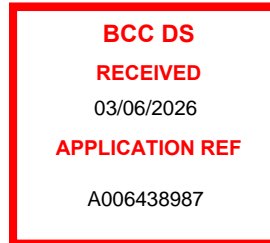


3 June 2026
File Ref: S523039_RFIR4_v1.0
Contact: Jess Gaukrodger

Urban Planner
Planning Services South
Development Services
Brisbane City Council
Brisbane Square, 266 George Street,
Brisbane Qld 4000



Attention: Dane Hoffmann

160 MILES PLATTING RD, EIGHT MILE PLAINS – FURTHER ADVICE (A006438987)

I refer to the above Brisbane City Council (BCC) issued Further Advice letter regarding the proposed Development Application for Reconfiguring a Lot at 160 Miles Platting Road, Eight Mile Plains (herein referred to as the 'subject site'), dated 31st of July 2025. Specifically, this response letter relates to item 3 a and b.

S5 Environmental's response on behalf of the proponent are as follows:

3) An updated Concept Rehabilitation Plan (CRP) and fauna friendly/pet exclusion fencing will be required based on the required layout changes. The CRP appears to be inaccurate and not to the correct scale and an updated CRP is required.

a) The submitted EAR identifies a reduction in significant residual impacts due to on ground rehabilitation. In accordance with Section 2.3 of the Offset PSP, offsets do not replace or undermine existing environmental standards or regulatory requirements i.e. rehabilitation is already required under PO4 of the Biodiversity areas overlay code. Rehabilitation works do not reduce the significant residual impact area and offset impact area will need to be adjusted accordingly.

Response:

The proposed offset within the Detailed Ecological Assessment has been amended to not include the proposed rehabilitation works. An offset calculation based off the entire significant residual impact area has been provided. The State's financial offset calculator is to be used to calculate the impact to 0.5263 ha of MLES 3 matter. Refer to **Appendix A** for the Amended Detailed Ecological Assessment.



b) There are inconsistencies between submitted ecological documentation as to the final offset impact area. This needs to be confirmed as there are areas not mapped under HES/HESS that are proposed to be rehabilitated.

Response:

The Detailed Ecological Assessment and Concept Rehabilitation Management Plan have been updated to reflect the final offset impact area, calculated using the removal of HES and HESS mapped vegetation. The total of HES to be removed is 4,410m² and the total of HESS to be removed is 853m². Refer to **Appendix B** for the Amended Concept Rehabilitation Management Plan.

Should you wish to discuss the above, please do not hesitate to contact the undersigned on the number or email address below.

Yours sincerely,

A handwritten signature in black ink that reads 'Jess Gaukrodger'.

Jess Gaukrodger

Environmental Scientist

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Enc:

Appendix A Amended Detailed Ecological Assessment

Appendix B Amended Concept Rehabilitation Management Plan

APPENDIX A

Amended Detailed Ecological Assessment



ENVIRONMENTAL

DETAILED ECOLOGICAL ASSESSMENT

160 Miles Platting Road, Eight Mile Plains

Client: Eddie and Julia Zang
Reference: S523039_DEA_v2.4
Date: 5th of May 2026

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Quality Control

Prepared for	Eddie and Julia Zang
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Date	5 th of May 2026

Version Control

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2.3	Further Advice	17 February 2026	JG (Environmental Scientist)	DE (Senior Ecologist)	RS (Director)
2.4	Amended Layout	5 May 2026	JG (Environmental Scientist)	DE (Senior Ecologist)	RS (Director)

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ABBREVIATIONS

ACAP	<i>Agreement on the Conservation of Albatrosses and Petrels</i>
BCC	Brisbane City Council
BONN	<i>Convention on the Conservation of Migratory Species of Wild Animals 1991 (or the BONN Convention)</i>
CAMBA	<i>China/Australia Migratory Bird Agreement 1988</i>
CE	Critically Endangered
Cwlth	Commonwealth
DBH	Diameter at Breast Height
DES	Department of Environment and Science (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 (Cwlth)</i>
EVNT	Endangered, Vulnerable and Near Threatened
JAMBA	<i>Japan/Australia Migratory Bird Agreement 1981</i>
KHA	Koala Habitat Area
km	Kilometre
M	Migratory
m	Meter
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
MLES	Matters of Local Environmental Significance
NC Act	<i>Nature Conservation Act 1992 (Qld)</i>
NT	Near Threatened
RE	Regional Ecosystem
PR	<i>Planning Regulation 2017</i>
ROKAMBA	<i>Republic of Korea Migratory Bird Agreement 2007</i>
RoL	Reconfiguration of a Lot
QH	Queensland Herbarium
QLD	Queensland
SARA	State Assessment and Referral Agency (Qld)
SPP	State Planning Policy
V	Vulnerable
VM Act	<i>Vegetation Management Act 1999 (Qld)</i>

1.0 INTRODUCTION

S5 Environmental was commissioned by Eddie and Julia Zang, to undertake a Detailed Ecological Assessment to address flora, fauna and ecological function issues at this site for a proposed Reconfiguration of a Lot (1 into 18 lots and Common Property) and Development Footprint Plans (the 'proposed development'), at 160 Miles Platting Road, Eight Mile Plains, 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	160 Miles Platting Road, Eight Mile Plains	Lot on Plan	Lot 31 on SP 327882
LGA	Brisbane City Council	Area	1.95 ha
Zones	Low Density Residential Zone; EC – Emerging Community; and MU3 Mixed Use (Corridor)	Neighborhood Plan	Eight Mile Plains Gateway
Coordinates	-27.5746, 153.0994	Tenure	Freehold
Current State	Lot 31 on SP 237884, herein referred to as the 'subject site', does not currently contain residential dwellings, but evidence in the form of a disused tennis court, footings and overgrown garden beds indicates its past use as a large residential lot. Vegetation communities across the site are a mix of remnant vegetation, retained canopies over modified understory and overgrown landscaping and garden beds. The site is surrounded to the north and east by residential areas, and to the south and west by roads including a busway and the M1 Motorway. A small portion of the site is categorized as Zone MU3 Mixed Use (corridor), located in the south-east corner.		
Proposed Development	The development is intended to be for a residential development (1 into 18) under a community title, including communal park areas, open space areas, and internal driveway leading north from the south. Refer to Figure 2 , below.		



Figure 1 Site Aerial (source: Nearmap, date: 24/11/2022)

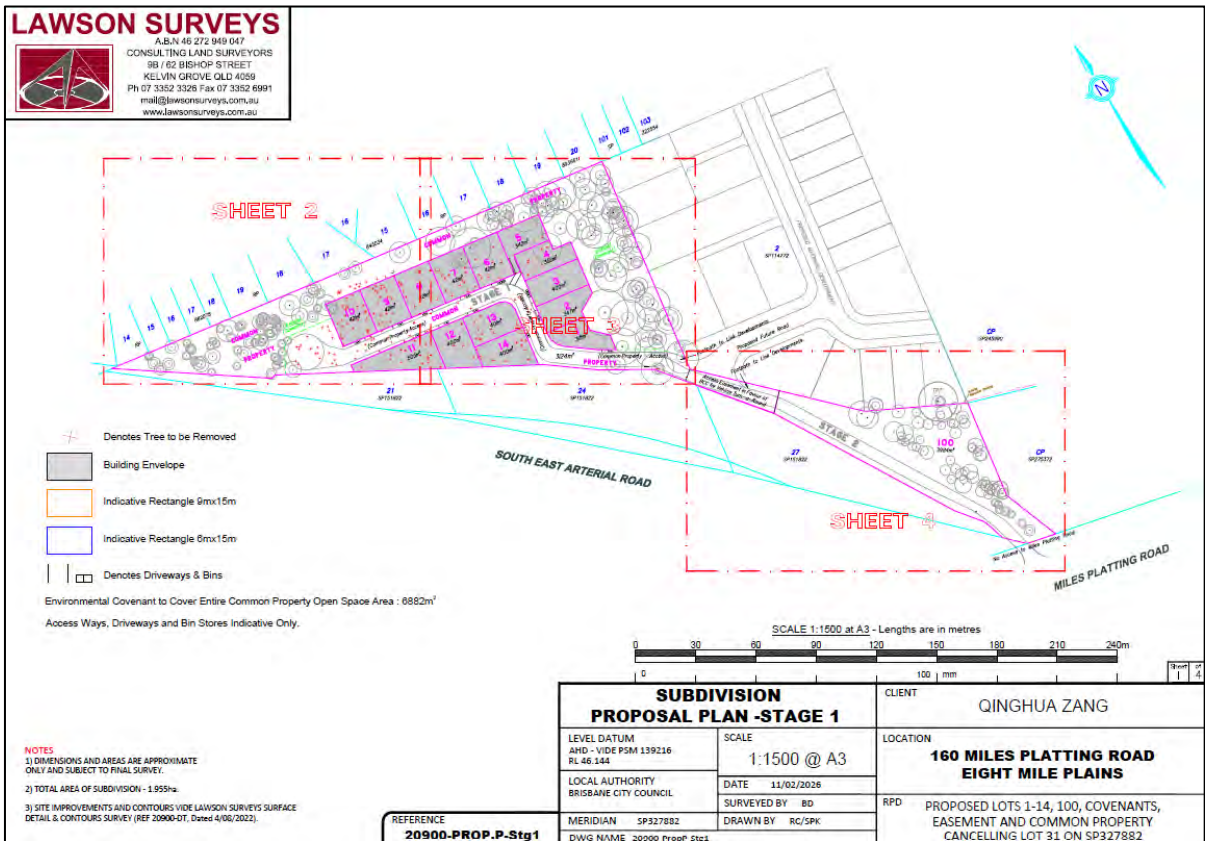


Figure 2 Subdivision Proposal Plan – Stage 1 (20900-PROP.L-Stg1 date: 11/02/26)

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 1 km radius; **Appendix A**):
 - Department of the Agriculture, Water and Environment (2021), *EPBC Act Protected Matters Search Tool*;
 - Queensland Government (2021), *Wildnet Online Extract, Nature Conservation Act 1992*;
- State Mapping (**Appendix B**):
 - Queensland Government (2021a), *Fire ant biosecurity zone mapping – Version 1*;
 - Queensland Government (2021b), *Request a vegetation map or property report*;
 - Department of State Development, Manufacturing, Infrastructure and Planning (2021), 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 Plan 2014 Planning Scheme Online Maps.

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. The online resource 'Atlas of Living Australia' (ALA, 2022) was also utilised to gather information on potential flora and fauna at the site.

2.2 Field Assessment

A detailed site inspection of the development site was conducted by S5 Environmental Ecologists on the 19th of May 2023. Weather was overcast through the survey, with a minimum temperature of 10.9 °C and a maximum temperature of 22.2 °C for the day of survey, as recorded at Eight Mile Plains (Archerfield, Station No. 94575).

For the ecological 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 and fauna 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 (2008). 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.

A nocturnal fauna assessment has not been performed as part of this assessment.

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.

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	<ul style="list-style-type: none"> Identified by S5 Environmental Ecologist during site inspection.
Likely	<ul style="list-style-type: none"> Suitable habitat present; and Occurrence records in vicinity since 2000 (WO, ALA).
Possible	<ul style="list-style-type: none"> Suitable/marginal habitat present and no occurrence records since 2000; or Occurrence records in vicinity since 2000 and no suitable/marginal habitat present.
Unlikely	<ul style="list-style-type: none"> 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 recent "up-listing" of the Koala to Endangered, means that clearing of native vegetation will likely be required to be referred to the Federal Department of Climate Change, the Environment, Energy and Water (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 future 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, DES 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.

3.2.3.1 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*. No waterways or wetlands were identified during preliminary desktop review of the site using Local and State spatial mapping overlays.

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 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	Development complies with accepted development requirements OR lodge a development application			
2	Amber				
3	Red	Development application			
4	Purple				
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)

3.2.4 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 not been fully incorporated into the BCC City Plan 2014 (V24) and as such, the SPP requires assessment for the proposed development.

3.3 Local Legislative Overview

3.3.1 Brisbane City Council City Plan 2014

S5 Environmental understand that the proposed RoL and Development Footprint Plans will be assessed against the Brisbane *City Plan 2014, Version 24*. Accordingly, the proposal must be assessed against the following relevant planning scheme codes and hence these are briefly discussed below:

- Biodiversity Areas Overlay.

3.3.1.1 Biodiversity Areas Overlay Code

The purpose of the Biodiversity areas overlay code is to promote and support “Brisbane’s clean and green leading environmental performance”. Further, the purpose of the Biodiversity areas overlay code is stated as follows:

- Conservation, consolidation, connection and restoration of the network of lands with in-situ values or areas of strategic biodiversity value within Brisbane;
- Protection and enhancement of waterways and foreshores with significant biodiversity values;
- Protection and enhancement of wetlands with significant biodiversity values and their hydrological value and water-cleaning functions;
- Protection, enhancement and restoration of koala habitat and the facilitation of safe koala movement to assist in the long-term retention of a viable koala population within South East Queensland;
- Avoidance of impacts to biodiversity values, ecological features and ecological processes through the placement of development within a development footprint plan; and
- All reasonable on-site measures to avoid and mitigate impacts on biodiversity values from the development have been, or will be, undertaken.
- Provision for environmental offsets that achieve an equivalent environmental outcome, where development will or is likely to have a significance residual impact on matters of local environmental significance or matters of state environmental significance.

3.3.2 *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:

- Council Vegetation;
- Waterway and Wetland Vegetation;
- Significant Native Vegetation; and
- Significant Urban Vegetation.

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 five Threatened Ecological Communities (TECs) may occur within the area (refer to **Appendix A**). The listed TEC's include:

- Coastal Swamp Oak (*Casuarina glauca*) Forest of New South Wales and South East Queensland ecological community;
- Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland;
- Lowland Rainforest of Subtropical Australia;
- Poplar Box Grassy Woodland on Alluvial Plains; and
- Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland Bioregions.

4.1.2 Regional Ecosystems and Regulated Vegetation

Current regulated vegetation mapping indicates that much of the subject site, including areas of the proposed development, is mapped as Category B vegetation (0.9 ha), with the balance mapped as category X (1.1 ha). Refer to **Figure 4**.

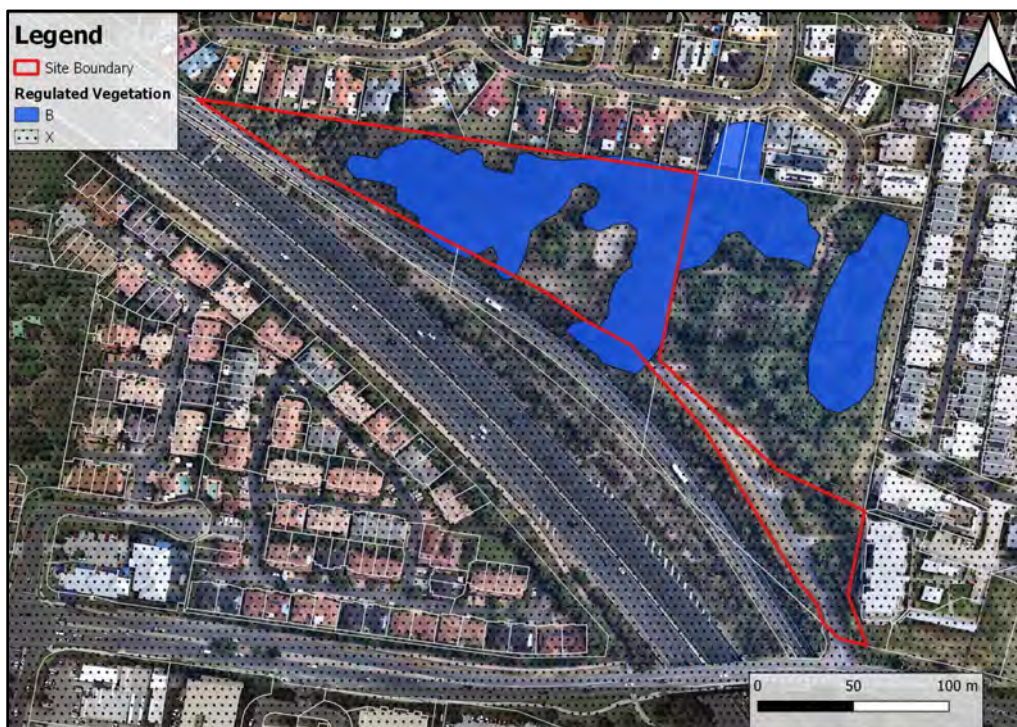


Figure 4 Regulated Vegetation (source: QSpatial, 2022)

4.1.3 Essential Habitat

Current mapping indicates that much of the site contains MSES Essential Habitat. Essential habitat areas are additionally mapped as endangered Regional Ecosystem (RE) 12.5.3, containing remnant vegetation. Refer to **Figure 5**. The areas mapped as RE 12.5.3, shown in **Figure 4** and **Figure 5**, are noted to contain essential habitat for conservation significant species threatened under the EPBC Act (1999) such as the koala (*Phascolarctos cinereus*).



Figure 5 Essential and Endangered Habitat (source: QSpatial, 2022)

4.1.4 Koala Habitat (Planning Regulation)

Current State Koala habitat mapping shows that much of the subject site is mapped as Koala Habitat Area - Core (KHA), consistent with the mapped endangered regional ecosystem and essential habitat. The subject site doesn't contain areas mapped as Koala Priority Area (KPA), locally refined Koala habitat areas (LRKHA) or Identified Koala Broad Hectare Areas (IKBHA). Refer to **Figure 6**.



Figure 6 State Koala Mapping (source: QSpatial, 2021)

4.1.5 Biodiversity Areas Overlay

Under BCC's Planning Scheme, the subject site is mapped within the Biodiversity Areas Overlay. North-east areas of the subject site, as well as north-eastern boundary areas bordering the neighbouring site, are mapped as High Ecological Significance (HES). The north-western areas of the subject site are marked as High Ecological Significance Strategic (HESS). This assessment has ground truthed these areas and guided the formation of the current layout. The current proposal aims to maintain much of the mapped HES and HESS across the site. Refer to **Figure 2** and **Figure 7**.



Figure 7 BCC Biodiversity Areas Overlay (QSpatial, 2021)

4.1.6 Protected Vegetation

A search of Council’s NALL mapping search portal determined that the subject site was mapped as containing significant native vegetation and significant urban vegetation (see Figure 8 and Table 3).

Table 3 Summary of NALL Mapping

Category	Brief Description	Assessment
Council Vegetation (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.	<ul style="list-style-type: none"> • CV is not mapped within the subject site. • WWV is not mapped within the subject site. • SNV is mapped over the entirety of the subject site. • SUV is mapped over the entirety of the subject site.
Waterway and Wetland Vegetation	All vegetation in mapped wetlands and waterways, other than pest vegetation as defined by the NALL, is protected.	
Significant Native Vegetation (SNV)	All native vegetation in areas mapped as Significant Native Vegetation is protected under the NALL. Significant native vegetation includes native vegetation, from small ground covers and native grasses to large trees.	

Category	Brief Description	Assessment
Significant Urban Vegetation (SUV)	The Significant Urban Vegetation (SUV) category protects vegetation, both native and exotic, on private property that is generally mature and/or prominent in the landscape or has specific historical or cultural value in Brisbane.	



Figure 8 Protected Vegetation (source: BCC Planning Scheme 2023)

4.2 EPBC and NC Act Listed Species

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

4.2.1 Flora

The PMST and WildNet database searches returned 9 flora species protected under the EPBC Act and/or NC Act with the potential to occur and/or their habitat known or likely to occur within the area.

The subject site does not contain a high-risk area for protected plants under the NC Act.

4.2.2 Fauna

The PMST identified 23 fauna species protected under the EPBC Act and/ or NC Act listed threatened or migratory fauna species as known or likely to occur within a 1 km radius of the site.

4.3 Pest Species

The PMST and WildNet database searches have identified several pest flora and fauna species as being known or likely to occur within 1 km of the site (refer to **Appendix A**). Upon review of the fire ant biosecurity map, the locality of Eight Mile Plains is located in a Zone 2 biosecurity zone (refer to **Appendix B**).

5.0 FIELD SURVEY RESULTS

5.1 Threatened Ecological Communities

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

5.2 Regional Ecosystems

The field assessment identified one Regional Ecosystem (RE) across the subject site and an area of non-remnant vegetation (refer to **Table 4**). The RE is shown below in **Figure 9** below, with representative photos shown in **Plates 1 to 10**.

Table 4 Vegetation Communities within the Site

Description
Remnant RE 12.5.3a
<p>Remnant RE 12.5.3a was the dominant RE identified within the proposed development area located within the western and eastern extents of the subject site. RE 12.5.3a is listed as endangered and described as <i>Corymbia intermedia</i>, <i>E. racemosa</i> woodland with presence of <i>Eucalyptus seeana</i> on remnant tertiary surfaces. Other species within this RE include; <i>Angophora leiocarpa</i>, <i>E. siderophloia</i>, <i>Corymbia citriodora</i> subsp. <i>variegata</i>, and <i>Lophostemon suaveolens</i>.</p> <p>The eastern extent of the subject site represented remnant areas of high ecological value (refer to Figure 10) with a mature scattered canopy featuring large <i>E. microcorys</i> (Tallowwood) trees displaying a diameter at breast height (DBH) ranging from approximately 400-1500mm DBH (refer to Plate 9). Other mature canopy species within this area included <i>E. racemosa</i> (scribbly gum), <i>A. leiocarpa</i> (rusty gum), <i>C. intermedia</i> (pink bloodwood), <i>E. carnea</i> (broad-leaved white mahogany), and <i>E. seeana</i> (narrow-leaved red gum) (mentioned in RE 12.5.3a) (refer to Plates 2 and 5). The midstorey and understorey of this area appeared to have been historically cleared with a sparse midstorey and weedy understorey. An area of tarmac was observed within the understorey of the eastern extent, suggesting historic clearing and modification. Exotic species in the eastern extent included <i>Agave americana</i> (century plant), <i>Dypsis lutescens</i> (golden cane palm), and <i>Chloris gayana</i> (Rhodes grass).</p> <p>The western area also provided high ecological value, displaying native canopy, midstorey, and understorey species (refer to Figure 10). The canopy consisted mostly of <i>E. microcorys</i>, <i>E. siderophloia</i>, <i>E. resinifera</i> (red mahogany), <i>E. seeana</i>, and <i>Lophostemon suaveolens</i> (swamp box). Appearances of <i>E. racemosa</i>, <i>C. intermedia</i>, and <i>E. seeana</i> were also noted. The native midstorey within this area was dense and predominantly made up of <i>Allocasuarina littoralis</i> (black sheoak), and <i>Acacia leiocalyx</i> (black wattle), with noted presence of <i>Leptospermum petersonii</i> (lemon scented tea tree). The understorey consisted largely of leaf litter and exotic species, with appearances of native species such as; <i>Ottochloa gracillima</i> (graceful grass), <i>Gahnia aspera</i> (saw-sedge), and <i>Lomandra longifolia</i> (basket grass). Exotic species within the western extent included Rhodes grass, <i>Corymbia torelliana</i> (cadaghi), <i>Aloe vera</i>, <i>Passiflora</i></p>

Description

suberosa (corky passion vine), and *Urochloa decumbens* (signal grass) (refer to **Plate 4**). The far western point exhibited denser weed incursion and was disturbed, likely due to edge effects.

Non remnant

The central northern area of the site was ground-truthed as non-remnant, with its western extent containing canopy regrowth. The average DBH within this regrowth area was approximately 100mm and exhibited species such as *Eucalyptus citriodora* subsp. *variegata* (spotted gum), *E. pilularis* (blackbutt), *C. intermedia*, and exotic species such as *Pinus elliotii* (slash pine). Other features of this area included an unfenced tennis court (east), and a concrete slab structure (west) indicating historical clearing and disturbance. Weed incursion throughout the midstorey and understorey strata consists of Rhodes grass, golden cane palms, and *Syagrus romanzoffiana* (Cocos palm).

The Lilywood access handle area was also ground-truthed as non-remnant due to historical clearing, edge effects, and weed incursion. The dominant canopy species was *Melaleuca quinquenervia* (broad-leaved paperbark), with appearances of blackbutt and tallowwood. Midstorey species included *Melaleuca viminalis* (weeping bottlebrush), and black she oak. A weedy understorey consisting of *Megathyrsus maximus* (green panic grass) was evident. Notably, several *Eucalyptus curtisii* (plunket mallee) were identified running outside and overhanging the south-western boundary between the busway and subject site (refer to **Plate 8**). These protected plants appeared to be planted and non-remnant.



Figure 9 Ground-Truthed Regional Ecosystems within the Site



Plate 1 View of remnant RE 12.5.3a within western extent of site.



Plate 2 View of remnant RE 12.5.3a within western extent of site beyond partition fence



Plate 3 View of Large canopy trees within northern extent.



Plate 4 View of aloe vera within the western extent.



Plate 5 Alternate view of large canopy trees within eastern extent.



Plate 6 Area of hoop pine (*Araucaria cunninghamii*), along eastern boundary.



Plate 7 Weed incursion throughout along Lilywood Street access handle .



Plate 8 View of Plunkett mallee along Lilywood Street access handle boundary.



Plate 9 View of large tallowwood within eastern extent.



Plate 10 Alternate view of large pink bloodwood within eastern extent.

5.3 EPBC and NC Act Listed Species

5.3.1 Flora

Plunkett mallees were identified along the south-western boundary of the subject site. As these trees were deemed to be planted, they are not considered 'in the wild' and are therefore not protected under the NC Act. The species is also not protected under the EPBC Act. No other EPBC or NC Act listed flora species were identified during the site inspection.

Refer to **Section 8** 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**.

5.3.2 Fauna

No EPBC Act or NC Act listed species were identified during the field survey conducted by S5 Environmental Ecologists. Refer to **Section 8** 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**.

5.4 Pest Species

5.4.1 Flora

Three pest flora species recognised by the State and/or BCC as prohibited or restricted invasive weeds were identified within the subject site. Species identified were African tulip tree (*Spathodea campanulata*), Chinese celtis (*Celtis sinensis*) and lantana (*Lantana camara*), with all three species being 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**.

5.4.2 Fauna

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

6.0 CONSTRAINTS APPLICABLE TO THE PROPOSED DEVELOPMENT

The legislative review and desktop assessment confirmed that the constraints relevant to the proposed future development are as shown in **Table 5**. These matters were the focus of the field survey.

Table 5 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</i> (EPBC Act)	Matters of National Environmental Significance (MNES)	The proposed development is unlikely to significantly impact TECs and Wetlands of International Importance. No listed species were observed during the field assessment. A likelihood of occurrence assessment has been undertaken is provided in Section 8.0 .	Further assessment for listed species required (see Section 8.0 and 9.0)
<i>Planning Regulation 2017</i> (Planning Regulation)	Koala Habitat	The proposed development encroaches into over 3500m ² of KHA (core). Compliance with State Code 25 must be demonstrated for any proposed clearing works.	Applicable
	Native (Regulated) Vegetation	The proposed development is located partially within category B vegetation within the northern and eastern extents of the subject site. Clearing of category B vegetation under an approved DA on a lot less than 5 ha and the clearing of category X regulated vegetation is exempt clearing work.	Not Applicable
<i>Nature Conservation Act 1992</i> (NC Act)	Breeding Places	A fauna spotter catcher must inspect the site prior to clearing to ensure no active breeding places will be tampered with. A Species Management Program	Applicable

Legislation/Policy	Matters	Assessment	Relevance to the proposed development
		submitted to DES is required for any tampering with breeding places.	
	Protected Animals	No listed fauna species were observed during the field assessment; however, a likelihood of occurrence assessment has been provided within Section 8.0 with potential impacts provided in Section 9.0 .	Further assessment for listed species required (see Section 8.0 and 9.0)
	Protected Plants	No listed flora species were observed during the field assessment and the proposed development does not encroach into the high risk trigger mapping area for protected plants; however, if a protected species is identified during clearing works, works must cease, and advice sought regarding a protected plant clearing permit immediately.	Not Applicable
<i>Biosecurity Act 2014</i> (Biosecurity Act)	Prohibited and Restricted Matters	Restricted plant matters were identified within the subject site during the field survey. Refer to Section 5.4.1 .	Applicable
<i>Fisheries Act 1994</i> (Fisheries Act)	Waterways	No Queensland waterways for waterway barrier works are mapped within the subject site.	Not 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 BCC planning scheme.	Not Applicable
	Bushfire	The subject site is not mapped within bushfire prone areas	Not Applicable
Brisbane City Council City Plan 2014	Biodiversity Areas	The development area contains Biodiversity areas overlay mapping generally concurring with the category B vegetation. The potential development will encroach into mapped HES and HESS, as such, compliance with the Biodiversity Areas Overlay Code is required, refer to Appendix C.	Applicable
	Bushfire	The proposed development has been located entirely outside Bushfire overlay mapping. Requirements under the BCC <i>City Plan 2014</i> are not applicable.	Not Applicable
	Waterway Corridors and Wetlands	The proposed development has been located entirely outside waterway corridor mapping.	Not Applicable
<i>Natural Assets Local Law 2003</i> (NALL)	Protected Vegetation	A NALL permit will be required prior to clearing protected vegetation.	Applicable

7.0 ECOLOGICAL FUNCTION

7.1 Biodiversity Corridors and Connectivity

The subject site is not located within a state-wide or regional biodiversity corridor. The Bulimba Creek Riparian corridor is located approximately 300m east of the site, and 900m west (shown in blue in **Figure 11**), but separated from the site by existing residential and commercial developments. The two arms of Bulimba Creek are connected by a narrow strip of vegetation along the Pacific Motorway, providing a limited and perilous connection for terrestrial fauna movement. An additional connection is noted from the highway to the north west of the site along a narrow waterway corridor heading north and connecting to Bulimba Creek that also may provide limited connectivity

Terrestrial fauna movement is further restricted to the south by hazardous multilane roads including, Miles Platting Road, SE Busway, and the Pacific Motorway, which greatly limits the safe movement for both larger mammals and reptile species into the Bulimba creek riparian buffer. Partially vegetated residential lots to the north and east of the subject site allow a possible travel route for terrestrial fauna to Bulimba creek riparian buffer corridors, however fencing may act as a barrier for some species in surrounding areas.

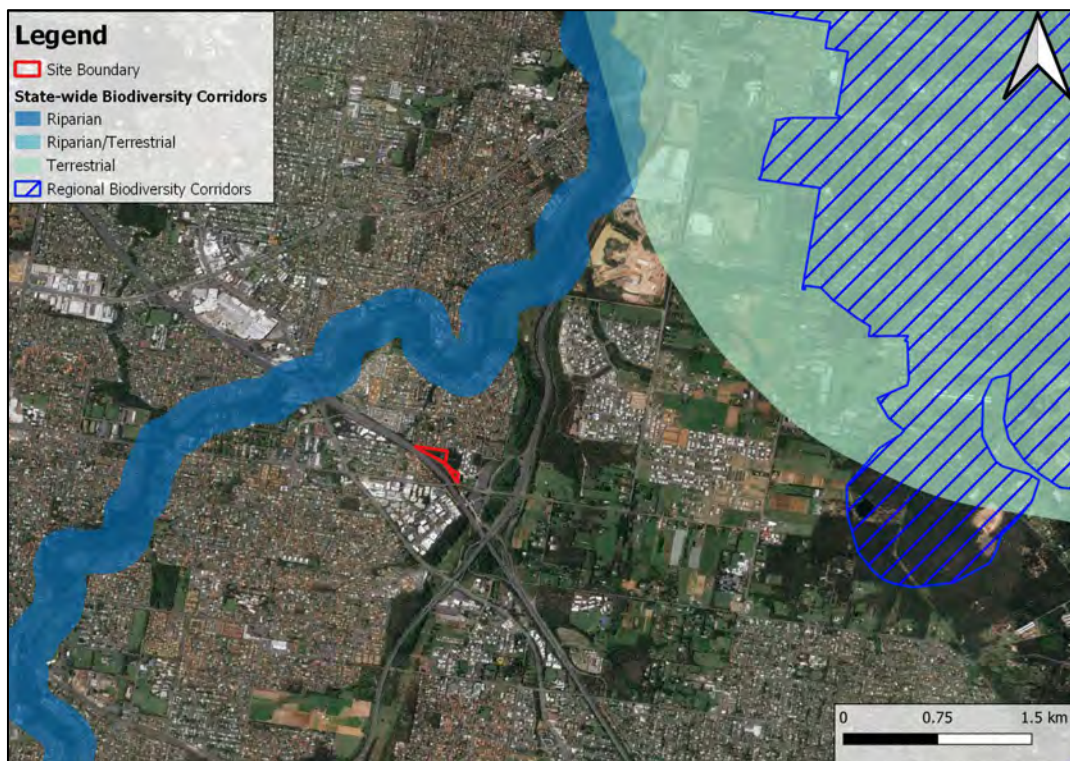


Figure 10. Regional Connectivity in Relation to the Subject Site (source: QSpatial, 2021)

7.2 Summary of Local Site Habitat Values

The subject site had varying habitat value, with low to moderate habitat value through the centre of the site in the associated with the location of the now removed dwelling and ancillary structures. However, the site displayed moderate to high ecological value in the western and eastern extent (within the main part of the Lot and not the Lilywood Street access handle) of the subject site. The western extent of the site supported regrowth native canopy vegetation and a relatively intact midstory and understorey while the eastern extent supported numerous large native canopy trees over a modified, mown understorey.

The remnant areas likely support several common urban generalists, including brushtail possums (*Trichosurus vulpecula*) and ringtail possums (*Pseudocheirus peregrinus*), and scattered canopy trees (including habitat trees) may provide nesting habitat for possums, as well as well as common urban bird species. No hollows were opportunistically observed within the remnant areas. Open grass provides foraging resources for common birds such as the Australian magpie (*Gymnorhina tibicen*). The vegetation also provides adequate habitat for macropod species such as the eastern grey kangaroo (*Macropus giganteus*).

Remnant areas towards the north-west of the subject site supported eucalypt regrowth of varying stages. General lack of mature trees lowers the possibility of hollows being available for arboreal species, although, several mature canopy trees within the north and north-eastern extent are likely to provide hollows. The eucalypt dominated canopy may provides potential for the endangered koala. Several bird species were observed in the remnant areas during the field survey, including, laughing kookaburra (*Dacelo novaeguineae*), and Australian magpie (*Gymnorhina tibicen*). No active breeding places were identified at the time of the site inspection.

It should be noted that the site is relatively isolated with low density residential development to the north and north-west, high density residential and commercial development to the east, and significant transport corridors to the immediate south. Tenuous links do exist along the transport corridors to the south, but this opportunity is considered limited. This isolation limits the opportunity of the site performing as a corridor and ultimately results in the site functioning as an isolated ecological node of moderate value.

8.0 LIKELIHOOD OF OCCURENCE ASSESSMENT

8.1 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 6**.

No fauna species were considered likely or confirmed within the development area; however, several species are considered likely within proximity to the development area, including:

- Tusked Frog (*Adelotus brevis*);
- Koala (*Phascolarctos cinereus*);
- Grey-Headed Flying-Fox (*Pteropus poliocephalus*);
- White Throated Needletail (*Hirundapus caudacutus*).

The koala has recently been up-listed from 'vulnerable' to 'endangered' under the EPBC Act with little guidance from the Federal Government's DCCEEW on the requirement to refer a proposed action, vegetation clearing.

Accordingly, referral to the Federal Government may be required and warranted, dependent on the final layout and vegetation removal requirements. However, given the relatively low numbers of native trees proposed for removal, and the apparent isolation of the site, it is considered unlikely that the proposed development would be considered a Controlled Action under the EPBC Act.

8.2 EPBC and NC Act Fauna Listed Species

The likelihood of EPBC Act and NC Act listed species within the development area and in proximity to the subject site is shown in **Table 7**. No flora species were considered likely or confirmed within or within proximity to the development area.

Table 6 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
<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.	Possible	Possible
<i>Bosistoa transversa</i>	Three leaved bosistoa	V	LC	Three-leaved Bosistoa grows in lowland subtropical rainforest up to 300 m above sea level.	Possible	Possible
<i>Endiandra floydii</i>	Floyds walnut	E	-	The Crystal Creek walnut is restricted to paleozoic metamorphics but with overlying basalt soils in the Mount Warning area of New South Wales, and a couple of adjacent areas in Queensland.	Possible	Possible
<i>Macadamia integrifolia</i>	Macadamia nut	V	V	Native to rainforests in southeast Queensland and northern New South Wales, Australia.	Possible	Possible
<i>Planchonella eerwah</i>	Shiny leaved condoo	V	-	This species grows in subtropical rainforest, dry rainforest, and Hoop Pine (<i>Araucaria cunninghamii</i>) vine scrub	Possible	Possible
<i>Rhodamnia rubescens</i>	Scrub turpentine	CE	CE	Found in littoral, warm temperate and subtropical rainforest, and wet sclerophyll forest usually on volcanic and sedimentary soils. This species is characterised as highly to extremely susceptible to infection by Myrtle Rust.	Possible	Possible
<i>Rhodomyrtus psidioides</i>	Native guava	CE	CE	Rainforest and rainforest margins with tall eucalyptus forests	Possible	Possible
<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.	Possible	Possible

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

Table 7 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
BIRDS						
<i>Anthochaera phrygia</i>	Regent honeyeater	CE, M	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.	Possible	Possible
<i>Apus pacificus</i>	Fork-tailed swift	M, Ma	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.	Possible	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>).	Possible	Possible
<i>Charadrius leschenaultii</i>	Greater sand plover	E, M, Ma	E	In the non-breeding grounds in Australasia, the species is almost entirely coastal, inhabiting littoral and estuarine habitats. They mainly occur on sheltered sandy, shelly or muddy beaches with large intertidal mudflats or sandbanks, as well as sandy estuarine lagoons.	Unlikely	Possible

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site
<i>Erythrotriorchis radiatus</i>	Red goshawk	V	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	Possible
<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	Possible
<i>Gallinago hardwickii</i>	Latham's snipe	M, Mar	SL	Common migrant from Japan and Kuril to eastern and Tasmanian swamps and wet grasslands.	Possible	Possible
<i>Haliaeetus leucogaster</i>	White-bellied sea-eagle	M	SL	Common resident or nomad along coast and on rivers, lakes and dams.	Possible	Possible
<i>Hirundapus caudacutus</i>	White-throated needletail	V, M	SL	Almost exclusively aerial but known to roost among dense foliage of forest and woodland area. Common migrant Oct-Apr, mainly in eastern Australia and Tasmania.	Possible	Possible
<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	Unlikely
<i>Monarcha melanopsis</i>	Black-faced monarch	M	SL	Rainforest, sclerophyll forest and woodland in dense gullies in eastern, coastal Australia.	Possible	Possible

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site
<i>Myiagra cyanoleuca</i>	Satin flycatcher	M	SL	Uncommon migrant along eastern Australia. Found in thick gullies.	Possible	Possible
<i>Rhipidura rufifrons</i>	Rufous fantail	M	SL	Common migrant or resident in rainforest and forests along eastern portion of Australia.	Possible	Possible
<i>Rostratula australis</i> (<i>syn. benghalensis</i>)	Australian painted snipe	E, Ma	E	The Australian painted snipe generally inhabits shallow terrestrial freshwater (occasionally brackish) wetlands, including temporary and permanent lakes, swamps and claypans. They also use inundated or waterlogged grassland or saltmarsh, dams, rice crops, sewage farms and bore drains.	Unlikely	Possible
<i>Symposiachrus trivirgatus</i>	Spectacled monarch	M, Mar	SL	Lower storey of rainforest and damp thick forests particularly gullies.	Unlikely	Possible
<i>Tringa nebularia</i>	Common greenshank	M	SL	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	M, Ma	SL	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

Scientific Name	Common name	EPBC Status	NCA Status	Typical Habitat	Likelihood of Occurrence Within Site	Likelihood of Occurrence Outside Site
MAMMALS						
<i>Dasyurus maculatus maculatus</i> (SE mainland population)	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. Probably extinct around Brisbane area.	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	Possible
<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.	Possible	Possible
<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	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
<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	Possible

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

9.0 POTENTIAL IMPACTS AND MITIGATION MEASURES

9.1 Impacts and Mitigation Measures for EPBC and NC Act Species

Table 8 below outlines potential indirect impacts, recommendations, and mitigation measures for impacts to the Koala, which was confirmed on site during a site inspection.

Table 8 Potential Impacts to EPBC and NC Act Listed Species

Impact Assessment	Recommendations and Mitigation Measures
Koala	
<p>The removal of Koala habitat trees within the northern extent of the site will result in the loss of shelter for Koalas moving through the landscape.</p>	<p>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. Should a Koala be identified during the pre-clearance survey, works must immediately cease and a 50m buffer be created around the tree identified as containing the Koala. No works should be undertaken within this exclusion area until the Koala has moved outside the subject site on its own volition.</p>
<p>The increase of sound from the proposed multiple dwelling may 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).</p>	<p>It is recommended that the proposed development strengthen the resilience and sound buffering of the retained vegetation by planting canopy and shrub species along the northern, eastern, and western boundaries. Refer to Figure 10. A Rehabilitation Plan should be compiled to outline restoration efforts.</p> <p>During the construction period, noise levels should be limited to acceptable levels. The use of temporary noise barrier fencing is recommended during Koala breeding times (September to February) to ensure impacts to breeding are minimised.</p>

9.2 Impacts and Mitigation Measures for Other Ecological Values

Table 9 below outlines potential impacts, recommendations, and mitigation measures for 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	
<p>The removal of vegetation within the site will reduce foraging and habitat resources for fauna species.</p>	<ul style="list-style-type: none"> • Loss of habitat mitigated by the rehabilitation in the southern extent of the site; • Nest boxes may be installed throughout the retained vegetation to mitigate the loss of habitat trees throughout the proposed development area; • Fencing between the proposed development and retained vegetation must be pet exclusion fencing; • Any fencing that is erected within the retained vegetation must be fauna friendly; and • Outdoor and security lighting should be wildlife friendly e.g. directional lighting focused toward the centre of the development; the use of shields or fittings can minimise light spill into adjacent vegetation and direct light to where it is needed; lighting could be placed lower, to minimise ecological impacts.
<p>Fauna injuries and fatalities have the potential to occur during vegetation clearing works on the site.</p>	<ul style="list-style-type: none"> • Vegetation will require removal as part of the development. For the removal of vegetation within the development footprint, the following fauna management measures will be undertaken: <ul style="list-style-type: none"> - A Queensland Government qualified licenced Fauna Spotter Catcher to undertake a pre-clearance survey no more than 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;

Impact Assessment	Recommendations and Mitigation Measures
	<ul style="list-style-type: none"> - 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.
Increased risk of fauna injury and fatalities associated with domestic animals.	Domestic animals should be excluded from the site at all times during construction.
INVASIVE AND EXOTIC FLORA	
Disturbance associated with earthworks may act as a dispersal mechanism to encourage weed dispersal to adjacent sites which may further encourage existing exotic species to proliferate.	It is recommended that all weeds be removed as part of the development, and appropriate weed control measures 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.	<ul style="list-style-type: none"> • 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; and • Any fill introduced to the site should be certified as clean and free from contaminants.

10.0 OFFSET ASSESSMENT

The proposed development encroaches into the Biodiversity Areas Overlay – 853 m² of HESS and 4,410 m² of HES is proposed for removal. Due to the isolation of vegetation within the site and the surrounding area, it is unlikely vegetation removal will cause a significant residual impact to ecological values. A financial offset will be required for the loss of 5,263 m² of BCC Biodiversity Areas mapping, as outlined in the Queensland Environmental Offsets Policy. The State's financial offset calculator is to be used to calculate the impact to 0.5263 ha of MLES 3 matter.



Figure 11. Proposed Rehabilitation

11.0 RECOMMENDATIONS

Recommendations to manage and/or mitigate potential impacts associated with the proposed development include the following:

- Rehabilitation of proposed community areas and covenants (combined area: 6,333 m²);
- Fauna exclusion fencing and escape poles be established along the southern, eastern and western boundaries of the proposed rehabilitation area;
- Fauna friendly fencing on any boundaries through the proposed rehabilitation areas.

General recommendations for the proposed development include:

- 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;
- If breeding places are detected at any time during site works, works must cease and an SMP prepared and submitted to the State;
- 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.

12.0 CONCLUSION

Given the current ecological state of the subject site and the limited area proposed for the RoL and Development Footprint Plans, it is S5 Environmental's opinion that, with the implementation of the above recommendations, that the proposed development of the site is unlikely to have significant residual impact on ecological values within the site and local area.

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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: 28-Nov-2023

[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:	46
Listed Migratory Species:	16

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:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	23
Whales and Other Cetaceans:	None
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:	None
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	7
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

[Moreton bay](#)

Proximity

10 - 20km upstream
from Ramsar site

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

[Coastal Swamp Oak \(Casuarina glauca\) Forest of New South Wales and South East Queensland ecological community](#)

Threatened Category

Endangered

Presence Text

Community may occur
within area

[Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland](#)

Endangered

Community likely to
occur within area

[Lowland Rainforest of Subtropical Australia](#)

Critically Endangered

Community may occur
within area

[Poplar Box Grassy Woodland on Alluvial Plains](#)

Endangered

Community may occur
within area

[Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions](#)

Endangered

Community likely to
occur within area

Listed Threatened Species

[[Resource Information](#)]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

Scientific Name

BIRD

[Anthochaera phrygia](#)

Regent Honeyeater [82338]

Threatened Category

Critically Endangered

Presence Text

Species or species
habitat likely to occur
within area

Scientific Name	Threatened Category	Presence Text
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat likely to occur within area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Critically Endangered	Species or species habitat may occur within area
Erythrotriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area

Scientific Name	Threatened Category	Presence Text
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area
Turnix melanogaster Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area
INSECT		
Argynnis hyperbius inconstans Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area
MAMMAL		
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat may occur within area
Dasyurus hallucatus Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat may occur within area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area
Macroderma gigas Ghost Bat [174]	Vulnerable	Species or species habitat may occur within area
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area

Scientific Name	Threatened Category	Presence Text
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area
Potorous tridactylus tridactylus Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
PLANT		
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area
Bosistoa transversa Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable	Species or species habitat may occur within area
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat may occur within area
Cupaniopsis shirleyana Wedge-leaf Tuckeroo [3205]	Vulnerable	Species or species habitat may occur within area
Endiandra floydii Floyd's Walnut, Crystal Creek Walnut [52955]	Endangered	Species or species habitat known to occur within area
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

Scientific Name	Threatened Category	Presence Text
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area
Notelaea lloydii Lloyd's Olive [15002]	Vulnerable	Species or species habitat may occur within area
Persicaria elatior Knotweed, Tall Knotweed [5831]	Vulnerable	Species or species habitat may occur within area
Planchonella eerwah Shiny-leaved Condoe, Black Plum, Wild Apple [17340]	Endangered	Species or species habitat likely to occur within area
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat likely to occur within area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat likely to occur within area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area
REPTILE		
Coeranoscincus reticulatus Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat may occur within area
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area
Furina dunmalli Dunmall's Snake [59254]	Vulnerable	Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat may occur within area
Listed Migratory Species [Resource Information]		
Scientific Name	Threatened Category	Presence Text
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat known to occur within area
Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area
Limnodromus semipalmatus Asian Dowitcher [843]		Species or species habitat may occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
Scientific Name	Threatened Category	Presence Text
Bird		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area overfly marine area

Scientific Name	Threatened Category	Presence Text
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Breeding likely to occur within area overfly marine area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area overfly marine area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area

Scientific Name	Threatened Category	Presence Text
Limnodromus semipalmatus Asian Dowitcher [843]		Species or species habitat may occur within area overfly marine area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area overfly marine area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine 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
Sterna striata White-fronted Tern [799]		Migration route may occur within area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat known to occur within area overfly marine area

Scientific Name	Threatened Category	Presence Text
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area overfly marine area

Extra Information

EPBC Act Referrals			[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status
Not controlled action			
Gateway Motorway Upgrade	2003/1297	Not Controlled Action	Completed
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed
Logan Enhancement Project, Qld	2016/7683	Not Controlled Action	Completed
Luggage Point to Goodna Pipeline Alignment	2007/3358	Not Controlled Action	Completed
Roma to Brisbane Gas Transmission Pipeline Metropolitan Loop	2012/6660	Not Controlled Action	Completed
The North-South Bypass Tunnel (NSBT)	2004/1741	Not Controlled Action	Completed
TradeCoast to Belmont Transmission Line	2003/1164	Not Controlled Action	Completed

Bioregional Assessments

SubRegion	BioRegion	Website
Clarence-Moreton	Clarence-Moreton	BA website

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 are 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

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

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

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
- 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

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Canberra ACT 2601 Australia

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WildNet Records

Conservation Significant Species List

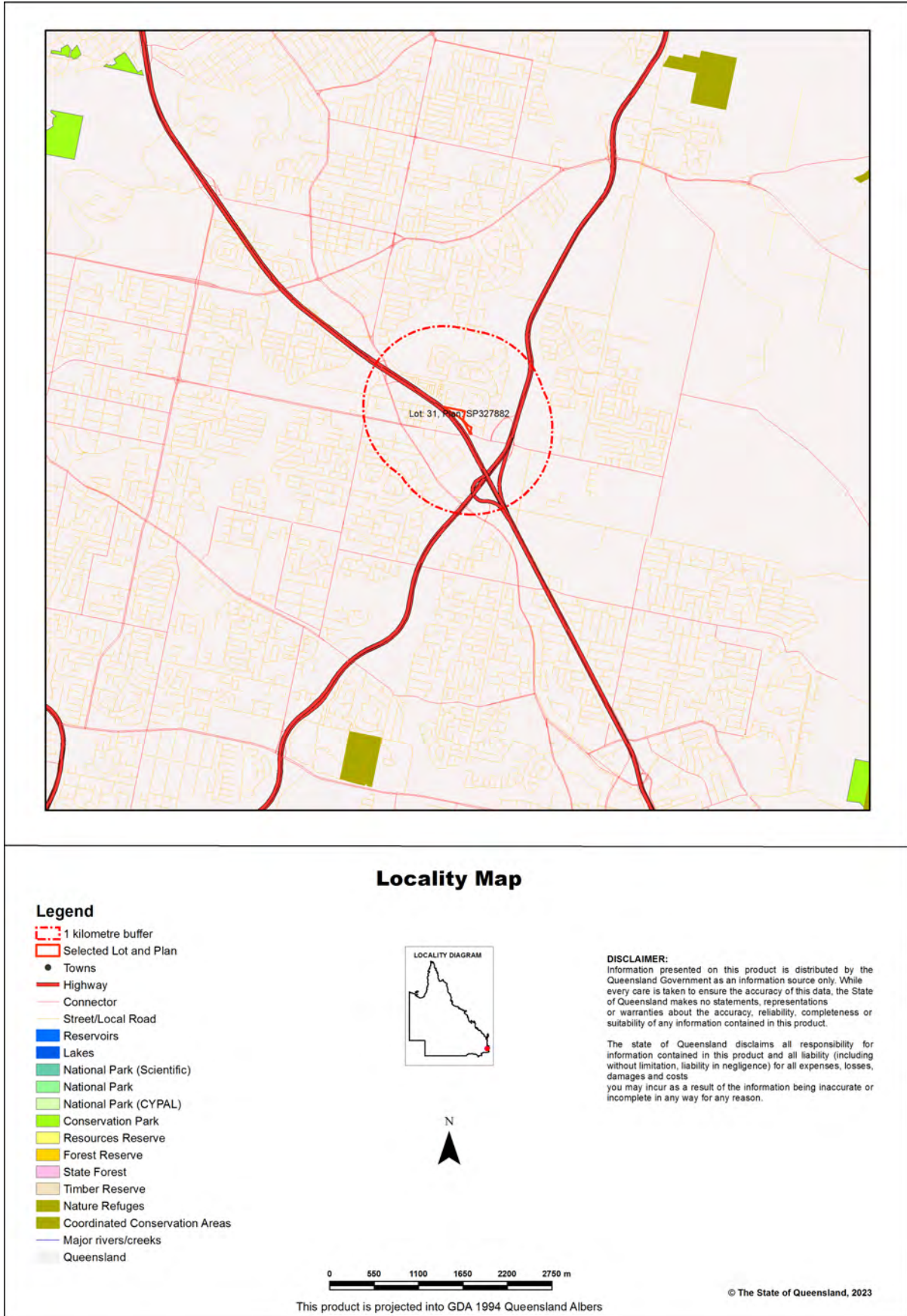


For the selected area of interest 1.96ha Lot: 31 Plan: SP327882

Current as at 08/11/2023

WildNetCSSpeciesList

Map 1. Locality Map



Summary Information

The following table provides an overview of the area of interest Lot: 31 Plan: SP327882.

Table 1. Area of interest details

Size (ha)	1.96
Local Government(s)	Brisbane City
Bioregion(s)	Southeast Queensland
Subregion(s)	Moreton Basin
Catchment(s)	Brisbane

Protected Area(s)

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

World Heritage Area(s)

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

Ramsar Area(s)

No Ramsar Areas are located within the area of interest.

Conservation Significant Species List

Introduction

This report is derived from a spatial layer generated from the [WildNet database](#) managed by the Department of Environment and Science. The layer which is generated weekly contains the WildNet wildlife records that are not classed as erroneous or duplicate, that have a location precision equal to or less than 10000 metres and do not have a count of zero.

Conservation significant species are species listed:

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

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

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

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

Taxon Id	Kingdom	Class	Family	Scientific Name	Common Name	NCA	EPBC	Specimens	Records	Last record
706	Animalia	Amphibia	Limnodynasti dae	<i>Adelotus brevis</i>	tusked frog	V	None	0	3	26/10/2020
860	Animalia	Mammalia	Phascolarctid ae	<i>Phascolarctos cinereus</i>	koala	E	E	0	119	23/11/2014

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

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

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

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

Records: The total number of records of the taxon.

Last record: Date of latest record of the taxon.

Links and Support

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

- [Species profile search](#) - access species information approved for publication including species names, statuses, notes, images, distribution maps and records
- [Species lists](#) - generate species lists for Queensland protected areas, forestry areas, local governments and areas defined using coordinates
- [Biomaps](#) - view biodiversity information, including WildNet records approved for publication, and generate reports
- [Queensland Globe](#) - view spatial information, including WildNet records approved for publication
- [Qld wildlife data API](#) - access WildNet species information approved for publication such as notes, images and records etc.
- [WetlandMaps](#) - view species records, survey locations etc. approved for publication
- [WetlandSummary](#) - view wildlife statistics, species lists for a range of area types, and access WildNet species profiles
- [WildNet wildlife records - published - Queensland](#) - spatial layer of WildNet records approved for publication generated weekly
- [Generalised distribution and densities of Queensland wildlife](#) - Queensland species distributions and densities generalised to a 10 km grid resolution
- [Conservation status of Queensland wildlife](#) - access current lists of priority species for Queensland including nomenclature and status information
- [Queensland Confidential Species](#) - the list of species flagged as confidential in the WildNet database.

Please direct queries about this report to the [WildNet Team](#).

Other useful sites for accessing Queensland biodiversity data include:

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

Disclaimer

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APPENDIX B

State Mapping



Vegetation management report

For Lot: 31 Plan: SP327882

08/11/2023

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Recent changes

Updated mapping

On September 6 2023, the Department of Environment and Science updated the Protected Plant Flora Survey Trigger Map to include recent species classification changes and Queensland Herbarium scientific updates. The updated map is included in Section 5 of the following report.

Updated vegetation mapping was released on 8 September 2022 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, wetland, high-value regrowth and essential habitat mapping.

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

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 Resources who administer the framework;

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

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

Protected plant framework - an explanation of the application of the framework and contact details for the Department of Environment and Science 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 Environment and Science 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: 31 Plan: SP327882, 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)
31	SP327882	Freehold	19,550
29	SP165173	Lands Lease	0.0

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 this property 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: 31 Plan: SP327882, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Brisbane City

Bioregion(s)	Subregion(s)
Southeast Queensland	Moreton Basin

Catchment(s)
Brisbane

2. Vegetation management framework (administered by the Department of Resources)

The *Vegetation Management Act 1999* (VMA), the *Vegetation Management Regulation 2012*, 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 prescribed under Schedule 5 of the *Vegetation Management Regulation 2012*; 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 Resources 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 Resources 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 Resources 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 Resources before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

Information on how to apply for a development approval is available at

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

2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

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

3. Vegetation management framework for Lot: 31 Plan: SP327882

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. Total area: 1.96ha

Vegetation category	Area (ha)
Category B	0.9
Category X	1.1

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 Resources 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 of Resources to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

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

3.2 Regional ecosystems

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

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
12.5.3	Endangered	B	0.91	Eucalyptus racemosa subsp. racemosa woodland on remnant Tertiary surfaces	Sparse
non-rem	None	X	1.05	None	None

Please note:

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

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

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

3.3 Watercourses

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

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

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

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

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

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are

comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or

2) in which the protected wildlife, at any stage of its life cycle, is located.

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

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

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

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
860	Phascolarctos cinereus	koala	E	Open forests and woodlands containing Eucalyptus, Corymbia, Lophostemon or Melaleuca trees having a trunk of a diameter of more than 10cm at 1.3m above the ground. Tree species used for food and habitat varies across the state and can include: Corymbia citriodora, Corymbia henryi, Corymbia intermedia, Eucalyptus acmenoides, Eucalyptus bancroftii, Eucalyptus biturbinata, Eucalyptus blakelyi, Eucalyptus brownii, Eucalyptus camaldulensis, Eucalyptus carnea, Eucalyptus chloroclada, Eucalyptus coolabah, Eucalyptus crebra, Eucalyptus dealbata, Eucalyptus drepanophylla, Eucalyptus dunnii, Eucalyptus eugenioides, Eucalyptus exserta, Eucalyptus fibrosa, Eucalyptus grandis, Eucalyptus helidonica, Eucalyptus latisinensis, Eucalyptus longirostrata, Eucalyptus major, Eucalyptus melanophloia, Eucalyptus melliodora, Eucalyptus microcarpa, Eucalyptus microcorys, Eucalyptus microtheca, Eucalyptus moluccana, Eucalyptus montivaga, Eucalyptus orgadophila, Eucalyptus papuana, Eucalyptus pilularis, Eucalyptus platyphylla, Eucalyptus populnea, Eucalyptus portuensis, Eucalyptus propinqua, Eucalyptus racemosa, Eucalyptus resinifera, Eucalyptus robusta, Eucalyptus saligna, Eucalyptus seeana, Eucalyptus siderophloia, Eucalyptus sideroxyylon, Eucalyptus tereticornis, Eucalyptus thozetiana, Eucalyptus tindaliae, Eucalyptus umbra, Lophostemon confertus, Melaleuca leucadendra, Melaleuca quinquenervia.	Sea level to 1000m.	None	Riparian areas, plains and hill/escarpment slopes.

Label	Regional Ecosystem (mandatory unless otherwise specified)
860	4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.8, 4.3.10, 4.3.11, 4.5.3, 4.5.5, 4.5.6, 4.5.8, 4.5.9, 4.7.1, 4.7.7, 4.7.8, 4.9.6, 4.9.10, 4.9.12, 4.9.17, 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.7, 6.3.8, 6.3.9, 6.3.11, 6.3.12, 6.3.17, 6.3.18, 6.3.22, 6.3.24, 6.3.25, 6.4.1, 6.4.2, 6.4.3, 6.4.4, 6.5.1, 6.5.2, 6.5.3, 6.5.5, 6.5.6, 6.5.7, 6.5.8, 6.5.9, 6.5.10, 6.5.11, 6.5.13, 6.5.14, 6.5.15, 6.5.16, 6.5.17, 6.5.18, 6.5.19, 6.6.2, 6.7.1, 6.7.2, 6.7.5, 6.7.6, 6.7.7, 6.7.9, 6.7.11, 6.7.12, 6.7.13, 6.7.14, 6.7.17, 6.9.3, 7.2.3, 7.2.4, 7.2.7, 7.2.11, 7.3.7, 7.3.8, 7.3.9, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.25, 7.3.26, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.47, 7.3.48, 7.3.50, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.8.7, 7.8.8, 7.8.10, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.5, 7.11.6, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.41, 7.11.42, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.48, 7.11.49, 7.11.50, 7.11.51, 7.12.4, 7.12.5, 7.12.17, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.33, 7.12.34, 7.12.35, 7.12.51, 7.12.52, 7.12.53, 7.12.54, 7.12.55, 7.12.56, 7.12.57, 7.12.58, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.63, 7.12.65, 7.12.66, 7.12.69, 8.1.5, 8.2.3, 8.2.6, 8.2.7, 8.2.8, 8.2.11, 8.2.12, 8.2.13, 8.2.14, 8.3.1, 8.3.2, 8.3.3, 8.3.5, 8.3.6, 8.3.8, 8.3.10, 8.3.11, 8.3.13, 8.5.1, 8.5.2, 8.5.3, 8.5.5, 8.5.6, 8.5.7, 8.9.1, 8.10.1, 8.11.1, 8.11.3, 8.11.4, 8.11.5, 8.11.6, 8.11.8, 8.11.10, 8.11.12, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.12, 8.12.14, 8.12.20, 8.12.22, 8.12.23, 8.12.25, 8.12.26, 8.12.27, 8.12.29, 8.12.31, 8.12.32, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.10, 9.3.11, 9.3.13, 9.3.14, 9.3.15, 9.3.16, 9.3.17, 9.3.19, 9.3.20, 9.3.21, 9.3.22, 9.3.27, 9.4.1, 9.4.2, 9.5.1, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.10, 9.5.11, 9.5.12, 9.5.15, 9.5.16, 9.5.17, 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3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

No Class A

No Class B

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 31 Plan: SP327882.

4. Vegetation management framework maps

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

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

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.

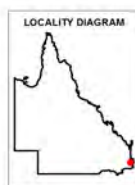
4.1 Regulated vegetation management map



Regulated Vegetation Management Map

Legend

- Selected Lot and Plan
- 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



This product is projected into:
GDA 1994 MGA Zone 56

Disclaimer:

While every care is taken to ensure the accuracy of this product, the Department of Resources 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.resources.qld.gov.au/ or contact the Department of Resources.

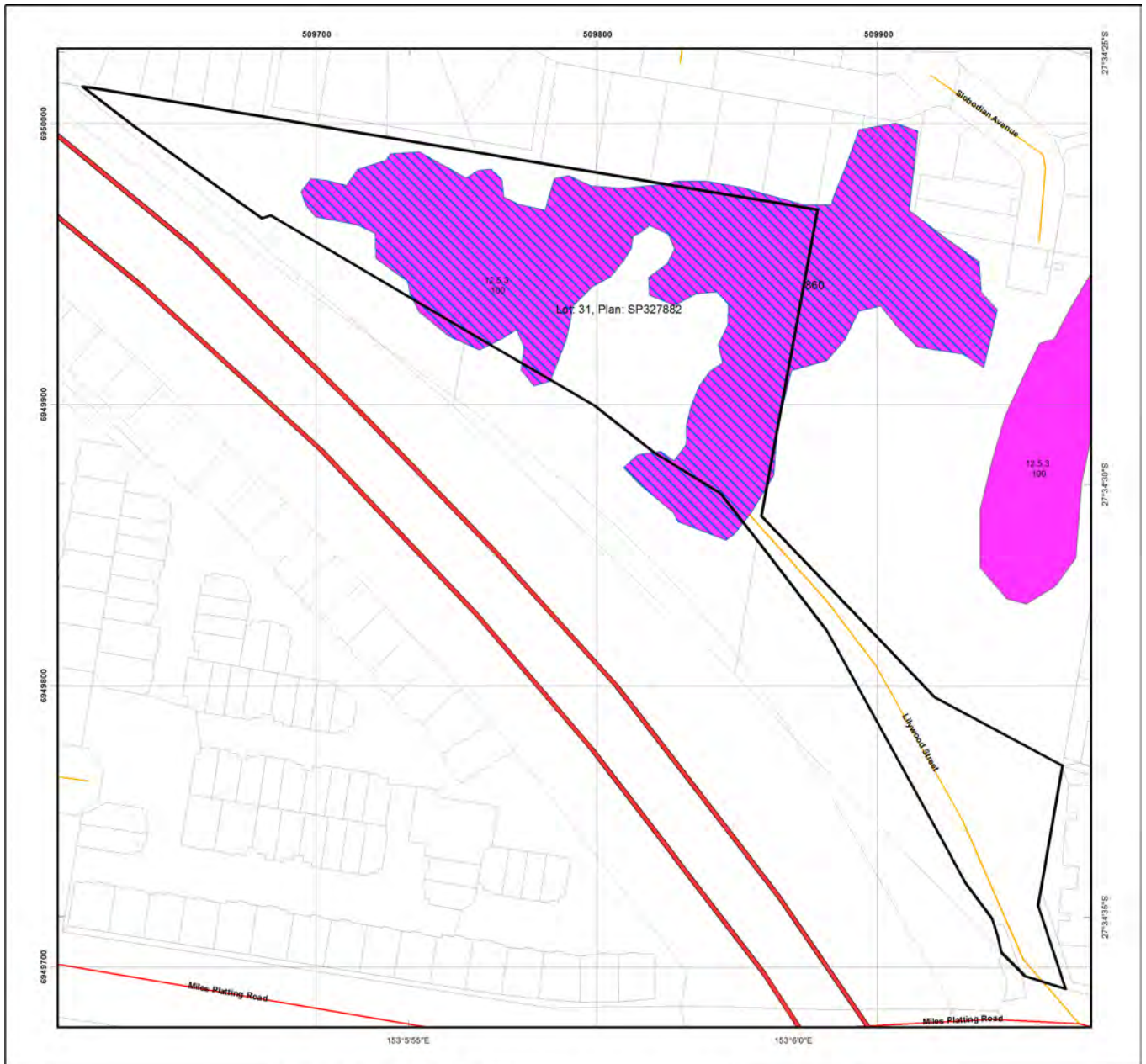
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

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



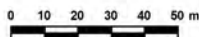
4.2 Vegetation management supporting map



Vegetation Management Supporting Map

Legend

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



This product is projected into:
GDA 1994 MGA Zone 56

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.

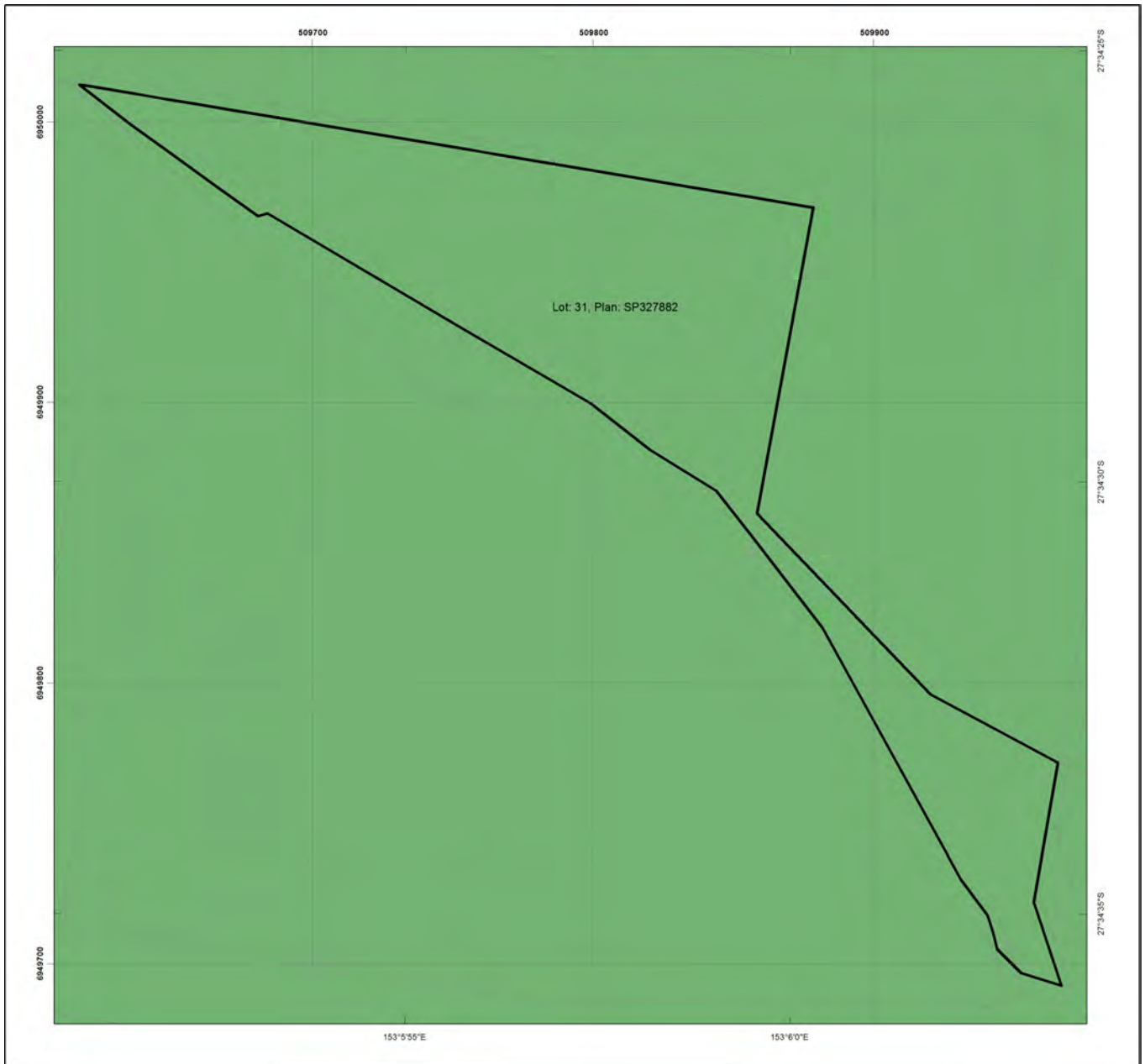
Disclaimer:
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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

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





Land parcel boundaries are provided as locational aid only.

4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Legend

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



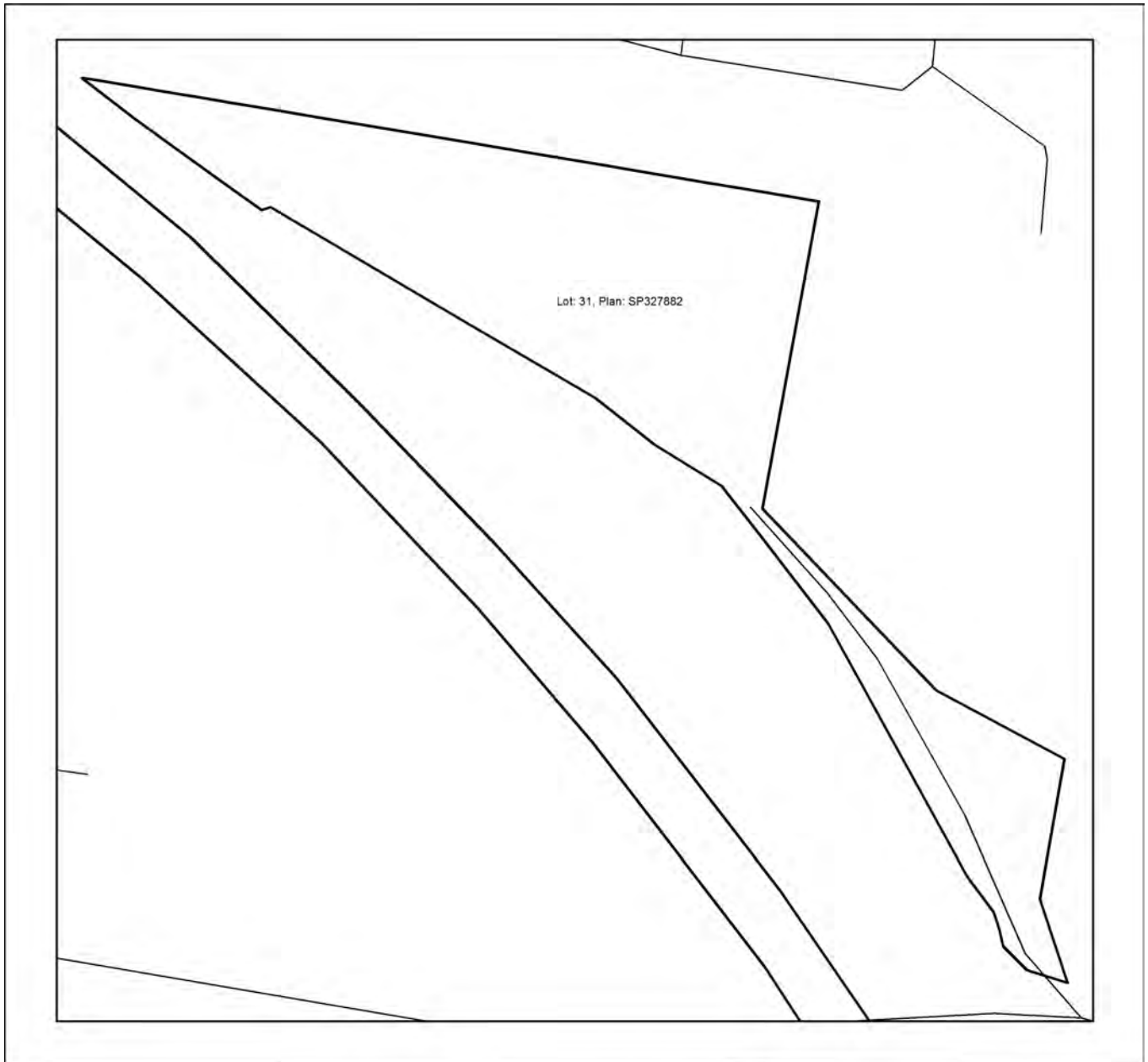
This product is projected into:
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Land parcel boundaries shown are provided as a locational aid only.











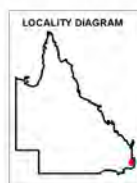
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



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

Legend

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



This product is projected into GDA 1994 MGA Zone 56

Disclaimer

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

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5. Protected plants framework (administered by the Department of Environment and Science (DES))

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 a threatened or near threatened plant can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Science, 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 DES

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@des.qld.gov.au

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

5.5 Protected plants flora survey trigger map

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

Updates to the data informing the flora survey trigger map

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






Species information

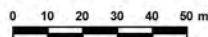
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request. 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 Environment and Science webpage on the [clearing of protected plants](#) for more information.



Protected Plants Flora Survey Trigger Map

Legend

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



This product is projected into:
GDA 1994 MGA Zone 56

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 Environment and Science at palm@des.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.

6. Koala protection framework (administered by the Department of Environment and Science (DES))

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 by 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 DES

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

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

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

7. Koala protection framework details for Lot: 31 Plan: SP327882

7.1 Koala districts

Koala District A

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



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

Legend

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

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



0 10 20 30 40 50 m

Disclaimer:

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

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

7.3 Koala habitat regional ecosystems for core koala habitat areas



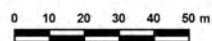
Koala habitat regional ecosystems for core koala habitat areas

Legend

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



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

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8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
<ul style="list-style-type: none"> • Interference with overland flow • Earthworks, significant disturbance 	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Regional Development, Manufacturing and Water (Queensland Government) Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) www.rdmw.qld.gov.au www.resources.qld.gov.au
<ul style="list-style-type: none"> • Indigenous Cultural Heritage 	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
<ul style="list-style-type: none"> • 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>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
<ul style="list-style-type: none"> • Protected plants and protected areas 	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 1300 130 372 (option 4) palm@des.qld.gov.au www.des.qld.gov.au
<ul style="list-style-type: none"> • Koala mapping and regulations 	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) Koala.assessment@des.qld.gov.au
<ul style="list-style-type: none"> • Interference with fish passage in a watercourse, mangroves • Forestry activities on State land tenures 	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
<ul style="list-style-type: none"> • Matters of National Environmental Significance including listed threatened species and ecological communities 	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Agriculture, Water and the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
<ul style="list-style-type: none"> • Development and planning processes 	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
<ul style="list-style-type: none"> • Local government requirements 	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office
<ul style="list-style-type: none"> • Harvesting timber in the Wet Tropics of Qld World Heritage area 	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au

APPENDIX C

Relevant Response to BCC Biodiversity Areas Codes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
Section A—If for a dwelling house or associated filling or excavation				
PO1 Development is within a single development footprint sited to: <ul style="list-style-type: none"> 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 on the Biodiversity areas overlay. <p>Note—An ecological assessment prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of this performance outcome.</p> <p>Note—A development footprint may be used to fulfil recommendations of an ecological</p>	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 and the General ecological significance 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: <ul style="list-style-type: none"> (b) 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 (c) 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 not for a dwelling house	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
assessment. A development footprint plan can be shown on a plan of survey or be part of approved development.				
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 single development footprint 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: <ul style="list-style-type: none"> (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; (d) excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration. 	NA	Development is not for a dwelling house	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
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, 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. <i>Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy.</i> <i>Note—Where proposing development within the High ecological significance sub-category or the General ecological significance 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.</i>	A03 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. <i>Note—A tree survey prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of acceptable outcome (c).</i>	NA	NA	
Section C				

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category				
PO4 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands within the High ecological significance sub-category or High ecological significance strategic sub- category are protected, conserved and restored to ensure the area's long-term viability. <i>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.</i>	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.	✓	Development is proposed to intrude into the mapped HES within the subject site (4303 m ²), and into minimal HESS (370 m ²); however, the encroachment is predominantly within areas of reduced ecological value and historically cleared areas. Note that there is minimal HES and HESS mapping surrounding the subject site and as such, the subject site is a standalone node, offering limited connectivity throughout the landscape. The proposed development layout incorporates a large vegetation corridor from the west to east, along the northern boundary. This corridor will provide movement and habitat opportunities for fauna within the area as well as strengthen the current corridor through rehabilitation planting and weed removal. Areas of higher ecological value are proposed to be partially retained. Infill planting and the removal of weeds will be	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
			carried out within the retained vegetation, with the details of the rehabilitation in a Concept Rehabilitation Plan to ensure no significant residual impact is had on onsite ecological values.	
	AO4.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which: <ul style="list-style-type: none"> (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 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. <i>Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy.</i>	✓	An Ecological Assessment has been conducted which revealed limited ecological value in the centre of the site where the proposed development is concentrated, as well as large cleared gaps within the mapped HES and HESS vegetation, as well as a high weed presence. Areas of higher ecological value are proposed to be retained and rehabilitated. Infill planting and the removal of weeds will be carried out within the retained vegetation, with the details of the rehabilitation in the Concept Rehabilitation Plan to ensure no significant residual impact is had on onsite ecological values.	
	AO4.3	PS	The proposed development is not expected to have a significant ecological impact due to the location of the	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
	<p>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:</p> <ul style="list-style-type: none"> (a) conserves areas within the High ecological significance sub-category or High ecological significance strategic sub-category that connect habitat or areas of strategic biodiversity value which have the capacity to connect habitat upon being restored; (b) maximises the size and consolidates areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; (c) provides connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; (d) minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; (e) minimises fragmentation by infrastructure; (f) includes a single development footprint, as shown on a development footprint plan, for each new residential lot to be created which is: <ul style="list-style-type: none"> (i) 1000m² or less where on a lot in the low density residential zone, the Low-medium density residential zone, the Medium density 		<p>development footprint, which aims to maintain the highest ecological values within the site and in line with the surrounding vegetation within neighboring lots.</p> <p>Most of the development will be located outside the HESS mapped areas and incursion into the mapped HES area is in locations of lower ecological value (i.e. exotic species dominant, planted and cleared natives, vegetation gaps). The more valuable areas of HESS and HES will be protected within the environmental covenants and common property areas and are to be rehabilitated through weed treatment and native infill planting to further increase their value.</p> <p>It is acknowledged that a future road is proposed where a current road is located, i.e. Lilywood Street. The proposed road area contains HES mapping, but this was historically cleared for the current road. The development must include fauna awareness signs, speed reduction</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
	residential zone, the High density residential zone or the Character residential zone; (ii) 2500m2 or less where on a lot in the (g) Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; (h) excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration. <i>Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.</i>		infrastructure and fauna exclusion fencing to reduce fauna-vehicle fatalities. A Concept Rehabilitation Plan has been prepared to minimise the impact of edge effects and decrease current infestation of exotic species within the site, strengthening the vegetation corridor. The Concept Rehabilitation Plan further details locally native species to be planted with the rehabilitation area, to be protected as environmental covenants.	
	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 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.	✓	A Concept Rehabilitation Plan has been prepared to minimise the impact of edge effects and decrease current weed infestation. These retained and rehabilitated areas will be protected within environmental covenants and common property areas. It has been recommended that future planting within the subdivision be comprised of native species and is to include koala habitat trees (i.e. <i>Lophostemon</i> spp., <i>Melaleuca</i> spp.).	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
	<i>Note—Guidance on development design to minimise edge effects is included in the Biodiversity areas planning scheme policy.</i>			
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.	A05 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. <i>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</i>	✓	The new road proposed is along a current road corridor, reducing any further incursion into biodiversity areas. Although, 64m ² of HESS and 838m ² of HES is proposed to be removed for the new road corridor; this area was chosen due to the limited ecological value and historical clearing, as well as the linkage from the current road. The proposed road is located and designed to avoid HESS and HES areas to the greatest extent possible, without dissecting any of these areas and maintaining the connection between HES to the east and HESS to the west of the development.	
If a site is wholly or partly in the General ecological significance sub-category or the General Ecological Significance strategic sub-category				

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
<p>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.</p> <p><i>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.</i></p>	<p>AO6.1 (a) Development 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) (b) or complies with AO6.2 and AO6.3.</p>	NA	Development is not located in GES or GESS sub-category.	
	<p>AO6.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which:</p> <p>(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 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.</p> <p><i>Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy.</i></p>	NA	Development is not located in GES or GESS sub-category.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
	<p>AO6.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, waterways and wetlands in a spatial configuration which:</p> <ul style="list-style-type: none"> (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, as shown on a development footprint plan, for each new residential lot to be created which is: <ul style="list-style-type: none"> (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 	NA	Development is not located in GES or GESS sub-category.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
	(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. <i>Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.</i>			
If a site is wholly or partly in the Koala habitat area sub-category, where not 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				
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 and the Priority koala habitat area sub-category;	A07.1 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. <i>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.</i>	NA	The subject site does not contain Koala Habitat Area mapping.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
<p>(c) consolidating and maximising the size of areas to be conserved on site and in combination with adjoining sites;</p> <p>(d) minimising the edge-to-area ratio of areas to be conserved, to limit edge effects;</p> <p>(e) providing connectivity and safe koala movement between koala habitat areas.</p> <p>(f) minimising fragmentation by infrastructure, particularly roads;</p> <p>(g) excluding filling and excavation from areas to be conserved.</p> <p><i>Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy.</i></p> <p><i>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.</i></p>	<p>A07.2 Development ensures that the development footprint, design and layout:</p> <p>(a) protects non-juvenile koala habitat trees;</p> <p>(b) maximises the size and consolidates areas to be conserved as koala habitat on site and in combination with adjoining sites;</p> <p>(c) maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites;</p> <p>(d) excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. Refer to Figure b.</p>	NA	The subject site does not contain Koala Habitat Area mapping.	
	<p>A07.3 Development ensures that landscaping and open space areas incorporate koala habitat trees.</p>	NA	The subject site does not contain Koala Habitat Area mapping.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
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. <i>Note—Guidance on designing development to protect koalas is included in the Biodiversity areas planning scheme policy.</i>	NA	The subject site does not contain Koala Habitat Area mapping.	
	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. <i>Note—Guidance on wildlife movement solutions suited to use by koalas is included in the Biodiversity areas planning scheme policy.</i> <i>Note—Further guidance on wildlife movement solutions is included in the Infrastructure design planning scheme policy.</i>	NA	The subject site does not contain Koala Habitat Area mapping.	
If a site is wholly or partly located in a High ecological significance subcategory, 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 local environmental significance, after all reasonable on-site mitigation measures have been or will	AO9 No acceptable outcome is prescribed.	✓	Due to the high development demand in Eight Mile Plains, the surrounding environment contains very limited environmental values. The subject site ensures connection to the northern,	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
<p>be undertaken, provides an environmental offset.</p> <p><i>Note—Environmental offsets are provided in compliance with the Queensland environmental offsets framework and the Offsets planning scheme policy.</i></p>			<p>eastern and western vegetation patches, through the retention of HESS and HES vegetation within the environmental covenants and common property lots. The vegetation proposed to be removed has been selected to ensure there are no residual impacts to MSES/MLES, and the additional weeding within the environmental covenants will add to the subject sites ecological values.</p> <p>A Concept Rehabilitation Plan has been complied with to ensure no significant residual impact is had on onsite ecological values.</p>	

APPENDIX D

Flora Species List

<i>Scientific Name</i>	Common Name
<i>Acacia leiocalyx</i>	Black wattle
<i>Agave americana</i>	Century plant
<i>Ageratum houstonianum*</i>	Blue billy goat
<i>Allocasuarina littoralis</i>	Black she-oak
<i>Aloe vera</i>	Aloe vera
<i>Angophora leiocarpa</i>	Rusty gum
<i>Araucaria cunninghamii*</i>	Hoop pine
<i>Beaucarnea recurvata*</i>	Ponytail palm
<i>Bidens pilosa*</i>	Cobbler's pegs
<i>Callisia fragrans</i>	Purple succulent
<i>Celtis sinensis*</i>	Chinese celtis
<i>Chloris gayana</i>	Rhodes grass
<i>Cirsium vulgare</i>	Spear thistle
<i>Corymbia citriodora subsp. Variegata</i>	Spotted gum
<i>Corymbia intermedia</i>	Pink bloodwood
<i>Corymbia tessellaris</i>	Moreton Bay ash
<i>Corymbia torelliana</i>	Cadaghi
<i>Dyopsis lutescens*</i>	Golden cane palm
<i>Eucalyptus carnea</i>	Broad-leaved white mahogany
<i>Eucalyptus curtisii*</i>	Plunkett mallee
<i>Eucalyptus microcorys</i>	Tallowwood
<i>Eucalyptus pilularis</i>	Blackbutt
<i>Eucalyptus racemosa</i>	Scribbly gum
<i>Eucalyptus seeana</i>	Narrow-leaved red gum
<i>Gahnia aspera</i>	Saw-sedge
<i>Ipomoea cairica</i>	Mile-a-minute
<i>Jacaranda mimosifolia*</i>	Jacaranda
<i>Lantana camara</i>	Lantana
<i>Libidibia ferrea*</i>	Leopard tree
<i>Lomandra longifolia</i>	Spiny-headed mat rush

Scientific Name	Common Name
<i>Lophostemon suaveolens</i>	Swamp box
<i>Megathyrsus maximus var pubiglumis</i> *	Green panic grass
<i>Melaleuca quinquenervia</i>	Broad-leaved paperbark
<i>Melaleuca viminalis</i>	Weeping bottlebrush
<i>Melinis minutiflora</i>	Molasses grass
<i>Ochna serrulata</i> *	Mickey mouse bush
<i>Ottochloa gracillima</i>	Graceful grass
<i>Parsonsia straminea</i>	Monkey rope
<i>Passiflora suberosa</i> *	Corky passion vine
<i>Pinus elliottii</i> *	Slash pine
<i>Sansevieria trifasciata</i>	Mother-in-law's tongue
<i>Solanum chrysotrichum</i>	Giant devil's fig
<i>Solanum mauritianum</i>	Wild tobacco
<i>Spathodea campanulata</i>	African tulip tree
<i>Syagrus romanzoffiana</i> *	Cocos palm
<i>Urochloa decumbens</i>	Signal grass

* 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>Cracticus torquatus</i>	Grey butcher bird
<i>Dacelo novaeguineae</i>	Laughing kookaburra
<i>Gymnorhina tibicen</i>	Australian magpie

APPENDIX B

Amended Concept Rehabilitation Management Plan



Legend

- Site Boundary
- Cadastre
- Rehabilitation**
- RMU1
- RMU2
- Fauna-Friendly Fencing
- Pet Exclusion Fencing
- Covenant Area / Common Property

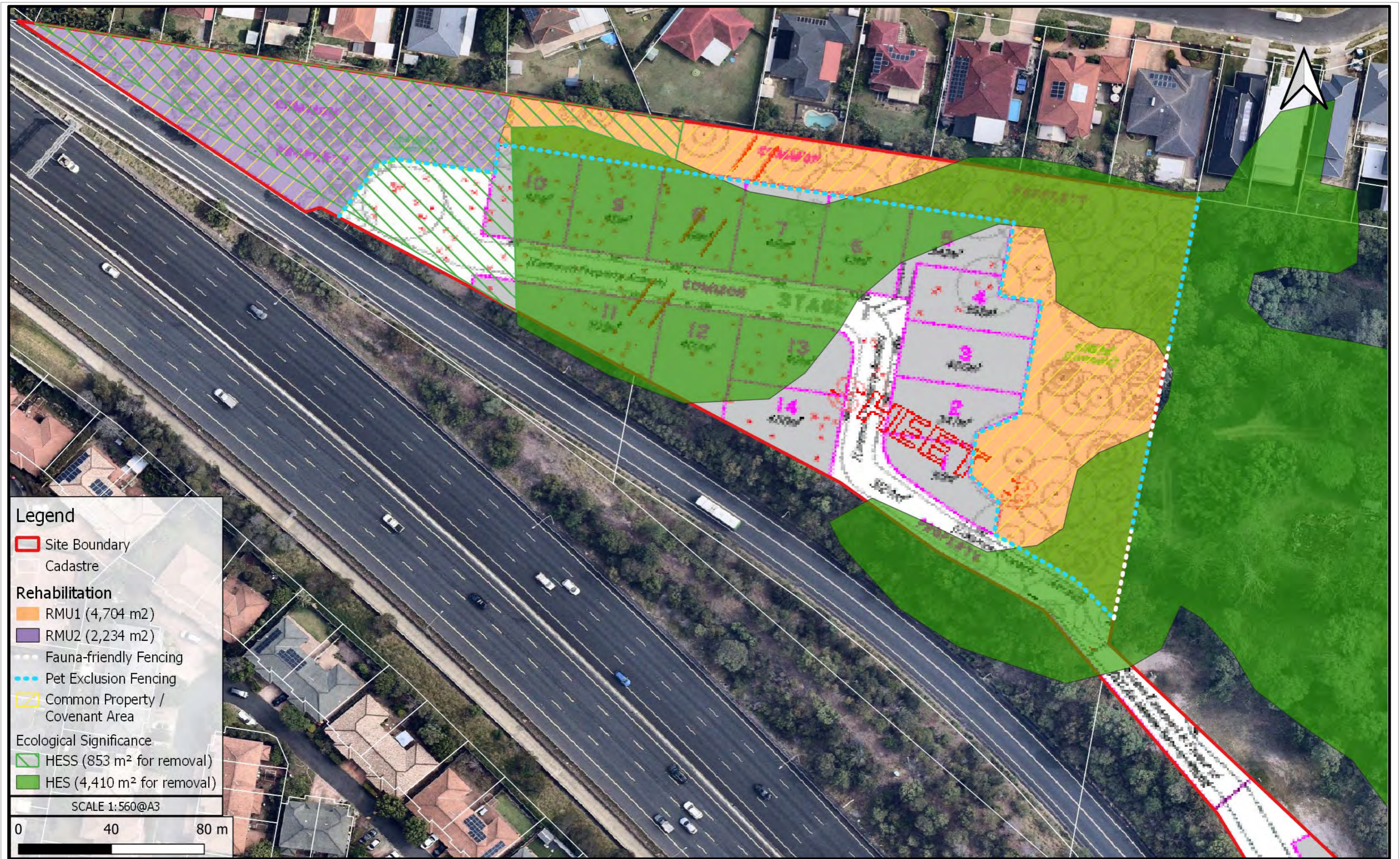
SCALE: 1:950@A3

0 30 60 m



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Issue	Description	Date	Client	Project Name	Project No.
D	Amendments	17/02/26	Eddie and Julia Zang C/ Urban Strategies	160 Miles Platting Road, Eight Mile Plains	S523039
Drawing Name	CONCEPT REHABILITATION MANAGEMENT PLAN				CRMP001



Legend

- Site Boundary
- Cadastre
- Rehabilitation**
- RMU1 (4,704 m²)
- RMU2 (2,234 m²)
- Fauna-friendly Fencing
- Pet Exclusion Fencing
- Common Property / Covenant Area
- Ecological Significance**
- HESS (853 m² for removal)
- HES (4,410 m² for removal)

SCALE 1:560@A3

0 40 80 m



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Issue	Description	Date	Client	Project Name	Project No.
D	Amendments	17/02/26	Eddie and Julia Zang C/ Urban Strategies	160 Miles Platting Road, Eight Mile Plains	S523039
Drawing Name	CONCEPT REHABILITATION MANAGEMENT PLAN				CRMP002

General Notes

Address: 160 Miles Platting Road, Eight Mile Plains (Lot 31 on SP327882).

S5 Environmental have prepared this Concept Rehabilitation Management Plan (CRMP) for to support the lodgment of a development application for the proposed development at 160 Miles Platting Road, Eight Mile Plains (hereon in referred to as the 'subject site').

The subject site is mapped within the Environmental Management and Low-Density Residential Zone, and does not currently contain residential dwellings, but signs of historical disturbance indicate it may have previously had a dwelling situated within the north-east. However, S5 Environmental understands that the development application will be lodged under a superseded planning scheme whereby the site was zoned as Emerging Community. The subject site was vegetated at the time of site inspection and comprised a mix of remnant vegetation and mature native canopy trees over a modified understory, and areas of non-remnant vegetation, with overgrown lawn, landscaping, and garden beds present. A number of areas of remaining infrastructure such as slabs, retaining walls, a tennis court and the like were observed through the disturbed non remnant areas of the site. The site is surrounded to the north and east by residential areas, and to the south and west by roads including a busway and the M1 Motorway. A small portion of the site is categorized as Zone MU3 Mixed Use (corridor), located in the south-east corner.

The western, eastern, and northern extent of the area proposed for rehabilitation was observed as having a higher density of mature, native canopy trees, however the understory was dominated by exotic grasses and forbs. Common canopy species included large tallowwood (*Eucalyptus microcorys*), scribbly gum (*Eucalyptus racemosa*), rusty gum (*Angophora leiocarpa*), pink bloodwood (*Corymbia intermedia*), and northern grey ironbark (*Eucalyptus siderophloia*), red mahogany (*Eucalyptus resinifera*), and narrow-leaved red gum (*Eucalyptus seeana*). Midstorey and understory were sparse and weedy in the eastern extent due to past clearing, whilst the western extends contained a dense midstorey comprising mainly of black she-oak (*Allocasuarina littoralis*) and black wattle (*Acacia leiocalyx*). Understorey in the western extent was weedy with the presence of some native species including graceful grass (*Ottochloa gracillima*), saw-sedge (*Gahnia aspera*), and basket grass (*Lomandra longifolia*).

The western, northern and eastern boundaries within the subject site are proposed to incorporate retained vegetation which will be rehabilitated. Areas proposed for Rehabilitation are described below as a Rehabilitation Management Unit 1 and 2 (RMU1, 2).

Objectives

- To identify, remove and manage exotic weed species;
- To improve the ecological integrity, functionality and value of the area;
- To provide habitat for native fauna;
- Revegetate with a variety of native groundcover, shrub and canopy plant species that are locally appropriate considering the Regional Ecosystem (RE) 12.5.3a; and
- Habitat creation, by adding native vegetation to create potential for the regeneration of a significant biodiversity corridor, situated to the north and south of the site.

Rehabilitation Strategy

Rehabilitation works are to be in accordance with the below rehabilitation management units. Once rehabilitation works are complete (i.e. revegetation, declared plant/weeds and waste management, and monitoring and maintenance), an Environmental Covenant will be placed over RMU 1 and RMU 2, where ongoing management and monitoring is to occur.

The following Rehabilitation Management Unit (RMU) has been prescribed in order to achieve these outcomes.

Rehabilitation Management Unit 1 – 4,704 m²

Rehabilitation Management Unit 1 (RMU1) is located along the site's northern and eastern boundaries. These areas were ground-truthed to be RE 12.5.3a, refer to **Figure 10** within the Detailed Ecological Assessment prepared by S5 Environmental for the vegetation

assessment. Rehabilitation of RMU 1 aims to remove all exotic species and undertake infill planting after weed removal, with appropriate canopy, shrub and ground-layer species relative to RE 12.5.3a (refer to the Planting Palette on **CRMP004**). Note the implementation of fauna-friendly fencing along the eastern site boundary is only required to replace any current fencing within the rehabilitation area. Pet exclusion fencing is proposed surrounding the boundaries of the proposed lots as well as adjacent to the two common property lots (refer to **CRMP001** for the location of proposed fencing).

Canopy species cannot be planted directly under large mature canopy trees. The target density of canopy trees must be 1 per 10 m², however areas with minimal canopy cover may be denser to compensate for any dieback that may occur. Planting of the shrub layer and groundcover tube stock species must be random, with target densities of 1 plant per 5 m² (shrub) and 1 plant per 1 m² (groundcover), respectively. All species included in the planting pallet below are consistent with the pre-clear RE 12.5.3a described as:

RE 12.5.3a – *Corymbia intermedia*, *Eucalyptus seeana* +/- *E. racemosa*, *Angophora leiocarpa* open-woodland on remnant Tertiary surfaces occurring mainly to the south of Brisbane.

Rehabilitation Management Unit 2 – 2,234 m²

Rehabilitation Management Unit 2 (RMU2) is located along the site's western boundary. This area was also ground-truthed as RE 12.5.3a, but was more intact than RMU 1, consisting of a native understory and shrub layer and a relatively dense native canopy layer. Weed incursions were observed throughout the entirety of RMU 2 but were more prevalent around the edge of the vegetation patch. Rehabilitation of RMU 2 aims to remove all exotic species and allow the balance of RMU2 to naturally regenerate. Note that pet exclusion fencing is to be installed along the eastern boundary of this RMU, where the proposed development meets the RMU (see **CRMP001**).

Revegetation Specifications

Contractor

The contractor appointed for rehabilitation works must be experienced in bush regeneration techniques and retention of naturally regenerating vegetation. Any herbicide application is to be completed by a licenced ACDC contractor.

Site Preparation and Weeding


All deleterious materials including rubbish, paths, bark stockpiles and existing structure are to be removed from the rehabilitation areas. Note. Within this CRMP, weed control refers to all environmental weeds and is not limited to local/state declared exotic/invasive species.

See below for the steps for weed treatment:

1. Identify existing State and Council restricted invasive pest plant species occurring within the Rehabilitation Area.
2. Physical weed removal, followed by stem inject, cut and paint, or foliar spray all remaining weedy vegetation in accordance with specific control techniques, outlined in the **Declared Weed and Waste Management Actions** Section;
3. Manual removal must only be used on species resistant to herbicide treatment, as applicable. Herbicides are to be registered for use within proximity to a waterway/aquatic area and must be used in accordance with the registered label, relevant legislation or applicable APVMA approved off-label permit;
4. Initial weeding will take into account all weeds identified within the rehabilitation area, with a primary treatment followed by a secondary treatment to account for regrowth and reshooting; and
5. All understory and ground-layer weed species are to be treated concurrently, unless there is a high risk of erosion, in which case, a staged approach to reduce soil exposure must be employed i.e. mosaic spraying or spraying of rings for tube stock.

Maintenance Trail

Access into the rehabilitation areas is not an issue and a maintenance trail is not required, given access from Lilywood Street. After the maintenance period is completed, the rehabilitation areas are to be accessed via individual residential lots and Lilywood Street.

	2/265 Sandgate Road Albion, 4010 Ph 07 3505 3053 www.s5consulting.com.au ABN 74 600 187 844	Issue	Description	Date	Client	Project Name	Project No.
		D	Amendments	17/02/26	Eddie and Julia Zang C/ Urban Strategies	160 Miles Platting Road, Eight Mile Plains	S523039
		Drawing Name	CONCEPT REHABILITATION MANAGEMENT PLAN				

Mulching

Aged forest mulch (free of deleterious/extraneous material) is to be installed across the entirety of RMU 1 and in any areas of RMU2 where weed treatment has resulted in patches of bare earth, to an initial depth of 100mm. Mulch must be placed so that any native vegetation remains uncovered and so that it does not touch plant stems (existing or planted). As there are no access issues within the subject site, blanket mulching is appropriate across the entire rehabilitation area.

Exposed Soil and Slope Stabilisation

1. Exposed soil in the RMU1 will be revegetated with planting of native species;
2. Blanket mulching with aged forest mulch, as detailed above is proposed;
3. The installation of sediment fencing is to be used in accordance with direction from an erosion and sediment control certified person (CPESC), to ensure no sediment enters RMU 1 or 2 from construction works.

Planting

1. Tube stock sized plants must be used and be at least 20 cm in height (dependent on species and availability), displaying healthy signs of growth. They must be adequately 'sun hardened', free from damage, pests and disease and be of local provenance;
2. All plants must be watered in pots before planting;
3. Plant species are to be selected in accordance with the planting palettes provided and placed as site conditions allow. Set out of plants and species is to be in accordance with the planting areas and densities as shown in this Rehabilitation Plan;
4. Plant placement of each species is to be generally randomised in keeping with a natural ecosystem and distributed to achieve the set densities prescribed; and
5. Tree guards are to be installed where predation is evident during the establishment and maintenance period.

Pet-exclusion Fencing

1. Pet exclusion fencing must be erected where the proposed development area meets RMU1 and RMU 2 (refer to **Page 001** above) to contain pets;
2. Pet exclusion fencing must be at least 1.5m high, and must have no greater gap than 100mm between the bottom rail and the ground and not have gaps greater than 100mm;
3. Pet exclusion fencing within each lot to include a self-closing access gate to allow future access to the RMU for maintenance.

Fauna-friendly Fencing

1. Fencing installed along the eastern boundary of the rehabilitation area (as shown on CRMP001) is also to be fauna friendly, allowing fauna movement from the neighbouring lot to the east into the eastern common property vegetation. The following is permitted as fauna-friendly fencing:

Wooden Pole Fence:

- Gap between ground and first rail is minimum 40cm;
- Gap between every other rail is 30cm minimum;
- Horizontal panels are of a size (less than 10cm) to allow koalas to climb over. Gaps between horizontal rails/slats must be 2cm;
- Vertical panels use rails or slats that have spaces of 1 cm; and
- Fence is no greater than 1.2m in height.

Box wire Fence:

- Squares no less than 15cm is used provided a 30cm gap between ground level and the mesh is provided; and
- Fence is no greater than 1.2m in height.

Strand Fence:

- Gap between ground and first rail is minimum 40cm;
 - Gap between every other rail is 30cm minimum; and
 - Fence is no greater than 1.2m in height.
2. Fencing shown as "Potential fauna-fencing" on CRMP001 of this Plan is not required to be erected, however, should fencing be erected in these locations, it must be fauna-friendly fencing unless agreed in writing with an Ecologist from Development Services, Brisbane City Council.

Habitat Creation

1. Recoverable log sections from native trees (DBH between 200-400mm) are to be relocated to within the rehabilitation area and integrated to provide habitat for resident fauna;
2. Log Sections should be limited to a number along each area of the RMU1 so as not to reduce allowable densities for native revegetation;
3. Given the current density of RMU2 – logs should not be placed in RMU2 to reduce any potential damage that this would likely cause.

Fertilising


An organic fertiliser suitable for use on Australian native vegetation, in pellet form, will be applied at time of planting. The fertiliser will be placed adjacent and not in contact with the root ball at 2 – 4 cm below the soil surface and under the mulch.

Watering

1. Plants must be watered before planting.
2. All plants are then to be watered in at time of planting (approximately 5 – 10 L per plant);
3. Watering requirements will be influenced by site and climatic conditions and must be carried out as often as required to ensure establishment and active growth. Under extremely dry conditions, follow-up watering must be generally carried out as follows:
 - Three times a week for the first month after planting;
 - Twice a week for 4-8 weeks after planting; and
 - As required according to climatic conditions thereafter for the duration of the maintenance period.
4. Watering schedule may vary according to rainfall. If soil is moist, watering will not be necessary.

Maintenance and Monitoring

1. A 24-month maintenance period will commence from the date of practical completion of all works;
2. The rehabilitation areas must be assessed to replace dead plants and control weeds at intervals no less than that indicated in the 24 Month Maintenance Schedule of this CRMP (refer Page 005-006). Weed removal, monitoring and maintenance will be undertaken as per the Monitoring and Maintenance Schedule;
3. During Scheduled maintenance visits dead plants must be replaced with suitable replacement species from the Species Palette listed on Page 004 of this CRMP; and
4. During Scheduled maintenance visits weak or leaning plants must be staked, the stakes are to be removed once the plants become strong and established.

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Rehabilitation Targets

1. Any stockpiles of bark/soils and rubbish/debris are to be removed before rehabilitation commences;
2. A survival rate of 90% of native vegetation planting at end of maintenance period must be achieved;
3. A removal rate of 90% of weed species cover/abundance at the end of the maintenance period must be achieved; and
4. All external works are to be installed prior to the first round of native vegetation planting (eg mulching, hardscape elements [fencing]).

Planting Palette

Table 1 RMU 1 Planting palette based on RE 12.5.3a

Scientific Name	Common Name	%	RMU 1 Plant Density Targets
Canopy			
<i>Corymbia intermedia</i>	Pink bloodwood	20	1 plant per 10 m ²
<i>Eucalyptus racemosa</i> subsp. <i>racemosa</i>	Narrow-leaved scribbly gum	20	
<i>Eucalyptus seeana</i>	Narrow-leaved red gum	15	
<i>Eucalyptus tindaliae</i>	Tindal's stringybark	10	
<i>Eucalyptus siderophloia</i>	Northern grey ironbark	10	
<i>Angophora leiocarpa</i>	Rusty gum	10	
<i>Lophostemon suaveolens</i>	Swamp mahogany	10	
<i>Corymbia citriodora</i> subsp. <i>variegata</i>	Spotted gum	5	
Shrubs/Midstorey			
<i>Acacia leiocalyx</i>	Black wattle	20	1 plant per 5 m ²
<i>Acacia disparrima</i>	Southern salwood	20	
<i>Alphitonia excelsa</i>	Red ash	20	
<i>Allocasuarina littoralis</i>	Black she-oak	10	
<i>Jacksonia scoparia</i>	Dogwood	10	
<i>Banksia integrifolia</i>	Coast banksia	5	
<i>Elaeocarpus obovatus</i>	Hard quandong	5	
<i>Ficus coronata</i>	Creek sandpaper fig	5	
Groundcover			
<i>Themeda triandra</i>	Kangaroo grass	15	1 plant per 1 m ²
<i>Lepidosperma laterale</i>	Variable swordedge	10	
<i>Entolasia stricta</i>	Wiry panic	15	
<i>Imperata cylindrica</i>	Cogon grass	10	
<i>Ozothamnus diosmifolius</i>	Rice flower	5	
<i>Alloteropsis semialata</i>	Cockatoo grass	15	
<i>Gahnia aspera</i>	Swordedge	10	
<i>Cymbopogon refractus</i>	Barbed wire grass	10	
<i>Lobelia purpurascens</i>	White root	5	
<i>Lomandra multiflora</i>	Lomandra	5	

Note: Canopy trees are not to be planted under existing canopy. No planting is to occur within 3 m of the property boundary to the south or within 6m of any dwelling.

Declared Plant, Weed and Waste Management Actions

Objective

Prevent weed presence from negatively impacting native plant growth/survival by undertaking weeding for 24 months by removing 90% of weed species cover/abundance by the end of the maintenance period.

Performance Criteria

1. Remove and control all environmental weeds;
2. Eliminate the spread of declared plants within the subject site as well as offsite; and
3. Remove rubbish from the site before rehabilitation works begin.

Responsibility

1. Rehabilitation Contractor and Site Supervisor.

General Management Actions

1. A thorough weed treatment must be undertaken prior to planting to promote stock survival and diminish plant competition with exotic species;
2. Vehicles are not to enter the rehabilitation area after planting;
3. Storage areas are to be bunded to prevent chemical spills (petrol, oil, etc.) from discharging from the site and entering stormwater drains;
4. During works, environmental weed species (if applicable) are to be removed as per the State and Council Declared Pest Plant/Weed Treatment and Control Table. Declared and invasive plants must be stockpiled separately and disposed of at an appropriate waste disposal facility;
5. Stockpiles of vegetation are to be inspected for declared plant species prior to exporting offsite/mulching;
6. Declared plants as defined by the Biosecurity Act 2014 are not to be planted on-site; and
7. Fire as a management technique for controlling declared plants is not to be administered on the site.

Monitoring

1. Germination or regrowth of declared plant species; and
2. Site Supervisor to monitor declared plant control and ensure management strategies are adhered to.

Corrective Action

1. Undertake successive phases of declared plant control to treat newly germinated or remaining declared plants.


Reporting

1. Any incidents of non-compliance to be recorded in an Environmental Diary.

Fire Ants and Restricted Species

Upon review of the fire ant biosecurity map, the locality of Eight Mile Plains is within fire ant biosecurity Zone 2; covering suburbs yet to receive fire ant eradication treatment. 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. If any fire ants or restricted species are located within the subject site, a report to the Department of Agriculture and Fisheries must be made within 24 hours of suspected sighting. Refer to the Queensland Government's Fire ant biosecurity zone map at <https://www.fireants.org.au/> for further information.

It should be noted that weed control works are NOT limited to the specified declared weeds within Table 2 below but apply to all environmental weeds located within the rehabilitation area.

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		Drawing Name	CONCEPT REHABILITATION MANAGEMENT PLAN				

The following declared weeds were identified within the Rehabilitation Area and must be controlled accordingly.


Table 2. State and Locally Declared Pest Plant/ Weed

DECLARED PEST PLANT/WEED TREATMENT AND CONTROL	
Trees	
Cadaghi (<i>Corymbia torelliana</i>)	<ul style="list-style-type: none"> Cut, scrape and paint with glyphosate no more than 15 cm from the ground and apply herbicide immediately to all cut/scraped surfaces; and Stem inject with glyphosate. Drill around the base of the trunk at 7.5 cm intervals on a 45° angle and immediately inject herbicide.
Groundcover	
Candelabra aloe (<i>Aloe arborescens</i>)	<ul style="list-style-type: none"> Physical removal; or Stem inject with glyphosate. Drill around the base of the trunk at 7.5cm intervals on a 45° angle and immediately inject herbicide. Foliar spraying seedlings with glyphosate.
Century plant (<i>Agave americana</i>)	<ul style="list-style-type: none"> Physical removal; or Cut, scrape and paint with glyphosate and metsulfuron no more than 15 cm from the ground and apply herbicide immediately to all cut/scraped surfaces.
Corky passionfruit (<i>Passiflora suberosa</i>)	<ul style="list-style-type: none"> Cut, scrape and paint with glyphosate and metsulfuron-methyl no more than 15 cm from the ground and apply herbicide immediately to all cut/scraped surfaces; or Foliar spray with glyphosate and metsulfuron-methyl to wet all foliage but not cause runoff.
Green panic grass (<i>Megathyrsus maximus</i>)	<ul style="list-style-type: none"> Physical removal; or Foliar spraying with glyphosate to wet all foliage but not cause runoff.
Rhodes grass (<i>Chloris gayana</i>)	<ul style="list-style-type: none"> Physical removal; or Foliar spraying with glyphosate to wet all foliage but not cause runoff.
Signal grass (<i>Urochloa decumbens</i>)	<ul style="list-style-type: none"> Physical removal; or Foliar spraying with glyphosate to wet all foliage but not cause runoff.

NB. Herbicides must be applied by appropriately qualified/supervised persons in accordance with the Agricultural Chemicals and Distribution Control Act 1966 at rates identified on registered product labels, or on an Australian Pesticides and Veterinary Medicines Authority (APVMA) issued off-label permit where applicable. Refer to South East Queensland Ecological Restoration Framework for additional guidance.

Monitoring and Maintenance Schedule

Monitoring and Maintenance Schedule			
Timing	Task	Remedial Action	Responsibility
Pre-planting	<ul style="list-style-type: none"> At least 1 round of weed pre-treatment; Confirm that appropriate pest plant control has been completed as guided by the State and Council Restricted Invasive Pest Plant Table. 	<ul style="list-style-type: none"> Ensure initial weed treatment rounds are completed as per the approved RMP; Evaluate success of initial weed treatment; Instigate an additional round of treatment if success rate is low. 	Restoration Ecologist and Rehabilitation Contractor
	<ul style="list-style-type: none"> Apply mulch as specified in approved RMP. 	<ul style="list-style-type: none"> Reapply mulch where required. 	
	<ul style="list-style-type: none"> Acquire fertilizer and sun-hardened seedlings. Install exclusion signing and/or fencing to prevent disturbance from vehicles, livestock and/or otherwise. 	<ul style="list-style-type: none"> Delay planting until all materials are available. Delay planting until all materials are available. 	
At Time of Planting	<ul style="list-style-type: none"> Any necessary follow-up weed control. 	<ul style="list-style-type: none"> Ensure all works are completed as per the approved RMP. 	Restoration Ecologist and Rehabilitation Contractor
	<ul style="list-style-type: none"> Initial planting and watering and installation of tree guards. 	<ul style="list-style-type: none"> Ensure all works are completed as per the approved RMP. 	
3 Month Establishment Period	<ul style="list-style-type: none"> At the minimum, water newly installed seedlings three times a week for the remainder of the first month after planting. 	<ul style="list-style-type: none"> Replace damaged seedlings and stake weak or leaning plants. 	Rehabilitation Contractor
	<ul style="list-style-type: none"> Water newly installed seedlings TWICE EACH WEEK during Month 2 after planting or as required. 	<ul style="list-style-type: none"> Additional watering may be required during dry periods. 	
	<ul style="list-style-type: none"> Check exclusion signage is still in place and performing its role. Check for disturbances from pests (e.g., hares, foxes, etc.) or vandals. 	<ul style="list-style-type: none"> Reinstate or upgrade exclusion signage if required. Replace damaged seedlings if browsing is observed 	
	<ul style="list-style-type: none"> Check for signs of soil erosion and instability. 	<ul style="list-style-type: none"> Implement erosion and sediment control i.e., jute matting and sediment fencing in areas suffering erosion. 	
Month 1 -6 (On Maintenance)	<ul style="list-style-type: none"> Monitor rehabilitation progress and seedling health. 	<ul style="list-style-type: none"> Replace damaged seedlings and stake weak or leaning plants. Water as required. 	Rehabilitation Contractor
At least Monthly (or as conditions dictate)	<ul style="list-style-type: none"> Check for disturbances from pests (e.g., rabbits, foxes, etc.) or vandals. 	<ul style="list-style-type: none"> Replace dead seedlings. 	
	<ul style="list-style-type: none"> Check for signs of soil erosion and instability. 	<ul style="list-style-type: none"> Implement additional erosion and sediment control i.e., jute matting 	

	2/265 Sandgate Road Albion, 4010 Ph 07 3505 3053 www.s5consulting.com.au ABN 74 600 187 844	Issue	Description	Date	Client	Project Name	Project No.
		D	Amendments	17/02/26	Eddie and Julia Zang C/ Urban Strategies	160 Miles Platting Road, Eight Mile Plains	S523039
		Drawing Name	CONCEPT REHABILITATION MANAGEMENT PLAN				

Monitoring and Maintenance Schedule			
Timing	Task	Remedial Action	Responsibility
		and sediment fencing in areas suffering erosion.	
	<ul style="list-style-type: none"> Monitor restricted invasive plants and weeds. 	<ul style="list-style-type: none"> Treat invasive species to prevent their spread. 	
Month 6 – 11 At least Monthly (or as conditions dictate)	<ul style="list-style-type: none"> Check for erosion and sediment run-off. 	<ul style="list-style-type: none"> Implement additional erosion and sedimentation control i.e., jute matting, or jute netting and mulch. 	Rehabilitation Contractor (weed monitoring & control)
	<ul style="list-style-type: none"> Monitor restricted invasive plants and weeds. 	<ul style="list-style-type: none"> Treat restricted invasive pest plant species and spray/remove to prevent their spread. 	
	<ul style="list-style-type: none"> Monitor and record rehabilitation progress and seedling health. 	<ul style="list-style-type: none"> Additional watering when rainfall is low; and Replace damaged or dead seedlings and replenish mulch where required. 	
Month 12	<ul style="list-style-type: none"> Check for erosion and sediment run-off. 	<ul style="list-style-type: none"> Implement additional erosion and sedimentation control i.e., jute matting, or jute netting and mulch. 	Rehabilitation Contractor (weed monitoring & control)
	<ul style="list-style-type: none"> Monitor for restricted invasive pest plant species and other weeds, record progress and ongoing issues 	<ul style="list-style-type: none"> Treat restricted invasive pest plant species and spray/remove to prevent their spread. 	
	<ul style="list-style-type: none"> Monitor and record rehabilitation progress and seedling health 	<ul style="list-style-type: none"> Additional watering when rainfall is low; and Replace damaged or dead seedlings and replenish mulch where required. 	
	<ul style="list-style-type: none"> Review the first 12 months of the monitoring schedule and assess effectiveness of Rehabilitation Plan. 	<ul style="list-style-type: none"> Report rehabilitation progress results to landowner 	
	<ul style="list-style-type: none"> First year report to be submitted to Council 		Ecologist
Month 13 – 23 At least every second month (or as conditions dictate)	<ul style="list-style-type: none"> Check for erosion and sediment run-off. 	<ul style="list-style-type: none"> Implement additional erosion and sedimentation control i.e., jute matting, or jute netting and mulch. 	Rehabilitation Contractor (weed monitoring & control)
	<ul style="list-style-type: none"> Monitor for restricted invasive pest plants and other weeds, record progress and ongoing issues; 	<ul style="list-style-type: none"> Treat restricted invasive pest plant species and spray/remove to prevent their spread. 	
	<ul style="list-style-type: none"> Monitor and record rehabilitation progress and seedling health. 	<ul style="list-style-type: none"> Additional watering when rainfall is low; and Replace damaged or dead seedlings and replenish mulch where required. 	

Monitoring and Maintenance Schedule			
Timing	Task	Remedial Action	Responsibility
Month 24	<ul style="list-style-type: none"> Check for erosion and sediment run-off. 	<ul style="list-style-type: none"> Implement additional erosion and sedimentation control i.e., jute matting, or jute netting and mulch. 	Rehabilitation Contractor (weed monitoring & control)
	<ul style="list-style-type: none"> Monitor for restricted invasive pest plant species and other weeds, record progress and ongoing issues 	<ul style="list-style-type: none"> Treat restricted invasive pest plant species and spray/remove to prevent their spread. 	
	<ul style="list-style-type: none"> Monitor and record rehabilitation progress and seedling health 	<ul style="list-style-type: none"> Additional watering when rainfall is low; and Replace damaged or dead seedlings and replenish mulch where required. 	
	<ul style="list-style-type: none"> Review months 12-24 of the monitoring schedule and assess effectiveness of Rehabilitation Plan. 	<ul style="list-style-type: none"> Report rehabilitation progress results to landowner 	
	<ul style="list-style-type: none"> Second year report to be submitted to Council 		Ecologist



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Drawing Name	CONCEPT REHABILITATION MANAGEMENT PLAN				CRMP007

Future Owner's Maintenance Manual

At the completion of 24 months maintenance, it becomes the responsibility Body Corporate to maintain and manage the Environmental Covenant. The purpose of the Environmental Covenant is to conserve, protect and maintain a specific area of land that supports significant biological diversity and ecological functions within the local area, and that may add to local or statewide ecological values. It must be noted that the following are not permitted within the Environmental Covenant:

- No part of any building or structure (including but not limited to swimming pools, tennis courts, retaining walls, tanks);
- No landscaping;
- No on-site stormwater drainage;
- No on-site wastewater treatment;
- No areas of disturbance (including excavation and filling); and
- No on-site parking.

Access

All future access to the covenant areas of RMU1 shall be internally from within each Lot, via a self-closing access gate included within each lot's pet exclusion fencing. Removal and disposal of weed materials shall be offsite via an appropriate disposal mechanism, e.g., Green Bin, Council Waste Transfer Station or similar.

Ongoing Maintenance and Monitoring

It is the ongoing responsibility of Body Corporate to keep the Environmental Covenant free of weeds, rubbish, and deleterious material. It is your responsibility as the owner of the Environmental Covenant to ensure the ongoing monitoring of this area is undertaken. As a guide, maintenance indicators/issues that are predominantly observed during long term monitoring would include but is not limited to:

- Bare areas of soil over a certain size;
- Weed infestations – if unsure of weed species refer to Council's Weed Identification Tool at <https://weeds.brisbane.qld.gov.au/>;
- Obvious reductions in Plant densities/coverage; and
- Plant survival rates – dead and dying native plants.

Regular maintenance is to occur on an at least biannual basis to identify any of the above issues. Should such issues be identified outside the biannual inspections, immediate redial actions should be implemented, including but not limited to:

- Additional weeding; and/or
- Re application of aged forest mulch; and/or
- Replacement of dead or dying plants; and/or
- Additional watering.


In addition to the above, both the fauna exclusion fencing and the access gate to the Environmental Covenant should be maintained in perpetuity. To that end the fence should be maintained so that it remains at least 1.5m high with gaps no greater than 100mm between the bottom rail and the ground and not have gaps greater than 100mm. Should the fence be damaged resulting in larger gaps or reduced height, it should be replaced immediately with a new fence meeting the above specifications.

The access gate should also be maintained as above and ensure that the self-closing function remains active. Should this cease to be the case the gate should be repaired or replaced to meet the above specifications.

Replanting/Revegetation

If native vegetation within the Environmental Covenant are damaged, appears dying or is dead, Body Corporate must look to replace these dead or damaged plants in accordance with the Planting Palette of this CRMP.

Each plant must be watered prior to planting and the addition of a suitable native fertiliser and water crystals are to be used. Initial watering after planting should be daily for at least the first week, and then at reduced intervals depending on climatic conditions at the time.

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