome: | Referral agency response – with conditions |
| Date of response: | 20 November 2025 |
| Conditions: | The conditions in Attachment 1 must be attached to any development approval |
| Advice: | Advice to the applicant is in Attachment 2 |
| Reasons: | The reasons for the referral agency response are in Attachment 3 |

Development details

| | |
|---------------|---|
| Description: | Development permit for reconfiguration of a lot (one into five lots and new road) under the Superseded Planning Scheme (City Plan 2014 V27.00/2023) |
| SARA role: | Referral agency |
| SARA trigger: | Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017) |

Development interfering with koala habitat in koala habitat areas outside koala priority areas

SARA reference: 2504-45465 SRA

Assessment manager: Brisbane City Council

Street address: 107 Idonia Street, Bridgeman Downs

Real property description: Lot 11 RP93688

Applicant name: Kymo Pty Ltd c/- Saunders Havill Group

Applicant contact details: 9 Thompson Street
Bowen Hills QLD 4006
amberfolker@saundershavill.com

Human Rights Act 2019 considerations: Consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Lawson Costello, A/Senior Planning Officer, on (07) 4924 2914 or via email koala.planning@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Kieran Hanna
Manager (Planning)

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

cc Kymo Pty Ltd C/- Saunders Havill Group, amberfolker@saundershavill.com

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

| No. | Conditions | Condition timing |
|---|---|--|
| <p>Development permit for reconfiguring a lot (one into five lots and new road) under the Superseded Planning Scheme (City Plan 2014 V27.00/2023)</p> | | |
| <p>Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017) – Development interfering with koala habitat in koala habitat areas outside koala priority areas—The Chief Executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of the Environment, Tourism, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p> | | |
| 1. | <p>Interfering with koala habitat is limited to the clearing of 101 non-juvenile koala habitat trees as shown on <i>MSES Overlay Impacts</i> by 28 South Environmental, dated 27 October 2025, reference 2025-016.</p> | At all times |
| 2. | <p>(a) Prepare a Koala Management Plan by an appropriately qualified person which must:</p> <ul style="list-style-type: none"> (i) Identify all clearing and construction activities that may increase the risk of stress, injury or death of koalas, (ii) Detail the management measures that will be implemented during clearing and construction activities to prevent the risks identified in part (a) of this condition, including but not limited to all of the following: <ul style="list-style-type: none"> • Details of pre-clearing inspections of the vegetation to be cleared; • Requirements for staging and sequencing of clearing and provisions for a koala spotter during clearing operations; • Procedures for dealing with trapped, injured, orphaned and deceased koalas; • Contact details for the contractor for reports of trapped or injured koalas; • The use of fauna exclusion fencing; • Measures to minimise the impact of construction related dust on adjacent koala habitat; • Signage in areas of vehicular traffic on site; • Procedures for checking machinery for fauna prior to use; • Measures to manage the risks posed by dogs (e.g. guard dogs) on site; • Measures to protect retained koala habitat and vegetation (including open land) in accordance with Australian Standard AS4970-2009; and • Measures to raise awareness amongst construction workers of koalas on and near the construction activities. <p>(b) Submit the Koala Management Plan to the Department of the Environment, Tourism, Science and Innovation at Koala.Compliance@detsi.qld.gov.au or by post to PO Box 15187 City</p> | <p>(a) and (b): Prior to interfering with koala habitat</p> <p>(c): Prior to and during clearing and construction activities</p> |

| No. | Conditions | Condition timing |
|-----|--|--|
| | <p>East Queensland 4002.</p> <p>(c) Implement all measures and undertake any works contained in the Koala Management Plan.</p> <p><i>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to ecology and can give authoritative assessment, advice and analysis in relation to koalas using the relevant protocols, standards, methods or literature.</i></p> | |
| 3. | <p>Notify the Department of the Environment, Tourism, Science and Innovation by email to Koala.Compliance@detsi.qld.gov.au of:</p> <ul style="list-style-type: none"> (i). the expected date the clearing activity will commence; (ii). the expected duration of the clearing activity; (iii). the name and contact details of the koala spotter that has been contracted for the clearing activity; and (iv). the name, contact details and authority number of the fauna spotter catcher that has been contracted for the clearing activity. | At least 3 business days prior to interfering with koala habitat |
| 4. | <p>Deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts on the matter of state environmental significance being 101 non-juvenile koala habitat trees.</p> <p><i>Note: Section 16 of the Environmental Offsets Act 2014 provides that when an offset condition is imposed on an authority, a number of deemed conditions are taken to apply. These deemed conditions are detailed in sections 19B, 22, 24 and 25 of the Environmental Offsets Act 2014. Contravention of a deemed condition is taken to be contravention of an imposed condition.</i></p> <p><i>More information on offset delivery can be found here:</i> https://www.qld.gov.au/environment/pollution/management/offsets/delivering.</p> <p><i>Please send the notice of election to: koala.planning@dsdilgp.qld.gov.au</i></p> | Prior to interfering with koala habitat |

Attachment 2—Advice to the applicant

| General advice | |
|----------------|---|
| 1. | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.2). If a word remains undefined it has its ordinary meaning. |
| 2. | A development permit for operational work to implement the reconfiguring a lot may be required to be obtained before any interfering with koala habitat can be carried out, and the permit application must be lodged with the Chief Executive administering the <i>Planning Act 2016</i> . |
| 3. | <p>The <i>Nature Conservation (Koala) Conservation Plan 2017</i> includes mandatory requirements that apply to all persons undertaking clearing of koala habitat trees, including that clearing be undertaken sequentially and in the presence of a koala spotter. Penalties for non-compliance apply.</p> <p>For further information please contact the Department of the Environment, Tourism, Science and Innovation at koala.compliance@detsi.qld.gov.au.</p> |
| 4. | <p>In addition to this development approval, other permits or approvals may be required for the clearing of koala habitat. To determine if the proposed clearing requires other approvals under other local, State or federal laws go to www.qld.gov.au (search 'vegetation clearing requirements').</p> <p>It is the responsibility of the land owner to ensure that all necessary permits and approvals have been obtained before undertaking any clearing.</p> |
| 5. | Clearing of vegetation has the potential to disturb the roots of the trees of proposed retained vegetation thereby resulting in the death of trees not approved to be cleared under this development approval. It is recommended clearing and excavation activities be undertaken in accordance with the ' <i>Australian Standards for the Protection of Trees on Development Sites (AS4970-2009)</i> ' to avoid any consequential unauthorised clearing. |
| 6. | <p>The development site contains habitat for threatened and special least concern fauna species. If the development requires tampering with a protected animal breeding place, a species management program may be required.</p> <p>More information on protected animal breeding places and species management programs can be found here: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program</p> |

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.2:

- State code 25: Development in South East Queensland koala habitat areas

With conditions, the development complies with the assessment benchmarks of State code 25 of SDAP in that the development:

- does not cause an unacceptable impact on mapped koala habitat areas.
- results in an acceptable significant residual impact on matters of state environmental significance.
- is conditioned to provide an offset to ensure a conservation outcome is achieved.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.2), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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Attachment 2 –
Proposed Development

CONCEPT PLAN



- LEGEND**
- Site Boundary
 - Major Contour (1.0m interval)
 - Minor Contour (0.25m interval)
 - Access Easement
 - Environmental Protection Zone
 - Trees to be Retained
 - Optional Trees to be Retained
 - Trees to be Removed
- Total Yield: 7 Lots

SCALE @A1 1:400 @A3 1:800 - LENGTHS ARE IN METRES

0 5 10 15 20 25 30 35 40 45



Attachment 3 –
Financial Offset
Calculator



Queensland Government home >For Queenslanders >Environment, land and water >Environment and pollution management >Environmental management >Environmental offsets >Financial settlement offset calculator

Financial settlement offset calculator

Payment details

Non-protected non-SEQ koala cost

| | |
|-------------------------------|--------|
| On ground cost | \$0.00 |
| Landholder incentive payment | \$0.00 |
| Administrative cost | \$0.00 |
| Total non-protected area cost | \$0.00 |

Protected area cost

| | |
|---------------------------|--------|
| Total protected area cost | \$0.00 |
|---------------------------|--------|

Brisbane City Council koala habitat area (capped at \$230,000 per impact ha)

Total koala habitat cost for Brisbane City Council

\$13,800.00

Total cost**Grand total**

\$13,800.00

Total offset area: 0.18 ha

Section 1**LGA**

Brisbane City Council

Bioregion

Southeast Queensland

Subregion

Sunshine Coast - Gold Coast Lowlands

Impact area

0.06 ha

Notional offset area

0.18 ha

Distinct matter area 1.1

Impact area: 0.06 ha

Notional offset area: 0.18 ha

Matter groups:

- 1.1.1: SEQ Koala Habitat

Brisbane City Council koala habitat

The notional offset area for this LGA is 0.18 ha.

Sections, areas and matter groups used in calculations

| Section | Bioregion / Marine (and waterways) zone | Subregion / Marine bioregion | Local government area (LGA) | Distinct matter area (DMA) | DMA impact area (ha) | DMA notional offset area (ha) | Matter group |
|---------|---|--------------------------------------|-----------------------------|----------------------------|----------------------|-------------------------------|-------------------------|
| 1 | Southeast Queensland | Sunshine Coast - Gold Coast Lowlands | Brisbane City Council | 1.1 | 0.06 | 0.18 | 1.1.1 SEQ Koala Habitat |

Email these results

Email address

Contact

For any questions relating to the financial settlement offset calculator, please email the Offsets Team offsets@detsi.qld.gov.au (<mailto:offsets@detsi.qld.gov.au>).

For any questions relating to payment of a financial settlement offset, please email the Offset Fund Management and Delivery unit financialoffsets@detsi.qld.gov.au (<mailto:financialoffsets@detsi.qld.gov.au>).



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Last updated 9 March 2026

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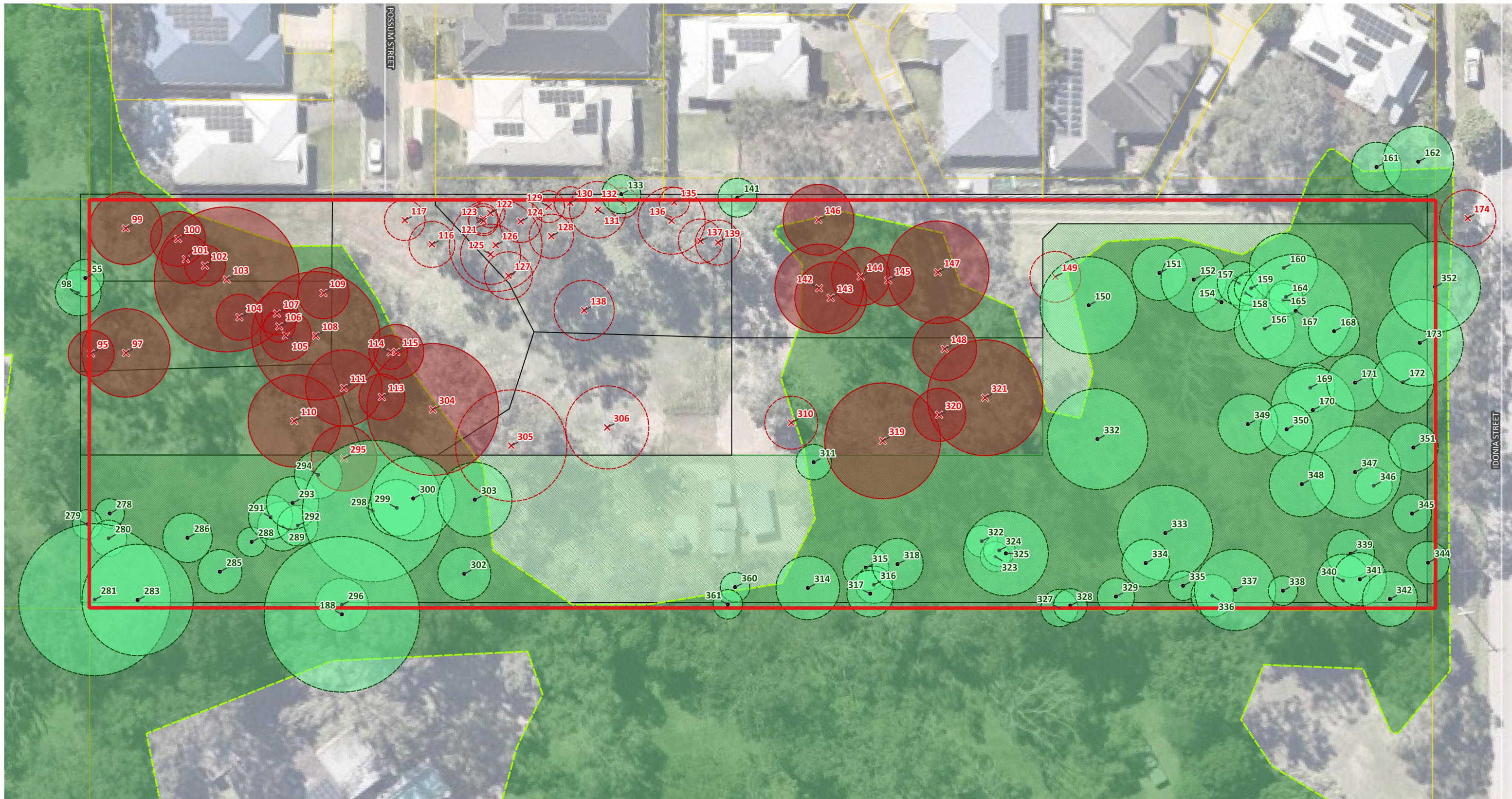
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Queensland Government (<https://www.qld.gov.au/>)

Figure 1 – Tree Impact Plan



107 Idonia Street, Bridgeman Downs

Legend

Tree Impact Plan

28 South Project Ref: 2025 - 016

Source: C:\Users\Joanna\Dropbox\Projects\2025\2025-016 (107 Idonia Street, Bridgeman Downs)\(d) Data\GIS\107 Idonia Street, Bridgeman Downs (2025-016) (GDA2020).qgz

The spatial data referenced within this map has been obtained from a variety of verified and licensed sources, as follows: Relevant local government data portals, DoR's QSpatial data catalogue, 28 South Environmental, clients and associates. Aerial imagery is sourced from NearMap, Google Satellite and the DoR repositories QImagery and QGlobe.

Links to data sources can be provided upon request.



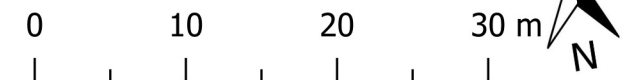
- Site Boundary
- Cadastre
- Roads
- Core Koala Habitat Area
- Impact to Core Koala Habitat [30]
- Proposed Lots
- Environmental Protection Zone

- NJKHT Trees [133]**
- NJKHT to be removed [54]
 - NJKHT to be retained [79]

| Issue Date | Dwg No. | Author |
|------------|---------|---------------|
| 05-05-2026 | | JC |
| Approved | | Revision Note |
| TP | | |

GDA2020 MGA 56

1:500



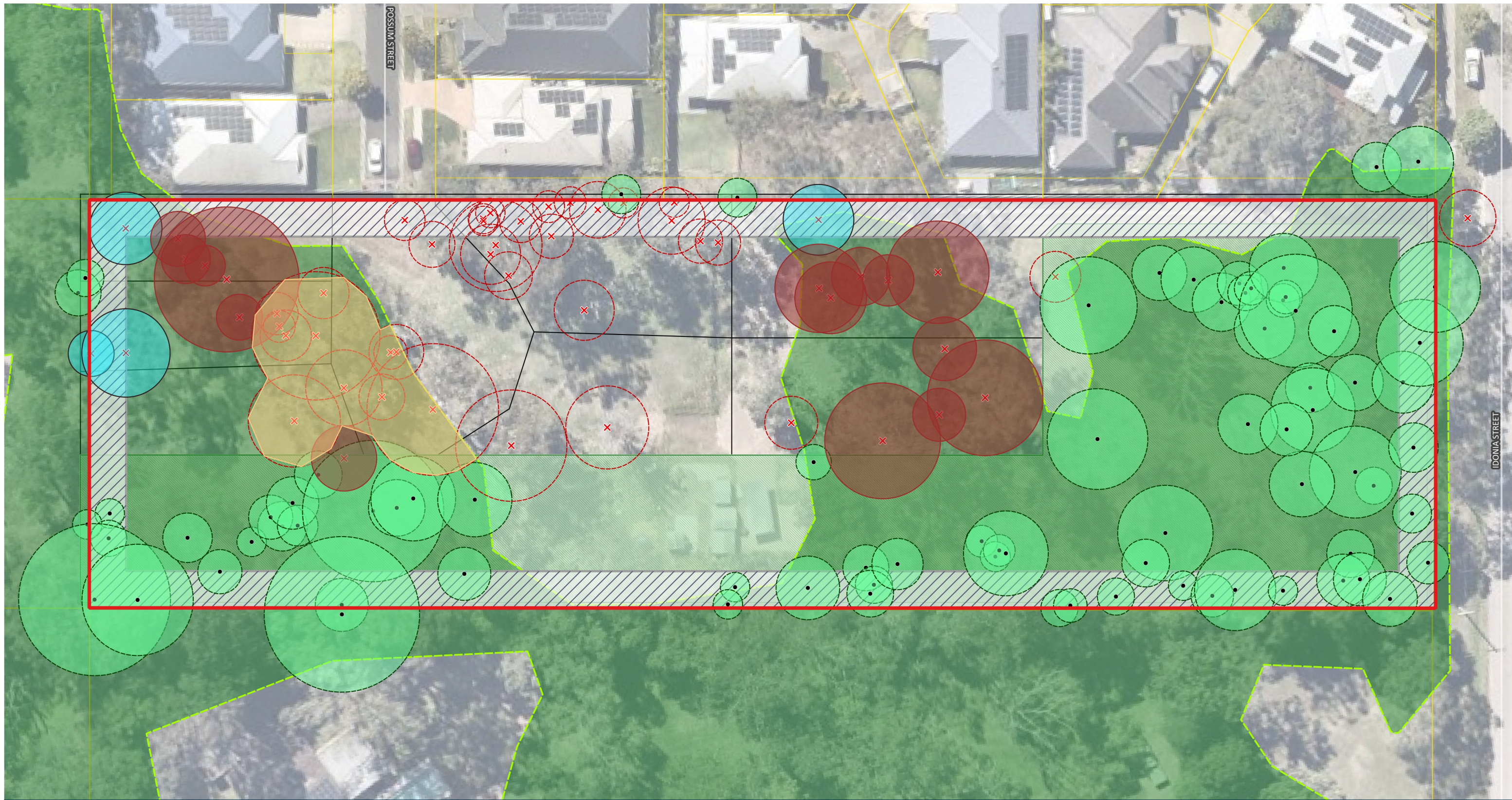
| Tree ID | Genus | DBH (mm) | Multi stem | Tree Height (m) | Crown Width (m) | Tree Health | Habitat Features | Status | TPZ (m) |
|---------|-------------------------|----------|---------------|-----------------|-----------------|-------------|------------------|---------|---------|
| 95 | Corymbia intermedia | 260 | | 16 | 7 | Typical | - | Remove | 3.12 |
| 97 | Eucalyptus siderophloia | 500 | | 16 | 7 | Typical | - | Remove | 6 |
| 99 | Eucalyptus siderophloia | 410 | | 21 | 12 | Typical | - | Remove | 4.92 |
| 100 | Melaleuca saligna | 310 | | 8 | 4 | Typical | - | Remove | 3.72 |
| 101 | Melaleuca quinquenervia | 277 | 180 | 7 | 5 | Typical | - | Remove | 3.324 |
| 102 | Melaleuca quinquenervia | 230 | | 6 | 3 | Typical | - | Remove | 2.76 |
| 103 | Eucalyptus racemosa | 820 | | 16 | 7 | Typical | - | Remove | 9.84 |
| 104 | Melaleuca quinquenervia | 260 | | 7 | 4 | Typical | - | Remove | 3.12 |
| 105 | Melaleuca quinquenervia | 290 | | 7 | 5 | Typical | - | Remove | 3.48 |
| 106 | Melaleuca quinquenervia | 180 | | 7 | 4 | Typical | - | Remove | 2.16 |
| 107 | Eucalyptus siderophloia | 240 | | 8 | 2 | Typical | - | Remove | 2.88 |
| 108 | Eucalyptus racemosa | 726 | 370, 320, 320 | 18 | 8 | Typical | - | Remove | 8.712 |
| 109 | Melaleuca quinquenervia | 290 | | 6 | 4 | Typical | - | Remove | 3.48 |
| 110 | Melaleuca quinquenervia | 522 | 320, 260 | 14 | 8 | Typical | - | Remove | 6.264 |
| 111 | Melaleuca quinquenervia | 432 | 290 | 10 | 7 | Typical | - | Remove | 5.184 |
| 113 | Melaleuca quinquenervia | 260 | | 7 | 4 | Typical | - | Remove | 3.12 |
| 114 | Melaleuca quinquenervia | 190 | | 7 | 4 | Typical | - | Remove | 2.28 |
| 115 | Melaleuca quinquenervia | 310 | | 10 | 5 | Typical | - | Remove | 3.72 |
| 116 | Lophostemon suaveolens | 260 | | 11 | 4 | Typical | - | Remove | 3.12 |
| 117 | Lophostemon suaveolens | 230 | | 9 | 4 | Typical | - | Remove | 2.76 |
| 121 | Melaleuca quinquenervia | 170 | | 8 | 4 | Typical | - | Remove | 2.04 |
| 122 | Lophostemon suaveolens | 130 | | 6 | 3 | Typical | - | Remove | 2 |
| 123 | Lophostemon suaveolens | 130 | | 6 | 3 | Typical | - | Remove | 2 |
| 124 | Eucalyptus siderophloia | 240 | | 12 | 5 | Typical | - | Remove | 2.88 |
| 125 | Melaleuca quinquenervia | 340 | | 12 | 5 | Typical | - | Remove | 4.08 |
| 126 | Eucalyptus tereticornis | 525 | | 20 | 12 | Typical | - | Remove | 6.3 |
| 127 | Melaleuca quinquenervia | 270 | | 10 | 5 | Typical | - | Remove | 3.24 |
| 128 | Corymbia intermedia | 250 | | 14 | 7 | Typical | - | Remove | 3 |
| 129 | Lophostemon suaveolens | 180 | | 6 | 3 | Typical | - | Remove | 2.16 |
| 130 | Melaleuca quinquenervia | 180 | | 5 | 3 | Typical | - | Remove | 2.16 |
| 131 | Eucalyptus tereticornis | 320 | | 18 | 8 | Typical | - | Remove | 3.84 |
| 132 | Lophostemon suaveolens | 170 | | 10 | 4 | Typical | - | Remove | 2.04 |
| 133 | Eucalyptus racemosa | 220 | | 8 | 5 | Typical | - | Offsite | 2.64 |
| 135 | Melaleuca quinquenervia | 170 | | 10 | 4 | Typical | - | Remove | 2.04 |
| 136 | Eucalyptus siderophloia | 380 | | 18 | 8 | Typical | - | Remove | 4.56 |
| 137 | Corymbia intermedia | 250 | | 7 | 4 | Typical | - | Remove | 3 |

| Tree ID | Genus | DBH (mm) | Multi stem | Tree Height (m) | Crown Width (m) | Tree Health | Habitat Features | Status | TPZ (m) |
|---------|-------------------------|----------|---------------|-----------------|-----------------|-------------|------------------|---------|---------|
| 138 | Melaleuca quinquenervia | 340 | | 10 | 5 | Typical | - | Remove | 4.08 |
| 139 | Lophostemon suaveolens | 255 | 170 | 8 | 4 | Typical | - | Remove | 3.06 |
| 141 | Lophostemon suaveolens | 220 | | 5 | 3 | Typical | - | Offsite | 2.64 |
| 142 | Eucalyptus siderophloia | 500 | | 23 | 12 | Typical | - | Remove | 6 |
| 143 | Melaleuca quinquenervia | 406 | 220, 210, 140 | 7 | 4 | Typical | - | Remove | 4.872 |
| 144 | Melaleuca quinquenervia | 330 | | 12 | 6 | Typical | - | Remove | 3.96 |
| 145 | Melaleuca quinquenervia | 290 | | 7 | 4 | Typical | - | Remove | 3.48 |
| 146 | Eucalyptus tereticornis | 400 | | 21 | 7 | Typical | - | Remove | 4.8 |
| 147 | Melaleuca saligna | 580 | | 10 | 7 | Typical | - | Remove | 6.96 |
| 148 | Eucalyptus siderophloia | 360 | | 18 | 7 | Typical | - | Remove | 4.32 |
| 149 | Corymbia intermedia | 288 | 160 | 10 | 5 | Typical | - | Remove | 3.456 |
| 150 | Eucalyptus tereticornis | 550 | | 22 | 8 | Typical | - | Retain | 6.6 |
| 151 | Melaleuca quinquenervia | 312 | 200 | 8 | 5 | Typical | - | Retain | 3.744 |
| 152 | Eucalyptus siderophloia | 370 | | 16 | 6 | Typical | - | Retain | 4.44 |
| 154 | Eucalyptus siderophloia | 330 | | 20 | 7 | Typical | - | Retain | 3.96 |
| 156 | Melaleuca saligna | 344 | 200 | 10 | 6 | Typical | - | Retain | 4.128 |
| 157 | Eucalyptus siderophloia | 250 | | 11 | 5 | Typical | - | Retain | 3 |
| 158 | Melaleuca saligna | 200 | | 7 | 4 | Typical | - | Retain | 2.4 |
| 159 | Eucalyptus siderophloia | 190 | | 10 | 4 | Typical | - | Retain | 2.28 |
| 160 | Eucalyptus siderophloia | 390 | | 22 | 8 | Typical | - | Retain | 4.68 |
| 165 | Melaleuca saligna | 190 | | 7 | 3 | Typical | - | Retain | 2.28 |
| 164 | Lophostemon suaveolens | 190 | | 5 | 3 | Typical | - | Retain | 2.28 |
| 167 | Eucalyptus siderophloia | 640 | | 26 | 12 | Typical | - | Retain | 7.68 |
| 168 | Melaleuca quinquenervia | 290 | | 8 | 4 | Typical | - | Retain | 3.48 |
| 169 | Melaleuca quinquenervia | 280 | | 8 | 4 | Typical | - | Retain | 3.36 |
| 170 | Melaleuca quinquenervia | 478 | 290 | 10 | 7 | Typical | - | Retain | 5.736 |
| 171 | Melaleuca quinquenervia | 320 | | 8 | 5 | Typical | - | Retain | 3.84 |
| 172 | Corymbia intermedia | 350 | | 16 | 7 | Typical | - | Retain | 4.2 |
| 173 | Melaleuca saligna | 492 | 240 | 10 | 7 | Typical | - | Retain | 5.904 |
| 278 | Corymbia intermedia | 160 | | 9 | 4 | Typical | - | Retain | 2 |
| 279 | Lophostemon suaveolens | 160 | | 8 | 5 | Typical | - | Retain | 2 |
| 280 | Melaleuca saligna | 205 | 140 | 8 | 4 | Typical | - | Retain | 2.46 |
| 281 | Eucalyptus tereticornis | 860 | | 27 | 13 | Typical | - | Retain | 10.32 |
| 283 | Eucalyptus tereticornis | 630 | | 25 | 10 | Typical | - | Retain | 7.56 |
| 285 | Lophostemon suaveolens | 250 | | 12 | 5 | Typical | - | Retain | 3 |
| 286 | Lophostemon suaveolens | 280 | | 11 | 5 | Typical | - | Retain | 3.36 |

| Tree ID | Genus | DBH (mm) | Multi stem | Tree Height (m) | Crown Width (m) | Tree Health | Habitat Features | Status | TPZ (m) |
|---------|-------------------------|----------|------------|-----------------|-----------------|-------------|------------------|--------|---------|
| 288 | Corymbia intermedia | 130 | | 8 | 3 | Typical | - | Retain | 2 |
| 289 | Eucalyptus siderophloia | 280 | | 13 | 6 | Typical | - | Retain | 3.36 |
| 291 | Corymbia intermedia | 250 | | 8 | 3 | Typical | - | Retain | 3 |
| 292 | Lophostemon suaveolens | 230 | | 11 | 5 | Typical | - | Retain | 2.76 |
| 293 | Melaleuca quinquenervia | 297 | 200 | 10 | 6 | Typical | - | Retain | 3.564 |
| 294 | Melaleuca quinquenervia | 270 | | 11 | 4 | Typical | - | Retain | 3.24 |
| 295 | Eucalyptus tereticornis | 370 | | 17 | 7 | Typical | - | Remove | 4.44 |
| 296 | Lophostemon suaveolens | 300 | | 12 | 5 | Typical | - | Retain | 3.6 |
| 298 | Eucalyptus racemosa | 800 | | 23 | 11 | Typical | - | Retain | 9.6 |
| 299 | Lophostemon suaveolens | 320 | | 14 | 7 | Typical | - | Retain | 3.84 |
| 300 | Eucalyptus tereticornis | 480 | | 24 | 9 | Typical | - | Retain | 5.76 |
| 302 | Melaleuca quinquenervia | 300 | | 12 | 5 | Typical | - | Retain | 3.6 |
| 303 | Eucalyptus racemosa | 420 | | 16 | 7 | Typical | - | Retain | 5.04 |
| 304 | Eucalyptus racemosa | 745 | | 19 | 11 | Typical | - | Remove | 8.94 |
| 305 | Eucalyptus racemosa | 630 | | 15 | 11 | Typical | - | Remove | 7.56 |
| 306 | Eucalyptus tindaliae | 470 | | 16 | 7 | Typical | - | Remove | 5.64 |
| 310 | Melaleuca quinquenervia | 300 | | 9 | 6 | Typical | - | Remove | 3.6 |
| 311 | Melaleuca quinquenervia | 200 | | 9 | 3 | Typical | - | Retain | 2.4 |
| 314 | Melaleuca saligna | 360 | | 13 | 6 | Typical | - | Retain | 4.32 |
| 315 | Melaleuca saligna | 260 | | 12 | 4 | Typical | - | Retain | 3.12 |
| 316 | Melaleuca saligna | 210 | | 12 | 5 | Typical | - | Retain | 2.52 |
| 317 | Melaleuca saligna | 264 | 160 | 11 | 5 | Typical | - | Retain | 3.168 |
| 318 | Melaleuca saligna | 290 | | 13 | 5 | Typical | - | Retain | 3.48 |
| 319 | Eucalyptus tereticornis | 655 | | 25 | 13 | Typical | - | Remove | 7.86 |
| 320 | Eucalyptus siderophloia | 300 | | 14 | 6 | Typical | - | Remove | 3.6 |
| 321 | Eucalyptus siderophloia | 600 | | 25 | 9 | Typical | - | Remove | 7.86 |
| 322 | Melaleuca saligna | 180 | | 7 | 5 | Typical | - | Retain | 2.16 |
| 323 | Melaleuca saligna | 170 | | 9 | 5 | Typical | - | Retain | 2.04 |
| 324 | Eucalyptus siderophloia | 180 | | 11 | 4 | Typical | - | Retain | 2.16 |
| 325 | Eucalyptus siderophloia | 480 | | 22 | 9 | Typical | - | Retain | 5.76 |
| 329 | Melaleuca saligna | 210 | | 11 | 5 | Typical | - | Retain | 2.52 |
| 332 | Eucalyptus tereticornis | 570 | | 25 | 9 | Typical | - | Retain | 6.84 |
| 333 | Melaleuca quinquenervia | 540 | | 14 | 7 | Typical | - | Retain | 6.48 |
| 334 | Lophostemon suaveolens | 270 | | 9 | 5 | Typical | - | Retain | 3.24 |
| 335 | Lophostemon suaveolens | 160 | | 9 | 4 | Typical | - | Retain | 2 |
| 336 | Melaleuca quinquenervia | 240 | | 8 | 5 | Typical | - | Retain | 2.88 |

| Tree ID | Genus | DBH (mm) | Multi stem | Tree Height (m) | Crown Width (m) | Tree Health | Habitat Features | Status | TPZ (m) |
|---------|-------------------------|----------|------------|-----------------|-----------------|-------------|------------------|---------|---------|
| 337 | Eucalyptus siderophloia | 460 | | 18 | 7 | Typical | - | Retain | 5.52 |
| 338 | Melaleuca quinquenervia | 160 | | 9 | 3 | Typical | - | Retain | 2 |
| 339 | Eucalyptus siderophloia | 270 | | 14 | 6 | Typical | - | Retain | 3.24 |
| 340 | Melaleuca quinquenervia | 300 | | 13 | 6 | Typical | - | Retain | 3.6 |
| 341 | Melaleuca quinquenervia | 300 | | 13 | 6 | Typical | - | Retain | 3.6 |
| 342 | Melaleuca quinquenervia | 310 | | 12 | 5 | Typical | - | Retain | 3.72 |
| 344 | Corymbia intermedia | 240 | | 11 | 5 | Typical | - | Retain | 2.88 |
| 345 | Melaleuca quinquenervia | 220 | | 8 | 4 | Typical | - | Retain | 2.64 |
| 346 | Melaleuca saligna | 210 | | 9 | 5 | Typical | - | Retain | 2.52 |
| 347 | Eucalyptus tereticornis | 520 | | 17 | 9 | Typical | - | Retain | 6.24 |
| 348 | Melaleuca quinquenervia | 370 | 230 | 14 | 7 | Typical | - | Retain | 4.44 |
| 349 | Eucalyptus siderophloia | 340 | | 17 | 7 | Typical | - | Retain | 4.08 |
| 350 | Melaleuca quinquenervia | 300 | | 11 | 3 | Typical | - | Retain | 3.6 |
| 351 | Eucalyptus tereticornis | 280 | | 15 | 6 | Typical | - | Retain | 3.36 |
| 352 | Melaleuca quinquenervia | 514 | 310 | 14 | 7 | Typical | - | Retain | 6.168 |
| 360 | Melaleuca saligna | 110 | | 6 | 2 | Typical | - | Retain | 2 |
| 361 | Melaleuca saligna | 140 | | 9 | 3 | Typical | - | Retain | 2 |
| 327 | Melaleuca saligna | 210 | | 14 | 5 | Typical | - | Retain | 2.52 |
| 328 | Lophostemon suaveolens | 190 | | 12 | 5 | Typical | - | Retain | 2.28 |
| 161 | Corymbia intermedia | 280 | | 12 | 6 | Typical | - | Offsite | 3.36 |
| 162 | Eucalyptus siderophloia | 400 | | 22 | 10 | Typical | - | Offsite | 4.8 |
| 174 | Eucalyptus tereticornis | 320 | | 14 | 6 | Typical | - | Remove | 3.84 |
| 188 | Eucalyptus tereticornis | 880 | | 27 | 12 | Typical | - | Retain | 10.56 |
| 98 | Lophostemon suaveolens | 260 | | 7 | 3 | Typical | - | Offsite | 3.12 |
| 55 | Corymbia intermedia | 210 | | 8 | 4 | Typical | - | Offsite | 2.52 |

Figure 2 – MSES
Impact Plan



107 Idonia Street, Bridgeman Downs

Legend

MSES Impact Plan

28 South Project Ref: 2025 - 016

Source: C:\Users\Joanna\Dropbox\Projects\2025\2025-016 (107 Idonia Street, Bridgeman Downs)\(d) Data\GIS\107 Idonia Street, Bridgeman Downs (2025-016) (GDA2020).qgz

The spatial data referenced within this map has been obtained from a variety of verified and licensed sources, as follows: Relevant local government data portals, DoR's QSpatial data catalogue, 28 South Environmental, clients and associates. Aerial imagery is sourced from NearMap, Google Satellite and the DoR repositories QImagery and QGlobe.



Links to data sources can be provided upon request.

- Site Boundary
- Cadastre
- Roads
- Core Koala Habitat Area
- Item O - Boundary Exemption [5m]
- Item O Exempt Trees
- Item K [500m²]

- NJKHT Trees [133]**
- X NJKHT to be removed [54]
 - NJKHT to be retained [79]
 - X Non-exempted impact to MSES [15]

- Proposed Design**
- Proposed Lots
 - Environmental Protection Zone

| Issue Date | Dwg No. | Author |
|------------|---------|---------------|
| 05-05-2026 | | JC |
| Approved | | Revision Note |
| TP | | |

GDA2020 MGA 56
1:500

