



DETAILED ECOLOGICAL ASSESSMENT

213 CLARENCE ROAD, INDOOROPILLY

Client: 213 Clarence Rd Pty Ltd C/- Spyre Group
Reference: S526074_DEA_V1.3
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Quality Control

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ABBREVIATIONS

ALA	Atlas of Living Australia
AVH	Australian Virtual Herbarium
CE	Critically Endangered
Cwlth	Commonwealth
BCC	Brisbane City Council
DBH	Diameter at Breast Height
DETSI	Department of Environment, Tourism, Science and Innovation (Qld)
DNRME	Department of Natural Resources, Mines and Energy (Qld)
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DSDMIP	Department of State Development, Manufacturing, Infrastructure and Planning (Qld)
E	Endangered
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth)
EVNT	Endangered, Vulnerable and Near Threatened
KHA	Koala Habitat Area
KPA	Koala Priority Area
km	Kilometre
M	Migratory
m	Meter
Ma	Marine
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
MLES	Matters of Local Environmental Significance
NALL	Natural Assets Local Law
NC Act	<i>Nature Conservation Act 1992</i> (Qld)
NT	Near Threatened
RE	Regional Ecosystem
REDD	Regional Ecosystem Database Description
PMST	Protected Matters Search Tool
PR	<i>Planning Regulation 2017</i>
QH	Queensland Herbarium
QLD	Queensland
SARA	State Assessment and Referral Agency (Qld)
SMP	Species Management Plan
SPP	State Planning Policy
V	Vulnerable
VM Act	<i>Vegetation Management Act 1999</i> (Qld)
WO	Wildlife Online

1.0 INTRODUCTION

S5 Environmental was commissioned by 213 Clarence Rd Pty Ltd to undertake a Detailed Ecological Assessment to support a Development Application for an apartment complex (10 apartments) at a site located at 213 Clarence Road, Indooroopilly. Refer to Table 1.

This report investigates the ecological values, features and functionality of the site in the context of the local and regional area and applicable ecological constraints. Further, this report investigates the presence and/or absence of *Nature Conservation Act 1992* (NC Act) and *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) listed species and matters, and ecological corridor connectivity across the site and regional surrounds.

Table 1 Site Description

Street Address	213 Clarence Road, Indooroopilly	Lot on Plan	Lot 213 on SP113021
LGA	Brisbane City Council (BCC)	Area	2,181 m ²
Zone	LMR2 Low-medium density residential (2 or 3 storey mix)	Neighbourhood Plan	Indooroopilly Centre Neighbourhood Plan
Coordinates	-27.5053, 152.9763	Tenure	Freehold
Current State	Lot 213 on SP113021 is herein referred to as the 'subject site'. The subject site contained a dwelling and pool area within the northern extent of the site. The site slopes sharply towards the Brisbane River which forms the southern boundary of the site. No canopy or sub-canopy vegetation was present within the southern extent of the site; however, an extensive cover of overgrown invasive shrub and groundcover species were present. The site was accessible via northern extent of the eastern boundary off Clarence Road (refer to Figure 1).		
Proposed Development	S5 Environmental understands that 312 Clarence Rd Pty Ltd are undertaking a Development Application for an apartment complex (10 apartments) across the northern extent of the site. Refer to Figure 2.		



Figure 1 Site Aerial (source: Nearmap, 2026)

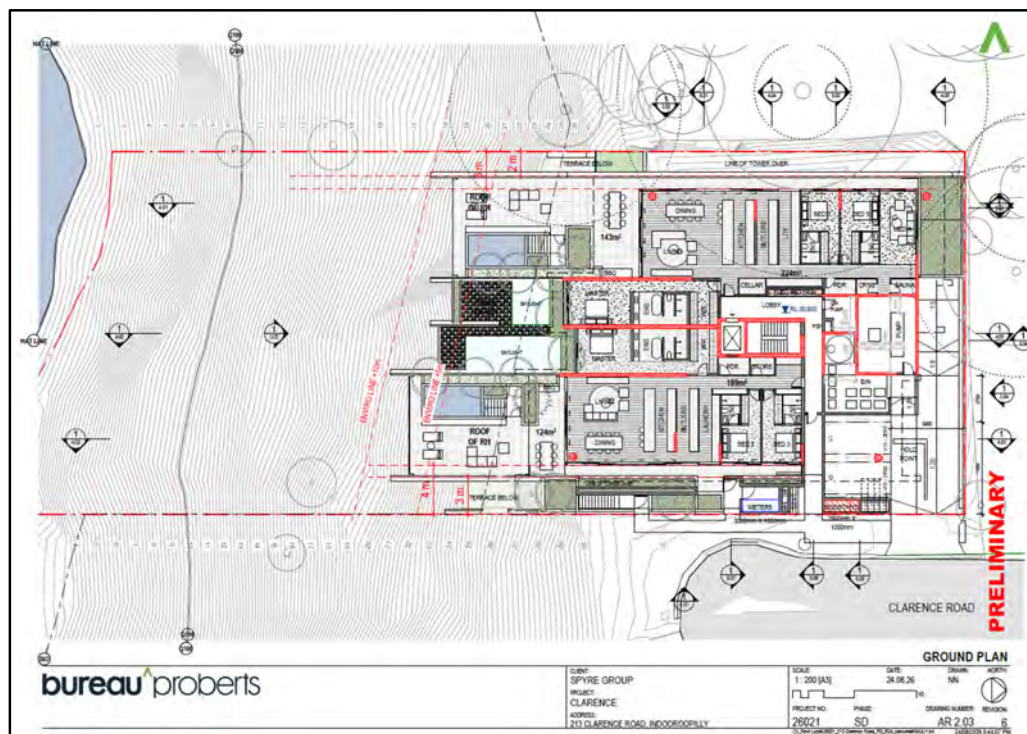


Figure 2 Ground Plan (source: Bureau Proberts, ref: 26021, rev: 6 date: 24/08/26)

2.0 METHODOLOGY

The intent of this report is to provide an informed assessment of the ecological values that are present and/or likely to be present on the site. This report also provides an assessment of the site's habitat and biodiversity values and ecological functionality. In the preparation of this assessment, the following steps were undertaken:

1. Legislation and planning review;
2. Desktop assessment;
3. Field survey;
4. Impact assessment and development analysis; and
5. Conclusions and recommendations.

2.1 Desktop Assessment

Desktop searches were reviewed prior to the field assessment to inform a targeted search for threatened species and ecological communities that could potentially occur on the site. Desktop searches covered the following databases and mapping sources:

- Databases (Search of 5 km radius; **Appendix A**):
 - Department of Climate Change, Energy, the Environment and Water (2026), *EPBC Act Protected Matters Search Tool*;
 - Regional Ecosystem Database Description (2026); <https://www.data.qld.gov.au/dataset/regional-ecosystem-description-database>;
 - Atlas of Living Australia (2026); <https://www.ala.org.au/>;
 - Australian Virtual Herbarium (2026); <https://avh.chah.org.au/>; and
 - Queensland Government (2026c), *Wildnet Online Extract, Nature Conservation Act 1992*.
- State Mapping (**Appendix B**):
 - Queensland Government (2026a), *Fire ant biosecurity zone mapping – Version 1*;
 - Queensland Government (2026b), *Request a vegetation map or property report*;
 - Department of State Development, Manufacturing, Infrastructure and Planning (2026), Online mapping system which incorporates the State Planning Policy (SPP) *Interactive Mapping System (IMS)*, and the *Development Assessment Mapping System (DAMS)*; and,
- Local Government Area Mapping:
 - Brisbane City Council (2026), *BCC City Plan 2014 (Version 36) –Online E-plan & Maps*; and
 - Brisbane City Council (2026), *Natural Assets Local Law 2003 – Protected vegetation enquiry*.

The likelihood of each EPBC Act and NC Act listed species occurring on site was assessed using the results of the desktop assessment and these species were targeted in fieldwork. In addition, aerial photography was utilised to discern potential wildlife movement corridors and regional ecological function of the locality.

2.2 Field Assessment

A detailed Ecological Assessment of the site was conducted by S5 Environmental Ecologists on the 29th of June 2026. Weather was overcast throughout the survey, with a minimum temperature of 13.0°C and a maximum temperature of 22.3 °C for the day of survey, as recorded at Indooroopilly (Brisbane, Station No. 040913).

Two techniques were employed for the flora survey, including the 'random meander' technique (Cropper, 1993) and a Regional Ecosystem assessment following the CORVEG proforma (Neldner *et al.*, 2020). Further details of these two methodologies are provided in the sections below.

2.2.1 Random Meander

For the field assessment, the 'random meander' technique (Cropper, 1993) was used to traverse the site. A measured walkover of the site was achieved with focus on the area within and adjacent to the proposed development footprint. Flora species were recorded as they were encountered. Vegetation communities were inspected in order to assess their structure, dominance, associations and function. The structure, health and integrity of the ecosystems within the site were also assessed and documented.

Areas, or niches, displaying habitat value were closely examined. This included habitat trees and areas of woody debris that may shelter reptiles. Signs of faunal activity, including tree scratches, nests, dreys, scats, tracks, dens and diggings were also searched for and recorded. These traces were interpreted using Triggs (2019). The ecological intactness of land neighbouring the site was broadly investigated as part of the assessment.

Site habitats were assessed to determine their value for native fauna species, including significant and threatened species. Particular attention was given to habitat features including:

- The presence of hollows, fissures and tubes in mature trees suitable as nesting/roosting sites, as well as arboreal and ground-based nests, dreys or burrows;
- The presence of significant habitat trees;
- The presence of arboreal fauna, scratch markings, orts and scats;
- The presence of characteristic feeding signs, for example, diggings (terrestrial mammals), and sap feeding scars on eucalypts (Gliders);
- The presence/abundance of dense vegetation, logs, leaf litter and fallen timber; (small bush birds and reptiles);
- Floristic diversity, including diversity and abundance of fruiting and flowering species; and
- Vegetation connectivity.

No targeted fauna surveys have been undertaken as part of this ecological assessment.

2.2.2 Vegetation Assessment

Quaternary site data following the *Methodology for surveying and mapping regional ecosystems and vegetation communities in Queensland (Version 7.0)* (Neldner et al., 2023), was not required as no regional ecosystems were mapped within the site. However, floristic data were recorded within the tree survey conducted by S5 Environmental. Further, a comprehensive list of woody species and dominant groundcover species were recorded throughout the random meander.

2.3 Survey Limitations

It should be noted that the survey undertaken as part of this Detailed Ecological Assessment only represents a 'snapshot' in time and therefore, may not provide a true indication of vegetation species presence within the subject site. The ability to accurately identify plants to species level can be significantly affected by numerous factors including the timing of a survey (the season), prevailing climatic conditions and the presence of reproductive material (flowers, fruit and seed capsules).

Whilst every effort has been made to detect and accurately identify these species, this survey should not be regarded as conclusive evidence that certain species including listed and protected plants do not occur within the subject site and surrounds.

Further, traversing the southern extent of the site was limited due to the steep gradient and extent of overgrown invasive ground/shrub cover.

2.4 Likelihood of Occurrence and Impact Assessment

Results obtained from the desktop and field assessment inform the assessment of the likelihood that the proposed development will have a significant (residual) impact on any MNES, MSES or MLES. Species records, state and local mapping and habitat on site are considered to determine the likelihood of MNES, MSES and MLES occurring within the subject site. Table 2 outlines the definitions of each described likelihood of occurrence. Impacts to any matters (national, state and/or local) that are likely or have been confirmed on site are assessed in the context of the proposed works and inform recommendations.

Table 2 Likelihood of Occurrence Definitions

Likelihood	Definition
Confirmed	Identified by S5 Environmental Ecologist during site inspection.
Likely	- Suitable habitat present; and - Occurrence records in vicinity since 2000 (WO, AVH, ALA).
Possible	- Suitable/marginal habitat present and no occurrence records since 2000; or - Occurrence records in vicinity since 2000 and no suitable/marginal habitat present.
Unlikely	Unsuitable habitat on site and no sightings since 2000.

3.0 RELEVANT LEGISLATION

A review was conducted on the regulatory framework applicable to the project. The following sections discuss the findings of this review.

3.1 Federal Legislative Overview

3.1.1 *Environment Protection and Biodiversity Conservation Act 1999*

The EPBC Act provides a legislative framework to protect and manage nationally and internationally significant matters. The EPBC Act defines these as Matters of National Environmental Significance (MNES).

Under the EPBC Act, a 'self-assessment' is required to ascertain whether an action requires a referral to the Department of Climate Change, the Environment, Energy and Water (DCCEEW) for a significant impact to a MNES. The EPBC Act Policy Statement 1.1, the 'Significant Impact Guidelines' lists assessment criteria for each MNES to assist in determining whether an action is likely to have a significant impact on a MNES.

It should be noted that the "up-listing" of the koala to Endangered in 2022, means that clearing of native vegetation will likely be required to be referred to DCCEEW to determine if it would be deemed a Controlled Action. That is, to determine if it will have a significant impact on a matter of National Environmental Significance, in this case, the koala.

3.2 State Legislative Overview

3.2.1 *Planning Regulation 2017*

3.2.1.1 *Koala Habitat*

State Koala Habitat Mapping maps the following areas: Koala Priority Areas (KPA), Core Koala Habitat Areas (KHA), Locally Refined Koala Habitat Areas (LRKHA), Koala Habitat Restoration Areas (KHRA) and Identified Koala Broad-Hectare Area (IKBHA).

Unless the proposed development is listed as exempted development in Schedule 24 of the Planning Regulation, the following applies. When the proposed development site is:

- Inside a KPA and contains Koala Habitat (KHA and/or LRKHA):
 - and interference with Koala Habitat is proposed, the development is prohibited;
 - and interference with Koala Habitat is not proposed, the assessment benchmarks under Schedule 11, Part 2, Section 4 of the Planning Regulation apply;
- Inside a KPA and no Koala Habitat on the premises, no assessment under the Planning Regulation 2017 in relation to Koala Habitat is required;
- Outside a KPA and contains Koala Habitat (KHA and/or LRKHA):
 - and interference with Koala Habitat is proposed, referral to SARA and assessment against SDAP Code 25 is required;

- and interference with Koala Habitat is not proposed, no assessment under the Planning Regulation 2017 in relation to Koala Habitat is required;
- Inside an IKBHA and the proposed development is assessable development, the assessment benchmarks under Schedule 11, Part 3, Section 6 apply.

3.2.1.2 *Native (Regulated) Vegetation*

The *Vegetation Management Act 1999* (VM Act) and the *Vegetation Management Framework Amendment Act 2013* provides a legislative framework that aims to regulate the clearing of vegetation in a way that protects regulated vegetation (defined on a regulated vegetation Map), ensures clearing does not cause land degradation, prevents the loss of biodiversity, maintains ecological processes, manages the environmental effects of clearing, reduces greenhouse gas emissions and allows for sustainable land use. Provided an accepted development vegetation clearing code applies to the proposed vegetation clearing and the clearing complies with that code, the works are accepted development under the Planning Regulation.

Categories of regulated vegetation include:

- Category A (Vegetation offsets/compliance notices/VDecs);
- Category B (Remnant Vegetation);
- Category C (High-value Regrowth);
- Category R (Reef Regrowth Watercourse Vegetation); and
- Category X (Exempt Clearing Work on Freehold, Indigenous and Leasehold land).

Remnant Vegetation and High Value Regrowth are assessed using the Regional Ecosystem (RE) framework and REs are described in the Regional Ecosystem Description Database (REDD).

The VM Act also protects areas known as essential habitat. essential habitat is habitat in which NC Act listed fauna species are known to occur and is identified on a Vegetation Management Supporting Map.

3.2.2 *Nature Conservation Act 1992*

The *Nature Conservation Act 1992* (NC Act) is the legislative foundation for the creation and management of protected areas in Queensland, namely national parks, conservation parks, resources reserves, nature refuges, coordinated conservation areas, wilderness areas, world heritage management areas and international agreement areas. Further, the NC Act also ensures that native fauna and native flora are protected outside of protected areas.

3.2.2.1 *Breeding Places*

All breeding places for native fauna are protected under the NC Act. Where interference with breeding places for protected fauna are/is proposed, DETSI require a Species Management Programme (SMP) to be submitted and approved to manage potential impacts to protected fauna prior to works being undertaken. There are two types of SMPs; namely High Risk and Low Risk SMPs.

A High Risk SMP is required if tampering with a breeding place is proposed for fauna that are:

- Prescribed as Extinct in the Wild, Endangered, Vulnerable, Near Threatened, or Special Least Concern fauna under the *Nature Conservation (Wildlife) Regulation 2006* (NC Reg), and/or
- Prescribed as Least Concern fauna under the NC Reg and are colonial breeders.

A low risk SMP is required if tampering with a breeding place is proposed for all other native fauna prescribed as least concern under the NC Reg. Breeding places may be identified during pre-clearance surveys and/or during clearing activities. Regardless of the timing of breeding place detection/identification, the above requirements apply. It should be noted that it is also an industry standard for clearing to be undertaken under the supervision of, and after an initial site assessment, by a fauna spotter.

3.2.2.2 Protected Animals

The *Nature Conservation (Animals) Regulation 2020* is subordinate legislation under the NC Act that prescribes the protection status of wildlife in Queensland. Protected animals are any fauna listed as Endangered, Vulnerable, Near Threatened, Special Least Concern, and Least Concern species.

3.2.2.3 Protected Plants

The *Nature Conservation (Plants) Regulation 2020* regulates activities that propose to interfere with protected plants in Queensland. A flora survey trigger map identifies areas of High Risk where Endangered, Vulnerable or Near Threatened native plants are present or are likely to be present. Vegetation clearing proposed within a mapped high-risk area requires a flora survey to be undertaken by a Suitably Qualified Person in accordance with the flora survey guidelines. If no threatened or Near Threatened plants listed under the NC Plants Regulation are identified during the flora survey, a clearing permit is not required following submission of the flora survey report and exempt clearing notification to the Department of Environment and Science. However, if threatened and Near Threatened plants are identified during the flora survey and no exemptions apply to the proposed works, a protected plant clearing permit is required. It is important to note that if protected plant/s are identified during clearing works, works must cease and advice sought regarding obtaining a protected plant clearing permit immediately.

3.2.3 Biosecurity Act 2014

The *Biosecurity Act 2014* is intended to control the spread of pest species, both plant and animal. Under the Biosecurity Act, pests are declared as follows:

- Prohibited Matter - a disease, exotic fish, insect pest, pest animal or a weed that is not found in Queensland. If it was to enter Queensland it would seriously impact our health, way of life, the economy, and the environment. If you find prohibited matter you must report it to Biosecurity Queensland within 24 hours; and
- Restricted Matter - can be an animal disease, noxious fish, insects, pest animal or weed that is found in Queensland. Specific actions are required to be taken that limit the impact of this matter by reducing, controlling or containing it.

Should any Prohibited or Restricted weeds, or pests, be identified on site, they must be addressed in accordance with the above requirements of the *Biosecurity Act 2014*.

There is also a General Biosecurity Obligation (GBO) under the Biosecurity Act to ensure works do not spread a pest, disease or contaminant issue and to:

- take all reasonable and practical steps to prevent or minimise each biosecurity risk;
- minimise the likelihood of the risk causing a biosecurity event and limit the consequences of such an event; and
- prevent or minimise the adverse effects the risk could have and refrain from doing anything that might make harmful effects worse.

In addition, the Department of Agriculture and Fisheries' Fire Ant Biosecurity Map outlines suburbs and localities which are in Biosecurity Zones for Red Imported Fire Ants.

3.2.4 *Fisheries Act 1994*

The purpose of the *Fisheries Act 1994* is to provide a legislative framework for the conservation and enhancement of the community's fisheries resources and fish habitats in a way that seeks to apply and balance the principles of ecologically sustainable development and promote ecologically sustainable development.

3.2.4.1 Waterways

Fish passage is a matter of state environmental significance (MSES) under the *Environmental Offsets Act 2014* and is protected under the Fisheries Act. This MSES is protected through the mapping of the State's waterways in the *Queensland waterways for waterway barrier works spatial data layer*. Each waterway is assigned a fish attribute (FP) number that ranges from 1 to 5; waterways with a 1 and 2 FP numbers support fish that are likely stronger swimmers and stream orders 3, 4 and 6 support fish with weaker swimming abilities and as such, different solutions for fish passage are required. Each mapped waterway is considered to be fish habitat and as such, are protected and managed in a way that protects fish habitat values and passage.

Attributes of a waterway, as defined under the Fisheries Act are:

- Defined bed and banks;
- An extended, if non-permanent, period of flow;
- Flow adequacy; and
- Fish habitat at or upstream of site.

Fisheries Queensland's *Accepted development requirements for operational work* that is constructing or raising waterway barrier works specify the requirements for works within a waterway to be considered accepted development and not require a development application. Should works not comply with these requirements, a development application is required for operational works.

On ground attributes of a mapped waterway may not meet the above attributes for a waterway. In this case, consultation with the Department of Fisheries and Forestry, otherwise compliance with the relevant requirements for the mapped waterway is needed, i.e., either the accepted development requirements or

a development application. See Figure 3 below for the decision-making process according to the FP attribute and development work type.

Waterway classification		Development work type			
Fish passage attribute	Colour	Some dams/weirs	Culvert crossing	Bed-level crossing	Temporary works
1	Green				
2	Amber	Development complies with accepted development requirements OR lodge a development application			
3	Red				
4	Purple	Development application			
5	Grey				

Figure 3 Decision making process for determining whether a development application is required (source: Queensland waterways for waterway barrier works spatial data layer: Guide to determining waterways, Version 2.0)

3.2.5 State Planning Policies

The SPP ensures the State's interests in planning are protected through Local Government Planning Schemes. The SPP is used by Local Governments to be integrated into local Planning Schemes. S5 Environmental understands that the SPP ecologically related State Interests have been fully incorporated into the *BCC City Plan 2014* and as such, do not require assessment for the proposed development.

3.3 Local Legislative Overview

3.3.1 Brisbane City Council City Plan 2014

As the proposed future development is considered assessable development, S5 Environmental understands that assessment against the relevant codes of the *BCC City Plan 2014* is required. Ecologically relevant overlay codes applicable to the proposed development include the Biodiversity Areas overlay code and Waterway Corridors overlay code.

3.3.1.1 Biodiversity Areas Overlay

Within the Biodiversity areas overlay, impacts to biodiversity values must be avoided to the greatest extent possible and where impacts are unavoidable, minimisation and mitigation of those impacts must be undertaken. Where a significant residual impact results from a development, an offset must be delivered. In addition, safe wildlife movement must be provided for within the development.

3.3.1.2 Waterway Corridor Overlay

Within the Waterway Corridor overlay, impacts to waterways and waterway corridors must be avoided to the greatest extent possible and where impacts are unavoidable, minimisation and mitigation of those impacts must be undertaken. Where a significant residual impact results from a development, an offset must be delivered. In addition, safe wildlife movement must be provided for within the development.

3.3.1.3 Natural Assets Local Law 2003 (NALL)

Natural Assets Local Law 2003 (NALL) defines four categories of protected vegetation. These categories identify the type of vegetation protected and the location of the vegetation. The four categories of NALL vegetation include;

- Significant Native Vegetation (SNV);
- Council Vegetation (CV);
- Waterway and Wetland Vegetation (WWV); and
- Significant Urban Vegetation (SUV).

Refer to Table 3 for a brief description of each category of protected vegetation.

Table 3 NALL Category Descriptions

Category	Brief Description
SNV	All native vegetation in areas mapped as SNV is protected under the NALL. Significant native vegetation includes native vegetation, from small ground covers and native grasses to large trees.
CV	All vegetation on land that is owned, controlled or occupied by Council is protected. Vegetation protected under this category includes street trees, vegetation in natural areas and trees in parks.
WWV	All vegetation in mapped wetlands and waterways, other than pest vegetation as defined by the NALL, is protected.
SUV	SUV includes native and exotic vegetation and includes vegetation on private property that is generally mature and/or prominent in the landscape, or has specific historical or cultural value in Brisbane. SUV may also preserve biodiversity values and natural landforms. Significant urban vegetation can be located over an entire property or be an individual tree or small group of trees.

4.0 DESKTOP ASSESSMENT RESULTS

Results of the desktop assessment are provided in Appendix A and Appendix B and have been summarised in the relevant sections below.

4.1 Vegetation Communities

4.1.1 Threatened Ecological Communities

The PMST report indicated that one (1) Threatened Ecological Community (TEC) may occur within the area and four (4) TECs are likely to occur. The TECs listed as **likely** to occur include:

- Coastal swamp sclerophyll forest of New South Wales and South East Queensland;
- Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions;
- Coastal swamp oak (*Casuarina glauca*) forest of New South Wales and South East Queensland ecological community; and
- Lowland rainforest of subtropical Australia.

The TEC listed as may occur included: *Poplar box grassy woodland on alluvial plains*.

Refer to Appendix A.

4.1.2 Regulated Vegetation

Current regulated vegetation mapping indicates that the subject site contains 0.21 ha of Category X.

Refer to Figure 4 and Appendix B.

4.1.3 Regional Ecosystems

Current Regional Ecosystem (RE) mapping indicates the site is **not mapped** to contain an RE.

Refer to Appendix B.

4.1.4 Essential Habitat

Current mapping indicates that the site **does not contain** essential habitat mapping.

Refer to Appendix B.

4.1.5 Protected Plants Trigger Area

Protected Plant Flora Survey Trigger Mapping is **present** within the site.

Refer to Figure 5 and Appendix B.

4.1.6 Koala Habitat (Planning Regulation)

Current State Koala habitat mapping shows the subject site is **not mapped** to contain Koala habitat.

Refer to Appendix B.

4.1.7 Biodiversity Areas Overlay

Under the *BCC City Plan 2014*, the subject site is mapped within the Biodiversity Area Overlay, as containing High Ecological Significance (HES) and matters of state environmental significance (MSES) sub-category across the southern extent of the site.

Refer to Figure 6.

4.1.8 Natural Assets Local Law

The site is mapped as containing WWV.

Refer to Figure 7.



Figure 4 Regulated Vegetation (source: QSpatial, 2026)



Figure 5 Protected Plants High Trigger Risk Area (source: QSpatial, 2026)



Figure 6 BCC Biodiversity Areas Overlay (source: QSpatial, 2026)



Figure 7 BCC NALL Mapping (source: BCC Open Data, 2026)

4.2 Aquatic Values

4.2.1 Wetlands of International Significance

The subject site is located within 10 – 20 km of Ramsar listed Moreton Bay.

4.2.2 Fish Habitat Areas

The subject is mapped outside of the State's Major (tidal) spatial overlay.

Refer to Figure 8.

4.2.3 Waterway Corridors Overlay

The current BCC Waterway corridors overlay mapping indicates that the site is mapped within the Brisbane River corridor sub-category and the Waterway Centreline mapping intersects the southern boundary of the site under the Waterway Corridors overlay.

Refer to Figure 9.

4.2.4 Wetlands Overlay

No wetlands are mapped within the site.



Figure 8 State's Waterway Barrier Works Tidal Mapping (source: Qspatial, 2026)

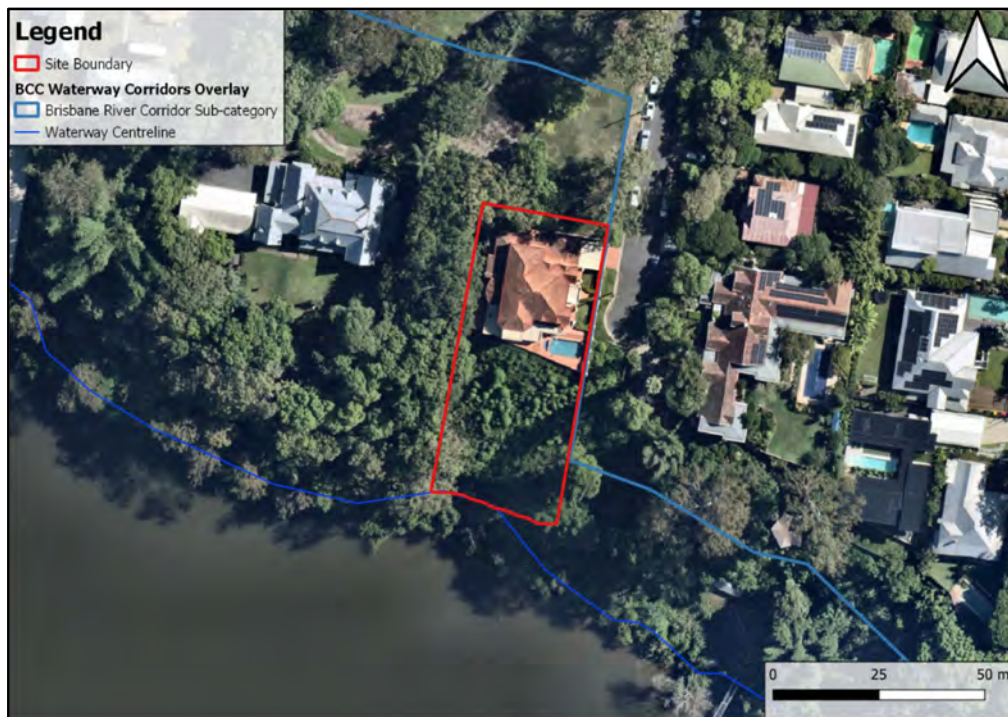


Figure 9 BCC Waterway Corridors Overlay (source: BCC Open Data, 2026)

4.3 EPBC and NC Act Listed Species

Results from the PMST and WildNet database searches are provided in Appendix A and summarised below.

4.3.1 Flora

The PMST and WildNet database searches returned 19 listed flora species protected under the EPBC Act and/or NC Act within a 5 km radius of the site.

4.3.2 Fauna

The PMST and WildNet database searches returned 35 listed fauna species protected under the EPBC Act and/or NC Act within a 5 km radius of the site.

4.4 Pest Species

WildNet, ALA and AVH database searches have identified several pest flora and fauna species as being known or likely to occur within a 5 km of the site.

Upon review of the fire ant biosecurity map, the locality of Indooroopilly is within Biosecurity Zone 2. Refer to Appendix B.

5.0 FIELD SURVEY RESULTS

5.1 Vegetation Communities

5.1.1 Threatened Ecological Communities

Of the five TEC's identified in the PMST results and listed above in Section 4.1.1, none were observed on or immediately adjacent to the subject site.

5.1.2 Vegetation Assessment

The field assessment identified non-remnant vegetation across the site. Refer to Table 4, Figure 10 and Plate 1 to 6.

Table 4 Ground-truthed Vegetation within the Site

Survey Point (SP)	Coordinates	Description	Status	Regional Ecosystem
Non-Remnant Vegetation See Plates 1 to 6		Non-remnant vegetation was observed across the entire site. Two jacarandas (<i>Jacaranda mimosifolia</i>*) were planted along the northern boundary of the site. No other canopy trees were observed within the site. A large, planted rubber fig (<i>Ficus elastica</i>*) was located adjacent to the western boundary while a row of planted native weeping figs (<i>Ficus benjamina</i>) were located further west offsite. Additional native trees noted offsite adjacent to the northern boundary included grey ironbark (<i>Eucalyptus siderophloia</i>), rusty gum (<i>Angophora leiocarpa</i>), and pink bloodwood (<i>Corymbia intermedia</i>). A majority of the southern extent of the site was dominated by exotic ground and shrub vegetation which included: Singapore daisy (<i>Sphagneticola trilobata</i>*), <i>Asparagus sp.</i>*, Guinea grass (<i>Megathryus maximus var. maximus</i>*), ochna (<i>Ochna serrulata</i>*), Brazilian nightshade (<i>Solanum seaforthianum</i>*), <i>Cestrum sp.</i>, mock orange (<i>Murraya paniculata</i>*), Chinese elm (<i>Celtis sinensis</i>*) regrowth, yellow oleander (<i>Cassia thevetia</i>*), mother-in-law's tongue (<i>Sansevieria trifasciata</i>*), Japanese sunflower (<i>Tithonia diversifolia</i>*), and easter cassia (<i>Senna pendula var. glabrata</i>*). Vines noted on site included cocksbur vine (<i>Maclura cochinchinensis</i>), cats claw (<i>Dolichandra unguis-cati</i>*), morning glory (<i>Ipomoea indica</i>*), glycine (<i>Neonotonia wightii</i>*), and madeira vine (<i>Anredera cordifolia</i>*).		

* Indicates a non-native or non-endemic species of flora



Figure 10 Ground-truthed Vegetation within Site



Plate 1 View facing south-east towards the southern boundary/Brisbane River.



Plate 2 View facing north along the northern boundary.



Plate 3 View facing south-east from the centre of the site.



Plate 4 View facing north along the western boundary.



Plate 5 View facing north along the eastern boundary.



Plate 6 View facing south-west towards the southern boundary/Brisbane River.

5.2 Aquatic Values

5.2.1 Waterway

No aquatic values or bodies of water were ground-truthed as occurring within the site, however the banks of the Brisbane River form the southern boundary of the site. Canopy vegetation appeared present fringing the river on either side of the site's western and eastern boundaries. Vegetation within site adjacent to the Brisbane River appeared to primarily consist of exotic shrub and ground species, however, due to the steep gradient of the site, identifying vegetation along this extent was not possible. S5 Environmental acknowledge that the development has been positioned approximately 25 m north from the Brisbane River, utilising the existing dwelling footprint.

5.2.2 Flora

No EPBC Act or NC Act listed flora species were identified during the field survey conducted by S5 Environmental Ecologists.

Refer to Section 7.1 for a full assessment of the likelihood of occurrence of EPBC and NC Act listed flora species. A list of all native flora species identified during the field survey is provided in Appendix D.

5.2.3 Fauna

No EPBC Act or NC Act listed fauna species were identified during the field survey conducted by S5 Environmental Ecologists.

Refer to Section 7.2 for a full assessment of the likelihood of occurrence of EPBC and NC Act listed fauna species. A list of all fauna species observed during the field survey is provided in Appendix E.

5.3 Pest Species

5.3.1 Flora

Six pest flora species recognised by the State as Prohibited or Restricted invasive weeds were identified within the subject site. Species identified were:

- Chinese celtis (*Celtis sinensis*);
- Yellow oleander (*Cascabela thevetia*);
- Madeira vine (*Anredera cordifolia*);
- *Asparagus sp.*
- Singapore daisy (*Sphagneticola trilobata*); and
- Cat's claw creeper (*Dolichandra unguis-cati*).

All species are listed as Category 3 Restricted Weeds under the Biosecurity Act. A list of all non-restricted pest flora species identified during the field survey is provided in Appendix D.

5.3.2 Fauna

No pest fauna species or evidence of pest fauna species were recorded on site during the field survey.

6.0 ECOLOGICAL FUNCTION

6.1 Biodiversity Corridors and Connectivity

The subject site is located within a state-wide terrestrial and riparian corridor (see Figure 11). In the broader landscape, the subject site represents a partially vegetated block that backs onto the Brisbane River riparian corridor. The Brisbane River forms a significant biodiversity corridor, facilitating continuous ecological connectivity for a range of terrestrial and arboreal fauna, including birds, reptiles, amphibians and small terrestrial mammals. The Brisbane River links vegetation in a south-westerly direction associated with Fig Tree Pocket and Kenmore, and in a south-easterly direction associated with Indooroopilly Island Conservation Park.

Given vegetation south of the dwelling fringing the river consisted of thick, extensive exotic shrub and ground species, this may present a barrier to fauna movement across the site. However, the site lacked boundary fencing along its eastern, western and southern boundaries, enabling terrestrial fauna movement should fauna wish to traverse the site. Habitat connectivity is limited moving north from the subject site due to two (2) metre tall fencing along this boundary.

Aquatic and semi-aquatic terrestrial fauna are limited to the Brisbane River and the lower banks forming the southern boundary of the site. Movement north onto the site likely proves challenging, but not impossible, for terrestrial fauna due to the steep gradient and overgrown exotic vegetation present on site.



Figure 11 Regional Connectivity in Relation to the Subject Site (source: QSpatial, 2026)

6.2 Summary of Local Site Habitat Values

Habitat value across the site was assessed as low due to the extensive cover of exotic shrubs and ground vegetation south of the existing dwelling. Although the site is adjacent to the Brisbane River riparian corridor, the mapped corridor within the site provides limited habitat value because of the absence of a native canopy across the southern extent. No Regional Ecosystems were identified within the subject site or apparent habitat features, such as tree hollows, woody debris, fauna scratchings, bird nests or termitaria, during the survey.

Despite this, common bird species including rainbow lorikeets (*Trichoglossus moluccanus*) and Australian magpies (*Gymnorhina tibicen*) were heard calling during the field survey and are likely to forage within the site and broader area. The dense, overgrown vegetation may also provide refuge for common small to medium-sized terrestrial fauna known from the local area, including carpet pythons (*Morelia spilota*), eastern blue-tongue lizards (*Tiliqua scincoides*), dark-flecked garden sunskinks (*Lampropholis delicata*), and eastern dwarf tree frogs (*Litoria fallax*) (ALA, 2026). Further, a number of planted fig trees occurred adjacent to the western boundary, along with a mix of native and exotic canopy species extending further south which likely provides nesting opportunities for local birds and common arboreal mammals.

7.0 LIKELIHOOD OF OCCURENCE ASSESSMENT

7.1 EPBC and NC Act Flora Listed Species

The likelihood of EPBC Act and NC Act listed species within the site and in proximity to the subject site is shown in Table 5.

There was one likely flora species, Brisbane River grasswort (*Lilaeopsis brisbanica*), assessed within the site.

Likely flora species within proximity of the site include:

- Angle-stemmed myrtle (*Gossia gonoclada*);
- *Gossia hillii*;
- Native guava (*Rhodomyrtus psidioides*); and
- Hairy hazelwood (*Symplocos harroldii*).

7.2 EPBC and NC Act Fauna Listed Species

The likelihood of EPBC Act and NC Act listed species within the site and in proximity to the subject site is shown in Table 6.

Likely or confirmed fauna species within the site include:

- Fork tailed swift (*Apus pacificus*) - flyover; and
- White throated needle-tail (*Hirundapus caudacutus*) – flyover.

Likely fauna species within proximity of the site include:

- Koala (*Phascolarctos cinereus*);
- Grey-headed flying fox (*Pteropus poliocephalus*);
- Common sandpiper (*Actitis hypoleucos*);
- Sharp-tailed sandpiper (*Calidris ferruginea*);
- Latham's snipe (*Gallinago hardwickii*);
- Powerful owl (*Ninox strenua*);
- Eastern curlew (*Numenius madagascariensis*);
- Osprey (*Pandion haliaetus*);
- Greater glider (central and southern) (*Petauroides volans*); and
- Tusked frog (*Adelotus brevis*).

Table 5 Likelihood of Occurrence for Listed Flora Species

Scientific Name	Common Name	EPBC Act Status	NC Act Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
<i>Arthraxon hispidus</i>	Hairy-joint grass	V	V	Found in or on the edges of rainforest and in wet eucalypt forest, often near creeks or swamps.	Unlikely	Possible	-
<i>Bosistoa transversa</i>	Three-leaved bosistoa	V	V	Grows in wet sclerophyll forest, dry sclerophyll forest and rain forest up to 300 m above sea level.	Unlikely	Possible	-
<i>Corchorus cunninghamii</i>	Native jute	E	E	The native jute is found in a mosaic of wet sclerophyll and subtropical rainforest as well as grassy open forest. This species is generally located at low to mid elevations (110–430 m). In general, the soils are shallow, stony and well drained and common canopy species occurring alongside this species include grey gum (<i>Eucalyptus propinqua</i>), brush box (<i>Lophostemon confertus</i>) and grey ironbark (<i>Eucalyptus siderophloia</i>).	Unlikely	Possible	-
<i>Dichanthium setosum</i>	Bluegrass	V	-	Often found in moderately disturbed areas such as cleared woodland, grassy roadside remnants and highly disturbed pasture. Bluegrass occurs on the New England Tablelands, North West Slopes and Plains and the Central Western Slopes of NSW, extending to northern Queensland.	Possible	Possible	-
<i>Eucalyptus curtisii</i>	Plunkett mallee	-	NT	Sandy or stony soils, often in sandstone areas.	Unlikely	Possible	-

Scientific Name	Common Name	EPBC Act Status	NC Act Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
<i>Gossia gonoclada</i>	Angle-stemmed myrtle	E	CE	<i>Gossia gonoclada</i> is found in lowland riparian rainforest and notophyll vine forest, along permanent watercourses subject to tidal influence. It usually grows below the peak flood level, on steep slopes and at low elevations of 5-50m. It occurs on moderately well drained clay soils, sandy loams and alluvial soils.	Possible	Likely	AVH
<i>Gossia hillii</i>	-	-	CE	Grows in subtropical and dry rainforest, inland coastal ranges.	Unlikely	Likely	AVH
<i>Lilaeopsis brisbanica</i>	Brisbane River Grasswort	-	E	Tidal riverbanks in grey saline mud, in association with mangrove trees. It is currently known only from a section of the Brisbane River, between Moggill Creek and Oxley Creek.	Likely	Likely	AVH
<i>Leichhardtia coronata</i>	Slender milkvine	-	V	Restricted to south-east Queensland where it commonly grows in rainforest or moist areas of open forest, especially in eucalypt forest. It has been observed on rainforest margins.	Unlikely	Possible	-
<i>Macadamia integrifolia</i>	Macadamia nut	V	V	Often grows in remnant rainforest, including complex mixed notophyll forest and extremely tall, closed forest, and prefers partially open areas such as rainforest edges.	Unlikely	Possible	-

Scientific Name	Common Name	EPBC Act Status	NC Act Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
<i>Macadamia ternifolia</i>	Small-fruited Queensland nut	V	V	Following extensive habitat clearing, the species is now considered extremely rare in the wild and is restricted to an area between Mount (Mt) Pinbarren (northern extent) and Mary Cairncross Park near Maleny (southern extent) (a distance of almost 50 km).	Unlikely	Possible	-
<i>Macadamia tetraphylla</i>	-	V	V	Rough-shelled bush nut is a rare species that generally occurs in subtropical rainforest and complex notophyll vineforest, at the margins of these forests and in mixed sclerophyll forest.	Unlikely	Possible	-
<i>Notelaea lloydii</i>	Lloyd's olive	V		The species occurs on undulating to hilly terrain either in moist gullies or on gentle to steep dry slopes but is rarely found on rocky outcrops. found in the ecotone between eucalypt open forests and vine thickets.	Unlikely	Possible	-
<i>Planchonella eerwah</i>	Shiny-leaved condoo	E	E	Grows on rocky slopes in vine thickets and rainforest.	Unlikely	Possible	-
<i>Rhodamnia rubescens</i>	Scrub turpentine	CE	CE	Populations and individuals of <i>R. rubescens</i> are often found in wet sclerophyll associations in rainforest transition zones and creekside riparian vegetation.	Unlikely	Possible	-
<i>Rhodomyrtus psidioides</i>	Native guava	CE	CE	Rainforest and rainforest margins with tall eucalyptus forests	Unlikely	Likely	AVH

Scientific Name	Common Name	EPBC Act Status	NC Act Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
<i>Samadera bidwillii</i>	Quassia	V	V	Quassia commonly occurs in lowland rainforest or on rainforest margins, but it can also be found in other forest types, such as open forest and woodland. Quassia is commonly found in areas adjacent to both temporary and permanent watercourses.	Unlikely	Possible	-
<i>Sophora fraseri</i>	Brush sophora	V	V	Grows in moist habitats, often in hilly terrain at altitudes from 60–660 m on shallow soils along rainforest margins in eucalypt forests or in large canopy gaps in closed forest communities. This species occurs within the Northern Rivers (NSW), Condamine, Burnett Mary and South East Queensland Natural Resource Management Regions.	Unlikely	Possible	-
<i>Symplocos harroldii</i>	Hairy hazelwood	-	NT	Wet Eucalypt rainforest.	Unlikely	Likely	AVH

NT = Near Threatened, V = Vulnerable, E = Endangered, CE = Critically Endangered, SL = Special Least Concern

Table 6 Likelihood of Occurrence for Listed Fauna Species

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
BIRDS							
<i>Actitis hypoleucos</i>	Common sandpiper	M	SL	Coastal or inland wetlands, both saline and freshwater.	Possible	Likely	ALA
<i>Anthochaera phrygia</i>	Regent honeyeater	CE	CE	Uncommon nomad in woodlands and open forest in South-East Queensland. Regent Honeyeaters 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 available, for example along creek flats, or in broad river valleys and foothills.	Unlikely	Possible	-
<i>Apus pacificus</i>	Fork-tailed swift	M	SL	The fork-tailed swift is almost exclusively aerial, flying from less than 1 m to at least 300 m above ground and probably much higher. In Australia, they mostly occur over inland plains but sometimes above foothills or in coastal areas. They often occur over cliffs and beaches and also over islands and sometimes well out to sea. They also occur over settled areas, including towns, urban areas and cities. They mostly occur over dry or open habitats, including riparian woodland and tea-tree swamps, low scrub, heathland or saltmarsh.	Likely (flyover)	Likely (flyover)	ALA, PMST

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
<i>Botaurus poiciloptilus</i>	Australasian bittern	E	E	The Australasian Bittern favours permanent or seasonal freshwater wetlands with tall, dense vegetation.	Unlikely	Possible	-
<i>Calidris acuminata</i>	Sharp-tailed sandpiper	V, M	V	Muddy edges of fresh or saltwater wetlands throughout Australia.	Unlikely	Likely	ALA
<i>Calidris ferruginea</i>	Curlew sandpiper	CE, M	CE	Mainly occurs on intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast, and ponds in saltworks and sewage farms.	Unlikely	Possible	ALA
<i>Calidris melanotos</i>	Pectoral sandpiper	M	SL	The species is usually found in coastal or near coastal habitat but occasionally found further inland. Prefers wetlands that have open fringing mudflats and low, emergent or fringing vegetation, such as grass or samphire.	Unlikely	Possible	-
<i>Calyptorhynchus lathami lathami</i>	South-eastern glossy black-cockatoo	V	V	Open forest and woodlands of the coast and the Great Dividing Range up to 1000 m in which stands of she-oak species, particularly black she-oak (<i>Allocasuarina littoralis</i>), forest she-oak (<i>A. torulosa</i>) or drooping she-oak (<i>A. verticillata</i>).	Unlikely	Possible	-
<i>Charadrius leschenaultii</i>	Greater sand plover	V, M	V	Typically inhabits coastal areas during its non-breeding season, including sandy, shelly, or muddy	Unlikely	Unlikely	-

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
				beaches, intertidal mudflats, sandbanks, salt marshes, estuaries, and tidal lagoons.			
<i>Cyclopsitta diophthalma coxeni</i>	Coxen's fig-parrot	CE	E	Lowland subtropical rainforests.	Unlikely	Unlikely	-
<i>Erythroriorchis radiatus</i>	Red goshawk	E	E	A rare bird of prey that prefers forest and woodlands with a mosaic of vegetation types, including, eucalypt woodland, open forest, tall open forest, gallery rainforest, swamp sclerophyll forest and rainforest margins, all within close proximity to permanent water.	Unlikely	Unlikely	-
<i>Falco hypoleucos</i>	Grey falcon	V	V	The grey falcon is usually Restricted to shrubland, grassland and wooded watercourses of arid and semi-arid regions, although it is occasionally found in open woodlands near the coast. It has a sparse distribution and is absent from Cape York Peninsula, south of the Great Dividing Range in Queensland and New South Wales, south of the Great Dividing Range in Victoria, and south of 26oS in Western Australia.	Unlikely	Unlikely	-
<i>Gallinago hardwickii</i>	Latham's snipe	V, M	V	Common migrant from Japan and Kuril to eastern and Tasmanian swamps and wet grasslands.	Possible	Likely	ALA, PMST
<i>Hirundapus caudacutus</i>	White-throated needle-tail	V, M	V	Almost exclusively aerial but known to roost among dense foliage of forest and woodland area. Common	Likely (flyover)	Likely (flyover)	ALA, PMST, WildNet

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
				migrant Oct-Apr, mainly in eastern Australia and Tasmania.			
<i>Lathamus discolor</i>	Swift parrot	CE	E	Breeding in Tasmania from Sep-Feb; winter nomadic visitor to sclerophyll forests and woodlands in south-east Queensland to South Australia.	Unlikely	Possible	-
<i>Ninox strenua</i>	Powerful owl	-	V	Woodland and open sclerophyll forest to tall open wet forest and rainforest.	Possible	Likely	ALA, PMST, WildNet
<i>Numenius madagascariensis</i>	Eastern curlew	CE, M	E	The eastern curlew is the largest shorebird in Australia, it generally occupies sheltered coasts, in particular coastal lakes, inlets, bays and estuaries with large intertidal mudflats or sandflats where it feeds on crabs and molluscs. Common migrant along tidal mudflats, sand spits, mangroves, ocean beaches.	Possible	Likely	ALA, PMST
<i>Pachyptila turtur subantarctica</i>	Fairy prion (southern)	V	-	Known to breed on Macquarie Island and have a circumpolar distribution during non-breeding period which may include the southern Queensland coastline. Seabird which frequents the open sea and rarely occurs in sheltered coastal waters.	Unlikely	Unlikely	-
<i>Pandion haliaetus</i>	Osprey	M	SL	Found in all states and territories. The range is a narrow strip at the coast and offshore islands, although it is occasionally found at open river systems and beyond tidal plains. Visits to inland regions from	Possible	Likely	ALA, PMST

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
				the north during the wet season may occur in years of heavier rainfall.			
<i>Phaethon rubricauda</i>	Red-tailed tropicbird	-	V	Tropical and subtropical seas.	Unlikely	Unlikely	-
<i>Rostratula australis</i>	Australian Painted Snipe	E	E	Typically inhabits shallow, freshwater or brackish wetlands, both permanent and temporary. These wetlands include lakes, swamps, claypans, and areas that are inundated or waterlogged.	Possible	Possible	-
<i>Tringa nebularia</i>	Common greenshank	E, M	E	The common greenshank does not breed in Australia, however, the species occurs in all types of wetlands and has the widest distribution of any shorebird in Australia.	Unlikely	Possible	-
<i>Turnix melanogaster</i>	Black-breasted button-quail	V	V	Restricted to rainforests and forests, mostly in areas with 770-1200 mm rainfall per annum. They prefer drier low closed forests, particularly semi-evergreen vine thicket, low microphyll vine forest, araucarian microphyll vine forest and araucarian notophyll vine forest. They may also be found in low, dense acacia thickets and, in littoral area, in vegetation behind sand dunes.	Unlikely	Possible	-
MAMMALS							
<i>Dasyurus hallucatus</i>	Northern quoll	E	LC	The northern quoll occupies a diversity of habitats across its range which includes rocky areas, eucalypt	Unlikely	Unlikely	-

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
				forest and woodlands, rainforests, sandy lowlands and beaches, shrubland, grasslands and desert. Habitat generally encompasses some form of rocky area for denning purposes with surrounding vegetated habitats used for foraging and dispersal.			
<i>Dasyurus maculatus maculatus</i>	Spotted-tail quoll (southern subspecies)	E	E	While the spotted-tail quoll is likely extinct around Brisbane, it can occupy a range of habitats, with preference for mature wet forest with minimal disturbance. eucalypt forest and rainforest.	Unlikely	Unlikely	-
<i>Petauroides volans</i>	Greater glider (central and southern)	E	E	Largely Restricted to eucalypt forests and woodlands, with a preference for forests with a diversity of eucalypt species. This species shelters in large tree hollows during the day.	Unlikely	Likely	ALA
<i>Petaurus australis australis</i>	Yellow-bellied glider	V	V	The species lives in coastal and open foothill forest and woodland, and in wet eucalypt forests. In eastern Australia it lives only in tall, mature eucalypt forests in regions of high rainfall, with temperate to subtropical climates.	Unlikely	Possible	-
<i>Phascolarctos cinereus</i>	Koala	E	E	Koala habitat includes gum trees (<i>Eucalyptus</i> , <i>Corymbia</i> , <i>Angophora</i> , and <i>Melaleuca</i>) forests in eastern QLD, NSW and VIC.	Possible	Likely	ALA, PMST, WildNet

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
<i>Pteropus poliocephalus</i>	Grey-headed flying-fox	V	C	Flying fox foraging sites typically include rainforests, open forests, closed and open woodlands, Melaleuca swamps and Banksia woodlands. Roosting sites are generally located near water, such as lakes, rivers or the coast, and the roosting vegetation varies and can include rainforest patches, stands of Melaleuca, mangroves, or riparian vegetation.	Possible	Likely	ALA, PMST, WildNet
<i>Sousa sahalensis</i>	Australian Humpback dolphin	V, M, Ma	V	Coastal waters to Papua New Guinea.	Unlikely	Unlikely	-
AMPHIBIANS							
<i>Adelotus brevis</i>	Tusked frog	-	V	Inhabits wet eucalypt forest, rainforest and sometimes dry eucalypt forest, where it can be found in close proximity to suitable breeding habitat such as ponds and slow-moving sections of streams.	Unlikely	Likely	ALA, WildNet
REPTILES							
<i>Delma torquata</i>	Adorned delma	V	V	Inhabits eucalypt dominated woodland and open forest where it is associated with suitable micro-habitats (exposed rocky outcrops and deep leaf litter). The presence of rocks, logs, bark and other coarse woody debris, and mats of leaf litter (typically 30–100 mm thick) appears to be an essential characteristic of	Unlikely	Possible	-

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
				the collared delma microhabitat and is always present where the species occurs.			
<i>Hemiaspis damelii</i>	Grey snake	E	E	Favours woodlands especially eucalypt communities, usually on heavier, cracking clay soils prone to seasonal inundation. Particularly associated with water bodies or naturally occurring drainage features.	Possible	Possible	-
FISH							
<i>Hippocampus whitei</i>	White's seahorse	E	E	The white's seahorse is considered to be endemic to the waters of southern Queensland (Hervey Bay) to Sussex Inlet NSW where it can be found occurring in coastal embayments and estuaries. It is known to occur from depths of 1 m to 18 m. Habitats that are considered important habitat for the white's seahorse include natural habitats such as sponge gardens, seagrass meadows and soft corals. It is also known to use artificial habitats such as protective swimming net enclosures and jetty pylons.	Unlikely	Possible	-
<i>Mogurnda adspersa</i>	Southern purplespotted gudgeon	E	-	The southern purple-spotted gudgeon is endemic to southeastern Australia, particularly the Murray-Darling basin and coastal drainages northeast of the Clarence River. It is a benthic fish, and is usually found in calm rivers or creeks. It swims among underwater plants, branches, and rocks.	Unlikely	Likely	ALA

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site	Record Source
<i>Sphyrna lewini</i>	Scalloped hammerhead	Conservation Dependant	E	The species occurs in coastal and offshore waters down to 1000m. Juveniles mainly in shallow inshore areas, subadults in deeper waters and adults further offshore and deep-sea mounts.	Unlikely	Unlikely	-
INSECT							
<i>Ornithoptera richmondia</i>	Richmond birdwing	-	V	Subtropical rainforest where its larval host plants parastolochia vines (<i>P. praevenosa</i>) at low to moderate altitudes, i.e. <600 m, and <i>P. laheyana</i> at high altitudes, i.e. above about 600 m) grow, on which the larvae are entirely dependent for food. The birdwing butterfly vine <i>P. praevenosa</i> is only patchily distributed and in low abundance (DES, 2020).	Unlikely	Possible	-
CRUSTACEAN							
<i>Cherax robusta</i>	Sand yabby	V	V	This species habitat is semi-aquatic; burrows around perimeter of sand lakes or along small creeks. Found only in wallum heathlands; adapted to living in soft acidic waters in peaty sand areas. Restricted to coastal south-eastern Queensland as far north as Fraser Island.	Unlikely	Possible	-

NT = Near Threatened, V = Vulnerable, E = Endangered, CE = Critically Endangered, M = Migratory, Ma = Marine, SL = Special Least Concern, LC = Least Concern

8.0 CONSTRAINTS APPLICABLE TO THE PROPOSED DEVELOPMENT

The legislative review and desktop assessment confirmed that the constraints relevant to the proposed development are as shown in Table 7. These matters were the focus of the field survey and have been assessed below.

Table 7 Ecologically Relevant Constraints Applicable to the Proposed Development

Legislation/Policy	Matters	Assessment	Relevance to the Proposed Development
<i>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>	Matters of National Environmental Significance (MNES)	The proposed development is unlikely to significantly impact Wetlands of International Importance due to the site's distance from the Moreton Bay Ramsar wetland. Further, as no TECs were identified on site the development is unlikely to significantly impact a TEC. A likelihood of occurrence assessment has been undertaken and is provided in Section 7.0, with two (2) EVNT listed species assessed as likely to occur on site: fork-tailed swift and white-throated needletail. If a significant residual impact is likely to result from the proposed development, federal referral to DCCEEW is required. In this instance, S5 Environmental consider it is unlikely that the proposed development would result in a significant residual impact to MNES and federal referral is not warranted in this instance. Only two non-native canopy trees are proposed for removal as part of the project. Refer to the Vegetation Retention Plan (S526074_VRP_001-002(C)).	Not Applicable
<i>Planning Regulation 2017 (Planning Regulation)</i>	Koala Habitat	The site does not contain State Koala Habitat mapping. Referral to SARA is not required.	Not Applicable
	Native (Regulated) Vegetation	Clearing of vegetation within Category X mapped areas is considered exempt clearing work under an approved DA.	Not Applicable
	Breeding Places	No active breeding places were observed during the ecological survey.	Applicable

Legislation/Policy	Matters	Assessment	Relevance to the Proposed Development
<i>Nature Conservation Act 1992 (NC Act)</i>		A fauna spotter catcher must inspect the site no more than 48 hours prior to clearing to ensure no active breeding places will be tampered with. If active breeding places are observed, a Species Management Program (SMP) must be prepared and submitted to DETSI. Breeding places include obvious structures such as bird nests and tree hollows, as well as more cryptic places such as amphibian or reptile habitat where breeding takes place.	
	Protected Animals	No fauna listed under the EPBC/NC Act were observed during the ecological survey. A licenced Fauna Spotter Catcher to undertake a pre-clearance survey no more than 48 hours prior to the commencement of clearing works and to be always present during clearing works S	Applicable
	Protected Plants	The development footprint encroaches within the Protected Plant Flora Survey Trigger Mapping. Therefore, a protected plant survey and report is required prior to clearing. If protected plants are located within the survey area, a Species Impact Management Plan must be prepared and a clearing permit from DETSI must be sought. If no protected plants are located within the survey area, an exempt clearing notification is to be submitted to DETSI.	Applicable
<i>Biosecurity Act 2014 (Biosecurity Act)</i>	Prohibited and Restricted Matters	Restricted plant matters were identified within the subject site during the field survey (Refer to Section 5.4). Development must manage the biosecurity risk posed by these and other pest animals in accordance with GBO.	Applicable

Legislation/Policy	Matters	Assessment	Relevance to the Proposed Development
State Planning Policy (SPP)	Biodiversity	The SPP for biodiversity interests have been incorporated into the <i>BCC City Plan 2014</i> .	Not Applicable
<i>BCC City Plan 2014</i> (Planning Scheme)	Biodiversity Areas	The development proposes works within the Biodiversity Areas overlay mapping. As such, assessment against the code has been triggered. Refer to Appendix C.	Applicable
	Waterway Corridors	The development does not propose works within the Waterway corridors overlay mapping. However, as Waterway Corridors mapping occurs on the site, an assessment against the code has been triggered. Refer to Appendix C.	Applicable
<i>Natural Assets Local Law 2003</i> (NALL 2003)	WWV	The development proposes removal of protected vegetation. A NALL permit will be required prior to works commencing.	Applicable

9.0 POTENTIAL IMPACTS AND MITIGATION MEASURES

9.1 Impacts and Mitigation Measures for EPBC and NC Act Species

Table 8 below outlines potential direct impacts, recommendations, and mitigation measures for impacts to the species assessed as likely to occur on site (see Section 7.1). Table 8 below also outlines indirect impacts, recommendations, and mitigation measures for impacts to species assessed as likely to occur within proximity of the site (see Section 7.2).

Table 8 Potential Impacts to EPBC and NC Act Listed Species

Impact Assessment	Recommendations and Mitigation Measures
Listed Flora Species	
Brisbane River grasswort	
Direct threats include river-bank erosion, encroachment of weeds, and the construction of jetties and retaining walls (Wildnet, 2026).	The development is situated along the northern extent avoiding works along the riverbank. However, prior to vegetation clearing a protected plant survey will be required to be undertaken. If Brisbane River grasswort is located a Species Management Plan (SMP) will be required alongside a protected plant clearing permit from DETSI. Weed control throughout the development area is also recommended.
<i>Gossia hillii</i> , native guava, and hairy hazelwood	
Indirect threats include exotic weed invasion, fragmentation of populations and specifically for native guava, infection and mortality from myrtle rust (<i>Austropuccinia psidii</i>).	Prior to vegetation clearing a protected plant survey will be required to be undertaken. If protected plants are located a Species Management Plan (SMP) will be required alongside a protected plant clearing permit from DETSI. Further, no myrtle rust was identified on site during the field survey. Weed control throughout the development area is also recommended.
Listed Fauna Species	
Koala	

Habitat removal and clearing works may cause injury or death.	S5 Environmental understands that no clearing of native canopy strata is required as part of the proposed development (refer to VRP prepared by S5 Environmental). Therefore, it is unlikely a koala will be impacted by the clearing works. However, if canopy vegetation is approved for removal (two offsite non-native trees), a licenced Fauna Spotter Catcher to undertake a pre-clearance survey no more than 48 hours prior to the commencement of clearing works and to be present at all times during clearing works if the offsite trees are approved for removal.
The increase of sound from the proposed development will disturb the species. Individuals found in urban environments are twice as likely to respond to human disturbance, making them hypersensitive, and desire to avoid human disturbances can lead to the animal expending unnecessary energy and increase stress (Kinsella et al, 2015).	During the construction period, noise levels should be limited to acceptable levels.
Grey-headed flying-fox	
Loss of potential for roosting and foraging opportunities.	S5 Environmental understands no clearing of native canopy strata is required as part of the proposed development (refer to VRP prepared by S5 Environmental). Therefore, foraging opportunities and connectivity are not expected to be significantly impacted. It is recommended that where possible mature flowering eucalypts should be worked into landscape planting to allow for continued foraging opportunities for this species throughout the development footprint.
Migratory Birds (Fork-tailed swift and white-throated needletail)	
These species are considered migratory, with the species breeding within Asia. The fork-tailed swift and white-throated needletail are known to be insectivorous aerial foragers. The removal of	It is unlikely that aerial foraging opportunities will be significantly impacted by the level of vegetation proposed for clearing. Further, areas of remnant forest occur to the north-west of the site, associated with Mount Coot-Tha bushland,

habitat may reduce potential foraging opportunities for these species. The species food items within Australia are not well known, however, the Fork-tailed Swift is known to be insectivorous. Studies have recorded the Swift eating small bees, wasps, termites and moths. The Fork-tailed Swift is an aerial eater, flying anywhere from 1 m to 300 m above the ground to forage. They forage along the edge of low-pressure systems and for that reason are considered a precursor to unsettled weather. The low-pressure system helps to lift prey, such as insects, from the ground and assists in flight.	that likely provides more suitable foraging habitat for these migratory species and their prey. S5 Environmental recommend a licenced Fauna Spotter Catcher undertake a pre-clearance survey no more than 48 hours prior to the commencement of clearing works and is to be present at all times during clearing works.
Greater glider	
Greater gliders are sensitive to habitat fragmentation due to their low reproductive rate (DCCEEW, 2022) They suffer from competition for hollows and predation by both native and introduced species.	Noise levels should be limited to acceptable levels during construction. Two offsite non-native canopy trees are proposed for removal (subject to neighbour consent) as part of the development. No suitable hollows were identified within these trees.
Powerful owl	
The powerful owl is extremely sensitive to disturbance during breeding season (April to October) and disturbances may impact breeding success (OoEH, 2017). The removal of hollows may potentially interfere with roosting behaviours.	Noise levels should be limited to acceptable levels during construction, especially during the breeding period of April to October. Two offsite non-native canopy trees are proposed for removal (subject to neighbour consent) as part of the development. No suitable hollows were identified within these trees.
Woodland birds (rufous fantail, black-faced monarch, spectacled monarch, Satin flycatcher and oriental cuckoo)	
Construction noise (as vibration and sound) may have the potential to impact feeding or breeding behaviour. Breeding period for the rufous fantail, black faced monarch and spectacled monarch	Noise levels should be limited to acceptable levels during construction, especially during the breeding period of August to March.

species are between August to March, (DoE, 2015).

Shorebirds and Wetland birds (Osprey, Eastern curlew, Latham's snipe, common sandpiper, and sharp-tailed sandpiper)

A number of threats are common to most shorebirds and wetland bird species within Australia. These include habitat loss (foraging and roosting sites), habitat degradation (i.e. loss of marine or estuarine vegetation), invasion of intertidal mudflats by weeds, water pollution, changes in hydrological regime and exposure of acid sulphate soils), disturbances (i.e. human disturbances), and direct mortality as a result of human activities around the migration pathway (DCCEEW, 2023).

It is recommended that best practice stormwater management is implemented to ensure that runoff/discharge does not leach into drains and off the property into waterways. This issue has been addressed through the Stormwater, Pollutants and Erosion section of Table 8, below.

Weed control throughout the development area is also recommended.

Tusked frog

Indirect impacts include pollution, introduced fish species, loss of habitat, displaced frogs, the introduction of the cane toad and frog chytrid fungus.

It is considered highly unlikely that the level of proposed vegetation clearing will pose a significant level of impact to the tusked frog. However, best practice erosion and sediment control measures should be implemented during operational works.

9.2 General Ecological Impacts and Mitigation Measures

Table 9 below outlines potential impacts, recommendations, and mitigation measures for general ecological values within the site.

Table 9 Potential Impacts, Recommendations and Mitigation Measures

Impact Assessment	Recommendations and Mitigation Measures
Flora, Fauna, Habitat Value and Functionality	
The removal of ground and shrub vegetation within the site, and the proposed removal of two offsite tree, will reduce foraging and habitat resources for fauna species.	- S5 Environmental understand that vegetation removal is limited to planted garden beds around the existing dwelling and exotic ground and shrub species and two non-native canopy trees (subject to neighbour consent) located off the northern boundary; - Any fencing that is erected along the perimeter of the development footprint and the retained vegetation within the south must be fauna friendly; - Landscaped vegetation is to include native species present within RE 12.11.5; and - A financial contribution is proposed in lieu of rehabilitation on site due to the challenging gradient of the southern extent.
Fauna injuries and fatalities have the potential to occur during vegetation clearing works on the site.	If canopy vegetation is approved for removal as part of the development, the following fauna management measures will be undertaken: - A Queensland Government qualified licenced Fauna Spotter Catcher to undertake a pre-clearance survey at least 48 hours prior to the commencement of clearing works; - The Fauna Spotter Catcher must undertake fauna spotter/catching works during any clearing works; - Any recovered fauna should be re-located by the fauna Spotter Catcher into the vegetation associated with surrounding bushland areas; - The Fauna Spotter Catcher must direct clearing works at all times and works cease/pause at the fauna spotter's request; and - Any injured fauna resulting from clearing works are to be handled only by the qualified Fauna Spotter Catcher and taken to a veterinary clinic or registered wildlife carer.

Impact Assessment	Recommendations and Mitigation Measures
Artificial lighting has the potential to disrupt normal predator/prey relationships and cause ecological impacts.	Outdoor and security lighting should be wildlife friendly e.g. directional lighting focused toward proposed apartment complex; the use of shields or fittings can minimise light spill into adjacent vegetation and direct light to where it is needed; lighting should be placed lower, to minimise ecological impacts. Refer to National Light Pollution. Guidelines for fauna friendly design principals; https://www.dcceew.gov.au/sites/default/files/documents/national-light-pollution-guidelines-wildlife.pdf
INVASIVE AND EXOTIC FLORA	
Disturbance associated with vegetation clearing may act as a dispersal mechanism to encourage weed dispersal to additional areas within the site which may further encourage existing exotic species to proliferate.	It is recommended that all weed species are removed within the subject site. Appropriate weed control measures recommended to be undertaken during construction to avoid further spread of invasive plants.
STORMWATER, POLLUTANTS AND EROSION	
Unmanaged site stormwater runoff during construction may carry sediment and pollutants into the local stormwater networks, which may bring about deterioration in water quality. This may, in turn, adversely affect the health of flora and habitat value to local fauna.	• It is recommended that appropriate sediment and erosion controls are in place prior to and during construction works; • Runoff from the site during the construction phase of the development should be managed. During the construction phase, this will entail the development of and adherence to erosion control procedures which will locate and describe measures to ensure that sediments do not leave the site and degrade the receiving environment; • Any fill introduced to the site should be certified as clean and free from contaminants; and • It is recommended that all measures outlined in the Stormwater Management Plan are incorporated.

10.0 RECOMMENDATIONS

Recommendations to manage and/or mitigate potential impacts associated with the proposed clearing for an apartment complex across the site include the following:

- A protected plant survey will be required prior to interference with vegetation on site;
- The development is located within locally mapped Biodiversity Areas and Waterway Corridor overlay, therefore, responses to the Biodiversity Areas and Waterway Corridor codes have been provided in Appendix C. As the development solely proposes to interfere with planted garden beds and exotic ground and shrub species within the mapped MLES areas, it is S5 Environmental's opinion that an offset is unwarranted. No significant residual impact on MLES is expected from the proposed level of interference by the development. However, whilst no residual impact to MLES is expected from the proposed level of interference, to satisfy the purpose of this code with regards to "protection, enhancement and restoration", a financial contribution for encroachment into HES is proposed in lieu of rehabilitation on site due to the challenging gradient of the southern extent;
- A NALL permit will be required prior to the clearing of ground and shrub vegetation within the site;
- Ensure best practice lighting design at the interface of development and retained vegetation; and
- During the construction period, noise levels should be limited to acceptable levels.

General recommendations for the proposed development include:

- If canopy vegetation is approved for removal, a licenced Fauna Spotter Catcher to undertake a pre-clearance survey no more than 48 hours prior to the commencement of clearing works and to be always present during clearing works;
- Operational works should cease if a breeding place and/or protected animals are identified during clearing works. If breeding places are detected, an SMP should be submitted to DETSI and if protected animals are identified, wildlife movement advice should be obtained;
- Restrictions to fire ant carrier movements apply (*National Red Imported Fire Ant Eradication Program 2016*) including the movement of soil, mulch, manure, baled hay, straw, potted plants, turf, and compost; and
- Ensure works do not spread a pest, disease, or contaminant issue in accordance with GBO.

11.0 CONCLUSIONS

The proposed development is for an apartment complex (10 apartments) across the northern extent of 213 Clarence Road, Indooroopilly. The development primarily aims to utilise the existing development footprint, however extending approximately an additional 10m further south across a highly disturbed area containing dense overgrown exotic species. Further, S5 Environmental understand that minimal canopy vegetation (i.e. tow non-native tress) is proposed for removal (subject to neighbour consent) as part of the proposed works (refer to VRP prepared by S5 Environmental). Therefore, with the implementation of the above recommendations and mitigation measures, it is S5 Environmental's opinion that the proposed new apartment complex is unlikely to have a significant impact on ecological values within the site and the local area.

12.0 REFERENCES

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APPENDIX A

Database Searches



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

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

Report created: 24-Jun-2026

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	5
Listed Threatened Species:	83
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:	21
Commonwealth Heritage Places:	None
Listed Marine Species:	74
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:	1
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	19
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 likely to occur within area	In feature area
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

Listed Threatened Species			[<u>Resource Information</u>]
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anthochaera phrygia			
Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to 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 feature area
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Species or species habitat may occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Erythroriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area	In feature area
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 feature area
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
Turnix melanogaster Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area	In feature area

FISH

Scientific Name	Threatened Category	Presence Text	Buffer Status
Epinephelus daemeli Black Rockcod, Black Cod, Saddled Rockcod [68449]	Vulnerable	Species or species habitat may occur within area	In feature area
Hippocampus whitei White's Seahorse, Crowned Seahorse, Sydney Seahorse [66240]	Endangered	Species or species habitat likely to 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 likely to occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
Orcaella heinsohni Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat may occur within area	In feature area
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Petrogale penicillata Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat may 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 likely to occur within area	In feature area
Potorous tridactylus tridactylus Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area
Pseudomys novaehollandiae Pookila, New Holland Mouse [96]	Vulnerable	Species or species habitat may occur within area	In 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 sahalensis Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat likely to occur within area	In feature area
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 likely to occur within area	In feature area
Coleus omissus listed as Plectranthus omissus [91381]	Endangered	Species or species habitat may occur within area	In buffer area only
Corchorus cunninghamii Native Jute [14659]	Endangered	Species or species habitat likely to occur within area	In feature area
Cupaniopsis shirleyana Wedge-leaf Tuckeroo [3205]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Dichanthium setosum bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Endiandra floydii Floyd's Walnut, Crystal Creek Walnut [52955]	Endangered	Species or species habitat may occur within area	In buffer area only
Fontainea venosa [24040]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Gossia gonoclada Angle-stemmed Myrtle [78866]	Endangered	Species or species habitat likely to occur within area	In feature area
Leichhardtia longiloba listed as Marsdenia longiloba Clear Milkvine [91911]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Lepidium peregrinum Wandering Pepper-cress [14035]	Endangered	Species or species habitat may occur within area	In buffer area only
Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Macadamia ternifolia Small-fruited Queensland Nut, Gympie Nut [7214]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Notelaea lloydii Lloyd's Olive [15002]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Notelaea x ipsviciensis listed as Notelaea ipsviciensis Cooneana Olive [93460]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Planchonella eerwah Shiny-leaved Condoo, Black Plum, Wild Apple [17340]	Endangered	Species or species habitat likely to occur within area	In feature area
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Sophora fraseri [8836]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area	In feature area
REPTILE			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding likely to occur within area	In feature area
Coeranoscincus reticulatus Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In feature area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Breeding likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Furina dunmalli Dunmall's Snake [59254]	Vulnerable	Species or species habitat may occur within area	In feature area
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat likely to occur within area	In feature area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Breeding likely to occur within area	In feature area

SHARK			
Sphyrna lewini Scalloped Hammerhead [85267]	Conservation Dependent	Species or species habitat likely to occur within area	In feature area

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 feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may 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 feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In feature area
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
Migratory Marine Species			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding likely to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In feature area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Breeding likely to occur within area	In feature area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area	In feature area
Mobula alfredi as Manta alfredi Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Mobula birostris as Manta birostris Giant Manta Ray [90034]		Species or species habitat may occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Breeding likely to occur within area	In feature area
Orcaella heinsohni Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat may occur within area	In feature area
Sousa sahalensis as Sousa chinensis Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In buffer area only
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands

[[Resource Information](#)]

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

Commonwealth Land Name	State	Buffer Status
Australian Postal Corporation		
Lot 20 RP882344 [AGPR7138]	QLD	In buffer area only
Lot 92 RP197716 [AGPR7213]	QLD	In buffer area only
Department of Defence		
AAFC 218 Squadron - Corinda [DD_0327]	QLD	In buffer area only
Lot 13 Plan SP108539 [AGPR2501]	QLD	In feature area
St Lucia Training Depot [AGPR1391]	QLD	In buffer area only
St Lucia Training Depot [AGPR1477]	QLD	In buffer area only
St Lucia Training Depot [DD_0138]	QLD	In buffer area only
St Lucia Training Depot [AGPR1486]	QLD	In buffer area only
St Lucia Training Depot [AGPR1360]	QLD	In buffer area only

Commonwealth Land Name	State	Buffer Status
St Lucia Training Depot [AGPR1473]	QLD	In buffer area only
St Lucia Training Depot [AGPR2384]	QLD	In buffer area only
St Lucia Training Depot [AGPR1447]	QLD	In buffer area only
St Lucia Training Depot [AGPR2275]	QLD	In buffer area only
St Lucia Training Depot [AGPR2509]	QLD	In buffer area only
St Lucia Training Depot [AGPR1434]	QLD	In buffer area only
St Lucia Training Depot [AGPR2461]	QLD	In buffer area only
St Lucia Training Depot [AGPR1368]	QLD	In buffer area only
St Lucia Training Depot [AGPR1409]	QLD	In buffer area only
St Lucia Training Depot [AGPR1457]	QLD	In buffer area only
St Lucia Training Depot [AGPR2340]	QLD	In buffer area only
Department of Veterans' Affairs		
Lot 28 on RP63205 [AGPR6268]	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 likely to occur within area	In feature area
Anseranas semipalmata			
Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna grisea as Puffinus griseus			
Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Breeding likely to occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat likely to occur within area overfly marine area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area	In feature area
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Species or species habitat may occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely 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 feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In buffer area only
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pachyptila turtur Fairy Prion [1066]		Species or species habitat likely to occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In feature area
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat likely to occur within area overfly marine area	In feature area
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Fish			
Acentronura tentaculata Shortpouch Pygmy Pipehorse [66187]		Species or species habitat may occur within area	In buffer area only
Campichthys tryoni Tryon's Pipefish [66193]		Species or species habitat may occur within area	In buffer area only
Corythoichthys amplexus Fijian Banded Pipefish, Brown-banded Pipefish [66199]		Species or species habitat may occur within area	In buffer area only
Corythoichthys ocellatus Orange-spotted Pipefish, Ocellated Pipefish [66203]		Species or species habitat may occur within area	In buffer area only
Festucalex cinctus Girdled Pipefish [66214]		Species or species habitat may occur within area	In buffer area only
Filicampus tigris Tiger Pipefish [66217]		Species or species habitat may occur within area	In buffer area only
Halicampus grayi Mud Pipefish, Gray's Pipefish [66221]		Species or species habitat may occur within area	In buffer area only
Hippichthys cyanospilos Blue-speckled Pipefish, Blue-spotted Pipefish [66228]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hippichthys heptagonus Madura Pipefish, Reticulated Freshwater Pipefish [66229]	Endangered	Species or species habitat may occur within area	In buffer area only
Hippichthys penicillus Beady Pipefish, Steep-nosed Pipefish [66231]		Species or species habitat may occur within area	In buffer area only
Hippocampus kelloggi Kellogg's Seahorse, Great Seahorse [66723]		Species or species habitat may occur within area	In buffer area only
Hippocampus kuda Spotted Seahorse, Yellow Seahorse [66237]		Species or species habitat may occur within area	In buffer area only
Hippocampus planifrons Flat-face Seahorse [66238]		Species or species habitat may occur within area	In buffer area only
Hippocampus trimaculatus Three-spot Seahorse, Low-crowned Seahorse, Flat-faced Seahorse [66720]		Species or species habitat may occur within area	In buffer area only
Hippocampus whitei White's Seahorse, Crowned Seahorse, Sydney Seahorse [66240]		Species or species habitat likely to occur within area	In buffer area only
Lissocampus runa Javelin Pipefish [66251]		Species or species habitat may occur within area	In buffer area only
Maroubra perserrata Sawtooth Pipefish [66252]	Endangered	Species or species habitat may occur within area	In buffer area only
Micrognathus andersonii Anderson's Pipefish, Shortnose Pipefish [66253]		Species or species habitat may occur within area	In buffer area only
Micrognathus brevirostris thortail Pipefish, Thorn-tailed Pipefish [66254]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Microphis manadensis Manado Pipefish, Manado River Pipefish [66258]		Species or species habitat may occur within area	In buffer area only
Solegnathus dunckeri Duncker's Pipehorse [66271]		Species or species habitat may occur within area	In buffer area only
Solegnathus hardwickii Pallid Pipehorse, Hardwick's Pipehorse [66272]		Species or species habitat may occur within area	In buffer area only
Solegnathus spinosissimus Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area	In buffer area only
Solenostomus cyanopterus Robust Ghostpipefish, Blue-finned Ghost Pipefish, [66183]		Species or species habitat may occur within area	In buffer area only
Solenostomus paradoxus Ornate Ghostpipefish, Harlequin Ghost Pipefish, Ornate Ghost Pipefish [66184]		Species or species habitat may occur within area	In buffer area only
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
Syngnathoides biaculeatus Double-end Pipehorse, Double-ended Pipehorse, Alligator Pipefish [66279]		Species or species habitat may occur within area	In buffer area only
Trachyrhamphus bicoarctatus Bentstick Pipefish, Bend Stick Pipefish, Short-tailed Pipefish [66280]		Species or species habitat may occur within area	In buffer area only
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
Vanacampus margaritifer Mother-of-pearl Pipefish [66283]		Species or species habitat may occur within area	In buffer area only

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

Whales and Other Cetaceans [Resource Information]			
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
Orcaella heinsohni Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat may occur within area	In feature area
Sousa sahalensis Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Extra Information

State and Territory Reserves [Resource Information]			
Protected Area Name	Reserve Type	State	Buffer Status
Indooroopilly Island	Conservation Park	QLD	In buffer area only

EPBC Act Referrals [Resource Information]				
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Stuartholme College Facilities Upgrade	2023/09557		Completed	In buffer area only

Not controlled action

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Brisbane Markets Stage 2, Southgate Facility Extension	2009/4733	Not Controlled Action	Completed	In buffer area only
construction of an multi-agency ecosciences precinct	2007/3563	Not Controlled Action	Completed	In buffer area only
Cross River Rail connecting Dutton Park to Bowen Hills, Brisbane, Qld	2017/7961	Not Controlled Action	Completed	In buffer area only
Dedicated Bus Carriageway across Brisbane River	2004/1340	Not Controlled Action	Completed	In feature area
Gateway Motorway Upgrade	2003/1297	Not Controlled Action	Completed	In buffer area only
Hale Street Bridge Link	2005/2297	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
Northern Link Parallel Road Tunnels Project	2007/3824	Not Controlled Action	Completed	In buffer area only
Re-development of former CSIRO Laboratories into Residential lots & dwellings	2011/6119	Not Controlled Action	Completed	In buffer area only
Sale of ABC Orchestra and Music Centre	2010/5379	Not Controlled Action	Completed	In buffer area only
The North-South Bypass Tunnel (NSBT)	2004/1741	Not Controlled Action	Completed	In feature area
TradeCoast to Belmont Transmission Line	2003/1164	Not Controlled Action	Completed	In buffer area only
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 buffer area only
Not controlled action (particular manner)				
Construction & Operation 275/330kV Transmission Line	2006/2820	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Cross River Rail	2010/5427	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action (particular manner)				
Sale of ABC studios and heritage building known as Middenbury, 600 Coronation D	2009/5004	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
Mt Coot-tha Zipline, Brisbane, Qld	2018/8331	Referral Decision	Completed	In buffer area only

Bioregional Assessments			[Resource Information]
SubRegion	BioRegion	Website	Buffer Status
Clarence-Moreton	Clarence-Moreton	BA website	In buffer area only

Caveat

1 PURPOSE

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

The report contains the mapped locations of:

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

2 DISCLAIMER

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

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

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

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

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

4 LIMITATIONS

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

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

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

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

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

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

Acknowledgements

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

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

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

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

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Department of Climate Change, Energy, the Environment and Water

GPO Box 3090

Canberra ACT 2601 Australia

+61 2 6274 1111

Queensland Government WildNet Search															
Site Address: 213 Clarence Road, Indooroopilly															
Coordinates: -27.50538979, 152.97634213															
Search Radius: 5km															
Date of Search: 08/07/2026															
WN Taxon ID	Kingdom	Class	Family	Scientific name	Common name	NCA status	EPBC status	Superseded	Conservation significant	Establishment	Sensitive species	Area Survey Lists	Sighting records	Specimen records	Sighting summary
2014	Animalia	Insecta	Papilionidae	Ornithoptera richmondia	Richmond birdwing	V		No	Yes	QA	No		1	0	1
33588	Animalia	Malacostraca	Parastacidae	Cherax robustus		V	V	No	Yes	Q	Yes		1	0	1
18168	Animalia	Actinopterygii	Eleotridae	Mogurnda adspersa	southern purplespotted gudgeon		E	No	Yes	QA	No		4	0	4
706	Animalia	Amphibia	Limnodynastidae	Adelotus brevis	tusked frog	V		No	Yes	QA	No		369	348	369
1728	Animalia	Aves	Accipitridae	Erythrotriorchis radiatus	red goshawk	E	E	No	Yes	QA	No		1	0	1
1971	Animalia	Aves	Apodidae	Hirundapus caudacutus	white-throated needletail	V	V	No	Yes	QAI	No		7	0	7
22494	Animalia	Aves	Cacatuidae	Calyptorhynchus lathamii lathamii	glossy black-cockatoo (eastern)	V	V	No	Yes	QA	No		1	0	1
1736	Animalia	Aves	Cuculidae	Cuculus optatus	oriental cuckoo	SL		No	Yes	QAI	No		1	0	1
1896	Animalia	Aves	Laridae	Hydroprogne caspia	Caspian tern	SL		No	Yes	QAI	No		2	0	2
1273	Animalia	Aves	Phaethontidae	Phaethon rubricauda	red-tailed tropicbird	V		No	Yes	QAI	No		2	2	2
1149	Animalia	Aves	Psittaculidae	Lathamus discolor	swift parrot	E	CE	No	Yes	QA	No		9	0	9
1107	Animalia	Aves	Strigidae	Ninox strenua	powerful owl	V		No	Yes	QA	No		105	1	105
860	Animalia	Mammalia	Phascolarctidae	Phascolarctos cinereus	koala	E	E	No	Yes	QA	No		42	0	42
2455	Animalia	Mammalia	Pseudocheiridae	Petauroides volans volans	southern greater glider	E	E	No	Yes	QA	No		1	0	1
962	Animalia	Mammalia	Pteropodidae	Pteropus poliocephalus	grey-headed flying-fox	C	V	No	Yes	QA	No		38	0	38
838	Animalia	Mammalia	Tachyglossidae	Tachyglossus aculeatus	short-beaked echidna	SL		No	Yes	QAI	No		3	0	3
15513	Plantae	Equisetopsida	Amaryllidaceae	Crinum pedunculatum	river lily	SL		No	Yes	NTQ	No		1	1	1
18503	Plantae	Equisetopsida	Apiaceae	Lilaeopsis brisbanica		E		No	Yes	NTQ	No		8	7	8
41645	Plantae	Equisetopsida	Apocynaceae	Leichhardtia coronata		V		No	Yes	NTQ	No		1	1	1
41991	Plantae	Equisetopsida	Blechnaceae	Blechnum spinulosum		SL		No	Yes	NTQ	No		1	1	1
33856	Plantae	Equisetopsida	Campanulaceae	Lobelia concolor		SL		No	Yes	NTQ	No		1	1	1
16764	Plantae	Equisetopsida	Campanulaceae	Lobelia gibbosa	native lobelia	SL		No	Yes	NTQ	No		1	0	1
16766	Plantae	Equisetopsida	Campanulaceae	Lobelia purpurascens	white root	SL		No	Yes	NTQ	No		1	0	1
15918	Plantae	Equisetopsida	Campanulaceae	Wahlenbergia gracilis	sprawling bluebell	SL		No	Yes	NTQ	No		3	3	3
8342	Plantae	Equisetopsida	Campanulaceae	Wahlenbergia littorica		SL		No	Yes	NTQ	No		1	1	1
14509	Plantae	Equisetopsida	Hydrocharitaceae	Hydrilla verticillata	hydrilla	SL		No	Yes	NTQ	No		2	2	2
18351	Plantae	Equisetopsida	Hydrocharitaceae	Vallisneria nana		SL		No	Yes	NTQ	No		2	2	2
15977	Plantae	Equisetopsida	Juncaginaceae	Triglochin striata	streaked arrowgrass	SL		No	Yes	NTQ	No		4	4	4
17256	Plantae	Equisetopsida	Myrtaceae	Eucalyptus curtisii	Plunkett mallee	NT		No	Yes	NTQ	No		1	0	1
27386	Plantae	Equisetopsida	Myrtaceae	Gossia gonoclada		CR	E	No	Yes	NTQ	No		10	10	10
27387	Plantae	Equisetopsida	Myrtaceae	Gossia hillii		CR		No	Yes	NTQ	No		3	3	3
16290	Plantae	Equisetopsida	Myrtaceae	Rhodomyrtus psidioides	native guava	CR	CE	No	Yes	NTQ	No		3	3	3
14087	Plantae	Equisetopsida	Orchidaceae	Acianthus fornicatus	pixie caps	SL		No	Yes	NTQ	Yes		1	0	1
17790	Plantae	Equisetopsida	Orchidaceae	Caladenia catenata		SL		No	Yes	NTQ	Yes		1	0	1
2163	Plantae	Equisetopsida	Orchidaceae	Chiloglottis diphylla		SL		No	Yes	NTQ	Yes		1	1	1
14727	Plantae	Equisetopsida	Orchidaceae	Corybas aconitiflorus		SL		No	Yes	NTQ	Yes		2	0	2
14608	Plantae	Equisetopsida	Orchidaceae	Diuris sulphurea	tiger orchid	SL		No	Yes	NTQ	Yes		1	1	1
5768	Plantae	Equisetopsida	Orchidaceae	Dockrillia bowmanii	scrub pencil orchid	SL		No	Yes	NTQ	Yes		1	1	1
4988	Plantae	Equisetopsida	Orchidaceae	Oberonia palmicola		SL		No	Yes	NTQ	Yes		1	1	1
42301	Plantae	Equisetopsida	Orchidaceae	Pterostylis collina		SL		No	Yes	NTQ	Yes		1	1	1
12701	Plantae	Equisetopsida	Orchidaceae	Pterostylis curta	blunt greenhood	SL		No	Yes	NTQ	Yes		1	1	1
12703	Plantae	Equisetopsida	Orchidaceae	Pterostylis hildae	rainforest greenhood	SL		No	Yes	NTQ	Yes		1	1	1
9321	Plantae	Equisetopsida	Orchidaceae	Pterostylis nutans		SL		No	Yes	NTQ	Yes		2	1	2
9322	Plantae	Equisetopsida	Orchidaceae	Pterostylis ophioglossa		SL		No	Yes	NTQ	Yes		1	1	1
9187	Plantae	Equisetopsida	Orchidaceae	Sarcochilus ceciliae	fairy bells	SL		No	Yes	NTQ	Yes		1	1	1
12659	Plantae	Equisetopsida	Orchidaceae	Sarcochilus dilatatus	brown sarcochilus	SL		No	Yes	NTQ	Yes		1	1	1
16317	Plantae	Equisetopsida	Polypodiaceae	Pyrrosia rupestris	rock felt fern	SL		No	Yes	NTQ	No		1	1	1
13099	Plantae	Equisetopsida	Potamogetonaceae	Potamogeton crispus	curly pondweed	SL		No	Yes	NTQ	No		1	1	1

Queensland Government WildNet Search															
Site Address: 213 Clarence Road, Indooroopilly															
Coordinates: -27.50538979, 152.97634213															
Search Radius: 5km															
Date of Search: 08/07/2026															
WN Taxon ID	Kingdom	Class	Family	Scientific name	Common name	NCA status	EPBC status	Superseded	Conservation significant	Establishment	Sensitive species	Area Survey Lists	Sighting records	Specimen records	Sighting summary
31010	Plantae	Equisetopsida	Potamogetonaceae	Potamogeton octandrus		SL		No	Yes	NTQ	No		1	1	1
16746	Plantae	Equisetopsida	Proteaceae	Macadamia integrifolia	macadamia nut	V	V	No	Yes	NTQ	No		1	0	1
16747	Plantae	Equisetopsida	Proteaceae	Macadamia ternifolia	small-fruited Queensland nut	V	V	No	Yes	NTQ	No		1	0	1
21888	Plantae	Equisetopsida	Pteridaceae	Adiantum atroviride		SL		No	Yes	NTQ	No		1	1	1
12106	Plantae	Equisetopsida	Pteridaceae	Adiantum hispidulum var. whitei		SL		No	Yes	NTQ	No		1	1	1
5210	Plantae	Equisetopsida	Sapotaceae	Planchonella eerwah		E	E	No	Yes	NTQ	No		1	1	1
13017	Plantae	Equisetopsida	Sterculiaceae	Brachychiton acerifolius	flame tree	SL		No	Yes	NTQ	No		1	0	1
7608	Plantae	Equisetopsida	Symplocaceae	Symplocos harroldii	hairy hazelwood	NT		No	Yes	NTQ	No		2	2	2

Establishment Codes

- Q Queensland Endemic
- QA Intranational
- QAI Not Endemic to Australia
- VU Vagrant (Unknown)
- NTQ Native to Queensland

NCA Codes

- SL Special Least Concern
- C Least Concern
- NT Near Threatened
- V Vulnerable
- E Endangered
- CR Critically Endangered

EPBC Codes

- V Vulnerable
- E Endangered
- CE Critically Endangered

APPENDIX B

State Mapping



Vegetation management

PROPERTY REPORT

For Lot: 213 Plan: SP113021

24/06/2026

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

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Mapping versions

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

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

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

Overview

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

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

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

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

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

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

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

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

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

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

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

- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

Other laws

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

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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: 213 Plan: SP113021 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)
213	SP113021	Freehold	2,181

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: 213 Plan: SP113021 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: 213 Plan: SP113021, 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	Burringbar - Conondale Ranges

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for NRMRRD

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@nrmrrd.qld.gov.au

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

3. Vegetation management framework for Lot: 213 Plan: SP113021

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	0.21

Table 4: Description of vegetation categories

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

3.2 Property Map of Assessable Vegetation (PMAV)

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

3.3 Regional ecosystems

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

A description of regional ecosystems can be accessed online at

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	0.21	None	None

Please note:

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

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

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

3.4 Watercourses

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

3.5 Wetlands

There are no vegetation management wetlands present on this property.

3.6 Essential habitat

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

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

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

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

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

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

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

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

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

No records

3.7 Area Management Plan(s)

Nil

3.8 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.9 Agricultural Land Class A or B

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

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

No Class A

No Class B

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 213 Plan: SP113021.

4. Vegetation management framework maps

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

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

Regulated vegetation management map

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

Vegetation management supporting map

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

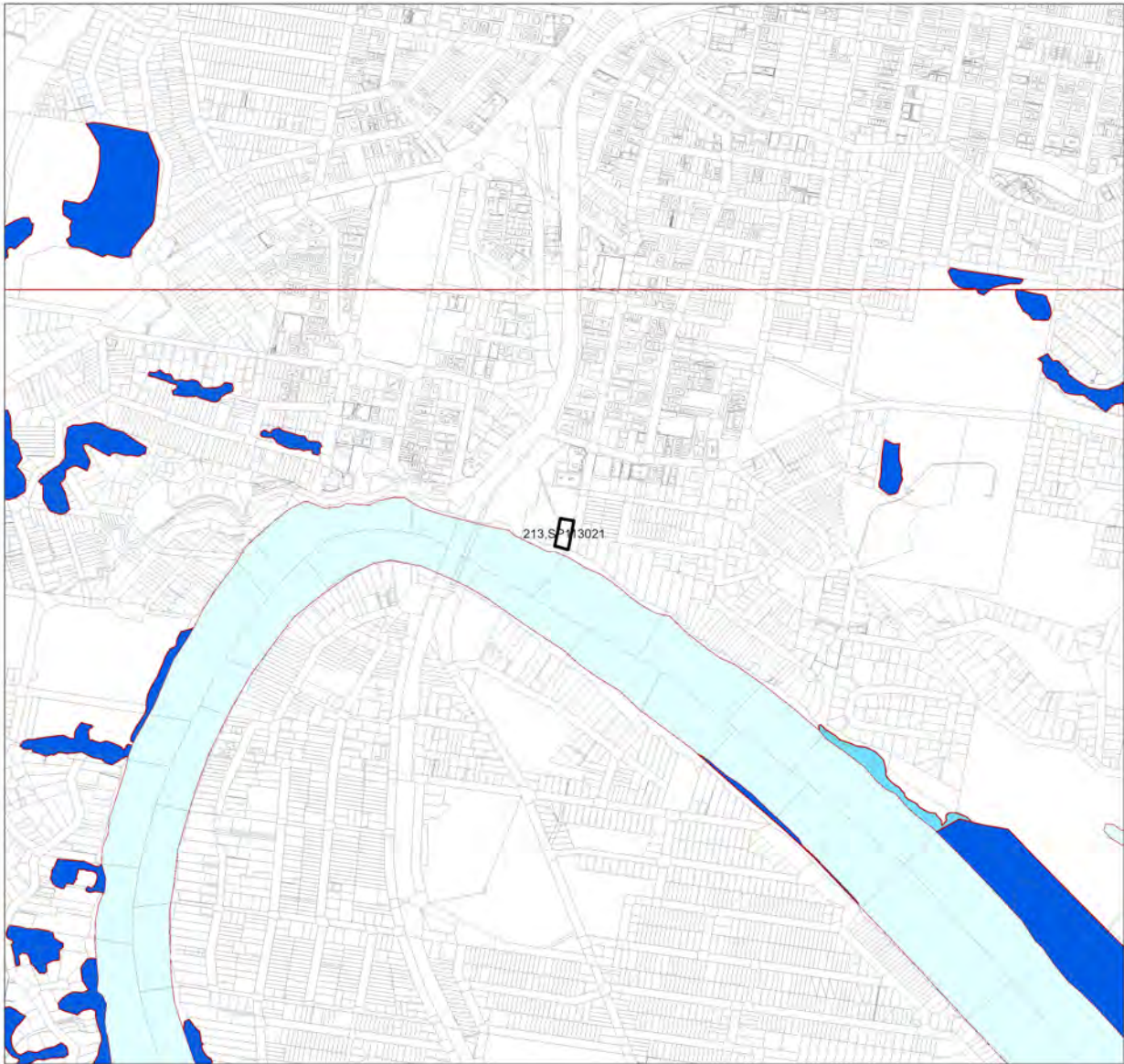
Coastal/non-coastal map

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

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

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

4.1 Regulated vegetation management map



Regulated Vegetation Management Map



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

N

0 150 300 450 600 750 m

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GDA2020

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

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

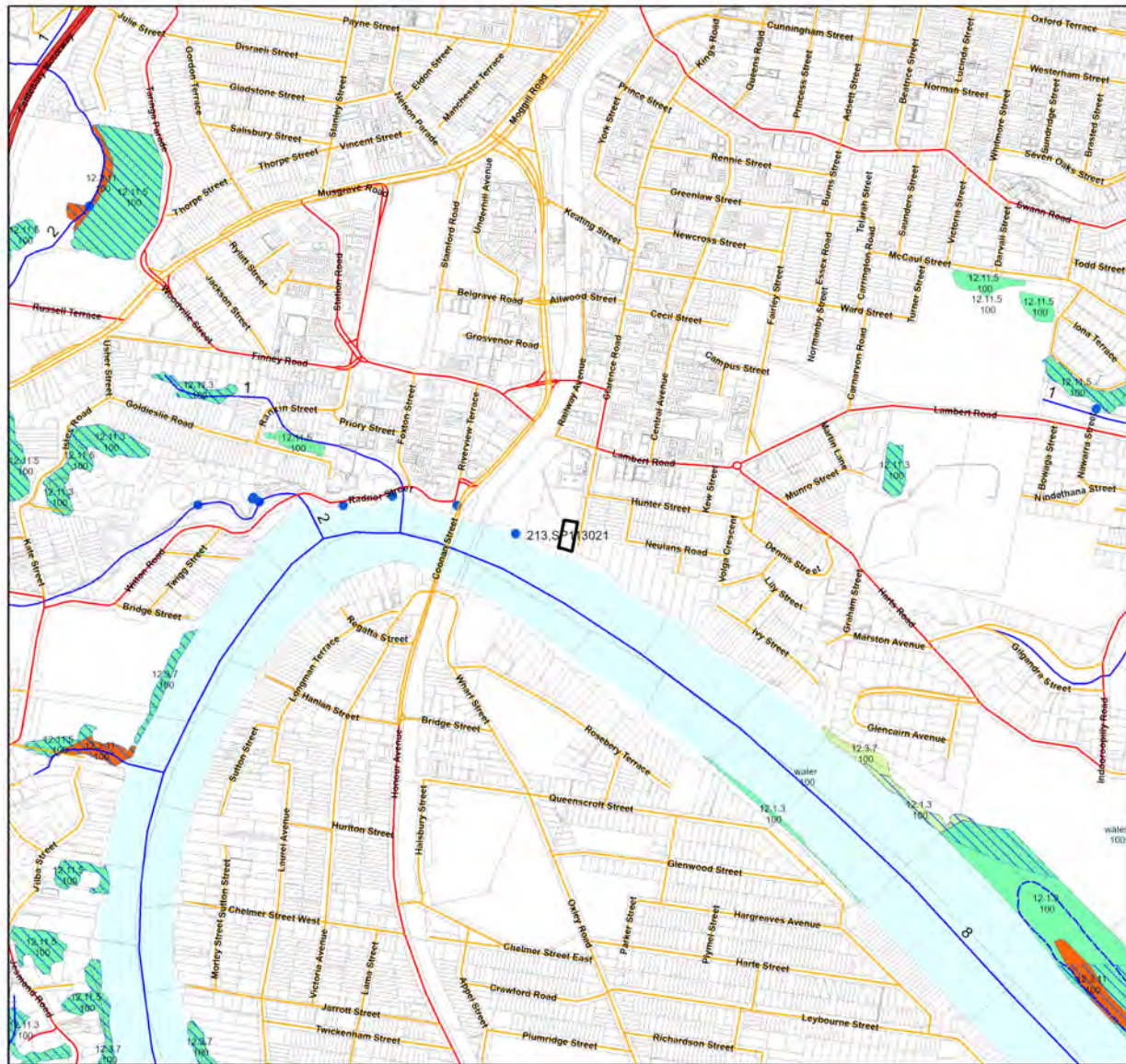
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <https://qldspatial.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

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

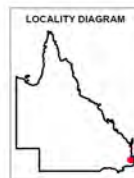


4.2 Vegetation management supporting map



Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing 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 regional ecosystems
- 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



This product is displayed in:
GDA2020

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

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

Disclaimer:

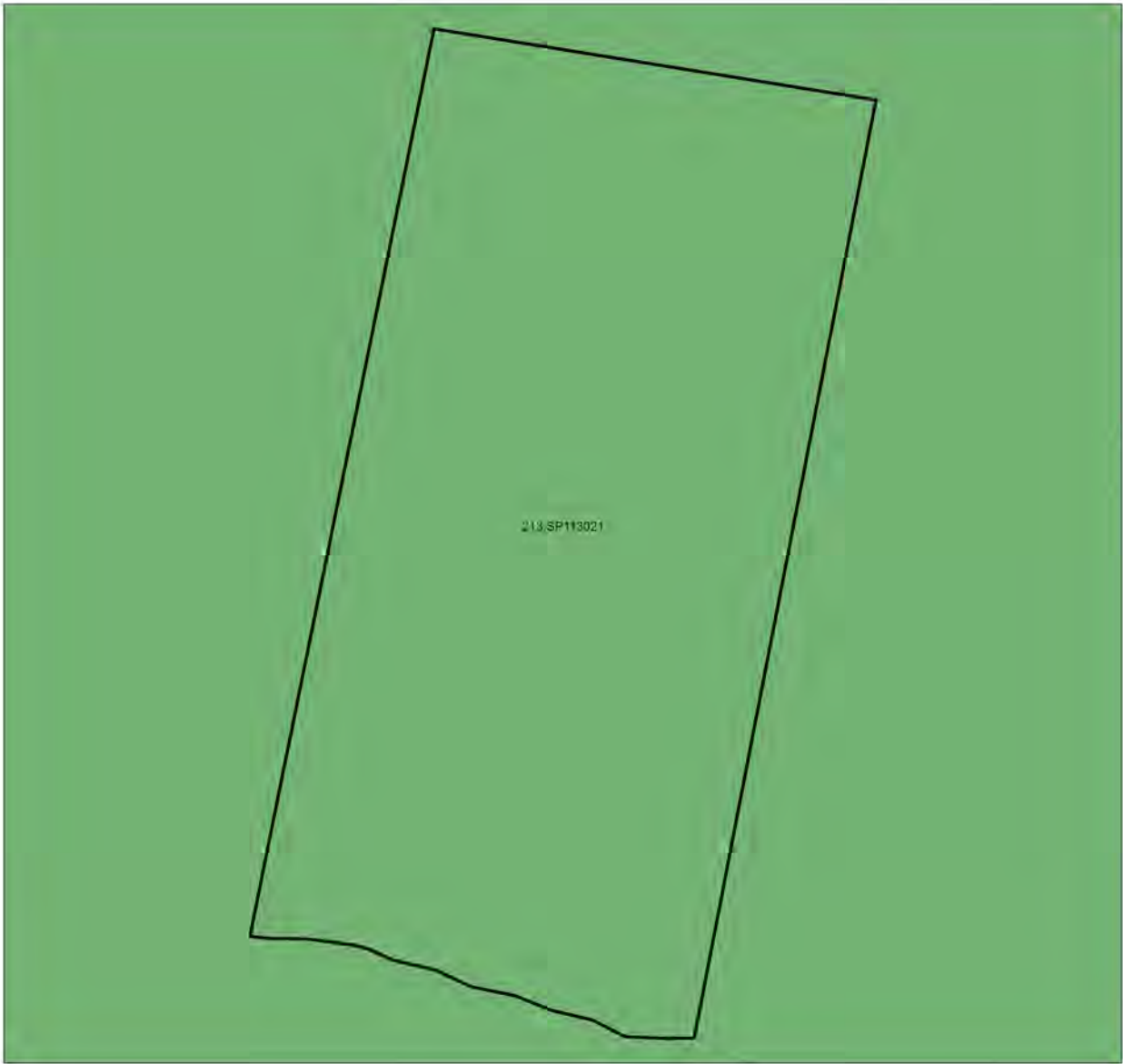
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims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

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

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

Land parcel boundaries are provided as locational aid only.

4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

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



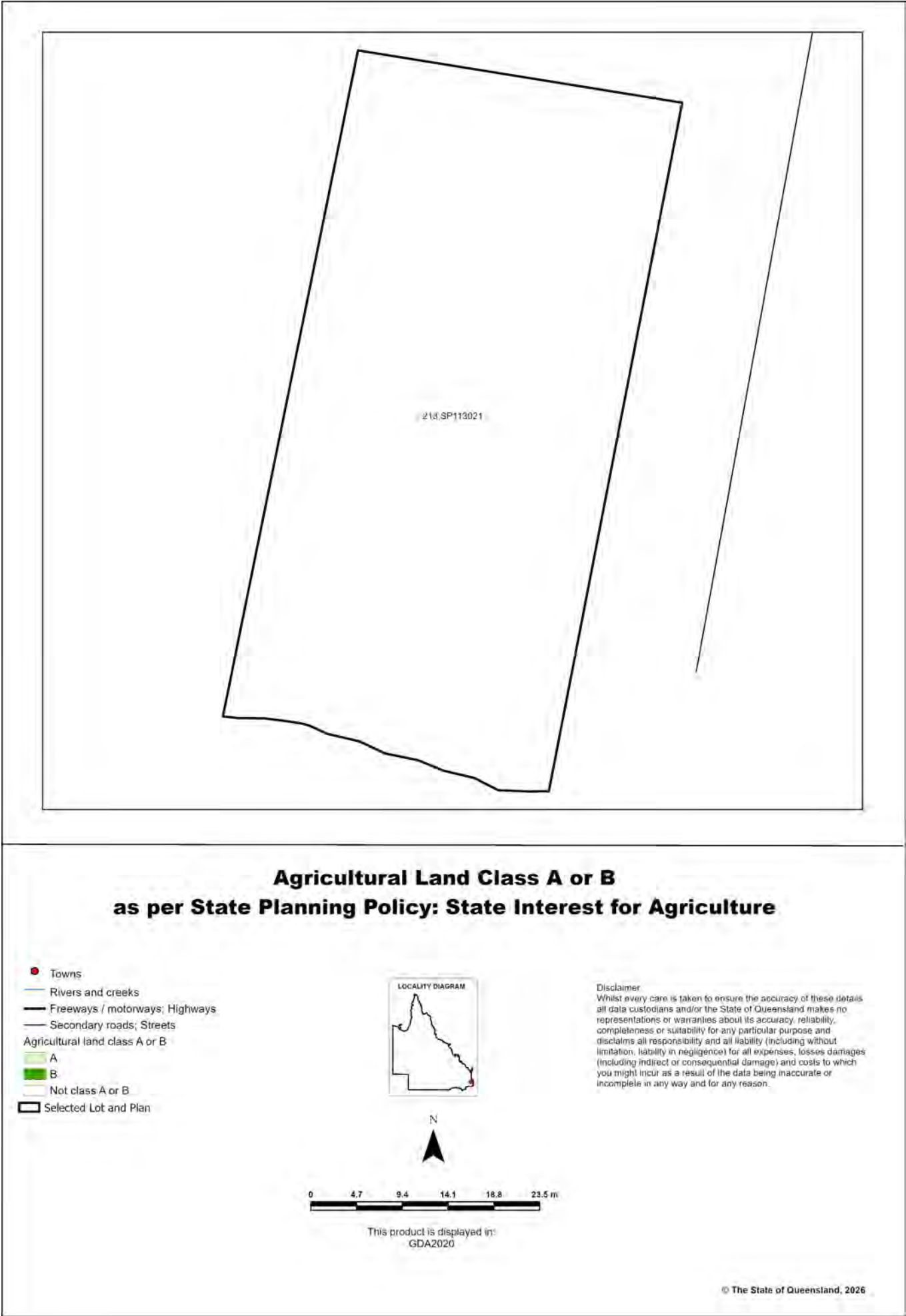
Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose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

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



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



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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@detsi.qld.gov.au

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

5.5 Protected plants flora survey trigger map

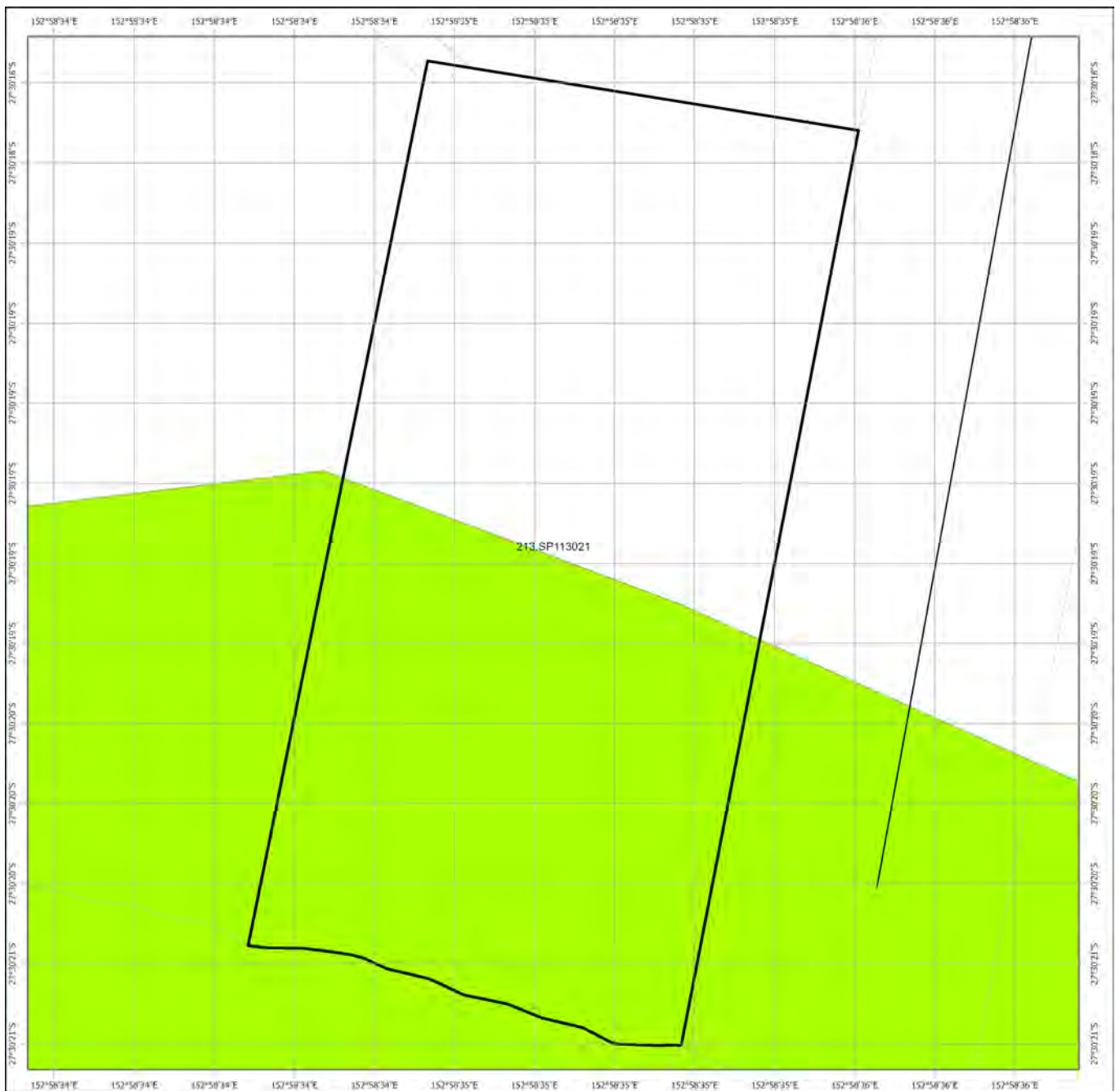
This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

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

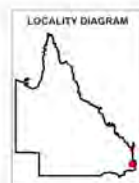
Species information

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



Protected Plants Flora Survey Trigger Map

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



0 3.05 6.1 9.15 12.2 15.25 m

This product is displayed in:
GDA2020

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

Land parcel boundaries are provided as locational aid only.

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

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

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

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:

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

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

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

Interfering with koala habitat means:

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

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

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

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DETSI

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

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

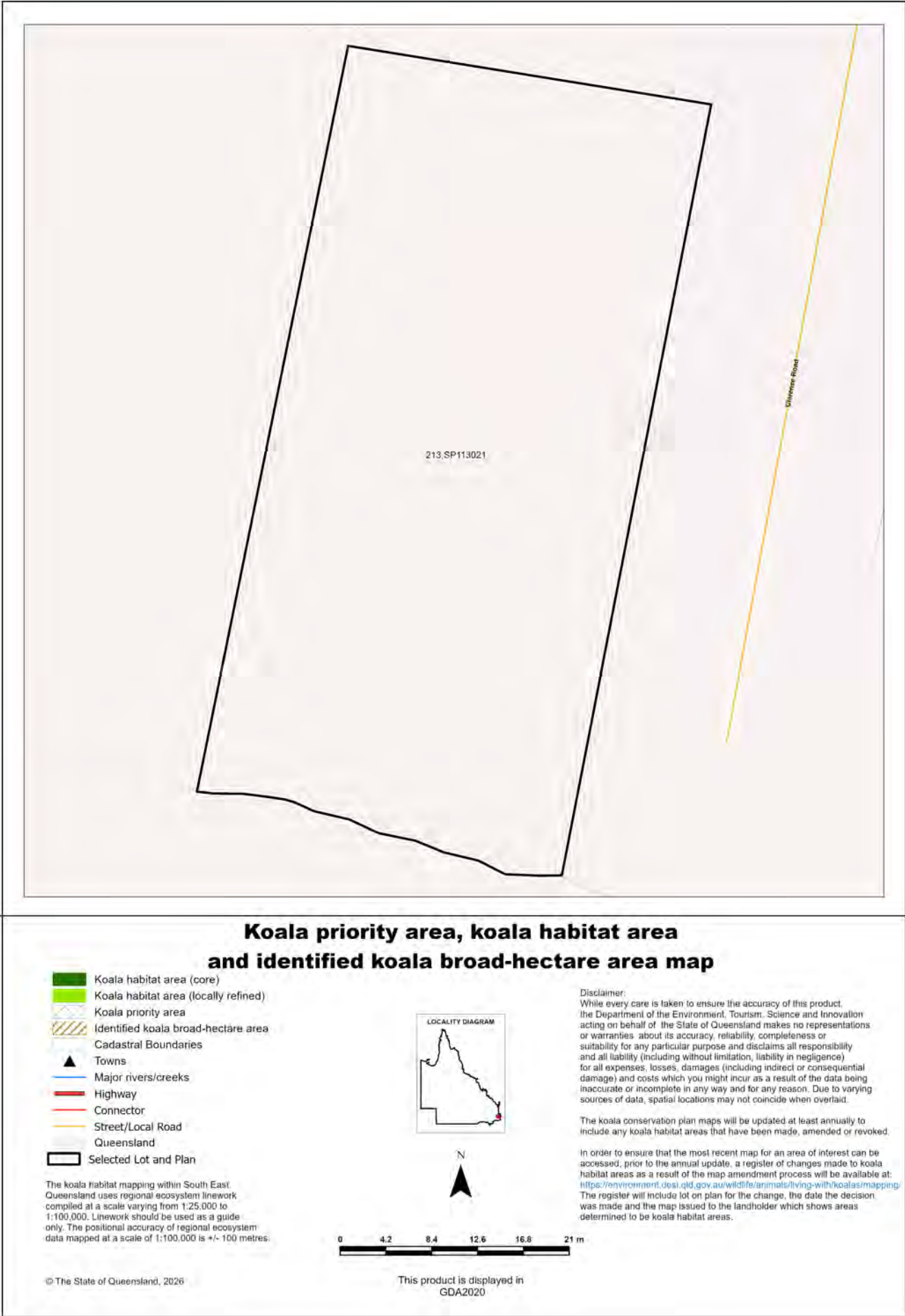
Visit <https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

7. Koala protection framework details for Lot: 213 Plan: SP113021

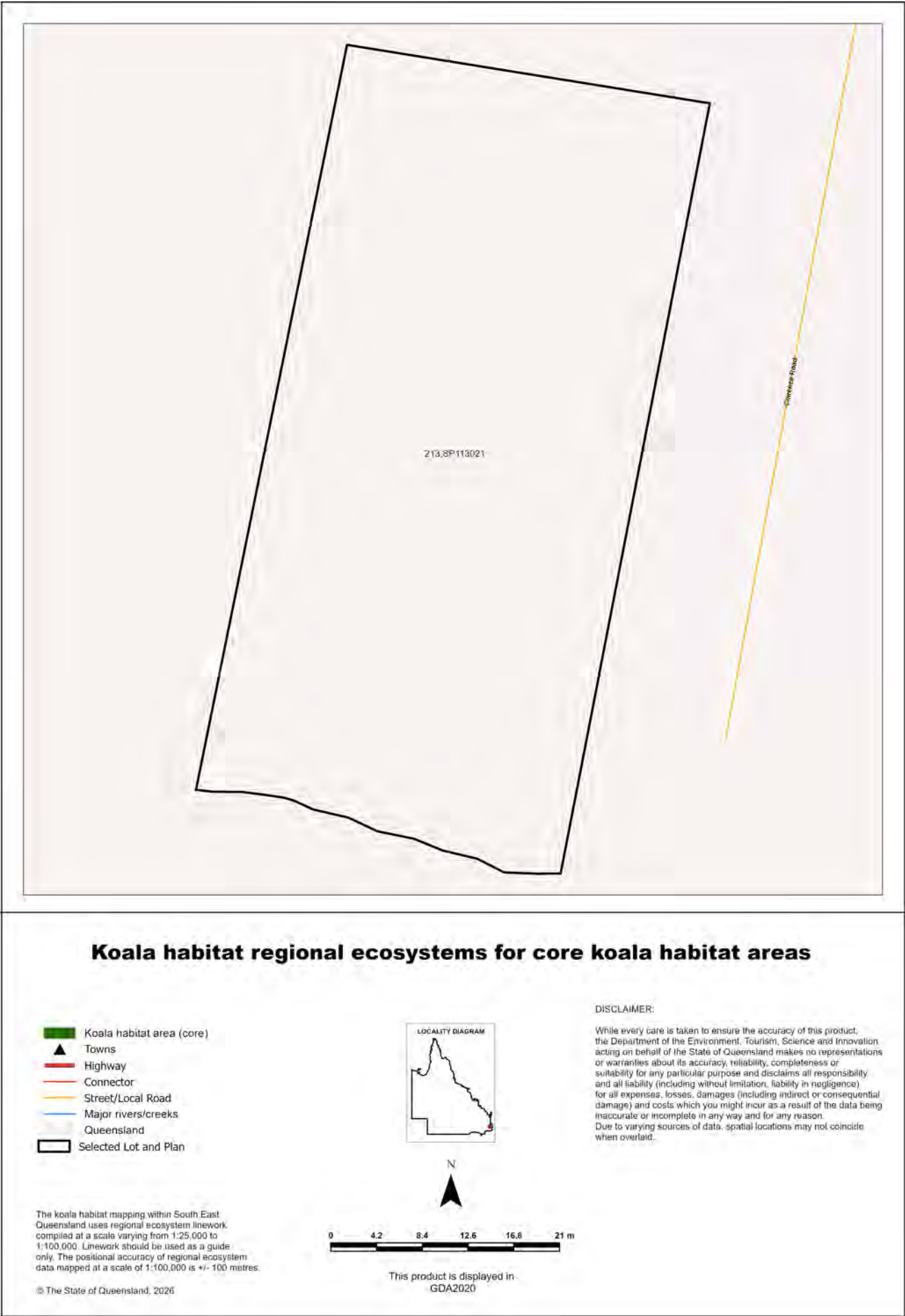
7.1 Koala districts

Koala District A

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



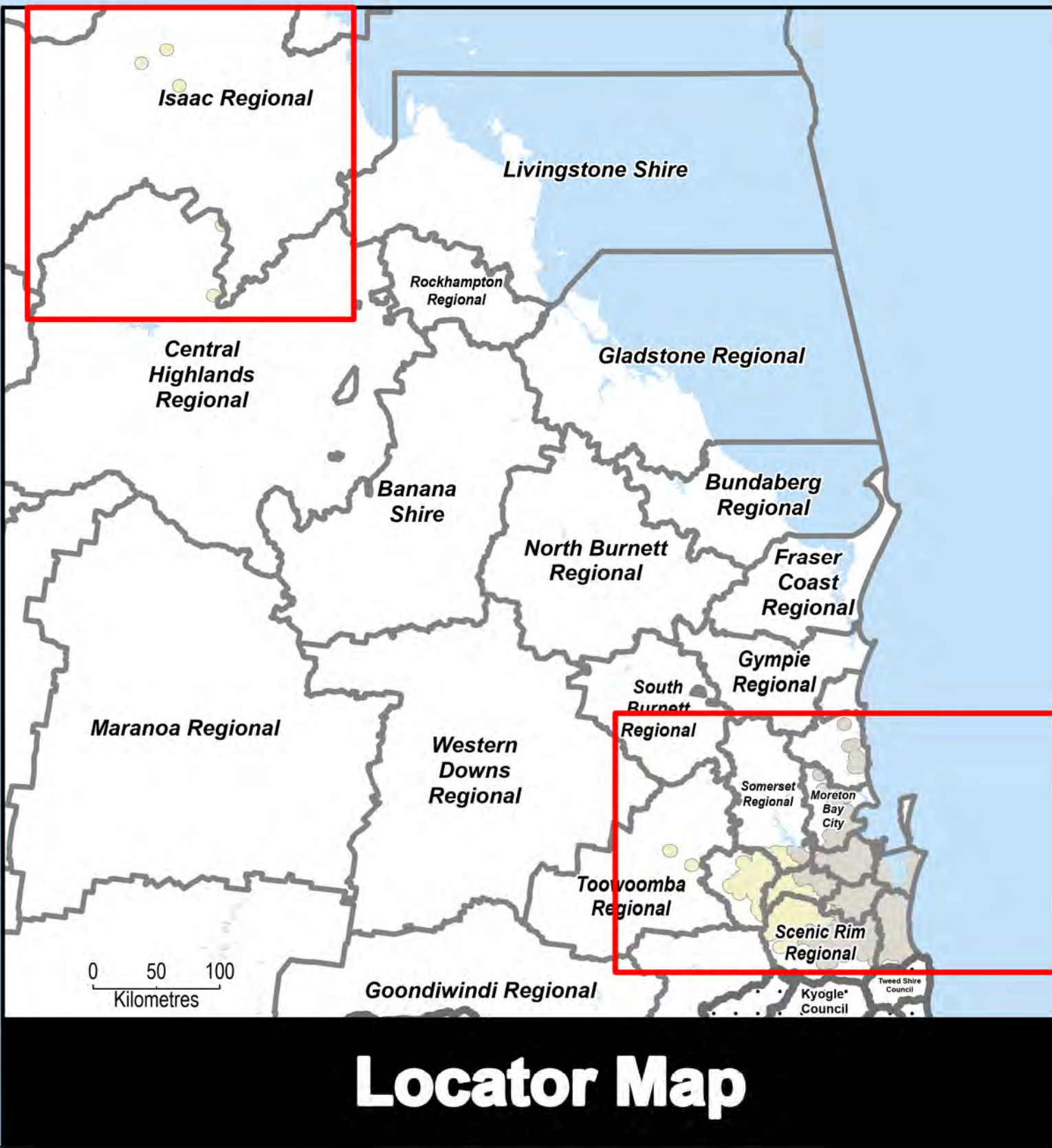
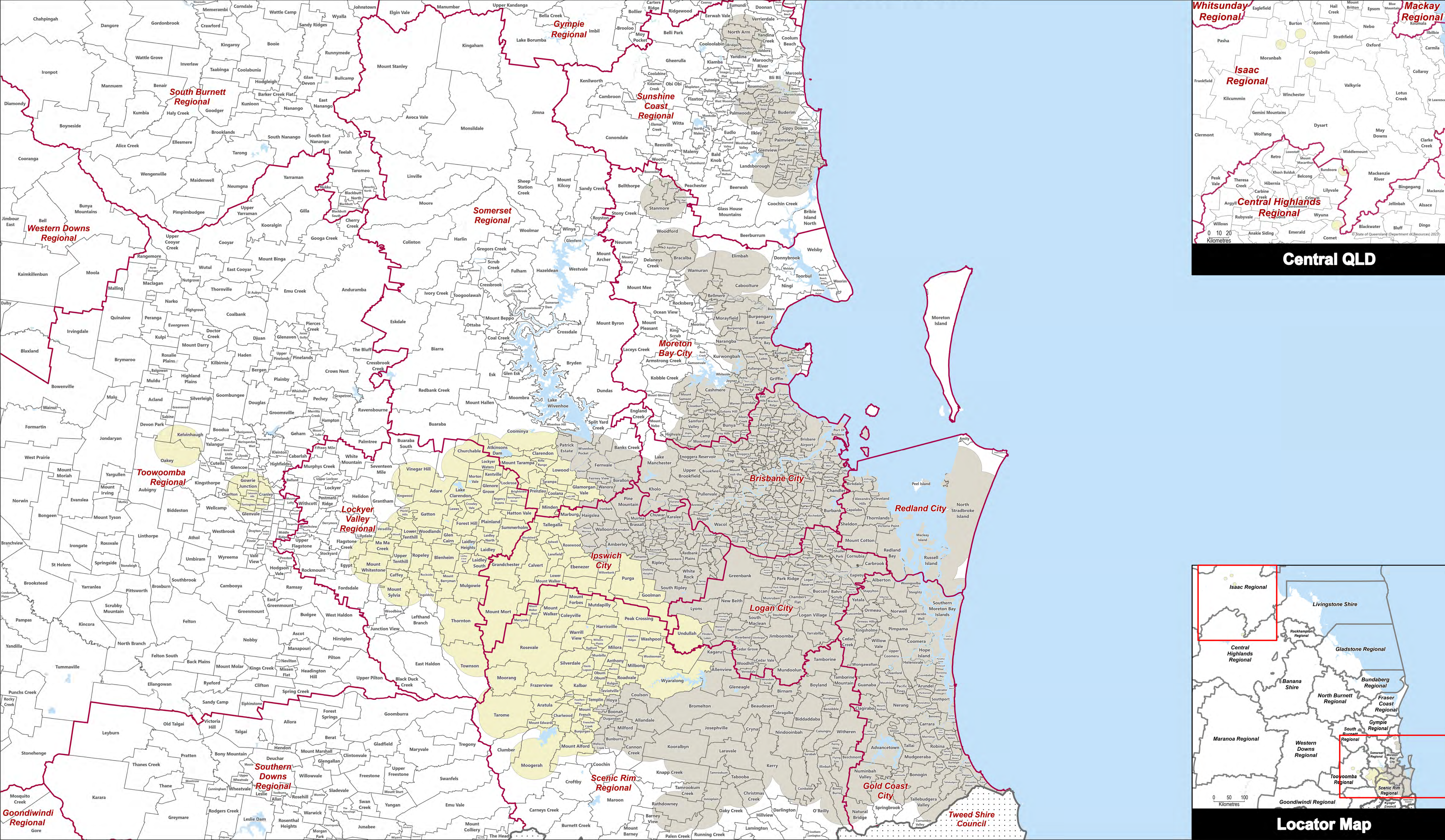
7.3 Koala habitat regional ecosystems for core koala habitat areas



8. Other relevant legislation contacts list

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

National Red Imported Fire Ant Eradication Program: Fire ant biosecurity zones



Fire ant biosecurity zone map
as at 28 August 2026, 12.00 am

- Fire ant biosecurity zone 1
- Fire ant biosecurity zone 2
- QLD Local Government Areas
- NSW Local Government Areas
- Suburbs

Contact the Department of Primary Industries for more
information or request a biosecurity instrument permit at
www.fireants.org.au or call 13 22 68



APPENDIX C

Response to the Relevant Codes from the *BCC City Plan 2014*

Brisbane City Council Biodiversity Areas Overlay Code Response (City Plan V36/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
Section A—If for a dwelling house or associated filling or excavation			
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, 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	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. 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. 1000m2 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. 2500m2 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.	NA – development is for an apartment complex.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
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.	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 1500m2 which adjoins the development footprint plan. Refer to Figure c.	NA – development is for an apartment complex.	
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; 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;	NA – development is for an apartment complex.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
	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.	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).	Proposed development will be predominantly located over the existing dwelling house footprint. The footprint is proposed to encroach approximately 10m south within mapped HES. No 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 were identified on site. No native canopy trees are proposed for removal as part of the development (refer to the VRP prepared by S5 Environmental). Vegetation to be removed on site is limited to exotic ground and shrub species within the mapped area of HES. Landscaping with native pre-clear RE vegetation is proposed across areas that will undergo earthworks immediately adjacent to the development footprint. Planting of native species will improve on the currently level of native biodiversity available on the	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
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.		site and reduce the area of occupancy by non-native and invasive species and minimise edge effects. Whilst no residual impact to MLES is expected from the proposed level of interference (refer to PO9), to satisfy the purpose of this code with regards to “protection, enhancement and restoration”, a financial contribution for encroachment into HES is proposed in lieu of rehabilitation on site due to the challenging gradient of the southern extent.	
Section C - If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category			

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
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	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.	The Detailed Ecological Assessment prepared for the site identified limited biodiversity value available on the site (refer to Section 5.0 above). The assessment found no 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 to be identified on site. No native canopy trees are proposed for removal as part of the development (refer to the VRP prepared by S5 Environmental). Vegetation to be removed on site is limited to exotic ground and shrub species within mapped MLES areas. The development has been strategically positioned to occupy historically disturbed areas where the	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
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.		current dwelling is present. The area of encroachment into HES mapping is approximately 265 m² and was assessed to contain predominantly exotic species solely within the ground and shrub layer. Section 9.0 above outlines potential impacts by the development and recommendations for mitigation. An area of approximately 770 m² across the southern extent will be avoided by the proposed development. Whilst limited habitat value was assessed as present along this extent due to limited canopy vegetation and dense exotic understory species present, this area will be retained to continue to function as a vegetated corridor offering a level of foraging and refuge habitat for select fauna to utilise along the riparian corridor associated with the Brisbane River. Landscaping with native pre-clear RE vegetation is proposed across areas that will undergo earthworks immediately adjacent to the development footprint. Planting of native species will improve on the currently level of native biodiversity available on the site and reduce the area of occupancy by non-native and invasive species and minimise edge effects.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
	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.	Refer to PO4 Response above.	
	AO4.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees and wetlands in a spatial configuration which: a. conserves areas within the High ecological significance sub-category or the High ecological significance strategic sub-category	Refer to PO4 Response above.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
	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. 1000m² or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, the High density residential zone or the Character residential zone; ii. 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; 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.		

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
	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.	Refer to PO4 Response above.	
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.	The proposal does not involve a new road.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
	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		
If a site is wholly or partly in the General ecological significance sub-category or the General ecological significance strategic sub-category			

Brisbane City Council Biodiversity Areas Overlay Code Response (City Plan V36/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
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 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	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, 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	Development is not located in GES or GESS sub-category.	

Brisbane City Council Biodiversity Areas Overlay Code Response (City Plan V36/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
service without significant disruption of biodiversity values or outcomes.	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.	Development is not located in GES or GESS sub-category.	
	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	Development is not located in GES or GESS sub-category.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
	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. 1000m² 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. 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; f. excludes filling or excavation from areas to be conserved for biodiversity except where it is directly associated with habitat restoration or revegetation works.		

Brisbane City Council Biodiversity Areas Overlay Code Response (City Plan V36/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
	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			
PO7 Development is located and designed to protect and enhance koala habitat by: a. reducing threats to resident and transient koalas; 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.	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. 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;	NA - Site not mapped as Koala Habitat Area and is located partly within the HES overlay.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
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.	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.	NA - Site not mapped as Koala Habitat Area and is located partly within the HES overlay.	
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.	NA - Site not mapped as Koala Habitat Area and is located partly within the HES overlay.	

Brisbane City Council Biodiversity Areas Overlay Code Response (City Plan V36/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
	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. 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	AO9 No acceptable outcomes is prescribed.	As the development solely proposes to interfere with planted garden beds and exotic ground and shrub species within the mapped MLES areas, it is S5 Environmental's opinion that an offset is unwarranted. No significant residual impact on MLES is expected from the proposed level of interference by the development. However, whilst no residual impact to MLES is expected from the proposed level of interference, to satisfy the purpose of this code with regards to "protection, enhancement and restoration", a	

Brisbane City Council Biodiversity Areas Overlay Code Response (City Plan V36/2026)			
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
environmental offsets framework and the Offsets planning scheme policy.		financial contribution for encroachment into HES is proposed in lieu of rehabilitation on site due to the challenging gradient of the southern extent.	

Brisbane City Council Waterways Corridor Overlay Code Response (City Plan 36.00/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
Section A—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development			
PO1 Development avoids or minimises clearing of riparian, native and significant vegetation and limits any clearing and disturbance to only the extent and location reasonably necessary for the use, to promote: a. bank stabilisation; b. connectivity between habitat areas; c. natural cooling of the urban environment; d. the natural aesthetic values of the corridor. Note—Guidance regarding retaining and enhancing vegetation species can be found in the Vegetation planning scheme policy and the Planting species planning scheme policy.	AO1.1 Development within the Local and Citywide waterway corridor sub-categories, or Brisbane River sub-category – sections 1 - 5 is located within an approved development footprint plan or complies with AO1.2, AO1.3 and AO1.4.	AO1.2 (Complies) - The development is not located within the Local and Citywide waterway corridor sub-categories. AO1.3 and AO1.4 (Complies) – Development is greater than 30m from the State's Major Tidal mapping.	
	AO1.2 Development within the Local and Citywide waterway corridor sub-categories does not result in the removal of vegetation. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case-by-case basis. Editor's note—The Biosecurity Act 2014 lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.		
	AO1.3		

Brisbane City Council Waterways Corridor Overlay Code Response (City Plan 36.00/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
	Development within the Brisbane River corridor sub-category – section 1 does not result in the removal of vegetation within 30m of the highest astronomical tide. Refer to Figure a. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case-by-case basis. Editor's note—The Biosecurity Act 2014 lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.		
	AO1.4 Development in the Brisbane River corridor sub-category – section 2, 3, 4 or 5 does not result in the removal of vegetation within 20m of the highest astronomical tide. Refer to Figure a. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case-by-case basis. Editor's note—The Biosecurity Act 2014 lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.		

Additional criteria if in the Rochedale urban community neighbourhood plan area

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
PO2 Development protects and enhances the function of waterway corridors, including: a. water conveyance; b. water quality; c. rehabilitation of ecological health and habitat values; d. recreation and amenity; e. preventing development from occurring within the waterway corridor.	AO2.1 Development includes waterway corridors that: a. are a minimum of: i. 60m wide; or ii. the width as mapped within the Waterway corridors overlay whichever is greater; b. designs the corridors to be clear from development. AO2.2 Development rehabilitates the waterway corridor in accordance with an approved rehabilitation plan.	Not applicable – development is outside Rochedale urban community neighbourhood plan area.	
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development, for a new dwelling house or an extension to a dwelling house including any ancillary structures (e.g. swimming pool and tennis courts)			
PO3 Development is set back to:	AO3.1 Development is located within an approved development footprint plan, or complies with AO3.2, AO3.3 and AO3.4.	Not applicable - development is for an apartment complex.	

Brisbane City Council Waterways Corridor Overlay Code Response (City Plan 36.00/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
a. encourage natural filtration and infiltration to maintain water quality and flow conditions; b. contribute to natural cooling of the urban environment, via minimal impervious surfaces, retention of vegetation and continuity of naturally landscaped areas; c. positively contribute to the scenic landscape values of the Brisbane River by setting development back from the river and its banks; d. positively contribute to an open, natural setting for the waterway corridor.	AO3.2 Development within the Local waterway corridor sub-category: a. is set back a minimum of 15m from the Waterway corridor sub-category centreline; or b. where for an extension to an existing dwelling house that is located within 15m of the Waterway corridor sub-category centreline, the extension does not extend closer to the centre-line than the existing development footprint. Refer to Figure b.	Not applicable - development is for an apartment complex.	
	AO3.3 Development within the Citywide waterway corridor sub-category is: a. not located within the Citywide waterway corridor sub-category; or b. where for an extension to an existing dwelling house that is located within the Citywide waterway corridor sub-category, the extension does not extend closer to the Waterway corridor sub-category centreline than the existing development footprint. Refer to Figure b.	Not applicable - development is for an apartment complex.	
	AO3.4 Development in the Brisbane River corridor sub-category — section 1:	Not applicable - development is for an apartment complex.	

Brisbane City Council Waterways Corridor Overlay Code Response (City Plan 36.00/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
	a. is set back a minimum of 30m from the highest astronomical tide; <i>or</i> b. where for an extension to an existing dwelling house that is located within 30m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. Refer to Figure a.		
	AO3.5 Development within the Brisbane River corridor sub-category — sections 2, 3, 4 or 5: a. is set back a minimum of 20m from the highest astronomical tide; <i>or</i> b. where for an extension to an existing dwelling house that is located within 20m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. Refer to Figure a. Editor's note—the location of the highest astronomical tides should be determined by a licensed surveyor.	Not applicable - development is for an apartment complex.	

Brisbane City Council Waterways Corridor Overlay Code Response (City Plan 36.00/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
PO4 Development in the Brisbane River corridor sub-category — sections 1 - 5 involving an ancillary building or structure: a. is of low visual impact, visually recessive and subordinate to the surrounding buildings; b. minimises their visual impact on the Brisbane River's landscape values.	AO4.1 Development involving ancillary buildings or structures and hard-stand areas does not cover more than the following proportion of the corridor within the identified development setback from the highest astronomical tide: a. 30% in the Brisbane River corridor sub-category - section 1; b. 50% in the Brisbane River corridor sub-category - section 2 or 4; c. 70% in the Brisbane River corridor sub-category - section 3 or 5. Refer to Figure c. AO4.2 Development of an ancillary building or structure is located and of a size consistent with Table 8.2.26.3.B.	Not applicable - development is for an apartment complex.	
PO5 Development in the Brisbane River corridor sub-category — sections 1 - 5 involving an ancillary building or structure: a. protects the character of the relevant Brisbane River corridor sub-category sections; b. minimised the need for retaining walls;	AO5 Development for an ancillary building or structure does not create a retaining wall over 1m in height and: a. for the Brisbane River corridor sub-category — section 1 is set back a minimum of 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5:	Not applicable - development is for an apartment complex.	

Brisbane City Council Waterways Corridor Overlay Code Response (City Plan 36.00/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
c. provides landscaping along the river frontage in accordance with the relevant Brisbane River corridor sub-category sections.	i. is set back a minimum of 20m horizontal distance from the highest astronomical tide; or ii. is screened from view from the Brisbane River by vegetation or topographic features such as high banks. c. for the Brisbane River corridor sub-category — section 2, 3 or 4 is located landward of a minimum 6m landscaped area which covers the full width of the site and includes: i. at least 1 tree that will grow to a height of at least 5m for every 20m² of landscaped area; ii. a minimum of 50% garden area planted with ground cover and shrubs of various growth forms; iii. a maximum of 50% grassed/lawn area. Refer to Figure a and Figure d.		
Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than a dwelling house in a Citywide waterway corridor sub-category or the Local waterway corridor sub-category			
PO6 Development protects and enhances the values and functions of a waterway corridor by: a. avoiding fragmentation of the waterway;	AO6.1 Development is not located within a waterway corridor. AO6.2 Development: a. does not increase the number of lot boundaries that cross a waterway corridor;	The development is located within the Brisbane River corridor, however, is located over the existing footprint with a 10m extension from this footprint to the south. The proposal does not fragment the waterway and maintains environmental connectivity along the Brisbane River which forms the southern boundary of the site. Natural flow conditions, water quality and conveyance are not expected to be	

Brisbane City Council Waterways Corridor Overlay Code Response (City Plan 36.00/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
b. providing environmental connectivity along the waterway; c. maintaining natural flow conditions; d. protecting water quality, ecological health and habitat values; e. protecting water conveyance; f. contributing to the waterway corridor natural amenity; g. contributing to recreation where planned within the Local government infrastructure plan; h. contributing to natural cooling of the urban environment via minimal impervious surfaces, retention of vegetation and continuity of naturally vegetated areas; i. ensuring that any future buildings can be positioned outside the corridor; j. providing a development footprint plan that is located in accordance with an ecological assessment.	b. retains the corridor within a single lot.	interrupted due to the developments proposed distance from the edge of the Brisbane River (approximately 25m). Further, there is no increase to the number of lots proposed and no significant canopy or vegetation communities proposed to be impacted as outlined within the Detailed Ecological Assessment report prepared by S5 Environmental.	

Brisbane City Council Waterways Corridor Overlay Code Response (City Plan 36.00/2026)

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
Note—This can be demonstrated by undertaking an ecological assessment, tree survey plan and concept rehabilitation plan where required. Guidance is provided within the Biodiversity areas planning scheme policy, Vegetation planning scheme policy and the Planting species planning scheme policy.			
PO7 Development involving filling or excavation within a Citywide waterway corridor sub-category or a Local waterway corridor sub-category does not directly, indirectly or cumulatively cause any material increase in flooding or flood hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy.	AO7 Development involving filling or excavation in the Citywide waterway corridor sub-category or the Local waterway corridor sub-category: a. does not exceed 100 mm depth; or b. is in compliance with the Compensatory earthworks planning scheme policy.	Development is located outside the Citywide waterway corridor sub-category or the Local waterway corridor sub-category.	
PO8	AO8	Development is located outside the Citywide waterway corridor sub-category or the Local	

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Development provides stormwater management solutions which assist in the re-naturalisation of a waterway in the Local or Citywide waterway corridor sub-categories.	Development provides stormwater management solutions in a waterway in the Local or Citywide waterway corridor sub-categories using natural channel design principles. Editor's note—Advice should be sought from Council as to whether the reinstatement of an open waterway from any stormwater pipe or concrete-lined drain is a suitable solution based on the extent and location of the development. Editor's note—Guidance on natural channel design principles can be found in the Council publication Natural channel design guidelines.	waterway corridor sub-category. However, a stormwater management plan will be prepared as part of the development.	
PO9 Development preserves a waterway in the Citywide waterway corridor sub-category for public use if that land is required for ecological, public open space or recreation functions.	AO9 Development provides for the transfer of land to Council in a waterway of the Citywide waterway corridor sub-category in compliance with a neighbourhood plan or the Local government infrastructure plan.	Not applicable.	
PO10 Development is designed to use a waterway which is in the Local waterway corridor sub-category as an environmental feature in the urban environment.	AO10 Development ensures that a waterway in the Local waterway corridor sub-category is accessible for open space purposes.	The proposed development retains the southern banks of the waterway which will remain undeveloped and accessible.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
Section D—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development, other than for a dwelling house, where in the Brisbane River corridor sub-category			
PO11 Development of a site in the Brisbane River corridor sub-category — sections 1 - 5 abutting the Brisbane River: a. maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, and from other public viewing points; b. uses materials for buildings, structures and landscaping which are durable, complement surrounding buildings, the visual character of the area and the character, functions and values of the corridor section.	AO11 No prescribed acceptable outcome.	The proposed development will maintain the attractive appearance of the Brisbane River by using materials for buildings and landscaping which are durable, complement surrounding buildings, the visual character of the area and the character, functions and values of the corridor section.	
PO12 Development: a. maintains and enhances the attractive appearance of the Brisbane River and its	AO12.1 Development involving buildings, parking and servicing areas, and areas for the storage of materials, goods or solid waste, a retaining wall or fencing:	The proposed development is not expected to decrease the attractive appearance of the Brisbane River and its banks or landscape values. No	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
banks, when viewed from the Brisbane River, from development near the Brisbane River, or from other public viewing points; b. does not detract from the Brisbane River's landscape values; c. is not visually dominant when viewed from the river.	a. for the Brisbane River corridor sub-category — section 1, is set back a minimum 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, is set back a minimum of 20m horizontal distance from the highest astronomical tide. AO12.2 Development involving fencing does not exceed 2m in height above ground level: a. for the Brisbane River corridor sub-category — section 1, within 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, within 20m horizontal distance from the highest astronomical tide. AO12.3 Development involving a river wall: a. is not constructed in the Brisbane River corridor sub-category — section 1; b. is only constructed in the Brisbane River corridor sub-category — sections 2, 3, 4 or 5 if: i. consistent with an adjoining existing river wall;	ancillary buildings or structures are proposed as part of the development.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
	ii. no higher than the existing ground level of the land.		
PO13 Development involving filling or excavation: a. minimises the extent of earthworks required; b. avoids the removal or clearing of native and riparian vegetation; c. is consistent with the desired character of the Brisbane River corridor sub-category section in which the site is located; d. presents attractively to public viewing areas such as the Brisbane River, Brisbane riverside walkways and paths, or Brisbane River bridge crossings; e. ensures steps and ramps are designed to be unobtrusive, use natural or natural-toned materials and minimise the need for cut and fill.	AO13 Development involving filling or excavation in the Brisbane River corridor: a. does not result in a change in ground level greater than 1m; b. where for steps and ramps not involving a change in ground level greater than 1m, does not occur: i. for the Brisbane River corridor sub-category — section 1, within 30m horizontal distance from the highest astronomical tide; ii. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, within 20m horizontal distance from the highest astronomical tide. Refer to Figure a and Figure d.	Vegetation proposed for removal as part of the development is primarily limited to exotic ground and shrub cover species. Two non-native canopy species located offsite are proposed for removal. Earthworks are expected to be contained within the development footprint and the development proposes to retain approximately 24m of vegetation along the southern extent of the site.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
PO14 Development preserves riverfront land for public use if that land is required for ecological, public open space or recreation functions in accordance with the Local government infrastructure plan.	AO14 Development provides for the transfer of land in the Brisbane River corridor sub-category to Council, in compliance with the Local government infrastructure plan and the Bicycle network overlay map (Riverwalk sub-categories).	Not applicable.	
Section E—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable building work for dry boat storage in the Brisbane River corridor sub-category (sections 1 - 5)			
PO15 Development involving a dry boat storage facility: a. is located on the landward side of the highest astronomical tide and constructed and designed to: i. be compatible with the character and amenity of the Brisbane River corridor sub-category section in which the site is located; ii. minimise visual intrusiveness; iii. minimise impacts on the Brisbane River's landscape values; <i>or</i>	AO15 Development involving: a. dry boat storage facility for 1 boat: i. is located on land; ii. involves hoists or lift facilities catering for 1 boat up to a maximum 4m in length in the case of another form of dry boat storage, is designed for 1 boat up to a maximum 6m in length; <i>or</i> b. a dry boat storage which does not comply with paragraph (a) is only located: i. within the Port of Brisbane; <i>or</i> ii. on a site used for marine industry; <i>or</i> iii. within a marina; <i>or</i>	Not applicable.	

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ASSESSMENT	COUNCIL USE ONLY
b. where for a boat hoist or lift facility in the Brisbane River corridor sub-category section 2, 3 or 4, is located on land which is unobtrusive when viewed from the Brisbane River and are unroofed.	iv. on a site used by a recreational or sporting club associated with the Brisbane River.		

APPENDIX D

Flora Species List

Scientific Name	Common Name
<i>Anredera cordifolia</i> *	Madeira vine
<i>Asparagus sp.</i> *	Asparagus
<i>Angophora leiocarpa</i>	Rusty gum
<i>Cascabela thevetia</i> *	Yellow oleander
<i>Celtis conesnsis</i> *	Chinese elm
<i>Cestrum sp.</i>	-
<i>Corymbia intermedia</i>	Pink bloodwood
<i>Dolichandra unguis-cati</i> *	Cats claw creeper
<i>Eucalyptus siderophloia</i>	Northern grey ironbark
<i>Ficus benjamina</i>	Weeping fig
<i>Ficus elastica</i> *	Rubber fig
<i>Impomea indica</i> *	Morning glory
<i>Megathyrsus maximus var. maximus</i> *	Guinea grass
<i>Jacaranda mimosifolia</i> *	Jacaranda
<i>Maclura cochinchinensis</i>	Cockspur vine
<i>Megathyrsus maximus var. maximus</i> *	Guinea grass
<i>Murraya paniculata</i> *	Mock orange
<i>Neonotonia wightii</i> *	Glycine
<i>Ochna serrulata</i> *	Ochna
<i>Sansevieria trifasciata</i> *	Mother-in-law's tongue
<i>Senna pendula var. glabrata</i> *	Easter cassia
<i>Solanum seaforthianum</i> *	Brazilian nightshade
<i>Sphagneticola trilobata</i> *	Singapore daisy
<i>Tithonia diversifolia</i> *	Japanese sunflower

* denotes an exotic species or species endemic to QLD but outside its native range and/or is likely planted

APPENDIX E

Fauna Species List

Scientific Name	Common Name
<i>Corvus orru</i>	Torresian crow
<i>Gymnorhina tibicen</i>	Australian magpie
<i>Manoria melanocephala</i>	Noisy miner
<i>Trichoglossus moluccanus</i>	Rainbow lorikeet