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APPLICATION REF

A006914094

Santoshi Development Consultants

**83 Dannenberg Street,
CARSELDINE (Lot 100 on
SP190782) – Reconfiguration of a
Lot (RoL) (Residential subdivision)**

Ecological Assessment Report (EAR)
14 July 2026



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1 Executive Summary

Gaia Environmental Consulting has been commissioned to undertake an Ecological Assessment Report (EAR) for a proposed Reconfiguration of a Lot (RoL) for a residential development, at 83 Dannenberg Street, Carseldine (Lot 100 on SP190782) (the site). The site is currently zoned 'emerging community' in the Brisbane City Council Planning Scheme v34 (City Plan 2014) and is within the Bracken Ridge and district Neighbourhood Plan. It is also in the 'urban footprint' of the South-East Queensland Regional Plan. This EAR has been amended in response to an Information Request (IR) issued for DA (A006914094) by BCC on 17 April 2026.

The subject site is 0.69 ha (6,874m²) and is mostly vegetated with one dwelling house at the front of the property with access onto Dannenberg Street. The rear of the subject site remains vegetated but does contain one small shed (3m x 7m) and a larger shed (14m x 6m) on the southern boundary closest to the house. The vegetation consists of an intact canopy layer, dominated by native Eucalypts but the understorey has been maintained in a cleared state. State mapping indicates several Matters of State Environmental Significance (MSES) on the site, including: remnant endangered regional ecosystems (RE), essential habitat for koala, Core Koala Habitat and potential Protected Plant Habitat. The site is mapped as containing Regulated Vegetation (Endangered RE 12.5.2) under the *Vegetation Management Act 1999*. With respect to Matters of Local Environmental Significance (MLES), the site is affected by the Biodiversity Areas trigger overlay mapping in BCC City Plan v34 (2014), containing areas of High Ecological Significance (HES) and High Ecological Significance strategic (HESS). This area has been mapped for its potential value as a wildlife corridor connecting areas of remnant vegetation in parklands to the south (Macaranga Street Park, Dannenberg Street Park), east (Lacey Road Park, Fitzgibbon Bushlands) and north (Linkfield Road Parklands) of the subject site.

The development application will involve the sub-division of the existing house and yard from the remainder of the subject site, which will become a separate lot. The existing house will be retained by the current owner within a separate allotment of 610 m² at the front of the subject site with direct access to Dannenberg Street. The remainder of the subject site (6,256 m²) will become a new allotment containing a BLE (300m²) in the south-west corner. Access to the new lot will be via a 4 m wide driveway located to the north of the existing house. The vegetated area at the rear of the subject site will be retained within the larger proposed lot. The plan of development for the subject site (including earthworks and services) appears in **Appendix A**.

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

- Location of development footprint adjacent to areas already subject to residential development;
- Location of development footprint within the existing area of disturbance and consistent with low density residential and emerging communities zoning;
- Minimisation of number of trees removed for development;
- Small scale of development to allow for the retention of the majority of the high ecological value areas (HES area) on the subject site;
- Consolidation of areas of retained vegetation to reduce edge to area ratio (i.e. edge effects) and maximise functionality of the mapped biodiversity corridor through the subject site; and
- Restoration of mid-storey and ground layer within the area of retained vegetation in the new, larger private allotment, with on-going management.

2 Introduction

Gaia Environmental Consulting has been commissioned to undertake an Ecological Assessment Report (EAR) for a proposed Reconfiguration of a Lot (RoL) for a residential development, at 83 Dannenberg Street, Carseldine (Lot 100 on SP190782) (the site). This EAR has been amended in response to an Information Request (IR) issued for DA (A006914094) by BCC on 17 April 2026.

The proposed works have been described as:

- Construction of site access
- Clearing and site preparation
- Earthworks to establish construction levels
- Installation of services
- Buildings works
- Landscaping

State mapping indicates several Matters of State Environmental Significance (MSES) on the site, including: remnant endangered regional ecosystems (RE 12.5.2), essential habitat for koala, Core Koala Habitat and Potential Protected Plant Habitat. Biodiversity overlays identified over the site by the Brisbane City Plan (v34 2014) Biodiversity overlay mapping include:

- High Ecological Significance (HES)
- High Ecological Significance Strategic (HESS)

As a result, the Biodiversity Areas Planning Scheme Policy requires that an EAR be undertaken for the site. A pre-lodgement meeting was held with BCC on 12 August 2025 that identified the proposed development as requiring ecological assessment addressing the Biodiversity Overlay Code, Vegetation Planning Scheme Policy and Natural Assets Local Law (NALL). This Ecological Assessment Report (EAR) is a response to BCC's advice requiring ecological assessment on the subject site for submission of a development application (DA). It has subsequently been amended in response to the Information Request (IR) issued by BCC on 17 April 2026.

2.1 Scope of Works

The Biodiversity Areas Planning Scheme Policy (PSP) outlines Council's preferred methodology for completing an ecological assessment, tree survey and vegetation management plan. This EAR has been prepared in accordance with this PSP. Consistent with the Pre-lodgement advice provided by Council (dated 25 August 2025), this EAR also includes assessment related to significant fauna species, flora species and plant communities which may inhabit the site, as listed in Table 8.2.4.3.B, Table 8.2.4.3.C and Table 8.2.4.3.D of the Biodiversity Areas Overlay Code.

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

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

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

2.2 Subject site

The site covers an area of 6,874 m² and is described as Lot 100 on SP190782. The site is currently zoned 'emerging community' and is within the Bracken Ridge district Neighbourhood Plan in the BCC Planning Scheme v34 (City Plan 2014) and is within the 'urban footprint' of South-East Queensland Regional Plan 2017. The subject site is mostly vegetated and contains one dwelling house at the front of the property and two sheds on the rear southern boundary of the property. The rear of the subject site has been maintained in its vegetated state - with an intact canopy layer, but the understorey has been removed due to weeds and perceived bushfire hazard risk.

The site is shown in Figure 1 below.



Figure 1 Subject Site

2.3 Proposed development

The development application will involve the sub-division of the existing house and yard from the remainder of the subject site, which will become a separate lot. The existing house will be retained by the current owner within a separate allotment of 610 m² at the front of the subject site with direct access to Dannenberg Street. The remainder of the subject site (6,256 m²) will become a new allotment containing a BLE (300m²) in the south-west corner. Access to the new lot will be via a 4 m wide driveway located to the north of the existing house. The vegetated area at the rear of the subject site will be retained within the larger proposed lot. The plan of development for the subject site (including earthworks and services) appears in **Appendix A**.

3 The Legislative Framework

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

3.1 Commonwealth Legislation

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

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

The Protected Matters Search Tool (PMST) indicated four (4) TECs, 49 threatened species and 14 migratory species (excluding marine species) as potentially occurring on the subject site (i.e. within the feature area). A review of vegetation mapping and site conditions indicates that no TEC occur on the subject site. A number of threatened species are indicated as potentially utilising the subject site, although no threatened species, or signs of threatened species, were observed during surveys (**Section 5.3** and **5.4**). Transient grey-headed flying fox may pass through the site, but no signs of camps or roosting trees were noted in field survey.

3.2 State Legislation

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

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

- Waterways that provide for fish passage under *Fisheries Act 1994* (excluding urban areas).
- Wetland protection areas (WPA) or wetland of high ecological significance (HES) on a Map of Referable Wetlands under *Environmental Protection Regulation 2008* or wetlands and watercourses in high ecological values waters defined in *Environmental Protection (Water) Policy 2009*, schedule 1; and
- Legally secured offsets.

State mapping indicates several Matters of State Environmental Significance (MSES) on the site, including: remnant endangered regional ecosystems (RE 12.5.2), essential habitat for koala, Core Koala Habitat and Potential Protected Plant Habitat. Map search results appear in **Appendix B**.

Protected fauna under the *Nature Conservation Act 1992 (NC Act)* were identified as potentially occurring on the subject site by the Wildlife Online database, particularly koala (*Phascolarctos cinereus*), grey-headed flying fox (*Pteropus poliocephalus*) and white-throated needletail (*Hirundapus caudacutus*). These are discussed in detail in **Section 5.3.3** and **5.4.2**, but are generally not considered to be at risk of direct impact from the project. Field investigations did not locate any significant species on the subject site.

With regards to threatened flora species, the subject site is within the 'high risk area' on the PALM trigger map and there is a need for targeted flora surveys in accordance with the *Flora Survey Guidelines v2.03 – Protected Plants* (DETSI 2025). Particularly the Special Least Concern species – *Lobelia stenophylla* was noted within 1 km of the subject site.

Vegetation Management Act 1999

The subject site is mapped as containing Regulated Vegetation, which has been identified as Remnant Endangered Regional Ecosystem – RE12.5.2a Pink Bloodwood (*Corymbia intermedia*) and Blue Gum (*Eucalyptus tereticornis*) woodland. Any proposed clearing works on the subject site are subject to an exemption under the VM Act on land generally, as follows:

“Clearing under a development approval for a material change of use or reconfiguring a lot, if the approval is given for a development application and:

- a. for which the chief executive is a referral agency for clearing vegetation; or*
- b. relates to a lot of less than 5 ha – for which a local government is the assessment manager.”*

The subject site is < 5 ha in size.

Planning Regulation 2017 – Core Koala Habitat

The subject site is mapped as Core Koala Habitat outside a Koala Priority Area (KPA). Unless subject to an exemption under Schedule 24, the proposed clearing of the mapped Core Koala Habitat on the subject site is 'assessable development' under the *Planning Regulation 2017*, specifically State Code 25 with SARA becoming the assessment manager. In this case the proposed development has access to the 'one off' exemption for clearing of 500m² koala habitat on all land tenures under Schedule 24 of the *Planning Regulation 2017*. The proposed development footprint within the mapped Core Koala Habitat area has been calculated as 312 m² (including the 300 m² BLE and a small section of the driveway), therefore the DA will not be subject to assessment by SARA (as a referral agency) and will not attract offsets for the clearing of core koala habitat.

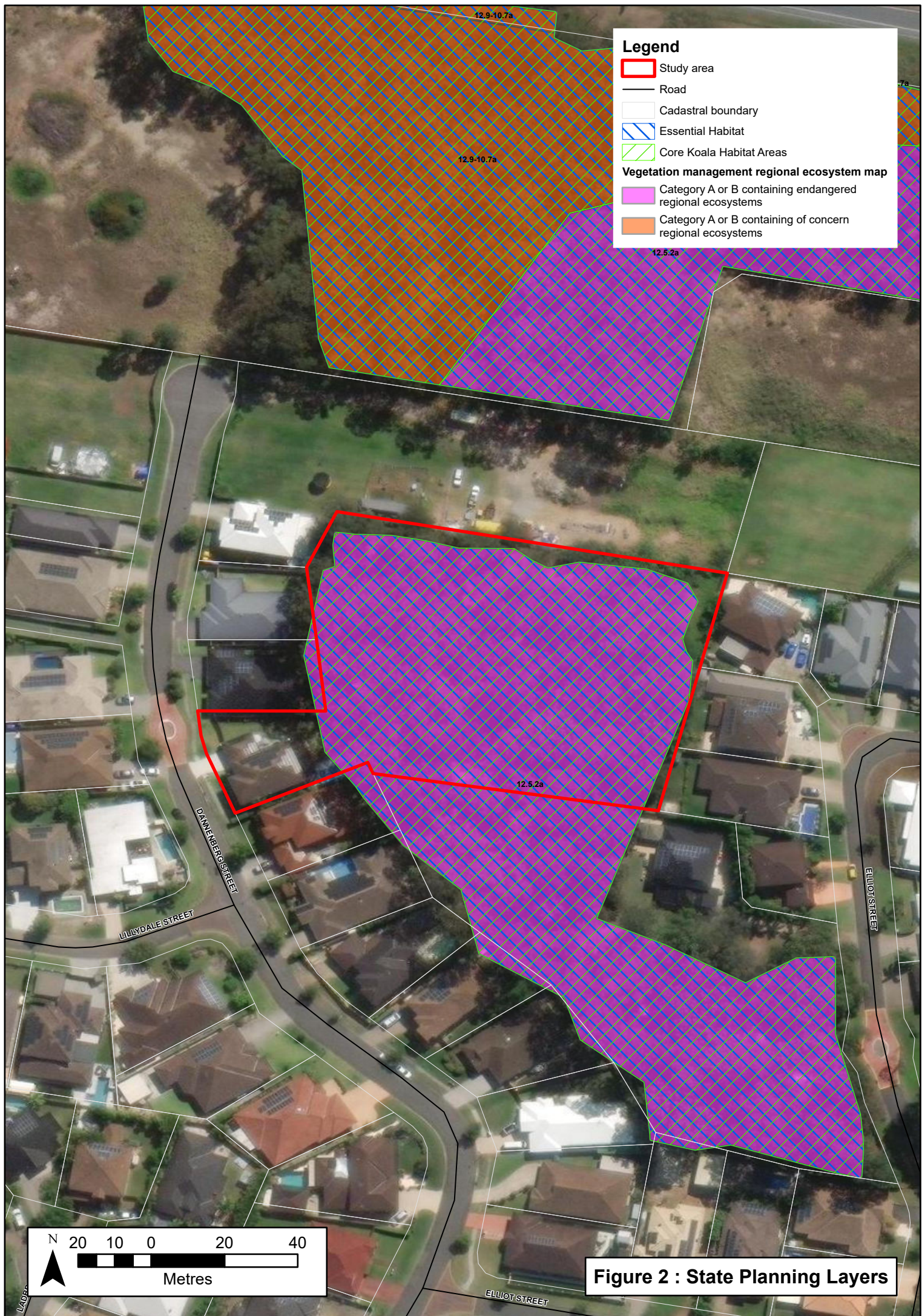


Figure 2 : State Planning Layers

3.3 The Local Government Legislative Framework

3.3.1 The Brisbane City Plan v34 2014

The site is located within the jurisdiction of the Brisbane City Council and is currently zoned 'emerging community' in the BCC City Plan v34 (2014). It is within the Bracken Ridge and district Neighbourhood Plan but is outside of all the Priority Development Areas and Precincts. The overlay mapping (**Appendix B**) shows a number of ecological constraints on the site including:

- Biodiversity
 - High Ecological Significance (HES) area at the rear of the property coinciding with mapped Regulated Vegetation under the VM Act.
 - High Ecological Significance Strategic (HESS) in a narrow band across the northern and eastern boundary of the subject site.
- Significant landscape tree
 - Not mapped on site. One tree that qualifies as an SLT was located during survey – Tree 43, Blue Gum (*Eucalyptus tereticornis*), 65 cm DBH. The Significant Landscape Tree Overlay Code lists significant landscape tree species and dimensions where in the landscape features sub-category including:
 - Fig trees ≥ 100cm DBH
 - Mango trees ≥ 80cm DBH
 - Jacaranda or poinciana ≥ 80cm DBH
 - Native pines ≥ 60cm DBH
 - Blue gum, tallowwood, scribbly gum ≥ 60cm DBH.
- Waterway
 - None mapped and none located during survey.
- Bushfire
 - There is no bushfire hazard area mapped on site.

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

Development which has or is likely to have a significant residual impact on a matter of State environmental significance or a matter of local environmental significance, after all reasonable on-site mitigation measures have been or will be undertaken, is required to provide an environmental offset. The offset is required to be in accordance with the Queensland Environmental Offsets Framework and the BCC *Offsets Planning Scheme Policy*.

3.3.2 Natural Assets Local Law

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

1. Council-controlled Vegetation
2. Vegetation Protection Order
 - a. Group of Trees
 - b. Vegetation of a Particular Class in a Particular Area
 - c. Vegetation of a Particular Species in a Particular Area

- d. Vegetation of Any Nature in a Particular Area
 - e. Individual Tree
3. Significant Native Vegetation
 4. Significant Urban Vegetation
 5. Waterway Vegetation
 6. Wetland Vegetation
 7. Significant Landscape Trees

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

A search of the property indicates that the site is affected by significant native vegetation (SNV) and significant urban vegetation (SUV) protected under the NALL (**Appendix B**) – both mapped over the whole site. Field investigations did not identify any Waterway or Wetland vegetation but one Significant Landscape Tree (SLT) was recorded (Tree 43 - Blue Gum (*Eucalyptus tereticornis*), 65 cm DBH). Tree 43 will be retained outside the development area.

3.3.3 Vegetation Planning Scheme Policy

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

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

No threatened flora species were identified on site, although the site does provide suitable habitat for a number of threatened species. As noted above, the survey confirmed the presence of one significant landscape tree (Tree 43). No native trees with hollows were identified on site, however, the eucalypts provide forage values for a range of species. The mapped HES/HESS at the rear of the site forms parts of a wildlife corridor. These issues are discussed further in **Section 5.3.2** and **5.3.3**.

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



4 Methodology

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

- Aerial photography (Queensland Globe 2025)
- Regulated Vegetation and Supporting Mapping (DETSI 2025)
- Koala SPP and SPRP maps (DETSI 2025)
- Wildlife Online (DETSI 2025)
- Protected Plants Flora Survey Trigger map (DETSI 2025)
- SPP Trigger map (DSDIP 2025)
- SARA Layers (DSDIP 2025)
- EPBC PMST MNES database search tool (DCCEEW 2025)
- Brisbane City Plan v34 (2014).

This information was integrated into a Geographical Information Systems (GIS) with an overlay of the development to enable GIS analyses to be undertaken. These initial investigations were followed by a field assessment conducted 26 September 2025 to verify desktop information and ascertain the condition of reported environmental values.

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

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

4.1 Vegetation Survey

The field flora survey methods were developed in order to:

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

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

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

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

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

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

4.2 Habitat Assessment

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

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

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

4.3 Assumptions & Limitations

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

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

4.4 Taxonomy and nomenclature

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

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

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

5 Baseline Conditions

5.1 Landscape Ecology & Corridors

The subject site is mostly vegetated and contains one dwelling house at the front of the property and two sheds on the rear southern boundary of the property. The rear of the subject site has been maintained in its vegetated state - with an intact canopy layer, but the understorey has been removed due to weeds and bushfire hazard risk.

The vegetated area has been mapped by BCC as containing areas of High Ecological Significance (HES) and High Ecological Significance strategic (HESS). This area has been mapped for its value as a wildlife corridor connecting areas of remnant vegetation in parklands to the south (Macaranga Street Park, Dannenberg Street Park), east (Lacey Road Park, Fitzgibbon Bushlands) and north (Linkfield Road Parklands) of the subject site (**Figure 3**). The vegetation on the subject site is also recognised as part of a more regional corridor between Brisbane River (through Mt Cootha, Samford, Fitzgibbon, Tinchi Tamba Wetlands Reserve) and Moreton Bay at Beachmere - within the Statewide Biodiversity Corridors mapping (**Appendix B**).

5.2 Waterways and Wetlands

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

5.3 Flora

5.3.1 Vegetation communities

As noted above, the RE mapping (**Figure 4**) indicates that the site is affected by Regulated Vegetation under the *Vegetation Management Act 1999*. The subject site is mapped as containing Remnant Endangered Regional Ecosystem – RE12.5.2a which is described as:

“Pink Bloodwood (*Corymbia intermedia*) and Blue Gum (*Eucalyptus tereticornis*) woodland. Other species can include Swamp Box (*Lophostemon suaveolens*), smooth bark apple (*Angophora leiocarpa*), Queensland white mahogany (*Eucalyptus acmenoides*) or white mahogany (*E. portuensis*), grey ironbark (*E. siderophloia*) or narrow leaf ironbark (*E. crebra*), Moreton Bay ash (*Corymbia tessellaris*) and broadleaf paperbark (*Melaleuca quinquenervia*) (lower slopes). Queensland peppermint (*Eucalyptus exserta*) is usually present in northern parts of bioregion. Occurs on complex of remnant Tertiary surfaces +/- Cainozoic and Mesozoic sediments usually in coastal areas with deep red soils.”

Field surveys found one vegetation community on site, restricted to the rear section of the property that is mapped as Regulated Vegetation. This community makes up approximately 95% of the site. It is characterised by a mature canopy layer (50 – 60% cover) that is the ecologically dominant layer (EDL) and is dominated by grey ironbark (*Eucalyptus siderophloia*), blue gum (*Eucalyptus tereticornis*), narrow leaf ironbark (*Eucalyptus crebra*), with spotted gum (*Corymbia citriodora*) and pink bloodwood (*Corymbia intermedia*), to an approximate median height of 18 metres and an average DBH of 25cm. Due to under scrubbing and weed/fire management practices, the shrub layer is very sparse with only a few individual soap tree (*Alphitonia excelsa*), tuckeroo (*Cupaniopsis anacardioides*), foam bark tree (*Jagera pseudorhus*), bitter bark (*Petalostigma pubescens*) and some weedy edges with Easter cassia (**Senna pendula* var. *glabrata*) and broadleaved pepper (**Schinus terebinthifolius*). The ground layer is almost absent, with some weedy species scattered throughout, such as fleabane (**Conyza boniariensis*), Asparagus fern (**Asparagus aethiopicus*) and Ochna (**Ochna serrulata*). On the edges adjacent to other mapped remnant vegetation, there is: Mile-a-minute (**Ipomea cairica*), Climbing asparagus (**Asparagus africanus*), Rhodes grass (**Chloris gayana*) and molasses grass (**Melinis minutiflora*). Photos of this community are shown in **Plates 1 - 3**.

The vegetation community occurs on Land Zone 5, as the soils appear reddish in colour and are relatively deep. Floristically, however, the vegetation appears ecotonal between Endangered RE12.5.2a (described above) and Of Concern RE12.9-10.7a, which is described as: grey ironbark (*Eucalyptus siderophloia*), pink bloodwood (*Corymbia intermedia*) +/- blue gum (*E. tereticornis*) and brush box (*Lophostemon confertus*) open forest. The dominant canopy species (grey ironbark) seems more akin to the description for Of Concern RE12.9-10.7, which the RE mapping and pre-clear RE mapping also places in the local area and on the site. However, in these circumstances the land zone is the determining factor and the RE should be recognised as the Endangered RE12.5.2a.

The Endangered RE12.5.2a is listed as a Significant vegetation community (regional ecosystems) in Table 8.2.4.3.B of the Biodiversity Overlay Code (City Plan 2014). No Threatened Ecological Communities (TEC) listed under the Commonwealth EPBC Act were located on or near the subject site.



Plate 1 House yard and cleared side access to proposed additional lots



Plate 2 Mapped RE12.5.2a at rear of property in location of proposed development area



Plate 3 Sheds on southern boundary of subject site within mapped RE12.5.2a



Plate 4 Mapped RE12.5.2a at rear of property from proposed development area to north-east corner



Plate 5 Vegetation on adjacent property to south – NOT on subject site.

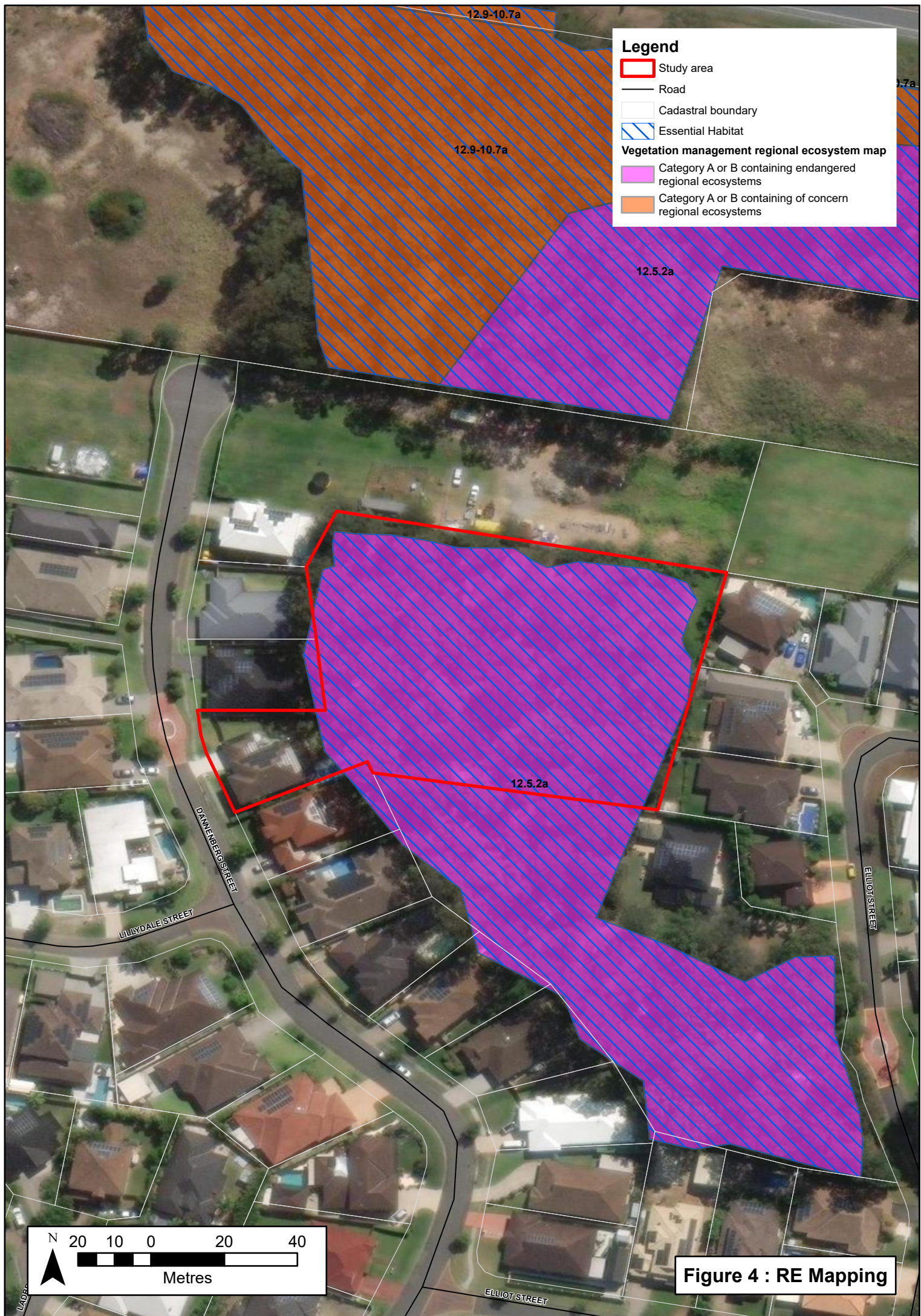


Figure 4 : RE Mapping



5.3.2 Tree survey

A survey of trees (> 10cm DBH and/or 4m in height) was undertaken and tree details recorded (refer to **Table 1**) for the trees in and within 5m of the proposed BLE. Three tree species (pink bloodwood, spotted gum and blue gum) are identified as Significant Flora Species under the Brisbane City Council Biodiversity Areas Overlay Code (BCC 2014) (refer to species list in **Appendix D**). All trees are mapped in **Figure 5**.

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

ID	Tree species	DBH (cm)	Height (m)	Spread (m)	Notes
1	<i>Eucalyptus siderophloia</i>	10	8	3	Good
2	<i>Eucalyptus siderophloia</i>	45	18	5	Good
3	<i>Eucalyptus tereticornis</i>	25	16	4	Good
4	<i>Eucalyptus siderophloia</i>	10	8	3	Good
5	<i>Eucalyptus tereticornis</i>	50	20	5	Good
6	<i>Alphitonia excelsa</i>	10	4	3	Good
7	<i>Eucalyptus crebra</i>	10	6	2	Good
8	<i>Eucalyptus siderophloia</i>	15	5	4	Good, multi-leader
9	<i>Eucalyptus tereticornis</i>	40	20	5	Good
10	<i>Eucalyptus crebra</i>	30	18	5	Good
11	<i>Corymbia citriodora</i>	20	8	4	Good
12	<i>Eucalyptus crebra</i>	50	20	5	Good
13	<i>Eucalyptus crebra</i>	35	20	5	Good, leaning
14	<i>Eucalyptus siderophloia</i>	50	20	6	Good
15	<i>Eucalyptus tereticornis</i>	40	18	5	Good
16	<i>Corymbia citriodora</i>	15	12	4	Good
17	<i>Alphitonia excelsa</i>	10	4	2	Good
18	<i>Eucalyptus siderophloia</i>	15	4	1	Poor, vine
19	<i>Eucalyptus crebra</i>	30	18	5	Good, 2 leader
20	<i>Eucalyptus siderophloia</i>	10	3	1	Good
21	<i>Eucalyptus crebra</i>	10	6	2	Good
22	<i>Corymbia intermedia</i>	10	8	2	Good
23	<i>Eucalyptus siderophloia</i>	12	9	2	Good
24	<i>Eucalyptus siderophloia</i>	30	20	4	Good
25	<i>Eucalyptus siderophloia</i>	15	10	3	Good
26	<i>Jagera pseudorhus</i>	10	3	2	Good
27	<i>Eucalyptus siderophloia</i>	30	16	4	Good
28	<i>Eucalyptus tereticornis</i>	30	14	3	Poor, senescing
29	<i>Eucalyptus tereticornis</i>	50	18	5	Poor, dead wood
30	<i>Eucalyptus siderophloia</i>	10	7	1	Poor
31	<i>Eucalyptus siderophloia</i>	35	18	5	Good
32	<i>Eucalyptus crebra</i>	10	6	1	Good
33	<i>Eucalyptus tereticornis</i>	15	8	2	Poor, lean
34	<i>Eucalyptus siderophloia</i>	20	9	4	Good
35	<i>Corymbia intermedia</i>	10	6	1	Poor, termites
36	<i>Eucalyptus siderophloia</i>	10	6	2	Good
37	<i>Eucalyptus siderophloia</i>	10	6	2	Good
38	<i>Eucalyptus tereticornis</i>	10	8	1	Good

ID	Tree species	DBH (cm)	Height (m)	Spread (m)	Notes
39	<i>Eucalyptus siderophloia</i>	30	16	4	Good
40	<i>Eucalyptus siderophloia</i>	10	6	2	Good
41	<i>Eucalyptus siderophloia</i>	15	10	3	Good
42	<i>Cupaniopsis anacardioides</i>	15	6	4	Good
43	<i>Eucalyptus tereticornis</i>	65	20	6	Good
44	<i>Eucalyptus crebra</i>	10	4	1	Poor
45	<i>Eucalyptus siderophloia</i>	10	8	2	Good
46	<i>Eucalyptus tereticornis</i>	10	6	2	Poor
47	<i>Eucalyptus siderophloia</i>	20	10	3	Good
48	<i>Eucalyptus tereticornis</i>	40	18	5	Good
49	<i>Corymbia citriodora</i>	20	10	4	Good
50	<i>Eucalyptus siderophloia</i>	30	18	5	Good
51	<i>Eucalyptus tereticornis</i>	40	18	6	Poor, lean, dead wood
52	<i>Eucalyptus crebra</i>	50	20	6	Good
53	<i>Eucalyptus crebra</i>	40	20	6	Good
54	<i>Eucalyptus tereticornis</i>	30	16	5	Good
55	<i>Eucalyptus siderophloia</i>	45	15	5	Good
56	<i>Eucalyptus crebra</i>	15	8	3	Good
57	<i>Eucalyptus crebra</i>	25	15	4	Good
58	<i>Eucalyptus crebra</i>	20	10	5	Good
59	<i>Eucalyptus crebra</i>	40	18	6	Good
60	<i>Eucalyptus siderophloia</i>	20	17	5	Good
61	<i>Eucalyptus siderophloia</i>	30	18	5	Good
62	<i>Eucalyptus propinqua</i>	20	14	1	Poor canopy form
63	<i>Corymbia intermedia</i>	10	6	2	Good
64	<i>Eucalyptus siderophloia</i>	30	18	6	Good
65	<i>Eucalyptus siderophloia</i>	25	15	5	Good
66	<i>Eucalyptus siderophloia</i>	30	17	6	2 leader, 1 dead
67	<i>Eucalyptus propinqua</i>	25	16	2	Poor, 2 leader snapped, poor canopy
68	<i>Corymbia citriodora</i>	20	14	4	Good
69	<i>Eucalyptus siderophloia</i>	30	16	5	Good

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

5.3.3 Significant Flora Species

Significant flora species include threatened species defined under the EPBC Act and NC Act. EPBC searches (3 km) indicated a possible 14 threatened flora species potentially located on the subject site however the Wildlife Online searches indicated only 1 significant least concern species of conservation significance (**Appendix B**). Many of the significant species are associated with habitat types not present on the subject site or the project site is outside of the known range for the species. A thorough flora survey, in accordance with the *Flora Survey Guidelines - Protected Plants* (DETSI 2025) has indicated no threatened flora species located on the subject site.

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

Table 2 Significant flora species potentially occurring on the subject site

Species	Status ¹ (EPBC Act, NC Act)	Habitat	Search result ²	Likelihood
Hairy joint grass <i>Arthraxon hispidus</i>	V, V	In Australia, the species has been recorded from scattered locations throughout Queensland and on the northern tablelands and north coast of NSW. Found in or on the edges of rainforest and in wet eucalypt forest, often near creeks or swamps as well as woodland.	E	Unlikely – within range, but no nearby records or appropriate habitat.
Three-leaved <i>Bosistoa Bosistoa transversa</i>	V, -	Three-leaved Bosistoa is known from the Richmond River, NSW, to Mt Larcom near Gladstone, Queensland. Grows in wet sclerophyll forest and rainforest up to 300 m in altitude. Associated vegetation includes <i>Argyrodendron trifoliolatum</i> , <i>Syzygium hodgkinsoniae</i> , <i>Endiandra pubens</i> , <i>Dendrocnide photinophylla</i> , <i>Acmena ingens</i> , <i>Diploglottis australis</i> and <i>Diospyros mabacea</i> .	E	Unlikely – within range, but no nearby records or appropriate habitat.
Leafless tongue-orchid <i>Cryptostylis hunteriana</i>	V, -	In Queensland, the species is found from the Tin Can Bay area and along the coast to the Glasshouse Mountains. The Queensland populations have been recorded from sandy heathland.	E	Unlikely – near to range, but no nearby records or appropriate habitat.
Wedge-leaf Tuckeroo <i>Cupaniopsis shirleyana</i>	V, -	The Wedge-leaf Tuckeroo occurs in a variety of dry rainforest vegetation types, including vine thicket communities on hillsides, stream beds and along riverbanks at altitudes up to 550 m above sea level. This species	E	Unlikely – within range but no nearby records or appropriate habitat.

Species	Status ¹ (EPBC Act, NC Act)	Habitat	Search result ²	Likelihood
		is also likely to occur on the margins of native vegetation in scrubby urbanised areas. Sites where the species has been found are mostly simple microphyll closed forests to tall closed forest, often with Hoop Pine (<i>Araucaria cunninghamii</i>) emergents. There are a few sites which support a more moist rainforest ecosystem known as 'simple notophyll vineforest'.		
Queensland Nut <i>Macadamia integrifolia</i>	V, V	This species is known from Mt Bauple, north of Gympie, to Currumbin Valley in the Gold Coast hinterland. Habitat ranges from complex notophyll mixed forest, extremely tall closed forest, simple notophyll mixed very tall closed forest to simple microphyll-notophyll mixed mid-high closed forest with <i>Araucaria</i> and <i>Argyrodendron</i> emergents.	E	Unlikely – within range but no nearby records or appropriate habitat.
Small-fruited Queensland Nut <i>Macadamia ternifolia</i>	V, V	Small-fruited Queensland Nut is endemic to Queensland. Historically, this species occurred from near Gympie to Brisbane, however, the species is now restricted to an area between Mt Pinbarren south to Mary Cairncross Park, near Maleny. Specialised habitat requirement, fertile, basalt-derived soils on steep southern slopes. Associated species include <i>Argyrodendron trifoliatum</i> - <i>Dissilaria baloghioides</i> alliance in the Blackall Range area and Araucarian microphyll-notophyll mixed tall closed forest at Mt Pinbarren.	E	Unlikely – outside of range and no nearby records or appropriate habitat.
Macadamia nut <i>Macadamia tetraphylla</i>	V, V	Occurs from north-east New South Wales (chiefly in the Richmond & Tweed River areas) to south-east Queensland (Mt Glorious, near Brisbane). occurs in subtropical rainforest and notophyll vine forest in near coastal areas. It is often found on	E	Unlikely – within range but no nearby records or appropriate habitat.

Species	Status ¹ (EPBC Act, NC Act)	Habitat	Search result ²	Likelihood
		steep slopes, especially at ecotones.		
Lloyd's olive <i>Notelaea lloydii</i>	V, V	Lloyd's Olive is known from eight sites at five locations within south-east Queensland, near Ipswich. The species occurs on undulating to hilly terrain either in moist gullies or on gentle to steep dry slopes. Lloyd's Olive is found in the ecotone between eucalypt open forests and vine thickets at 80-480 m above sea level (asl).	E	Unlikely – outside range and no nearby records or appropriate habitat.
Knotweed <i>Persicaria elatior</i>	V, V	Known from the Moreton Pastoral District in south-east Queensland. grows on sandy, alluvial soil in swampy areas and riparian herblands along watercourses and lake edges. Associated plant species include <i>Melaleuca linearifolia</i> , <i>M. quinquenervia</i> , <i>Pseudonaphthium luteoalbum</i> , <i>Persicaria hydropiper</i> , <i>Floydia praealta</i> and <i>Cyperus semifertilis</i> .	E	Unlikely – within range but no nearby records or appropriate habitat.
Shiny-leaved Condoo <i>Planchonella eerwah</i>	E, E	Shiny-leaved Condoo is restricted to three areas of south-east Queensland: the Ipswich Beaudesert area south-west of Brisbane; the Beenleigh–Ormeau–Pimpama area, south-east of Brisbane; and the Nambour–Maleny district on the Sunshine coast. Populations in the Nambour–Maleny area all occur on well-drained basaltic, dark sandy loams. The northern populations occur in the canopy and lower strata of remnant Complex Notophyll Vine Forest.	E	Unlikely – outside of range and no nearby records or appropriate habitat.
Scrub Turpentine <i>Rhodamnia rubescens</i>	CE, -	Populations and individuals of <i>R. rubescens</i> are often found in wet sclerophyll associations in rainforest transition zones and creekside riparian vegetation. It commonly occurs in all rainforest sub-forms except cool temperate rainforest. The species occupies a range of volcanically derived and sedimentary soils and is also a common pioneer species in		Unlikely – within range but no nearby records or appropriate habitat

Species	Status ¹ (EPBC Act, NC Act)	Habitat	Search result ²	Likelihood
		eucalypt forests. Suitable habitat is likely to occur in the following vegetation types: Subtropical Rainforests, Warm Temperate Rainforests, Littoral Rainforests, and Wet Sclerophyll Forests. It may also occur as a pioneer in adjacent areas of dry sclerophyll and grassy woodland associations		
Native Guava, <i>Rhodomyrtus</i> <i>psidioides</i>	CE, -	Known to occur in rainforest and adjoining margins of sclerophyll vegetation, often near creeks and drainage lines. The species has been described as a pioneer species in disturbed environments and is locally common in disturbed areas, such as regrowth and rainforest margins. Suitable habitat likely to occur in the following vegetation types: Subtropical Rainforests, Warm Temperate Rainforests, Littoral Rainforests, and Wet Sclerophyll Forests.		Unlikely – not within range and no nearby records or suitable habitat.
Quassia <i>Samadera bidwillii</i>	V, V	Quassia is endemic to Queensland and is currently known to occur in several localities between Scawfell Island, near Mackay, and Goomborian, north of Gympie. Quassia commonly occurs in lowland rainforest or on rainforest margins.	E	Unlikely – not within range and no nearby records or suitable habitat.
Austral Toadflax <i>Thesium australe</i>	V, V	Distribution is sporadic but widespread, occurring between the Bunya Mountains in south-east Queensland to north-east Victoria and as far inland as the southern, central and northern tablelands in New South Wales and the Toowoomba region. Austral Toadflax is semi-parasitic on roots of a range of grass species, notably Kangaroo Grass (<i>Themeda triandra</i>). It occurs in shrubland, grassland or woodland, often on damp sites.	E	Unlikely – not within range and no nearby records or suitable habitat.

Species	Status ¹ (EPBC Act, NC Act)	Habitat	Search result ²	Likelihood
Special Least Concern				
Lobelia stenophylla	-, SL	Occurs from Newcastle in NSW up the coast line of Queensland to Cape York (Australasian Virtual Herbarium 2025). Wet soils in swampy areas (NSW Flora Online 2025).	W	Unlikely – within range and nearby records but no suitable habitat.

1 – CE – Critically endangered, E – Endangered, V – Vulnerable, NT – Near Threatened, R – Rare, SL – Special Least Concern

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

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

5.3.4 Weed Species

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

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

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

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

The vegetation on the subject site has been under scrubbed for weed, vermin and bushfire management and the weeds are scattered and at a low density. The majority of declared and significant environmental weeds are restricted to the southern boundary of the site, where there is unmanaged native vegetation, coffee plants and an apiary adjacent to the site. The most notable weed species are *Ochna* (**Ochna serrulata*) and Asparagus fern (**Asparagus aethiopicus*), which are scattered throughout the subject site and on the southern boundary, there is Mile-a-minute (**Ipomea cairica*) and Devil's rope pear (**Cylindropuntia imbricata*).

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

Table 3 Weed species present on the subject site

Weed species	Common Name	Status	WONS
<i>Agave sp.</i>	Agave sp.		
<i>Asparagus aethiopicus</i>	asparagus fern	C3	WONS
<i>Asparagus africanus</i>	climbing asparagus	C3	WONS
<i>Bidens pilosa</i>	cobblers pegs		
<i>Callisia fragrans</i>	fragrant inch plant	C3	
<i>Caustis blakei</i> subsp. <i>blakei</i>	foxtails		
<i>Chloris gayana</i>	Rhodes grass		
<i>Conyza boniariensis</i>	fleabane	C3	
<i>Conyza primulifolia</i>	rough conyza	C3	
<i>Crassocephalum crepidioides</i>	thickhead		
<i>Cylindropuntia imbricata</i>	devils rope pear	C3	WONS
<i>Hypochaeris radicata</i>	flat weed		
<i>Ipomoea cairica</i>	Mile a minute		WONS
<i>Jasminum polyanthum</i>	white jasmine		

Weed species	Common Name	Status	WONS
<i>Melinis minutiflora</i>	molasses grass		
<i>Ochna serrulata</i>	Ochna		
<i>Oxalis corniculata</i>	creeping oxalis		
<i>Passiflora suberosa</i>	corky passion vine		
<i>Passiflora subpeltata</i>	white passion flower		
<i>Raphiolepis indica</i>	Indian hawthorn		
<i>Schinus terebinthifolius</i>	broadleaved pepper	C3	WONS
<i>Senna pendula</i> var. <i>pendula</i>	Easter cassia		WONS
<i>Sida cordifolia</i>	flannel weed		
<i>Solanum nigrum</i>	deadly nightshade		

Legend

1. ncn indicates the species is not known by a common name.
2. Naturalised Exotic (*) flora species. C1 or C2 refers to Category 1 and 2 weeds that are listed under Queensland's *Biosecurity Act 2014*.

5.4 Fauna

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

5.4.1 Habitat Types

There is one vegetation community or habitat type on the subject site: dry sclerophyll open forest (most analogous to RE12.5.2a). This vegetation community makes up 95% of the subject site with a small section at the front cleared for a house and ancillary facilities.

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

Table 4 Habitat types within the study area

Habitat and Description	Habitat features	Description
1. dry sclerophyll open forest, most analogous with RE12.5.2a	No trees with small (< 20 cm) hollows No trees with large (> 20 cm) hollows No trees with nests Scattered large logs (>50cm) Scattered small logs (10-50cm) No cliffs/rock outcrops Scattered rocks (>20cm) Common leaf litter (26-75%) Scattered seeding grass cover (1-10%) Scattered fleshy fruiting plants (1-10%) Common nectar / pollen plants (11-50%) Common koala food trees (11-50%)	This habitat type makes up about 95% of the site. It is located at the rear of the house and yard. The gums may provide roosting and nesting opportunities for fauna tolerant of urban development, as well as a food source when flowering. There is very little understorey vegetation due to under scrubbing to manage weeds, vermin and perceived bushfire risk.

5.4.2 Significant Fauna Species

Significant fauna species include threatened species defined under the EPBC Act and NC Act. EPBC and Wildlife Online searches (3 km) indicated a possible 35 threatened fauna species and 14 migratory terrestrial/wetland species potentially located on the subject site. A further 6 fauna (4 birds and 2 mammals) species known to occur within 1-3km of the subject site (Wildlife Online 2025) are considered to be locally significant within Brisbane (BCC 2014) (**Appendix D**).

Significant fauna species potentially occurring on subject site are summarised in **Table 5**, but include: regent honeyeater (*Anthochaera phrygia*), brown tree creeper (*Climacteris picumnus*), white throated needletail (*Hirundapus caudacutus*), koala (*Phascolarctos cinereus*) and Grey-headed flying fox (*Pteropus poliocephalus*). All exclusively marine/pelagic species and fish have been eliminated from these results due to the terrestrial nature of the site. For example, common sandpiper (*Actitis hypoleucos*), sharp-tailed sandpiper (*Calidris acuminata*), red knot (*Calidris canutus*), curlew sandpiper (*Calidris ferruginea*), pectoral sandpiper (*Calidris melanotos*), greater sand plover (*Charadrius leschenaultia*), Asian dowitcher (*Limnodromus semipalmatus*), Eastern curlew (*Numenius madagascariensis*), osprey (*Pandion haliaetus*), Australian fairy tern (*Sternula nereis nereis*), common greenshank (*Tringa nebularia*) and black rock cod (*Epinephelus daemeli*).

Table 5 Significant fauna species potentially occurring on subject site

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

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

Species	Status ¹ (EPBC Act, NC Act)	Habitat	Search result ²	Likelihood
		during the day in small wetlands including urban water bodies, saltmarshes, as well as creek edges, where there is adequate shallow flooded or inundated substrate. They also use crops and pasture. They mostly are found among dense cover comprising sedges, grasses, lignum, reeds, and rushes.		
<i>Geophaps scripta</i> <i>scripta</i> squatter pigeon	V, V	Inhabits grassed woodlands, watercourses and riverplains, prefers to be near water bodies.	E	Unlikely due to range and habitat requirements.
<i>Hirundapus</i> <i>caudacutus</i> , <i>White-throated Needletail</i>	V, V	Although they occur over most types of habitat, they are probably recorded most often above wooded areas, including open forest and rainforest, and may also fly between trees or in clearings, below the canopy, but they are less commonly recorded flying above woodland. They also commonly occur over heathland, but less often over treeless areas, such as grassland or swamps. When flying above farmland, they are more often recorded above partly cleared pasture, plantations or remnant vegetation at the edge of paddocks. In coastal areas, they are sometimes seen flying over sandy beaches or mudflats, and often around coastal cliffs and other areas with prominent updraughts, such as ridges and sand-dunes.	E, W	Possible fly over due to range and surrounding habitat areas
<i>Lathamus discolor</i> Swift Parrot	CE, E	Migrates from its Tasmanian breeding grounds to overwinter in the box-ironbark forests and woodlands of Victoria, New South Wales and southern Queensland. In SEQ Narrow-leaved Red Ironbark (<i>E. crebra</i>), Forest Red Gum forests and Yellow Box forest are utilized.	E	Possible in winter due to availability of habitat
<i>Rostratula australis</i> Australian painted snipe	E, V	Recorded at wetlands in all states of Australia, mostly on the east coast. Inhabits shallow terrestrial freshwater (occasionally brackish) wetlands, including temporary and permanent lakes, swamps and claypans. They also use inundated or waterlogged grassland or saltmarsh, dams, rice crops, sewage farms and bore drains. Typical sites include those with rank emergent tussocks of grass, sedges, rushes or reeds, or samphire; often with scattered clumps of lignum <i>Muehlenbeckia</i> or canegrass or sometimes tea-tree (<i>Melaleuca</i>).	E	Unlikely – within range but no habitat.

Species	Status ¹ (EPBC Act, NC Act)	Habitat	Search result ²	Likelihood
<i>Stagonopleura guttata</i> Diamond firetail	V, V	Diamond firetails occur on the south-east mainland of Australia from south-east Queensland to Eyre Peninsula, South Australia, and about 300 km inland from the sea. Diamond firetails occur in eucalypt, acacia or casuarina woodlands, open forests and other lightly timbered habitats, including farmland and grassland with scattered trees. They prefer areas with relatively low tree density, few large logs, and little litter cover but high grass cover.	E	Unlikely – within range but no habitat
<i>Turnix melanogaster</i> Black-breasted button quail	V, V	In Queensland extends from near Byfield in the north, south to the New South Wales border and westwards to Palm Grove National Park and Barakula State Forest. They prefer drier low closed forests, particularly semi-evergreen vine thicket, low microphyll vine forest, araucarian microphyll vine forest and araucarian notophyll vine forest.	E	Unlikely – no habitat on site.
FROGS				
<i>Mixophyes fleayi</i> Fleay's frog	E, E	Patchily distributed in montane areas in far south-east Queensland and far north-east New South Wales (NSW). The species has been recorded from the Conondale Range, Queensland (40 km inland from the Sunshine Coast) to Yabbra National Park, NSW (110 km inland from Byron Bay). inhabiting montane rainforest and adjoining wet sclerophyll forest habitat. This species mostly occurs at higher altitudes (above 400 m) but has been found at elevations ranging from 100–1000 m.	E	Unlikely due to habitat requirements
INSECTS				
<i>Argynnis hyperbius inconstans</i> Australian fritillary	CE, E	Recorded in scattered locations across south-eastern Queensland and north-eastern New South Wales. The subspecies appears to have had a core distribution between Gympie in Queensland and Port Macquarie in NSW. The Australian fritillary is restricted to areas where its larval food plant, <i>Viola betonicifolia</i> (the arrowhead violet), occurs. The Australian fritillary usually occurs around river estuaries or open, swampy coastal regions.	E	Unlikely due to habitat requirements

Species	Status ¹ (EPBC Act, NC Act)	Habitat	Search result ²	Likelihood
MAMMALS				
<i>Chalinolobus dwyeri</i> large-eared pied bat	E, E	Patchily distributed in central-eastern New South Wales (NSW) and south-eastern and central Queensland (Qld), from the area bounded by Shoalwater Bay north of Rockhampton (Qld), south to Ulladulla, NSW. usually found in areas with cliffs, escarpments or rocky outcrops for roosting (typically sandstone but also rhyolite), although the presence of suitable caves, overhangs and cracks is likely more important than the precise geology. This roosting habitat is in close association with foraging habitat. The large-eared pied bat has been recorded foraging in fertile valleys and plains, as well as areas with moderately tall to taller trees in woodland along watercourses.	E	Unlikely due to habitat requirements
<i>Dasyurus hallucatus</i> northern quoll	E, -	Historically, the Northern Quoll was common across northern Australia occurring almost continuously from the Pilbara, Western Australia to near Brisbane, Queensland. The species' preferred habitat consists of rocky escarpment, open forest and open woodland. A 75% reduction in the Northern Quoll's range between 1900-1990 has been suggested such that, during this time, the Northern Quoll has been reduced to six major geographical centres: Drummond Range, central Queensland; wet tropics Northern Queensland; northern Cape York Peninsula; northern and western Top End, Northern Territory; north Kimberley and Pilbara, Western Australia.	E	Unlikely due to habitat requirements
<i>Dasyurus maculatus</i> spot-tailed quoll	E, E	The Spotted-tailed Quoll (southeastern mainland population)) occurs in eastern Australia from south-eastern Queensland to western Victoria. Populations are now fragmented and isolated and estimates of the decline range from 50–90 percent for the mainland. The Spotted-tailed Quoll is a mainly forest dependent species but occurs in a variety of habitats including closed forests (including temperate and sub-tropical rainforest), tall eucalypt forests, open woodlands, open forests, drier rainshadow woodlands and coastal heathlands.	E	Unlikely due to habitat requirements
<i>Petauroides volans</i> <i>volans</i> Southern greater glider	E, E	Wide range of habitats including tall open woodland, eucalypt forests and low woodlands. They do not occur in rainforests.	E	Unlikely due to habitat requirements

Species	Status ¹ (EPBC Act, NC Act)	Habitat	Search result ²	Likelihood
		It is typically found in highest abundance in taller, montane, moist eucalypt forests with relatively old trees and abundant hollows. Within a forest of suitable habitat, they prefer overstorey basal areas in old-growth tree stands		
<i>Petaurus australis</i> <i>australis</i> yellow-bellied glider	V, V	The yellow-bellied glider (south-eastern) is found at altitudes ranging from sea level to 1400 m above sea level and has a widespread but patchy distribution from south-eastern Queensland (Qld) to far south-eastern SA, near the SA-Vic border. The yellow-bellied glider (south-eastern) occurs in eucalypt-dominated woodlands and forests, including both wet and dry sclerophyll forests. Abundance is highly dependent on habitat suitability, which is in turn determined by forest age and floristics. The subspecies shows a preference for large patches of mature old growth forest that provide suitable trees for foraging and shelter.	E	Unlikely due to habitat requirements
<i>Phascolarctos cinereus</i> <i>Koala</i>	V, V	Eucalypt woodlands and forests. Moves through urban and rural areas where food trees are present.	E, W	Possible – within range, preferred koala food trees on site and nearby records.
<i>Potorous tridactylus</i> <i>tridactylus</i> long-nosed potoroo	V, V	In Queensland, a few populations of the northern long-nosed potoroo exist in lowland heath and coastal habitats (Wide Bay Military Reserve in Tin Can Bay and nearby K'gari (Fraser Island)).	E	Unlikely due to habitat requirements
<i>Pteropus poliocephalus</i> Grey-headed flying fox	V, V	Utilises rainforests, open forests, closed and open woodlands, Melaleuca swamps and Banksia woodlands.	E, W	Likely – fly-over and occasional feeding on site. Records nearby.
REPTILES				
<i>Coeranoscincus reticulatus</i> three-toed snake-tooth skink	V, -	The Three-toed Snake-tooth Skink occurs on the coast and in the ranges from the Macleay Valley in NSW to Cooloolo in south-eastern Queensland. The Three-toed Snake-tooth Skink is known to inhabit rainforest and occasionally moist eucalypt forest, on loamy or sandy soils.	E	Unlikely due to habitat requirements
<i>Delma torquata</i> collared delma	V, V	The Collared Delma is known from the western suburbs of Brisbane, Queensland, and the following sites: Bunya Mountains, Blackdown Tableland National Park (NP),	E	Unlikely due to habitat requirements

Species	Status ¹ (EPBC Act, NC Act)	Habitat	Search result ²	Likelihood
		Bullyard Conservation Park, D'Aguilar Range NP, Expedition NP, Naumgna and Lockyer Forest Reserves, Western Creek near Millmerran and the Toowoomba Range. The Collared Delma occurs within the South East Queensland, Condamine, Burnett Mary and Fitzroy (Queensland) Natural Resource Management regions. The Collared Delma normally inhabits eucalypt dominated woodland and open forest where it is associated with suitable micro-habitats (exposed rocky outcrops). The ground cover is predominantly native grasses.		
<i>Hemiaspis damelii</i> grey snake	E, E	In Queensland, the grey snake has a broader and more dispersed distribution, with most records along the Macintyre and Condamine Rivers and associated floodplains of the southern Brigalow Belt from Goondiwindi and Dalby west to Glenmorgan, on the Darling Downs and western Lockyer Valley, near Rockhampton on the central Queensland coast, and on the Darling Riverine Plains near Currawinya in south-western Queensland. Habitat is Brigalow Acacia harpophylla and Belah Casuarina cristata woodlands on heavy, dark brown to black cracking clay soils, particularly in association with water bodies, areas with small gullies and ditches, and floodplain environments where the species shelters beneath logs, rocks and soil cracks.	E	Unlikely due to habitat requirements
MIGRATORY/MARINE				
<i>Apus pacificus</i> Fork-tailed swift	M, Ma	It breeds in eastern Asia. It is strongly migratory, spending the northern hemisphere's winter in Southeast Asia and Australia. A mainly aerial species, this swift is not limited to particular land habitats or climatic zones.	E	Unlikely – no habitat on site. Aerial species.
<i>Cuculus optatus</i> oriental cuckoo	M	It breeds across much of Russia west to the Komi Republic with occasional records as far west as Saint Petersburg. It also breeds in northern Kazakhstan, Mongolia, northern China, Korea and Japan. The exact extent of its wintering range is uncertain due to its secretive habits and the difficulty of separating it from the Himalayan cuckoo and other similar species. It is believed to include the Malay Peninsula, Indonesia, the Philippines, New Guinea, western	E	Unlikely due to habitat requirements – no wetland.

Species	Status ¹ (EPBC Act, NC Act)	Habitat	Search result ²	Likelihood
Micronesia, the Solomon Islands and northern and eastern Australia with occasional birds reaching New Zealand.				

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

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

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

6 Potential Impacts

The site covers an area of 6,874 m² and is described as Lot 100 on SP190782. The site is currently zoned 'emerging community' in the Brisbane City Council Planning Scheme v34 (City Plan 2014) and is within the Bracken Ridge and district Neighbourhood Plan. It is also in the 'urban footprint' of the South-East Queensland Regional Plan. The subject site is mostly vegetated with one dwelling house at the front of the property with access onto Dannenberg Street. The rear of the subject site remains vegetated but does contain one small shed (3m x 7m) and a larger shed (14m x 6m) on the southern boundary closest to the house. The vegetation consists of an intact canopy layer, dominated by native Eucalypts, but the understorey has been maintained in a cleared state. State mapping indicates several Matters of State Environmental Significance (MSES) on the site, including: remnant endangered regional ecosystems (RE), essential habitat for koala, Core Koala Habitat and potential Protected Plant Habitat. The site is mapped as containing Regulated Vegetation (Endangered RE 12.5.2) under the Vegetation Management Act 1999. With respect to Matters of Local Environmental Significance (MLES), the site is affected by the Biodiversity Areas trigger overlay mapping in BCC City Plan v34 (2014), containing areas of High Ecological Significance (HES) and High Ecological Significance strategic (HESS). This area has been mapped for its potential value as a wildlife corridor connecting areas of remnant vegetation in parklands to the south (Macaranga Street Park, Dannenberg Street Park), east (Lacey Road Park, Fitzgibbon Bushlands) and north (Linkfield Road Parklands) of the subject site.

The development application will involve the sub-division of the existing house and yard from the remainder of the subject site, which will become a separate lot. The existing house will be retained by the current owner within a separate allotment of 610 m² at the front of the subject site with direct access to Dannenberg Street. The remainder of the subject site (6,256 m²) will become a new allotment containing a BLE (300 m²) in the south-west corner. Access to the new lot will be via a 4 m wide driveway located to the north of the existing house. The vegetated area at the rear of the subject site will be retained within the larger proposed lot (**Figure 6**). The proposed development footprint will be located within the mapped HES area. All the components of the development have been considered in the assessment of potential ecological impacts, which have been categorised as follows:

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

6.1 Removal of Native Vegetation and Habitat Loss

A total of eight (8) native trees (including 7 koala habitat trees) over 10cm DBH and/or 4m height have been mapped within the proposed BLE and will be subject to removal under the development application (**Table 1**). The trees coincide with the High Ecological Significance (HES) area mapped by BCC. With regards to threatened flora species, the subject site is within the 'high risk area' on the PALM trigger map, but targeted flora surveys did not locate any threatened flora species on the subject site.

The subject site is mapped as Core Koala Habitat outside a Koala Priority Area (KPA). Unless subject to an exemption under Schedule 24, the proposed clearing of the mapped Core Koala Habitat on the subject site is 'assessable development' under the *Planning Regulation 2017*, specifically State Code 25. The removal of koala trees within an area over 500m² is assessable and will attract offsets for Matters of State Environmental Significance (MSES) under the *Environmental Offsets Act 2014 (EOA)*, *Environmental Offsets Regulation 2014 (EOR)* and the *Queensland Environmental Offsets Policy (QEOP)*.

The proposed development footprint within the mapped Core Koala Habitat area has been calculated as 312 m² (including the 300 m² BLE in the new lot and a small section of the driveway). As this area is below the 500 m² threshold, the DA will not be subject to assessment by SARA (as a referral agency) under State Code 25 and will not attract offsets.

For the purpose of Matters of Local Environmental Significance (MLES), offsets are required for 'significant residual impacts' to areas of mapped biodiversity value. In accordance with Section 2.1 of the SC6.22 Offsets planning scheme policy, development has a 'significant residual impact' where it directly or indirectly involves interference with any vegetation (vegetation being any tree or plant other than a non-native grass or non-woody herbage). Interference means engaging in any activity that damages or leads to the death of living vegetation, or that compromises the habitat value of dead trees. Offsets for clearing of vegetation within the HES area are required by the BCC City Plan v34 2014 Offsets Planning Scheme Policy. The proposed development will result in the clearing of 312 m² of vegetation within the mapped HES area on the subject site. Offsets are discussed in **Section 8**.

As part of the Information Request (IR), it has been requested (Item 1c) that the proponent engage in rehabilitation activities within the area of retained vegetation to the east of the proposed BLE (which will be protected in an Environmental Protection Zone). The rehabilitation of this area (0.5 ha) is intended to restore the understorey (including the mid-storey and ground layers) of the ecological community on site and to encourage fauna movement through the area. The rehabilitation will allow for the 3 m setback for boundary fences to allow future maintenance or replacement (i.e. with fauna friendly fencing). A Bushfire Hazard Assessment (BHA) has been completed to ensure that the rehabilitation activities do not create a bushfire hazard for the proposed BLE. As per the BHA, the BLE on the subject site will be exposed to a higher Potential Fireline Intensity post-rehabilitation, but it is still within the 'Low Risk' category, indicating there is no need for a bushfire setback adjacent to the BLE on the new allotment. Details of the rehabilitation activities proposed on site are presented in the Concept Rehabilitation Plan.

6.2 Impacts to Fauna Species

State mapping indicates several Matters of State Environmental Significance (MSES) on the site, including: remnant endangered regional ecosystems (RE 12.5.2), essential habitat for koala, Core Koala Habitat and Potential Protected Plant Habitat. Protected fauna under the *Nature Conservation Act 1992* (NC Act) were identified as potentially occurring on the subject site by the Wildlife Online database, particularly koala (*Phascolarctos cinereus*), grey-headed flying fox (*Pteropus poliocephalus*) and white-throated needletail (*Hirundapus caudacutus*) although field investigations did not locate any significant species or signs of their occurrence. The development design has minimised clearing of MSES to 312 m² and ensured that the majority of the mapped MSES area will be retained and consolidated in one protected area at the rear of the subject site. This area will be protected from further clearing and the habitat quality enhanced through the rehabilitation of the understorey (refer to Concept Rehabilitation Plan). Areas subject to development have been located adjacent to existing development and in areas that already contain some built structure, further minimising the number of trees subject to removal and any edge effects. To manage the potential interaction between native fauna and domesticated animals (e.g. dogs within the core koala habitat area), it is proposed that the BLE be fenced.

No significant impact is anticipated on fauna species currently utilising the subject site.

6.3 Impacts to Connectivity

The vegetated area has been mapped by BCC as containing areas of High Ecological Significance (HES) and High Ecological Significance strategic (HESS). This area has been mapped for its value as a wildlife corridor connecting areas of remnant vegetation in parklands to the south (Macaranga Street Park, Dannenberg Street Park), east (Lacey Road Park, Fitzgibbon Bushlands) and north (Linkfield Road Parklands) of the subject site (**Figure 3**). The vegetation on the subject site is also recognised as part of a more regional corridor between Brisbane River (through Mt Cootha, Samford, Fitzgibbon, Tinchi Tamba Wetlands Reserve) and Moreton Bay at Beachmere - within the Statewide Biodiversity Corridors mapping (**Appendix B**). The development design has minimised clearing of the mapped HES to 312 m² (making use of areas that contain some disturbance already) and ensured that this area is adjacent to surrounding developed areas to minimise edge-to-area ratios. Areas of conservation significance, at the rear of the subject site, will be retained and consolidated in an Environmental Protection Zone. As part of the Information Request (IR), it has been requested (Item 1c) that the proponent engage in rehabilitation activities within the area of retained vegetation in the proposed Environmental Protection Zone. The rehabilitation of this area (0.5 ha) is intended to restore the understorey (including the mid-storey and ground layers) of the ecological community on site and to encourage fauna movement through the area. This area connects to larger areas of habitat to the south, east and north and its retention and management will ensure that connectivity is maintained through the area. It is noted that currently the area is completely fenced. Whilst barrier fencing on the east and west boundaries (and around the future BLE) is warranted to keep native fauna out of unsuitable urban environments, a more permeable fence may be desirable on the north and south boundaries (where fauna movement can be encouraged). The replacement of fencing is currently not part of the DA (due to the implications of involving neighbouring properties), but the Concept Rehabilitation Plan has allowed a 3 m setback for replacement or management of fencelines in the future.

6.4 Increase in Weed Abundance

The vegetation on the subject site has been managed for weeds, vermin and perceived bushfire risk. There are some scattered weeds within the area of retained vegetation at the rear of the subject site, but the majority of declared and significant environmental weeds are restricted to the southern boundary of the site, which is adjacent to an area of unmanaged bushland containing coffee plants and bee hives. Weeds on the subject site will be removed during construction works and on-going management within the BLE is likely to mean that weed infestations will be kept to a minimum in this area.

Under the proposed development the abundance of weeds within the mapped HES area will be reduced as management of Category 3 restricted species (*Biosecurity Act 2014*) will be undertaken to comply with the General Biosecurity Obligations (GBO's) under the Act. Under the *Biosecurity Act 2014*, individuals and organisations have legal responsibility for managing biosecurity risks and taking all reasonable steps to ensure pests, disease or contaminants are not spread.

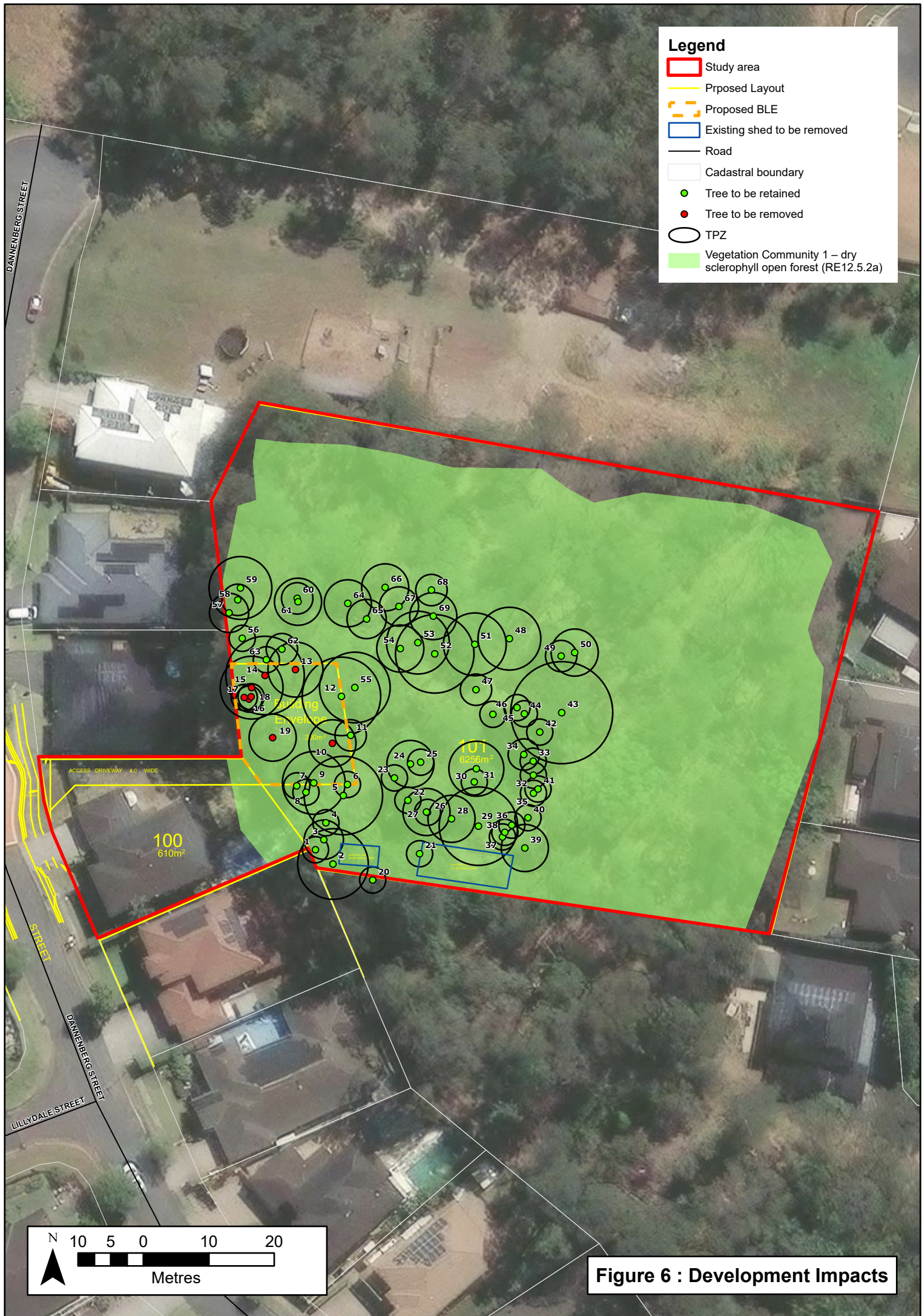


Figure 6 : Development Impacts

7 Mitigation Measures

The development application will involve the sub-division of the existing house and yard from the remainder of the subject site, which will be split into two lots. The existing house will be retained by the current owner within a separate allotment of 610 m² at the front of the subject site with direct access to Dannenberg Street. The remainder of the subject site (6,256 m²) will become a new allotment containing a BLE (300 m²) in the south-west corner. Access to the new lot will be via a 4 m wide driveway located to the north of the existing house. The vegetated area at the rear of the subject site will be retained within the larger proposed lot (**Figure 6**). The proposed development footprint will be located within the mapped HES area. The plan of development (including earthworks and services) appears in **Appendix A**.

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

- Location of development footprint adjacent to areas already subject to residential development;
- Location of development footprint within the existing area of disturbance and consistent with low density residential and emerging communities zoning;
- Minimisation of number of trees removed for development;
- Small scale of development to allow for the retention of the majority of the high ecological value areas (HES area) on the subject site;
- Consolidation of areas of retained vegetation to reduce edge to area ratio (i.e. edge effects) and maximise functionality of the mapped biodiversity corridor through the subject site; and
- Restoration of mid-storey and ground layer within the area of retained vegetation in the new, larger private allotment, with on-going management.

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

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

These impacts have been addressed with targeted mitigation measures that are set out in the Flora and Fauna Management Plan in **Table 6**.

Table 6 Flora and Fauna Management Plan

Impact	Mitigation		
	Planning & Design	Construction	Operation
6.1 Removal of native vegetation	- Clearing is restricted to the development footprint only (including necessary earthworks and sewer and stormwater). - Assessment and payment of any necessary offsets for local government, as outlined in Section 8. - Retention of canopy trees in areas not required for construction or operation of the development (as indicated in Figure 6). - Clearing to be managed as per a Vegetation Management Plan and any necessary Operational Works Permits. - Placement of BLE on proposed second lot in accordance with Figure 6 to protect functionality of HES area. - Preparation of a Concept Rehabilitation Plan to guide restoration of the understorey within the Environmental Protection Zone.	- Delineate the site access, construction zone and lay down areas with exclusion fencing. - Clearing to remain within the limits of construction identified in final plans and by the exclusion fencing. - The establishment of a tree protection zone on trees to be retained in the development - in accordance with AS 4970-2009 Protection of trees on development sites is advisable. The tree protection zone is a combination of the root area and crown area requiring protection, to be isolated from construction disturbance so that the tree remains viable. - Use areas designated for clearing for 'lay down' areas for construction materials or machinery to avoid additional clearing. - Trees with branches overhanging the development area, that are deemed to be dangerous can be trimmed (ensuring no fatal damage to the tree). - Felling of trees away from retained vegetation, to avoid unnecessary damage. - Salvage of any hollow logs for habitat enrichment in HES area.	- Undertake clearing as per the Vegetation Management Plan. - Rehabilitation in the retained area of vegetation in the new allotment in accordance with the Concept Rehabilitation Plan. - On-going management of vegetation within the retained HES area, outside of the BLE on the new lot, to be undertaken by property owner.

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

Impact	Mitigation		
	Planning & Design	Construction	Operation
	- Clearing to be managed as per a Vegetation Management Plan and any necessary Operational Works Permits. - Preparation of a Concept Rehabilitation Plan to guide restoration of the understorey within the Environmental Protection Zone and enhance fauna movement opportunities.	identified, an elevated work platform or cherry picker should be used in conjunction with a chainsaw operator.	
6.3 Potential impacts to connectivity	- Restrict all clearing to the nominated development footprint. The location and size of the footprint has been carefully considered to avoid impacts on wildlife connectivity and the HES area. - Placement of BLE on proposed second lot in accordance with Figure 6 to protect functionality of HES area. - Placement of fencing covenants (detailing wildlife friendly fences and restrictions on clearing along boundary lines) to protect HES area. - Preparation of a Concept Rehabilitation Plan to guide restoration of the understorey within the Environmental Protection Zone and enhance fauna movement opportunities.	- Delineate the site access, construction zone and lay down areas with exclusion fencing. - Clearing to remain within the limits of construction identified in final plans and by the exclusion fencing.	- Undertake clearing as per the Vegetation Management Plan. - Replacement of barrier fencing on north and south boundary of proposed new allotment, in the future (when the fence reaches a state of disrepair). - Rehabilitation in the retained area of vegetation in the new allotment in accordance with the Concept Rehabilitation Plan. - On-going management of vegetation within the retained HES area, outside of the BLE on the allotment, to be undertaken by property owner.
6.4 Increase in weed abundance	Development design includes removal of all exotic tree species and exotic species within landscaped areas.	Spot treatment of weeds within the development footprint prior to construction start. Hand-pulling or	On-going management of vegetation within the retained HES area, outside of the BLE on the allotment, to be undertaken by property owner – with particular attention to the

Impact	Mitigation		
	Planning & Design	Construction	Operation
	Weeds within the development footprint will be removed prior to clearing to prevent further spread.	poisoning is recommended before the introduction of clearing machinery. - Vehicle wash-down certificates are required for vehicles entering site and must be kept valid for the period they are on site. - Clearing is preferably undertaken at a time when there is no / very little reproductive material on weeds (i.e. winter or early spring). - No mulching of weed material. Weed material is to be removed from site and disposed of in an appropriate facility. - Any fill imported to site must be certified as 'clean fill'.	management of weed species listed under the Queensland <i>Biosecurity Act 2014</i>, such as: - Ochna (*<i>Ochna serrulata</i>) - Asparagus fern (*<i>Asparagus aethiopicus</i>) - Mile-a-minute (*<i>Ipomea cairica</i>), and - Devil's rope pear (*<i>Cylindropuntia imbricata</i>). • Manual removal of small weeds is recommended. • Spraying of larger infestations may be necessary in some circumstances and should be undertaken as outlined on the Queensland Biosecurity website: https://www.business.qld.gov.au/industries/farms-fishing-forestry/agriculture/land-management/health-pests-weeds-diseases/weeds-diseases/invasive-plants/restricted

8 Offset Delivery Strategy

Environmental offsets are used to replace the value of ecological features unavoidably lost as a result of development. An environmental offset is an action taken to counterbalance unavoidable, negative ecological impacts that result from development. An environmental offset is to be provided where development will or is likely to have a significant residual impact on matters of local environmental significance or matters of State environmental significance. The offset will be delivered in accordance with the Queensland environmental offsets framework established under the *Environmental Offsets Act 2014 (EOA)*, *Environmental Offsets Regulation 2014 (EOR)* and the *Queensland Environmental Offsets Policy (QEOP)*.

The *Environmental Offsets Act 2014* specifies 3 acceptable mechanisms for delivering the environmental offset:

- a. a financial settlement offset; or
- b. a proponent-driven offset; or
- c. a combination of a financial settlement offset and a proponent-driven offset pursuant to an agreed delivery arrangement (ADA) under the EOA.

In situations, where an applicant must provide an environmental offset for a matter of National environmental significance or a matter of State environmental significance (excluding koala habitat), Council will not require the provision of an offset for a matter of local environmental significance for the same location. Where an applicant must provide an offset for koala habitat, an offset for a matter of local environmental significance for that same location may still be required. The application of the 'one off' exemption for clearing of 500 m² of koala habitat on all land tenures under Schedule 24 of the *Planning Regulation 2017* will be applied to the DA. The removal of koala trees within the proposed development footprint over 500 m² will attract offsets for Matters of State Environmental Significance (MSES) under the *Environmental Offsets Act 2014 (EOA)*, *Environmental Offsets Regulation 2014 (EOR)* and the *Queensland Environmental Offsets Policy (QEOP)*. The size of the area being cleared is 312 m² and therefore no offsets for MSES are required.

For the purposes of Matters of Local Environmental Significance (MLES), offsets are required for 'significant residual impacts' to areas of mapped biodiversity value. In accordance with *Section 2.1 of the SC6.22 Offsets planning scheme policy*, development has a 'significant residual impact' where it directly or indirectly involves interference with any vegetation (vegetation being any tree or plant other than a non-native grass or non-woody herbage). Interference means engaging in any activity that damages or leads to the death of living vegetation, or that compromises the habitat value of dead trees. Offsets for clearing of vegetation within the HES area are required by the *BCC City Plan v34 2014 Offsets Planning Scheme Policy*. The impact area of 312 m² includes: earthworks areas (cut & fill), access ways, car parking, building envelopes, service alignments and access for construction – as outlined in more detail in **Figure 6**.

The total impact area for each value to be offset is defined as follows:

- Matters of Local Environmental Significance (MLES) – an area of 312 m² within the mapped High Ecological Significance (HES) area.

For development within the High ecological significance sub-category or the High ecological significance strategic sub-category of the Biodiversity areas overlay, the extent of land to be restored as the environmental offset is a multiplier of 3 (i.e. for every 1 unit of subcategory area impacted, 3 units are replaced).

The proponent has opted for a financial offset as follows:

MLES Offsets**Non-protected area cost**

Bioregion – Southeast Queensland

Subregion – Sunshine Coast – Gold Coast Lowlands

Local Government Area – Brisbane City Council

Impact area – 312 m²

Matter group – MLES 3

Notional offset area – 936 m²

On ground cost \$1,872.00

Landholder incentive payment \$21,492.99

Administrative cost \$468.00

Grand total \$23,832.99**TOTAL OFFSETS: \$23,832.99**

9 Conclusion

The development application will involve the sub-division of the existing house and yard from the remainder of the subject site, which will be split into two lots. The development application will involve the sub-division of the existing house and yard from the remainder of the subject site, which will become a separate lot. The existing house will be retained by the current owner within a separate allotment of 610 m² at the front of the subject site with direct access to Dannenberg Street. The remainder of the subject site (6,256 m²) will become a new allotment containing a BLE (300 m²) in the south-west corner. Access to the new lot will be via a 4 m wide driveway located to the north of the existing house. The vegetated area at the rear of the subject site will be retained within the larger proposed lot. The proposed plan of development appears in **Appendix A**.

An assessment of the environmental values associated with the site has been undertaken in accordance with the BCC Biodiversity Areas PSP. The subject site is 0.69 ha (6,874m²) and is mostly vegetated with one dwelling house at the front of the property with access onto Dannenberg Street. The rear of the subject site remains vegetated but does contain one small shed (3m x 7m) and a larger shed (14m x 6m) on the southern boundary closest to the house. The vegetation consists of an intact canopy layer, dominated by native Eucalypts but the understorey has been maintained in a cleared state. State mapping indicates several Matters of State Environmental Significance (MSES) on the site, including: remnant endangered regional ecosystems (RE), essential habitat for koala, Core Koala Habitat and potential Protected Plant Habitat. The site is mapped as containing Regulated Vegetation (Endangered RE 12.5.2) under the *Vegetation Management Act 1999*. With respect to Matters of Local Environmental Significance (MLES), the site is affected by the Biodiversity Areas trigger overlay mapping in BCC City Plan v34 (2014), containing areas of High Ecological Significance (HES) and High Ecological Significance strategic (HESS). This area has been mapped for its potential value as a wildlife corridor connecting areas of remnant vegetation in parklands to the south (Macaranga Street Park, Dannenberg Street Park), east (Lacey Road Park, Fitzgibbon Bushlands) and north (Linkfield Road Parklands) of the subject site.

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

- Location of development footprint adjacent to areas already subject to residential development;
- Location of development footprint within the existing area of disturbance and consistent with low density residential and emerging communities zoning;
- Minimisation of number of trees removed for development;
- Small scale of development to allow for the retention of the majority of the high ecological value areas (HES area) on the subject site;
- Consolidation of areas of retained vegetation to reduce edge to area ratio (i.e. edge effects) and maximise functionality of the mapped biodiversity corridor through the subject site; and
- Restoration of mid-storey and ground layer within the area of retained vegetation in the new, larger private allotment, with on-going management.

Despite these measures, some significant residual impacts have been identified as a potential risk for the project – i.e. the removal of 312 m² of native vegetation within the mapped HES area, and appropriate offsets (financial offsets) have been proposed in accordance with *Environmental Offsets Act 2014 (EOA)*, *Environmental Offsets Regulation 2014 (EOR)* and the *Queensland Environmental Offsets Policy (QEOP)* and BCC Offset Planning Scheme Policy.

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Appendix A

Plan of Development

Appendix B

**Regulatory Maps &
Search Results**



WildNet Records

Conservation Significant Species List

For the selected area of interest Lot: 100 Plan: SP190782
Current as at 05/06/2025 WildNetCSSpeciesList

Summary Information

The following table provides an overview of the area of interest: Lot: 100 Plan: SP190782

Table 1. Area of interest details

Size (ha)	
0.69	
Local Government(s)	
Brisbane City	
Catchment(s)	
Pine	
Bioregion(s)	Subregion(s)
Southeast Queensland	Sunshine Coast - Gold Coast Lowlands

Protected Area(s)

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

World Heritage Area(s)

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

Ramsar Area(s)

No Ramsar Areas are located within the area of interest.

Introduction

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

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

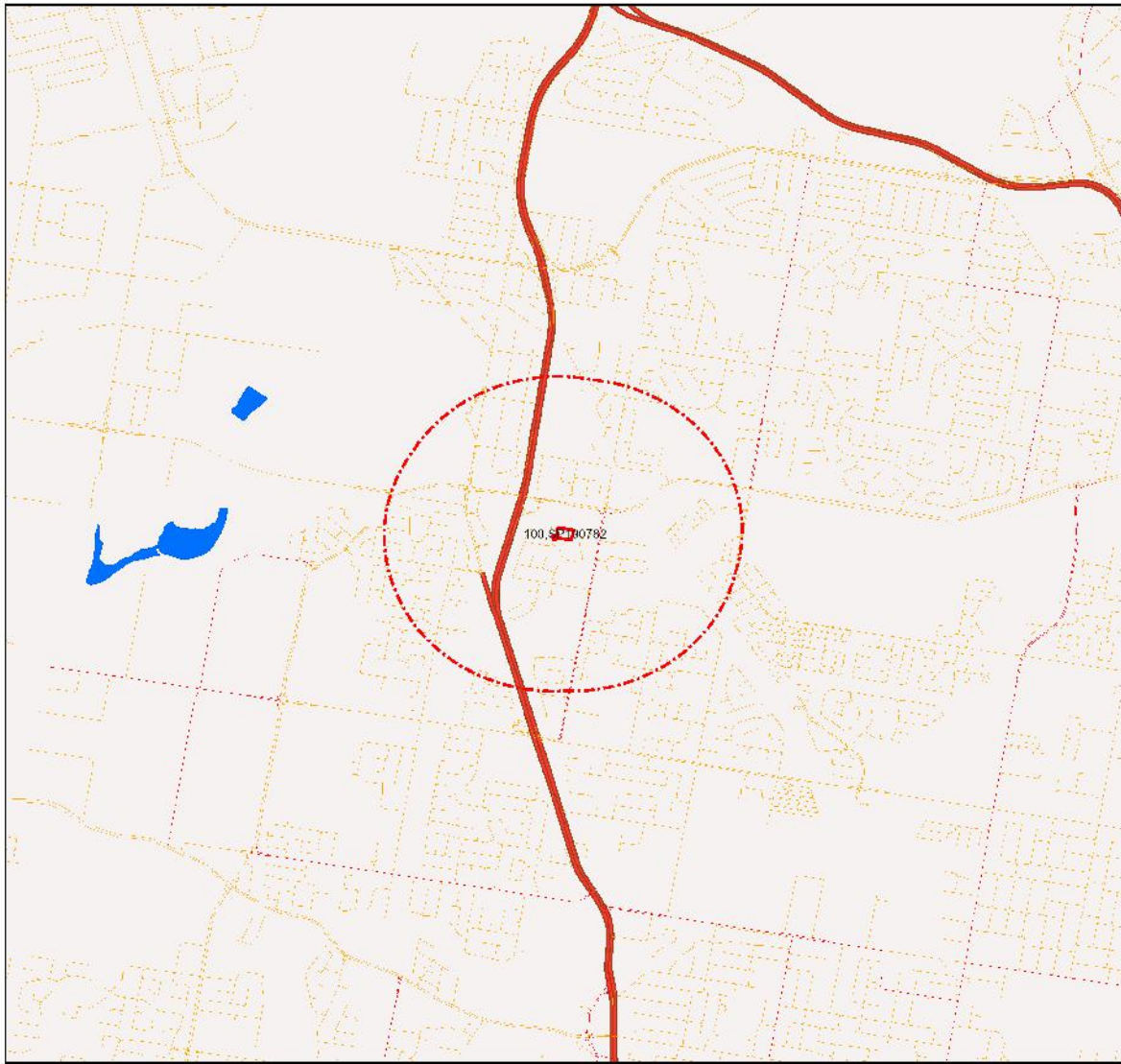
The [Species List Application](#) may provide additional information on species occurrence within your area of interest.

Conservation significant species are species listed:

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

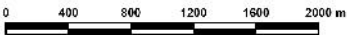
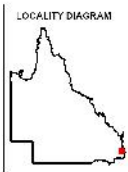
Table 2 lists the species recorded within the area of interest and its one kilometre buffer.

Map 1. Locality Map



Locality Map

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



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

Taxon Id	Kingdom	Class	Family	Scientific Name	Common Name	NCA	EPBC	Specimens	Records	Last record
1971	Animalia	Aves	Apodidae	<i>Hirundapus caudacutus</i>	white-throated needletail	V	V	0	1	3/9/1994
860	Animalia	Mammalia	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala	E	E	0	6	1/12/2014
962	Animalia	Mammalia	Pteropodidae	<i>Pteropus poliocephalus</i>	grey-headed flying-fox	C	V	0	2	8/1/2011
13864	Plantae	Equisetopsida	Campanulaceae	<i>Lobelia stenophylla</i>		SL		1	1	3/30/2003

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

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

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

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

Records: The total number of records of the taxon.

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

Links and Support

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

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

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

Other useful sites for accessing Queensland biodiversity data include:

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

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Vegetation management report

For Lot: 100 Plan: SP190782

05/06/2025

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Recent changes

Updated mapping

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

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

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

Overview

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

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

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

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

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

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

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

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

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

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

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

- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 100 Plan: SP190782 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)
100	SP190782	Freehold	6,874

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

Does the property Lot: 100 Plan: SP190782 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: 100 Plan: SP190782, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Brisbane City	Pine	Southeast Queensland	Sunshine Coast - Gold Coast Lowlands

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

You can complete the online form at

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

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

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

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

3. Vegetation management framework for Lot: 100 Plan: SP190782

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	0.56
Category X	0.13

Table 4: Description of vegetation categories

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

Property Map of Assessable Vegetation (PMAV)

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

3.2 Regional ecosystems

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

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
12.5.2	Endangered	B	0.56	Corymbia intermedia, Eucalyptus tereticornis open forest on remnant Tertiary surfaces, usually near coast and on deep red soils	Mid-dense
non-rem	None	X	0.13	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 sideroxylon, Eucalyptus tereticornis, Eucalyptus thozetiana, Eucalyptus tindaliae, Eucalyptus umbra, Lophostemon confertus, Melaleuca leucadendra, Melaleuca quinquenervia.	Sea level to 1000m.		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: 100 Plan: SP190782.

4. Vegetation management framework maps

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

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

Regulated vegetation management map

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

Vegetation management supporting map

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

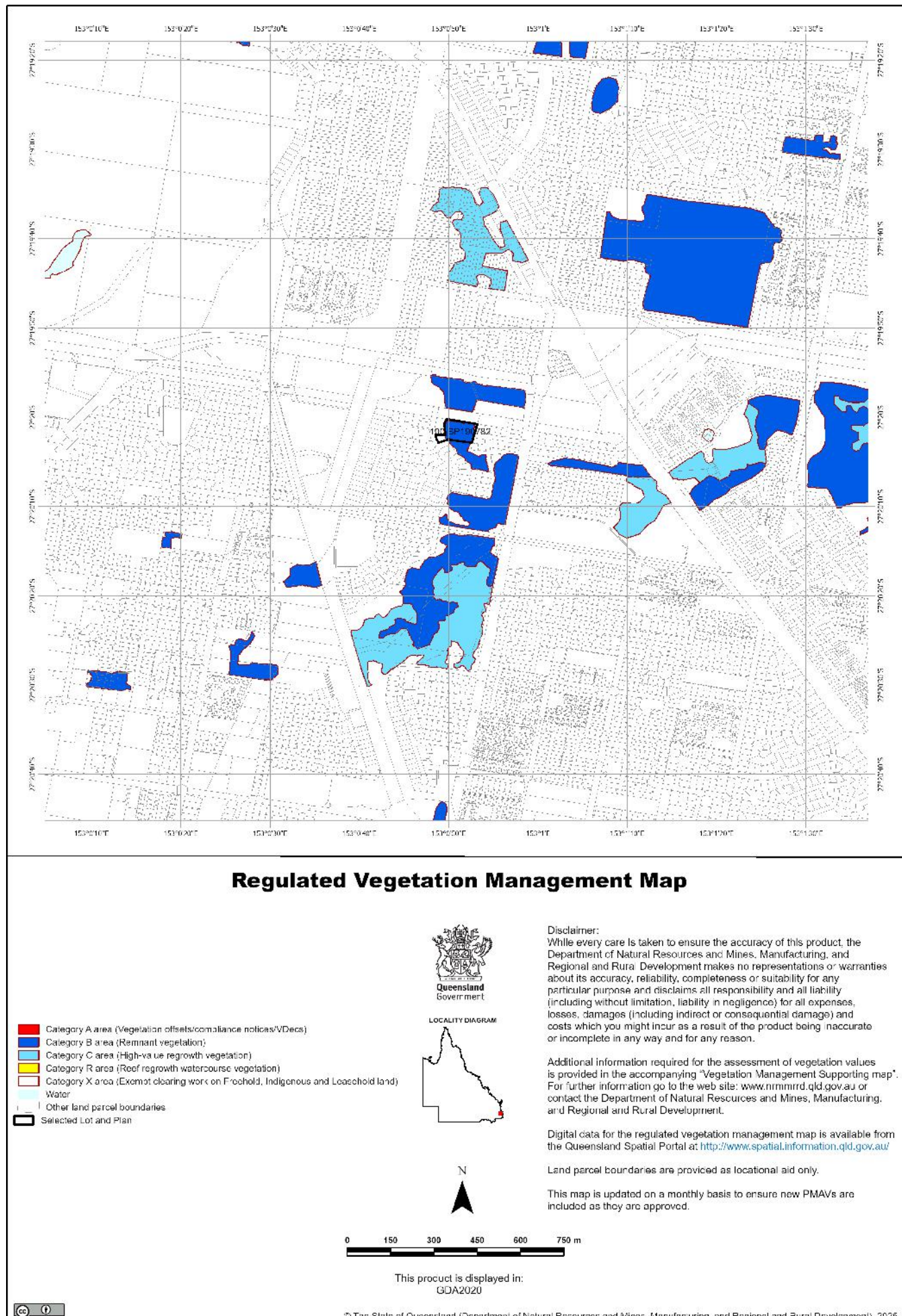
Coastal/non-coastal map

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

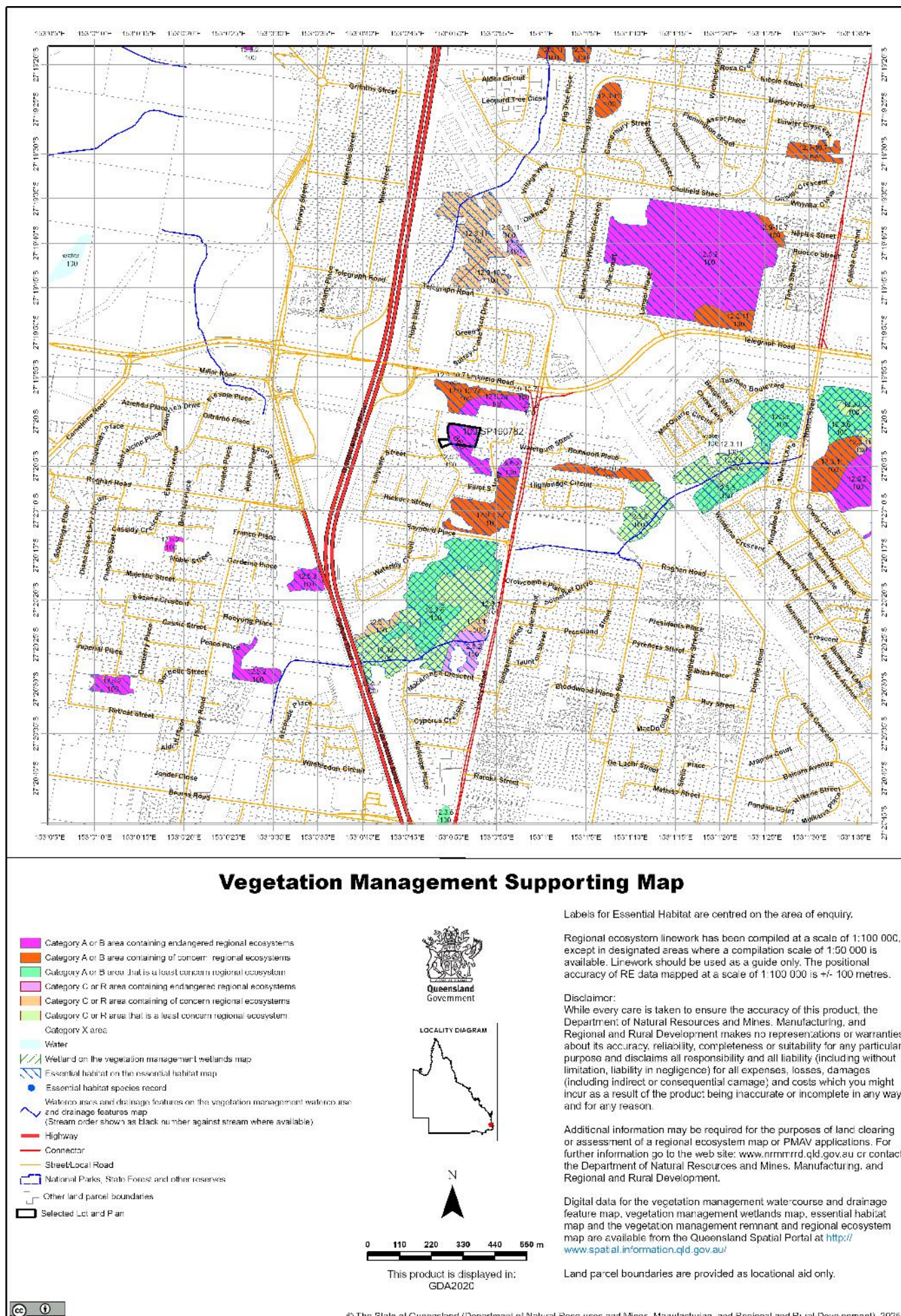
Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

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

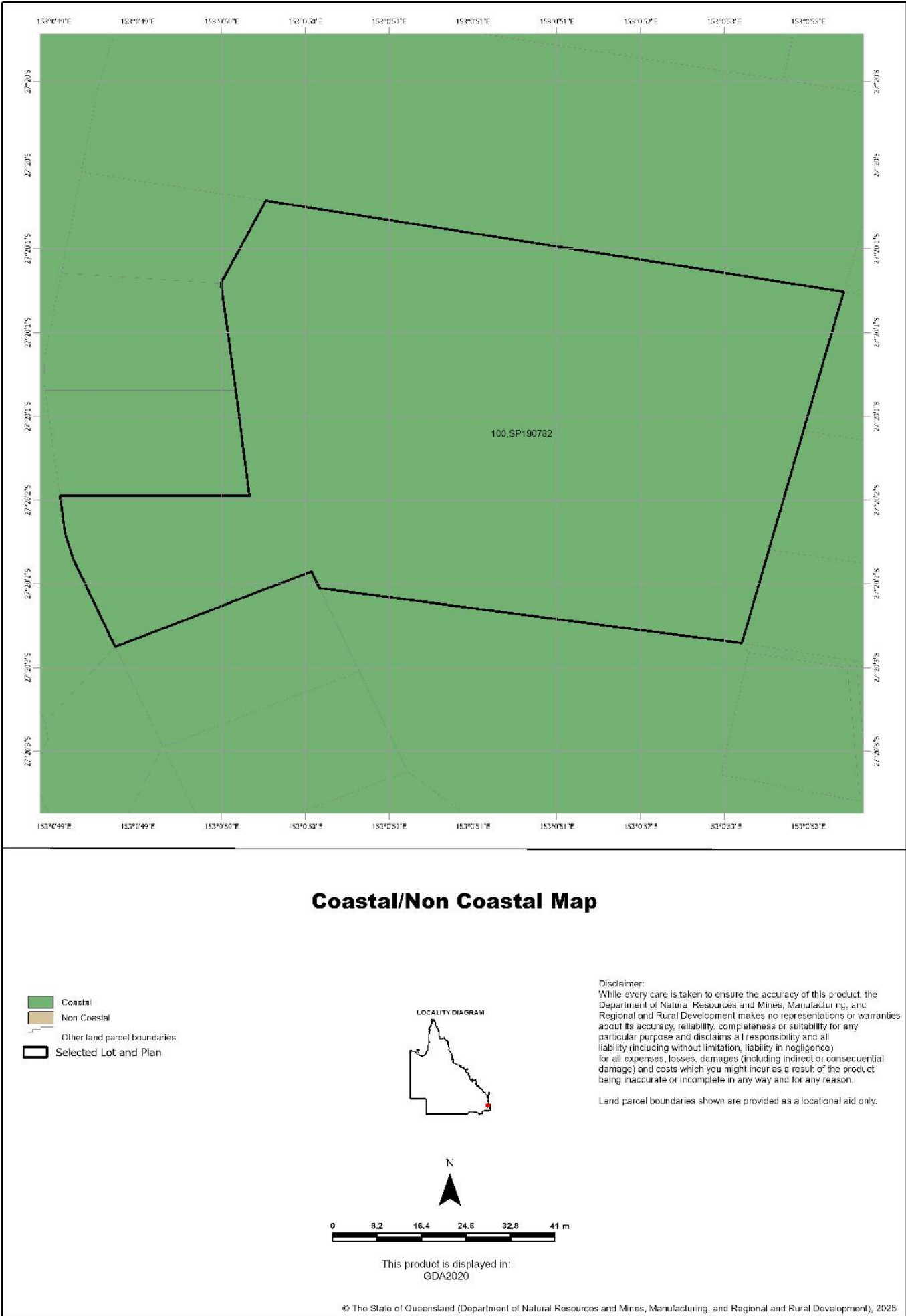
4.1 Regulated vegetation management map



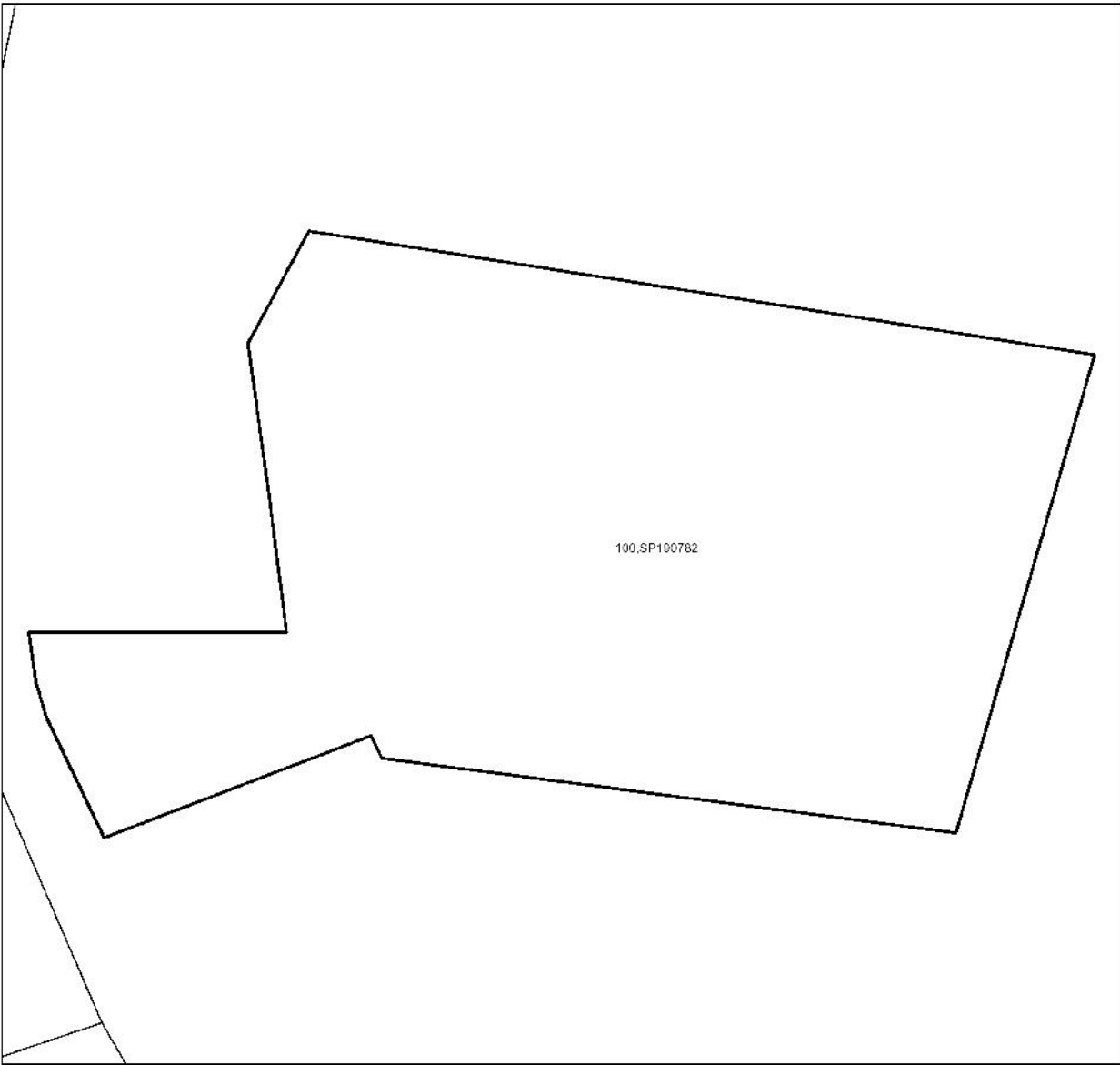
4.2 Vegetation management supporting map



4.3 Coastal/non-coastal map

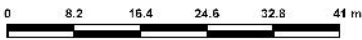


4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



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

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



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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@des.qld.gov.au

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

5.5 Protected plants flora survey trigger map

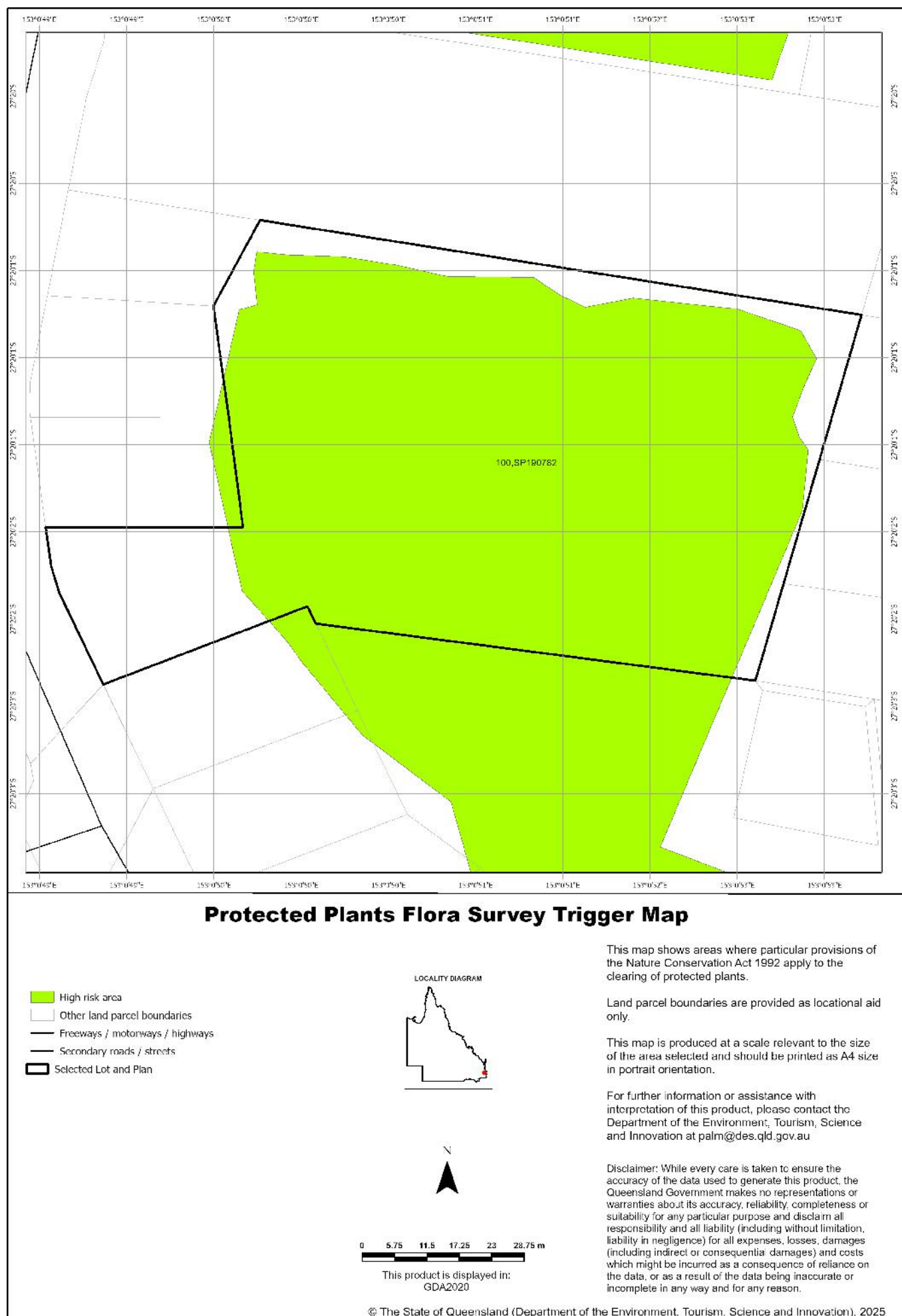
This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

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

Species information

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



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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:

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

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

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

Interfering with koala habitat means:

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

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

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

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DETSI

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

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

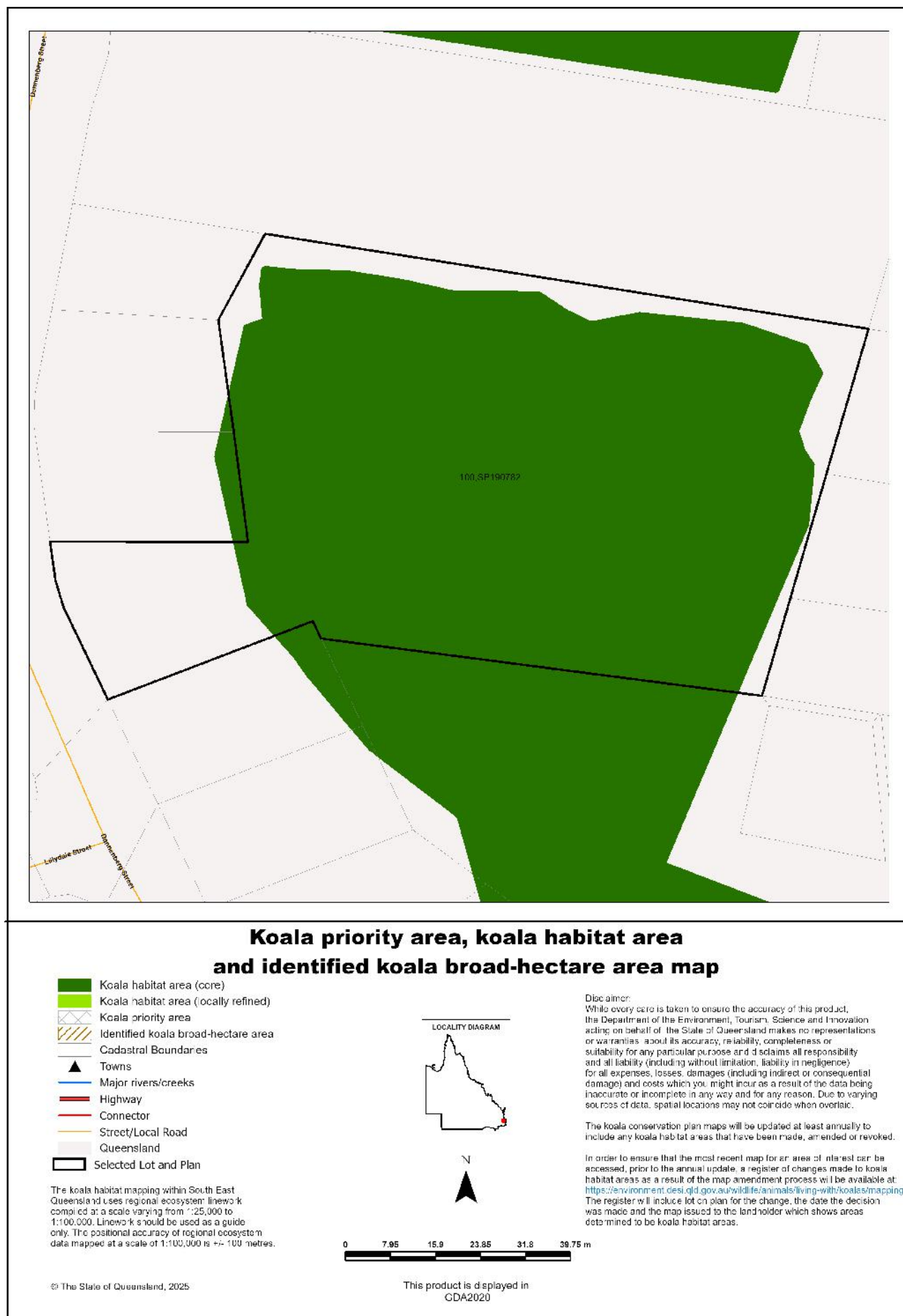
Visit <https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

7. Koala protection framework details for Lot: 100 Plan: SP190782

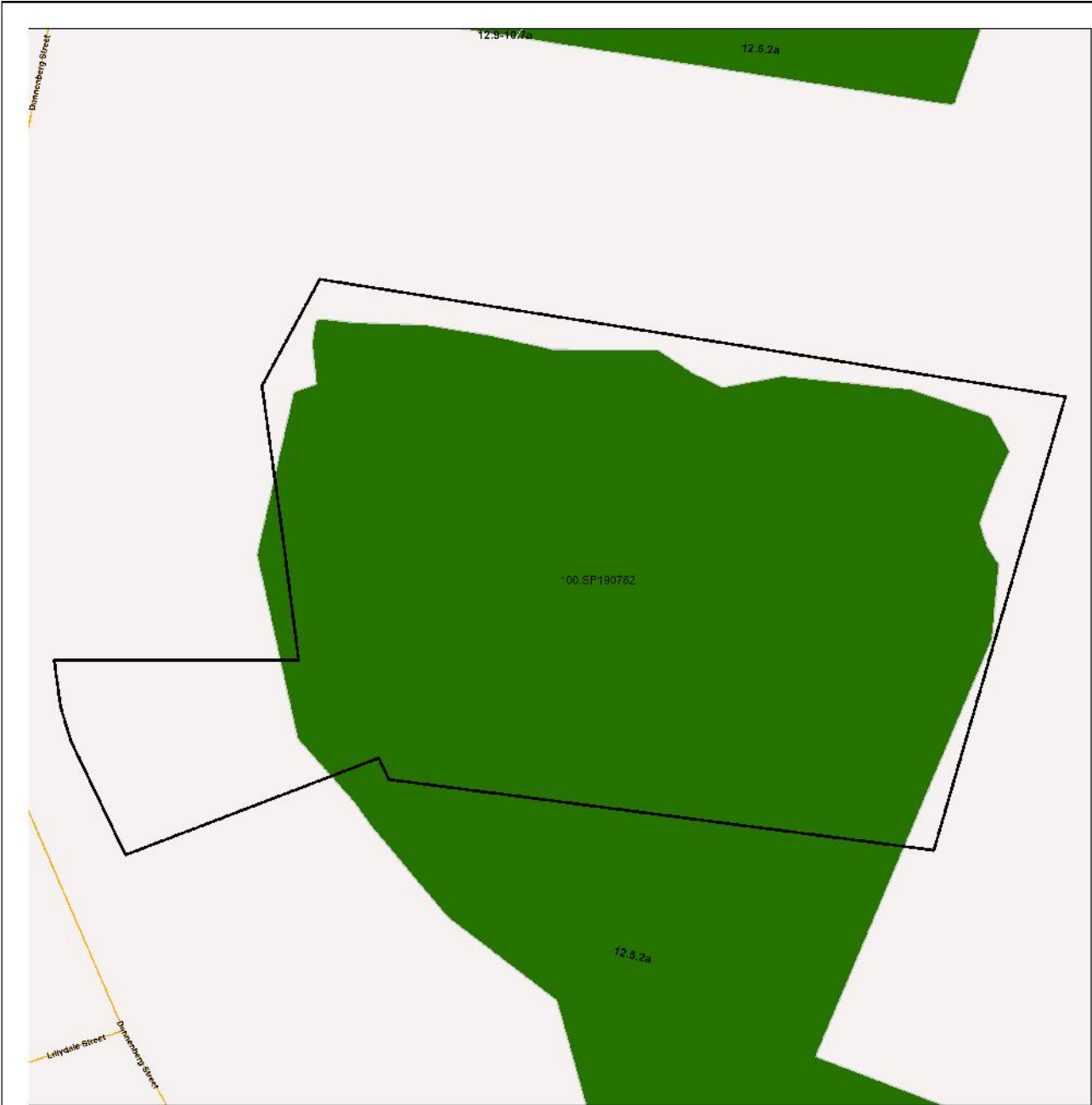
7.1 Koala districts

Koala District A

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

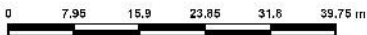
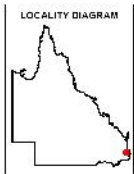


7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

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



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



Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 100 Plan: SP190782

Environmental Reports - General Information

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

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

Figures in tables may be affected by rounding.

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

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

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

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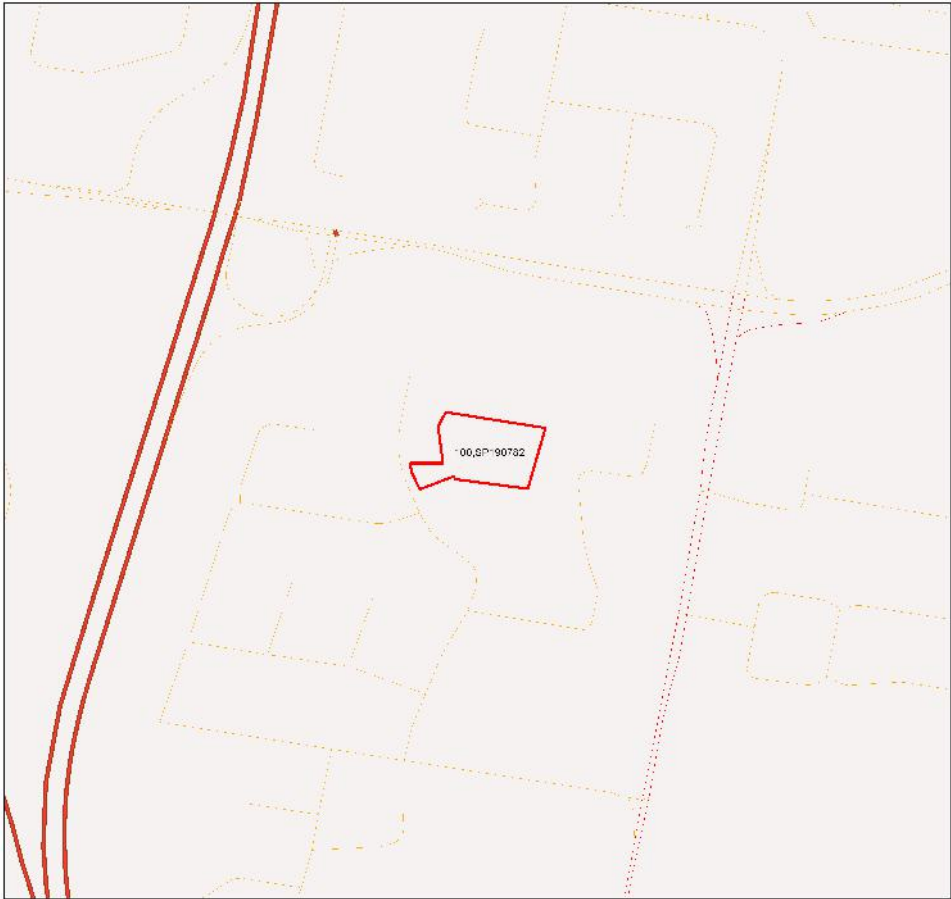
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Assessment Area Details

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

Table 1: Summary table, details for AOI: Lot: 100 Plan: SP190782, with area 0.69 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Brisbane City	Pine	Southeast Queensland	Sunshine Coast - Gold Coast Lowlands



Locality Map

Legend

- towns
- Freeways/highways
- Connector
- Street/Local Road
- Leases and reservations
- National Park
- National Park (Scientific)
- National Park (CYPAL)
- National Park (Aboriginal Land)
- Conservation Park
- Resources Reserve
- Forest Reserve
- State Forest
- Timber Reserve
- Nature Refuges
- Coordinated Conservation Areas
- Major rivers/creeks
- Queensland
- Selected Unit and Plan

LOCALITY DIAGRAM



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Matters of State Environmental Significance (MSES)

MSES Categories

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

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

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

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992*;
- *Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004* ;
- *Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008*;
- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;
- Regulated vegetation under the *Vegetation Management Act 1999* that is:
 - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
 - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
 - Category R areas on the regulated vegetation management map;
 - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
 - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;
- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;
- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;
- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

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

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0 ha	0.0%
7b Special least concern animals	0 ha	0.0%
7c i Koala habitat area - core (SEQ)	0.56 ha	81.2%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0.56 ha	81.2%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0 ha	0.0%
8d Regulated Vegetation - Essential habitat	0.56 ha	81.2%
8e Regulated Vegetation - intersecting a watercourse	0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

(No results)

3. Fish habitat areas (A and B areas)

(No results)

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

MSES - Wetlands and Waterways**4. Strategic Environmental Areas (SEA)**

(No results)

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

(no results)

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

(no results)

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

(no results)

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

MSES - Species**7a. Threatened (endangered or vulnerable) wildlife**

Not applicable

7b. Special least concern animals

Not applicable

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

Values are present

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

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

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

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

Threatened (endangered or vulnerable) wildlife species records

(No results)

Special least concern animal species records

(No results)

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

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

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

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

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

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

MSES - Regulated Vegetation

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

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

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

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

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

Regional ecosystem	Vegetation management polygon	Vegetation management status
12.5.2a	E-dom	rem_end

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

Not applicable

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

Not applicable

8d. Regulated Vegetation - Essential habitat

Values are present

8e. Regulated Vegetation - intersecting a watercourse**

Not applicable

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland

Not applicable

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

MSES - Offsets**9a. Legally secured offset areas - offset register areas**

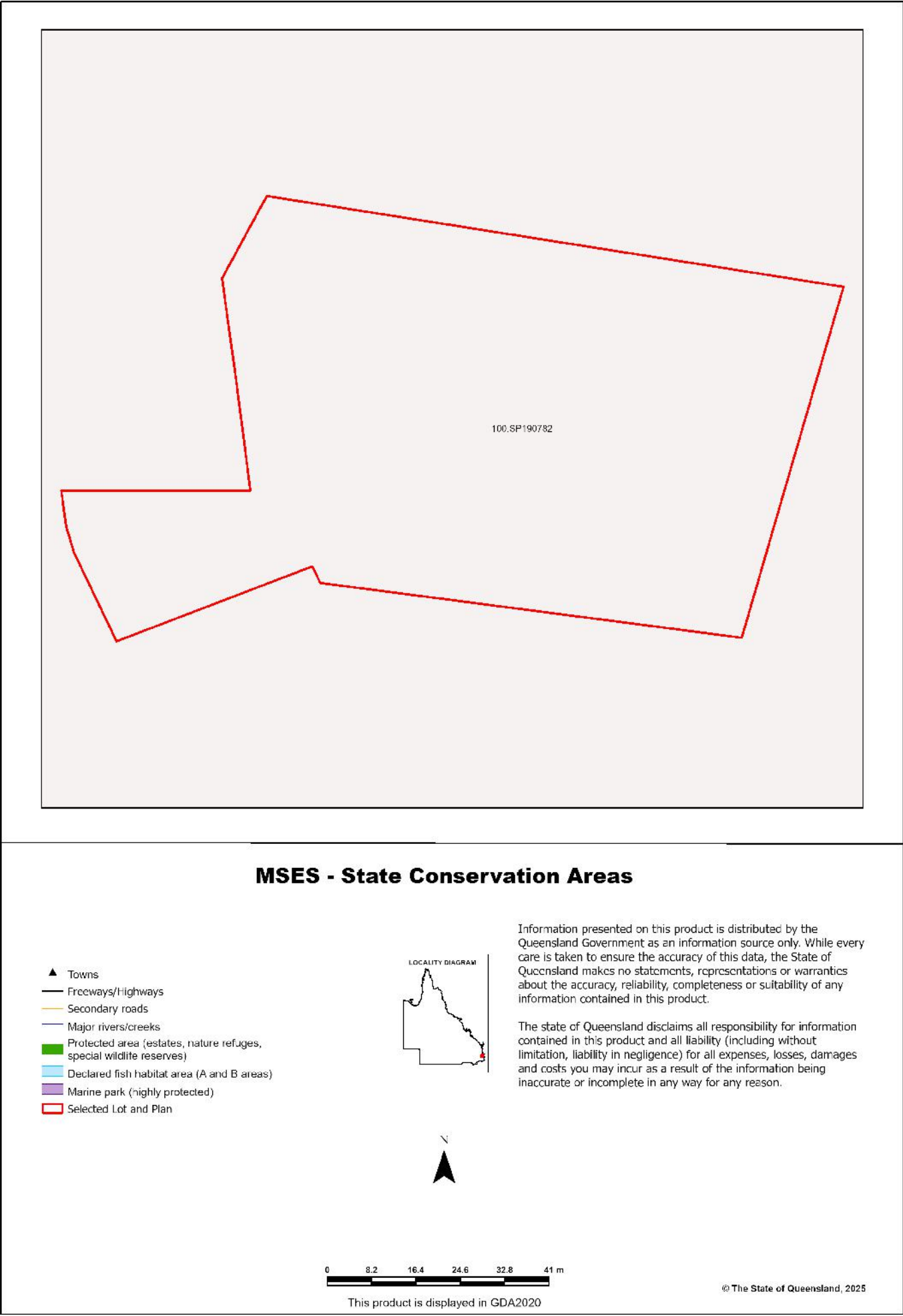
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation

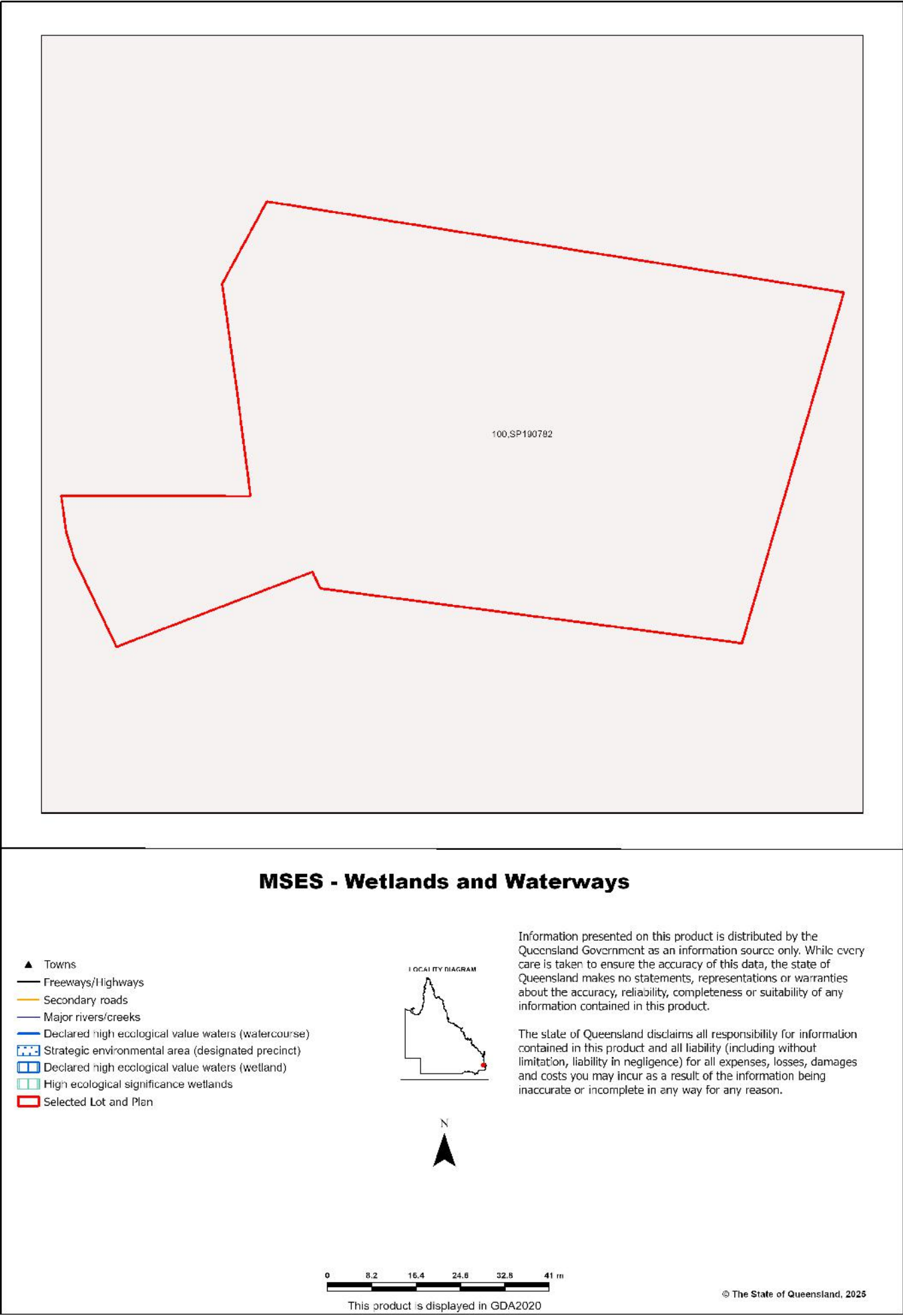
(No results)

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

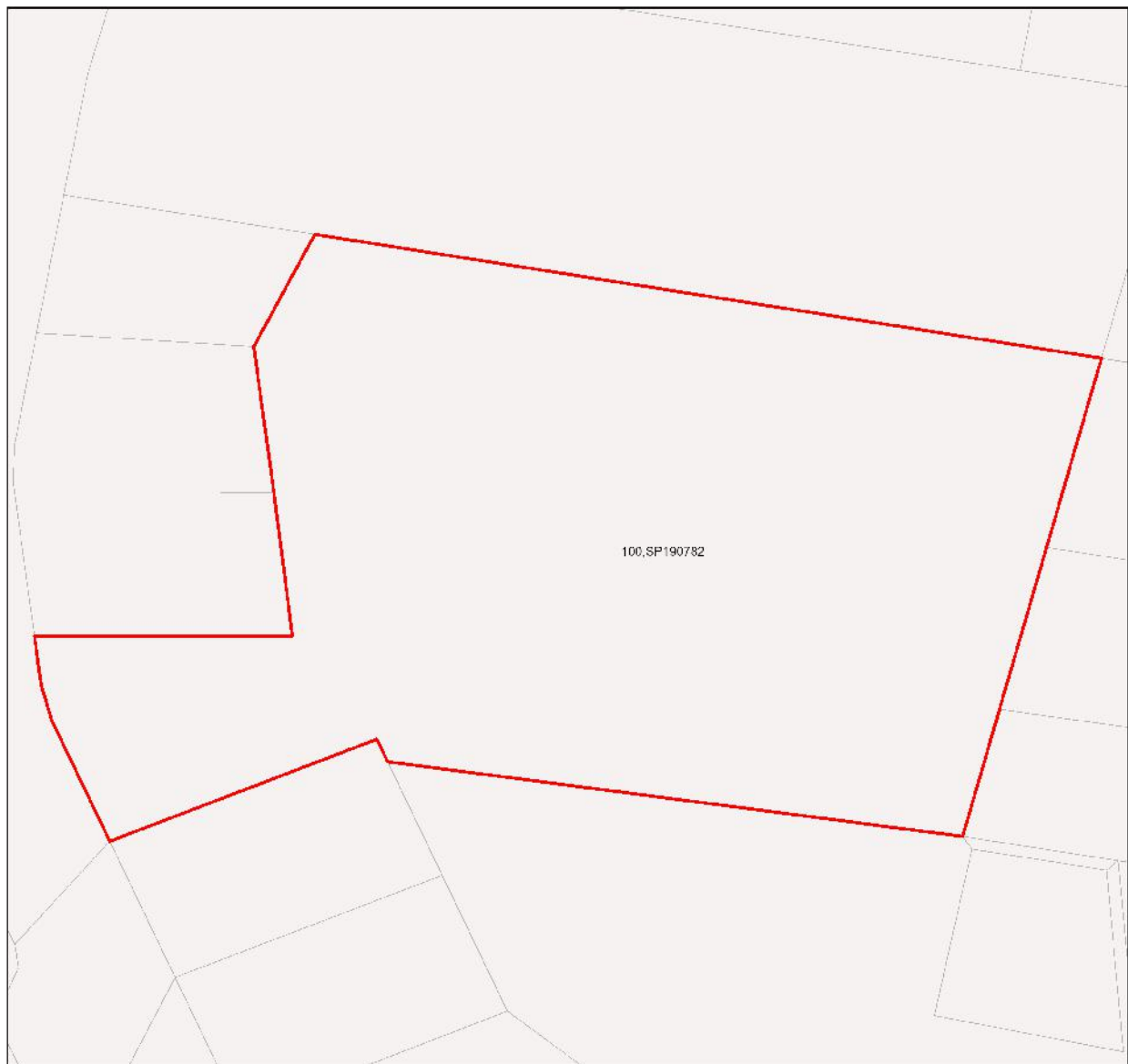
Map 1 - MSES - State Conservation Areas



Map 2 - MSES - Wetlands and Waterways



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



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

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



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



MSES - Species Koala habitat area (SEQ)

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



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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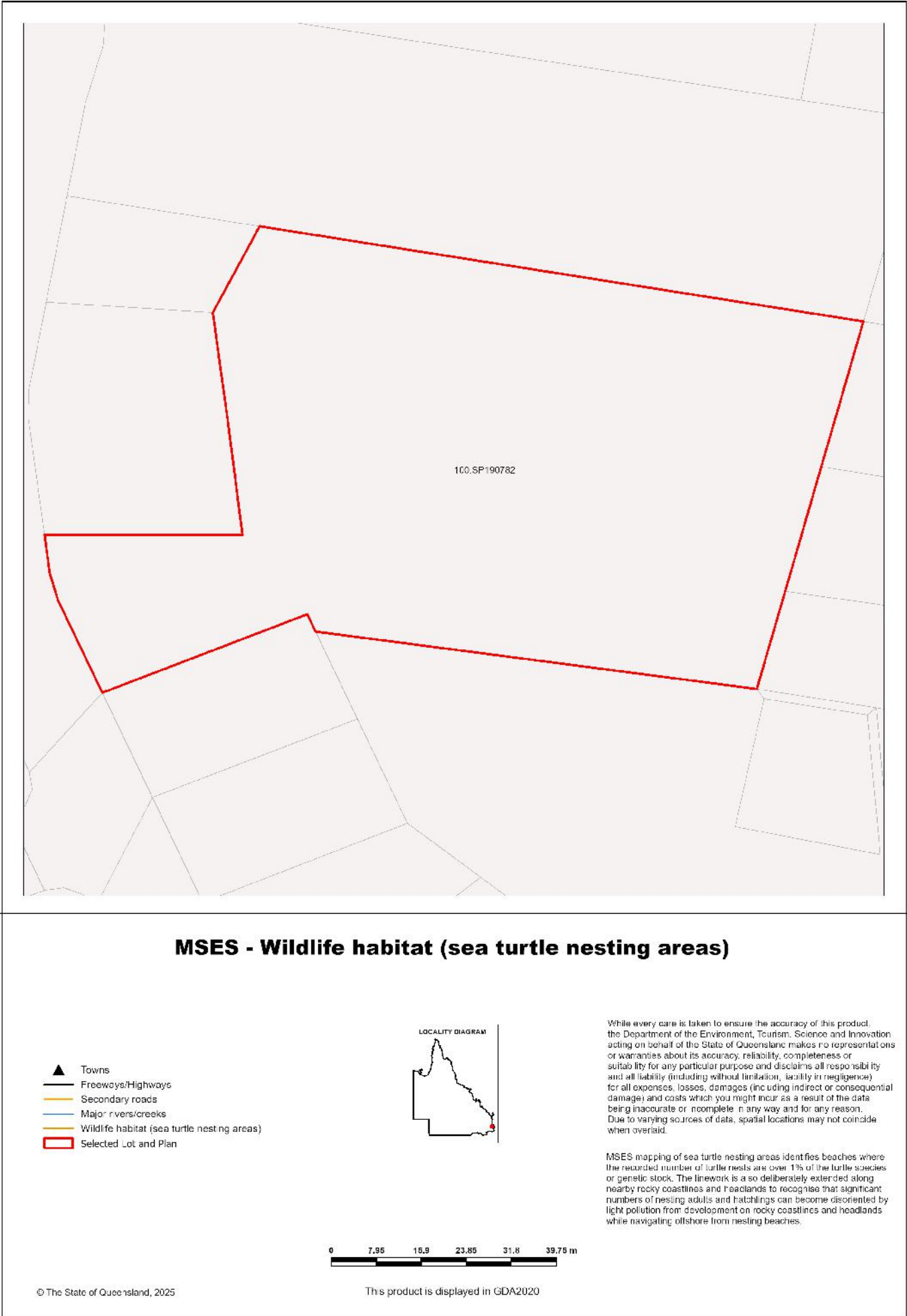


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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area-locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to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

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



Map 4 - MSES - Regulated Vegetation

**MSES - Regulated Vegetation**

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

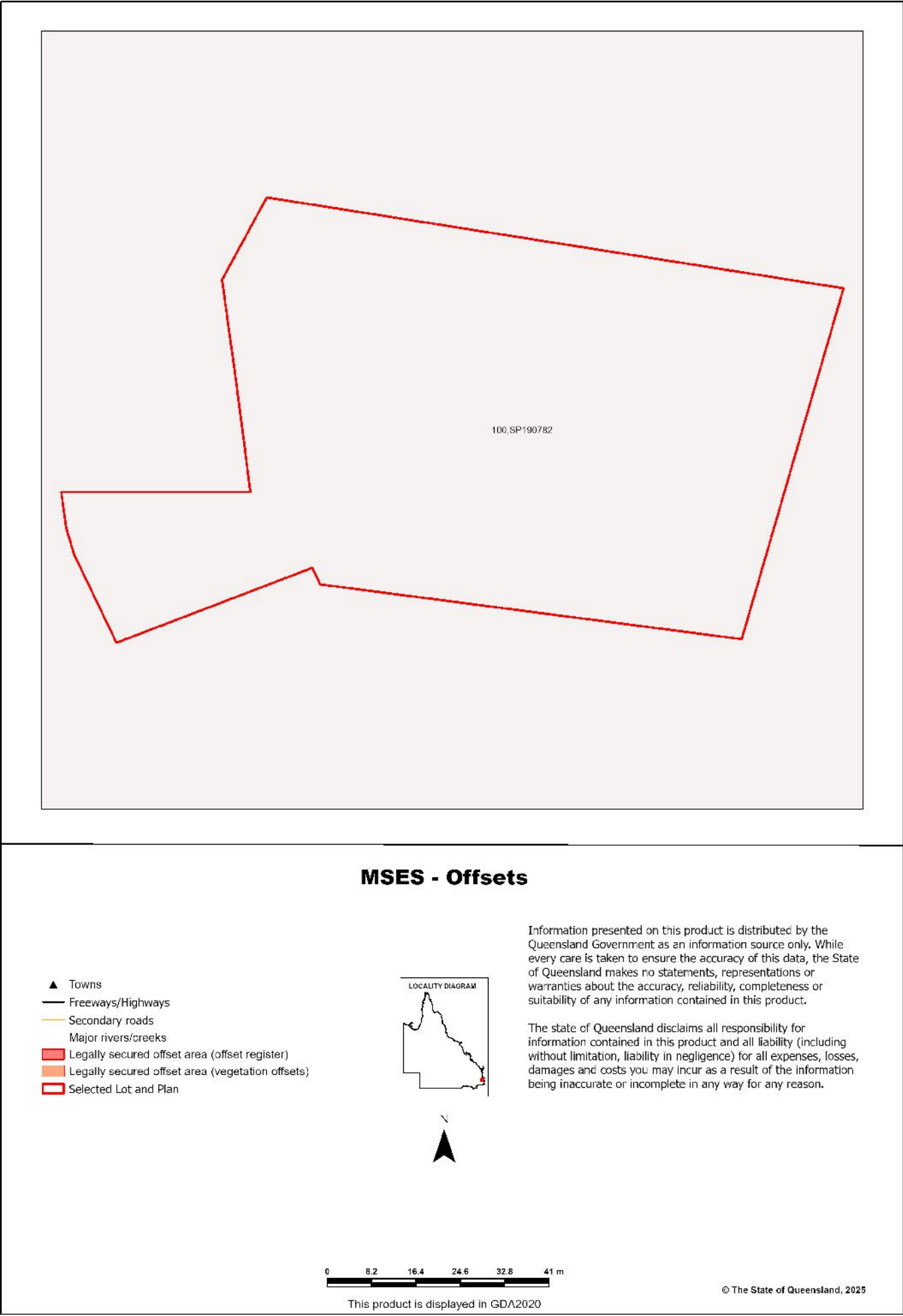


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Map 5 - MSES - Offset Areas



Appendices

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

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

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

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

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

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

Appendix 2 - Source Data

The datasets listed below are available on request from:

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

- Matters of State environmental significance

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

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

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

Appendix 3 - Acronyms and Abbreviations

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



Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Biodiversity and Conservation Values

Biodiversity Planning Assessments and Aquatic Conservation Assessments

For the selected area of interest

Lot: 100 Plan: SP190782

Environmental Reports - General Information

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

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

Figures in tables may be affected by rounding.

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

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

Please direct queries about these reports to: biodiversity.planning@qld.gov.au

Disclaimer

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Summary Information

Tables 1 to 8 provide an overview of the AOI with respect to selected topographic and environmental values.

Table 1: Details for area of interest: Lot: 100 Plan: SP190782, with area 0.69 ha

Local Government(s)	
Brisbane City	
Bioregion(s)	Subregion(s)
Southeast Queensland	Sunshine Coast - Gold Coast Lowlands
Catchment(s)	
Pine	

The following table identifies available Biodiversity Planning Assessments (BPAs) and Aquatic Conservation Assessments (ACAs) with respect to the AOI.

Table 2: Available Biodiversity Planning and Aquatic Conservation Assessments

Biodiversity Planning Assessment(s)	Aquatic Conservation Assessment(s) (riverine)	Aquatic Conservation Assessment(s) (non-riverine)
Southeast Queensland v4.1	South East Queensland Catchments v1.1	South East Queensland Catchments v.1.1

Table 3: Remnant regional ecosystems within the AOI as per the Qld Herbarium's 'biodiversity status'

Biodiversity Status	Area (Ha)	% of AOI
Endangered	0.56	80.76
Of concern	0.00	0.00
No concern at present	0.00	0.00

The following table identifies the extent and proportion of the user specified area of interest (AOI) which is mapped as being of "State", "Regional" or "Local" significance via application of the Queensland Department of the Environment, Tourism, Science and Innovation's *Biodiversity Assessment and Mapping Methodology* (BAMM).

Table 4: Summary table, biodiversity significance

Biodiversity Status	Area (Ha)	% of AOI
State	0.58	84.35

Table 5: Non-riverine wetlands intersecting the AOI

(No Records)

NB. The figures presented in the table above are derived from the relevant non-riverine Aquatic Conservation Assessment(s). Later releases of wetland mapping produced via the Queensland Wetland Mapping Program may provide more recent information in regards to wetland extent.

Table 6: Named waterways intersecting the AOI

(No Records)

Refer to **Map 1** for general locality information.

The following two tables identify the extent and proportion of the user specified AOI which is mapped as being of "Very High", "High", "Medium", "Low", or "Very Low" aquatic conservation value for riverine and non-riverine wetlands via application of the Queensland Department of the Environment, Tourism, Science and Innovation's *Aquatic Biodiversity Assessment and Mapping Method* (AquaBAMM).

Table 7: Summary table, aquatic conservation significance (riverine)

Aquatic conservation significance (riverine wetlands)	Area (Ha)	% of AOI
High	0.69	99.69

Table 8: Summary table, aquatic conservation significance (non-riverine)

(No Records)

Biodiversity Planning Assessments

Introduction

The Department of the Environment, Tourism, Science and Innovation (DETSI) attributes biodiversity significance on a bioregional scale through a Biodiversity Planning Assessment (BPA). A BPA involves the integration of ecological criteria using the *Biodiversity assessment and Mapping Methodology* (BAMM) and is developed in two stages: 1) **diagnostic criteria**, and 2) **expert panel criteria**. The diagnostic criteria are based on existing data which is reliable and uniformly available across a bioregion, while the expert panel criteria allows for the refinement of the mapped information from the diagnostic output by incorporating local knowledge and expert opinion.

The BAMM methodology has application for identifying areas with various levels of significance solely for biodiversity reasons. These include threatened ecosystems or taxa, large tracts of habitat in good condition, ecosystem diversity, landscape context and connection, and buffers to wetlands or other types of habitat important for the maintenance of biodiversity or ecological processes. While natural resource values such as dryland salinity, soil erosion potential or land capability are not dealt with explicitly, they are included to some extent within the biodiversity status of regional ecosystems recognised by the DETSI. Biodiversity Planning Assessments (BPAs) assign three levels of overall biodiversity significance.

- **State significance** - areas assessed as being significant for biodiversity at the bioregional or state scales. They also include areas assessed by other studies/processes as being significant at national or international scales. In addition, areas flagged as being of State significance due to the presence of endangered, vulnerable and/or near threatened taxa, are identified as "State Habitat for EVNT taxa".
- **Regional significance** - areas assessed as being significant for biodiversity at the subregional scale. These areas have lower significance for biodiversity than areas assessed as being of State significance.
- **Local significance and/or other values** - areas assessed as not being significant for biodiversity at state or regional scales. Local values are of significance at the local government scale.

For further information on released BPAs and a copy of the underlying methodology, go to:

<http://www.qld.gov.au/environment/plants-animals/biodiversity/planning/>

The GIS results can be downloaded from the Queensland Spatial Catalogue at:

<https://qldspatial.information.qld.gov.au/catalogue/custom/index.page>

The following table identifies the extent and proportion of the user specified AOI which is mapped as being of "State", "Regional" or "Local" significance via application of the BAMM.

Table 9: Summary table, biodiversity significance

Biodiversity Status	Area (Ha)	% of AOI
State	0.58	84.35

Refer to **Map 2** for further information.

Diagnostic Criteria

Diagnostic criteria are based on existing data which is reliable and uniformly available across a bioregion. These criteria are diagnostic in that they are used to filter the available data and provide a "first-cut" or initial determination of biodiversity significance. This initial assessment is then combined through a second group of other essential criteria.

A description of the individual diagnostic criteria is provided in the following sections.

Criteria A. Habitat for EVNT taxa: Classifies areas according to their significance based on the presence of endangered, vulnerable and/or rare (EVNT) taxa. EVNT taxa are those scheduled under the *Nature Conservation Act 1992* and/or the *Environment Protection and Biodiversity Conservation Act 1999*. It excludes highly mobile fauna taxa which are instead considered in Criterion H and brings together information on EVNT taxa using buffering of recorded sites or habitat suitability models (HSM) where available.

Criteria B. Ecosystem value: Classifies on the basis of biodiversity status of regional ecosystems, their extent in protected areas (presence of poorly conserved regional ecosystems), the presence of significant wetlands; and areas of national importance such as the presence of Threatened Ecological Communities, World Heritage areas and Ramsar

sites. Ecosystem value is applied at a bioregional (**B1**) and regional (**B2**) scale.

Criteria C. Tract size: Measures the relative size of tracts of vegetation in the landscape. The size of any tract is a major indicator of ecological significance, and is also strongly correlated with the long-term viability of biodiversity values. Larger tracts are less susceptible to ecological edge effects and are more likely to sustain viable populations of native flora and fauna than smaller tracts.

Criteria D. Relative size of regional ecosystems: Classifies the relative size of each regional ecosystem unit within its bioregion (**D1**) and its subregion (**D2**). Remnant units are compared with all other occurrences with the same regional ecosystem. Large examples of a regional ecosystem are more significant than smaller examples of the same regional ecosystem because they are more representative of the biodiversity values particular to the regional ecosystem, are more resilient to the effects of disturbance, and constitute a significant proportion of the total area of the regional ecosystem.

Criteria F. Ecosystem diversity: Is an indicator of the number of regional ecosystems occurring within an area. An area with high ecosystem diversity will have many regional ecosystems and ecotones relative to other areas within the bioregion.

Criteria G. Context and connection: Represents the extent to which a remnant unit incorporates, borders or buffers areas such as significant wetlands, endangered ecosystems; and the degree to which it is connected to other vegetation.

A summary of the biodiversity status based upon the diagnostic criteria is provided in the following table.

Table 10: Summary of biodiversity significance based upon diagnostic criteria with respect to the AOI

Biodiversity significance	Description	Area (Ha)	% of AOI
State	Remnant contains at least 1 Endangered RE (B1)	0.58	84.35

Assessment of diagnostic criteria with respect to the AOI

The following table reflects an assessment of the individual diagnostic criteria noted above in regards to the AOI.

Table 11: Assessment of individual diagnostic criteria with respect to the AOI

Diagnostic Criteria	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating - Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
A: Habitat for EVNT Taxa	0.00	0.00	0.00	0.00	0.58	84.35	0.00	0.00
B1: Ecosystem Value (Bioregion)	0.58	84.35	0.00	0.00	0.00	0.00	0.00	0.00
B2: Ecosystem Value (Subregion)	0.58	84.35	0.00	0.00	0.00	0.00	0.00	0.00
C: Tract Size	0.00	0.00	0.00	0.00	0.00	0.00	0.58	84.35
D1: Relative RE Size (Bioregion)	0.00	0.00	0.00	0.00	0.00	0.00	0.58	84.35
D2: Relative RE Size (Subregion)	0.00	0.00	0.00	0.00	0.00	0.00	0.58	84.35
F: Ecosystem Diversity	0.00	0.00	0.58	84.35	0.00	0.00	0.00	0.00
G: Context and Connection	0.00	0.00	0.00	0.00	0.58	84.35	0.00	0.00

Other Essential Criteria

Other essential criteria (also known as expert panel criteria) are based on non-uniform information sources and which may rely more upon expert opinion than on quantitative data. These criteria are used to provide a "second-cut" determination of biodiversity significance, which is then combined with the diagnostic criteria for an overall assessment of relative biodiversity significance. A summary of the biodiversity status based upon the other essential criteria is provided in the following table.

Table 12: Summary of biodiversity significance based upon other essential criteria with respect to the AOI

Biodiversity significance	Description	Area (Ha)	% of AOI
Regional	Remnant forms part of a bioregional corridor (J)	0.58	84.35

A description of each of the other essential criteria and associated assessment in regards to the AOI is provided in the following sections.

Criteria H. Essential and general habitat for priority taxa: Priority taxa are those which are at risk or of management concern, taxa of scientific interest as relictual (ancient or primitive), endemic taxa or locally significant populations (such as a flying fox camp or heronry), highly specialised taxa whose habitat requirements are complex and distributions are not well correlated with any particular regional ecosystem, taxa important for maintaining genetic diversity (such as complex spatial patterns of genetic variation, geographic range limits, highly disjunct populations), taxa critical for management or monitoring of biodiversity (functionally important or ecological indicators), or economic and culturally important taxa.

Criteria I. Special biodiversity values: areas with special biodiversity values are important because they contain multiple taxa in a unique ecological and often highly biodiverse environment. Areas with special biodiversity values can include the following:

- Ia - centres of endemism - areas where concentrations of taxa are endemic to a bioregion or subregion are found.
- Ib - wildlife refugia (Morton *et al.* 1995), for example, islands, mound springs, caves, wetlands, gorges, mountain ranges and topographic isolates, ecological refuges, refuges from exotic animals, and refuges from clearing. The latter may include large areas that are not suitable for clearing because of land suitability/capability.
- Ic - areas with concentrations of disjunct populations.
- Id - areas with concentrations of taxa at the limits of their geographic ranges.
- Ie - areas with high species richness.
- If - areas with concentrations of relictual populations (ancient and primitive taxa).
- Ig - areas containing REs with distinct variation in species composition associated with geomorphology and other environmental variables.
- Ih - an artificial waterbody or managed/manipulated wetland considered by the panel/s to be of ecological significance.
- Ii - areas with a high density of hollow-bearing trees that provide habitat for animals.
- Ij - breeding or roosting sites used by a significant number of individuals.
- Ik - climate change refuge.

The following table identifies the value and extent area of the Other Essential Criteria H and I within the AOI.

Table 13: Relative importance of expert panel criteria (H and I) used to access overall biodiversity significance with respect to the AOI

Expert Panel	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating - Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
H: Core Habitat Priority Taxa	0.00	0.00	0.00	0.00	0.58	84.35	0.00	0.00
Ia: Centres of Endemism	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ib: Wildlife Refugia	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ic: Disjunct Populations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Expert Panel	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating - Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
Id: Limits of Geographic Ranges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ie: High Species Richness	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
If: Relictual Populations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ig: Variation in Species Composition	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ih: Artificial Wetland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ii: Hollow Bearing Trees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ij: Breeding or Roosting Site	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ik: Climate Refugia	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

NB. Whilst biodiversity values associated with Criteria I may be present within the site (refer to tables 12 and 15), for the New England Tableland and Central Queensland Coast BPAs, area and % area figures associated with Criteria Ia through to Ij cannot be listed in the table above (due to slight variations in data formats between BPAs).

Criteria J. Corridors: areas identified under this criterion qualify either because they are existing vegetated corridors important for contiguity, or cleared areas that could serve this purpose if revegetated. Some examples of corridors include riparian habitats, transport corridors and "stepping stones".

Bioregional and subregional conservation corridors have been identified in the more developed bioregions of Queensland through the BPAs, using an intensive process involving expert panels. Map 3 displays the location of corridors as identified under the Statewide Corridor network. The Statewide Corridor network incorporates BPA derived corridors and for bioregions where no BPA has been assessed yet, corridors derived under other planning processes. *Note: as a result of updating and developing a statewide network, the alignment of corridors may differ slightly in some instances when compared to those used in individual BPAs.*

The functions of these corridors are:

- **Terrestrial** Bioregional corridors, in conjunction with large tracts of remnant vegetation, maintain ecological and evolutionary processes at a landscape scale, by:

- Maintaining long term evolutionary/genetic processes that allow the natural change in distributions of species and connectivity between populations of species over long periods of time;
- Maintaining landscape/ecosystems processes associated with geological, altitudinal and climatic gradients, to allow for ecological responses to climate change;
- Maintaining large scale seasonal/migratory species processes and movement of fauna;
- Maximising connectivity between large tracts/patches of remnant vegetation;
- Identifying key areas for rehabilitation and offsets; and

- **Riparian** Bioregional Corridors also maintain and encourage connectivity of riparian and associated ecosystems.

The location of the corridors is determined by the following principles:

- Terrestrial

- Complement riparian landscape corridors (i.e. minimise overlap and maximise connectivity);
- Follow major watershed/catchment and/or coastal boundaries;
- Incorporate major altitudinal/geological/climatic gradients;

- Include and maximise connectivity between large tracts/patches of remnant vegetation;
- Include and maximise connectivity between remnant vegetation in good condition; and

- Riparian

- Located on the major river or creek systems within the bioregion in question.

The total extent of remnant vegetation triggered as being of "State", "Regional" or "Local" significance due to the presence of an overlying BPA derived terrestrial or riparian corridor within the AOI, is provided in the following table. For further information on how remnant vegetation is triggered due to the presence of an overlying BPA derived corridor, refer to the relevant landscape BPA expert panel report(s).

Table 14: Extent of triggered remnant vegetation due to the presence of BPA derived corridors with respect to the AOI

Biodiversity Significance	Area (Ha)	% of AOI
Regional	0.58	84.35

NB: area figures associated with the extent of corridor triggered remnant vegetation are only available for those bioregions where a BPA has been undertaken.

Refer to **Map 3** for further information.

Threatening process/condition (Criteria K) - areas identified by experts under this criterion may be used to amend (upgrade or downgrade) biodiversity significance arising from the "first-cut" analysis. The condition of remnant vegetation is affected by threatening processes such as weeds, ferals, grazing and burning regime, selective timber harvesting/removal, salinity, soil erosion, and climate change.

Assessment of Criteria K with respect to the AOI is not currently included in the "Biodiversity and Conservation Values" report, as it has not been applied to the majority of Queensland due to data/information limitations and availability.

Special Area Decisions

Expert panel derived "Special Area Decisions" are used to assign values to Other Essential Criteria. The specific decisions which relate to the AOI in question are listed in the table below.

Table 15: Expert panel decisions for assigning levels of biodiversity significance with respect to the AOI

Decision Number	Description	Panel Recommended Significance	Criteria Values
seqs_I_22	Terrestrial bioregional corridors	State or Regional	Criterion J

Expert panel decision descriptions:

Decision Number	Description
seqs_I_22	The expert panel reviewed the existing bioregional corridors for southern SEQ. Corridors were assigned as being of State or Regional significance. For further information, refer to section 2.3.2 and 3.2 of this report.

Aquatic Conservation Assessments

Introduction

The Aquatic Biodiversity Assessment and Mapping Method or AquaBAMM (Clayton *et al.* 2006), was developed to assess conservation values of wetlands in Queensland, and may also have application in broader geographical contexts. It is a comprehensive method that uses available data, including data resulting from expert opinion, to identify relative wetland conservation/ecological values within a specified study area (usually a catchment). The product of applying this method is an Aquatic Conservation Assessment (ACA) for the study area.

An ACA using AquaBAMM is non-social, non-economic and identifies the conservation/ecological values of wetlands at a user-defined scale. It provides a robust and objective conservation assessment using criteria, indicators and measures that are founded upon a large body of national and international literature. The criteria, each of which may have variable numbers of indicators and measures, are naturalness (aquatic), naturalness (catchment), diversity and richness, threatened species and ecosystems, priority species and ecosystems, special features, connectivity and representativeness. An ACA using AquaBAMM is a powerful decision support tool that is easily updated and simply interrogated through a geographic information system (GIS).

Where they have been conducted, ACAs can provide a source of baseline wetland conservation/ecological information to support natural resource management and planning processes. They are useful as an independent product or as an important foundation upon which a variety of additional environmental and socio-economic elements can be added and considered (i.e. an early input to broader 'triple-bottom-line' decision-making processes). An ACA can have application in:

- determining priorities for protection, regulation or rehabilitation of wetlands and other aquatic ecosystems
- on-ground investment in wetlands and other aquatic ecosystems
- contributing to impact assessment of large-scale development (e.g. dams)
- water resource and strategic regional planning processes

For a detailed explanation of the methodology please refer to the summary and expert panel reports relevant to the ACA utilised in this assessment. These reports can be accessed at Wetland Info:

<http://wetlandinfo.des.qld.gov.au/wetlands/assessment/assessment-methods/aca>

The GIS results can be downloaded from the Queensland Spatial Catalogue at:

<https://qldspatial.information.qld.gov.au/catalogue/custom/index.page>

Explanation of Criteria

Under the AquaBAMM, eight criteria are assessed to derive an overall conservation value. Similar to the Biodiversity Assessment and Mapping Methodology, the criteria may be primarily diagnostic (quantitative) or primarily expert opinion (qualitative) in nature. The following sections provide a brief description of each of the 8 criteria.

Criteria 1. Naturalness - Aquatic: This attribute reflects the extent to which a wetland's (riverine, non-riverine, estuarine) aquatic state of naturalness is affected through relevant influencing indicators which include: presence of exotic flora and fauna; presence of aquatic communities; degree of habitat modification and degree of hydrological modification.

Criteria 2. Naturalness - Catchment: The naturalness of the terrestrial systems of a catchment can have an influence on many wetland characteristics including: natural ecological processes e.g. nutrient cycling, riparian vegetation, water chemistry, and flow. The indicators utilised to assess this criterion include: presence of exotic flora and/or fauna; riparian, catchment and flow modification.

Criteria 3. Naturalness - Diversity and Richness: This criterion is common to many ecological assessment methods and can include both physical and biological features. It includes such indicators as species richness, riparian ecosystem richness and geomorphological diversity.

Criteria 4. Threatened Species and Ecosystems: This criterion evaluates ecological rarity characteristics of a wetland. This includes both species rarity and rarity of communities / assemblages. The communities and assemblages are best represented by regional ecosystems. Species rarity is determined by NCA and EPBC status with Endangered, Vulnerable or Near-threatened species being included in the evaluation. Ecosystem rarity is determined by regional ecosystem biodiversity status i.e. Endangered, Of Concern, or Not of Concern.

Criteria 5. Priority Species and Ecosystems: Priority flora and fauna species lists are expert panel derived. These are aquatic, semi-aquatic and riparian species which exhibit at least 1 particular trait in order to be eligible for consideration. For flora species the traits included:

- It forms significant macrophyte beds (in shallow or deep water).
- It is an important food source.
- It is important/critical habitat.
- It is implicated in spawning or reproduction for other fauna and/or flora species.
- It is at its distributional limit or is a disjunct population.
- It provides stream bank or bed stabilisation or has soil binding properties.
- It is a small population and subject to threatening processes.

Fauna species are included if they meet at least one of the following traits:

- It is endemic to the study area (>75 per cent of its distribution is in the study area/catchment).
- It has experienced, or is suspected of experiencing, a serious population decline.
- It has experienced a significant reduction in its distribution and has a naturally restricted distribution in the study area/catchment.
- It is currently a small population and threatened by loss of habitat.
- It is a significant disjunct population.
- It is a migratory species (other than birds).
- A significant proportion of the breeding population (>one per cent for waterbirds, >75 per cent other species) occurs in the waterbody (see Ramsar criterion 6 for waterbirds).
- Limit of species range.

See the individual expert panel reports for the priority species traits specific to an ACA.

Criteria 6. Special Features: Special features are areas identified by flora, fauna and ecology expert panels which exhibit characteristics beyond those identified in other criteria and which the expert panels consider to be of the highest ecological importance. Special feature traits can relate to, but are not solely restricted to geomorphic features, unique ecological processes, presence of unique or distinct habitat, presence of unique or special hydrological regimes e.g. spring-fed streams. Special features are rated on a 1 - 4 scale (4 being the highest).

Criteria 7. Connectivity: This criterion is based on the concept that appropriately connected aquatic ecosystems are healthy and resilient, with maximum potential biodiversity and delivery of ecosystem services.

Criteria 8. Representativeness: This criterion applies primarily to non-riverine assessments, evaluates the rarity and uniqueness of a wetland type in relation to specific geographic areas. Rarity is determined by the degree of wetland protection within "protected Areas" estate or within an area subject to the *Fisheries Act 1994*, *Coastal Protection and Management Act 1995*, or *Marine Parks Act 2004*. Wetland uniqueness evaluates the relative abundance and size of a wetland or wetland management group within geographic areas such as catchment and subcatchment.

Riverine Wetlands

Riverine wetlands are all wetlands and deepwater habitats within a channel. The channels are naturally or artificially created, periodically or continuously contain moving water, or connecting two bodies of standing water. AquaBAMM, when applied to riverine wetlands uses a discrete spatial unit termed subsections. A subsection can be considered as an area which encompasses discrete homogeneous stream sections in terms of their natural attributes (i.e. physical, chemical, biological and utilitarian values) and natural resources. Thus in an ACA, an aquatic conservation significance score is calculated for each subsection and applies to all streams within a subsection, rather than individual streams as such.

Please note, the area figures provided in Tables 16 and 17, are derived using the extent of riverine subsections within the AOI. Refer to **Map 5** for further information. A summary of the conservation significance of riverine wetlands within the AOI is provided in the following table.

Table 16: Overall level/s of riverine aquatic conservation significance

Aquatic conservation significance (riverine wetlands)	Area (Ha)	% of AOI
High	0.69	99.69

The individual aquatic conservation criteria ratings for riverine wetlands within the AOI are listed below.

Table 17: Level/s of riverine aquatic conservation significance based on selected criteria

Criteria	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating - Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
1. Naturalness aquatic	0.00	0.00	0.00	0.00	0.69	99.69	0.00	0.00
2. Naturalness catchment	0.00	0.00	0.00	0.00	0.00	0.00	0.69	99.69
3. Diversity and richness	0.69	99.69	0.00	0.00	0.00	0.00	0.00	0.00
4. Threatened species and ecosystems	0.69	99.69	0.00	0.00	0.00	0.00	0.00	0.00
5. Priority species and ecosystems	0.69	99.69	0.00	0.00	0.00	0.00	0.00	0.00
6. Special features	0.00	0.00	0.69	99.69	0.00	0.00	0.00	0.00
7. Connectivity	0.00	0.00	0.00	0.00	0.69	99.69	0.00	0.00
8. Representativeness	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

The table below lists and describes the relevant expert panel decisions used to assign conservation significance values to riverine wetlands within the AOI.

Table 18: Expert panel decisions for assigning overall levels of riverine aquatic conservation significance

Decision number	Special feature	Catchment	Criteria/Indicator/Measure	Conservation rating (1-4)
pn_r_ec_02	South Pine River	Pine	6.4.1,6.2.1	3,3
pn_r_fl_03	Eucalyptus tereticornis communities 12.3.11	Pine	6.3.1	3

4 is the highest rating/value

Expert panel decision descriptions:

Decision number	Description
pn_r_ec_02	Hydrologically natural compared to the North Pine River (EHMP high rating). May extend to the rest of the headwaters.
pn_r_fl_03	RE 12.3.11 provides habitat for flora and fauna and is subject to a number of threatening processes in the coastal catchments. Remnant pockets have good biodiversity. REs 12.3.3, 12.3.7, 12.3.11 in flood plain or riverine system contain <i>E. tereticornis</i> , although the expert panel decision relates specifically to 12.3.11.

Non-riverine Wetlands

Non-riverine wetlands include both lacustrine and palustrine wetlands, however, do not currently incorporate estuarine, marine or subterranean wetland types. A summary of the conservation significance of non-riverine wetlands within the AOI is provided in the following table. Refer to **Map 6** for further information.

Table 19: Overall level/s of non-riverine aquatic conservation significance

(No Records)

The following table provides an assessment of non-riverine wetlands within the AOI and associated aquatic conservation criteria values.

Table 20: Level/s of non-riverine aquatic conservation significance based on selected criteria

Criteria	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating - Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
1. Naturalness aquatic	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2. Naturalness catchment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3. Diversity and richness	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4. Threatened species and ecosystems	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5. Priority species and ecosystems	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6. Special features	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7. Connectivity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8. Representativeness	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

The table below lists and describes the relevant expert panel decisions used to assign conservation significance values to non-riverine wetlands within the AOI.

Table 21: Expert panel decisions for assigning overall levels of non-riverine aquatic conservation significance.

Decision number	Special feature	Catchment	Criteria/Indicator/Measure	Conservation rating (1-4)
(No Records)				

4 is the highest rating/value

Expert panel decision descriptions:

Decision number	Description
(No Records)	

Threatened and Priority Species

Introduction

This chapter contains a list of threatened and priority flora and/or fauna species that have been recorded on, or within 4km of the Assessment Area.

The information presented in this chapter with respect to species presence is derived from compiled databases developed primarily for the purpose of BPAs and ACAs. Data is collated from a number of sources and is updated periodically.

It is important to note that the list of species provided in this report, may differ when compared to other reports generated from other sources such as the State government's WildNet, HerbreCs or the federal government's EPBC database for a number of reasons.

Records for threatened and priority species are filtered and checked based on a number of rules including:

- Taxonomic nomenclature - current scientific names and status,
- Location - cross-check co-ordinates with location description,
- Taxon by location - requires good knowledge of the taxon and history of the record,
- Duplicate records - identify and remove,
- Expert panels - check records and provide new records,
- Flora cultivated records excluded,
- Use precise records less than or equal to 2000m,
- Use recent records greater than or equal to 1975 animals, greater than or equal to 1950 plants.

Threatened Species

Threatened species are those species classified as "Endangered" or "Vulnerable" under the *Environment Protection and Biodiversity Conservation Act 1999* or "Endangered", "Vulnerable" or "Near threatened" under the *Nature Conservation Act 1992*.

The following threatened species have been recorded on, or within approximately 4km of the AOI.

Table 22: Threatened species recorded on, or within 4km of the AOI

Species	Common name	NCA status	EPBC status	Migratory species*	Wetland species**	Identified flora/fauna
<i>Acanthophis antarcticus</i>	common death adder	V				FA
<i>Adelotus brevis</i>	tusked frog	V			I	FA
<i>Calidris acuminata</i>	sharp-tailed sandpiper	SL	V	Y	I	FA
<i>Crinia tinnula</i>	wallum froglet	V			I	FA
<i>Gallinago hardwickii</i>	Latham's snipe	SL	V	Y	I	FA
<i>Limosa limosa</i>	black-tailed godwit	SL	E	Y	I	FA
<i>Ninox strenua</i>	powerful owl	V				FA
<i>Numenius madagascariensis</i>	eastern curlew	E	CE	Y	I	FA
<i>Phascolarctos cinereus</i>	koala	E	E			FA
<i>Pteropus poliocephalus</i>	grey-headed flying-fox	C	V			FA
<i>Rhodomyrtus psidioides</i>	native guava	CR	CE			FL

Species	Common name	NCA status	EPBC status	Migratory species*	Wetland species**	Identified flora/fauna
<i>Rostratula australis</i>	Australian painted-snipe	E	E		I	FA
<i>Styphelia</i> sp. (Coolmunda D.Halford Q1635)		E	E			FL
<i>Tringa nebularia</i>	common greenshank	SL	E	Y	I	FA

NB. Please note that the threatened species listed in this section are based upon the most recently compiled DETSI internal state-wide threatened species dataset. This dataset may contain additional records that were not originally available for inclusion in the relevant individual BPAs and ACAs.

*JAMBA - Japan-Australia Migratory Bird Agreement; CAMBA - China-Australia Migratory Bird Agreement; ROKAMBA - Republic of Korea-Australia Migratory Bird Agreement; CMS - Convention on the Conservation of Migratory Species.

**I - wetland indicator species; D - wetland dependent species.

BPA Priority Species

A list of BPA priority species that have been recorded on, or within approximately 4km of the AOI is contained in the following table.

Table 23: Priority species recorded on, or within 4km of the AOI

Species	Common name	Identified flora/fauna
<i>Cherax dispar</i>		FA
<i>Cucumerunio novaehollandiae</i>	Australian River Mussel	FA
<i>Delma plebeia</i>	common delma	FA
<i>Ephippiorhynchus asiaticus</i>	black-necked stork	FA
<i>Gyrocochlea raveni</i>	Raven's Pinwheel Snail	FA
<i>Litoria balatus</i>	slender bleating treefrog	FA
<i>Lophoictinia isura</i>	square-tailed kite	FA
<i>Melaleuca quinquenervia</i>	swamp paperbark	FL
<i>Mugil cephalus</i>	sea mullet	FA
<i>Ornithorhynchus anatinus</i>	platypus	FA
<i>Pomatostomus temporalis</i>	grey-crowned babbler	FA
<i>Rhadinocentrus ornatus</i>	ornate rainbowfish	FA
<i>Trachystoma petardi</i>	pinkeye mullet	FA

NB. Please note that the list of priority species is based on those species identified in the BPAs, however records for these species may be more recent than the originals used. Furthermore, the BPA priority species databases are updated from time to time. At each update, the taxonomic details for all species are amended as necessary to reflect current taxonomic name and/or status changes.

ACA Priority Species

A list of ACA priority species used in riverine and non-riverine ACAs that have been recorded on, or within approximately 4km of the AOI are contained in the following tables.

Table 24: Priority species recorded on, or within 4 km of the AOI - riverine

Species	Common name	Identified flora/fauna
<i>Acrocephalus australis</i>	Australian Reed-Warbler	FA
<i>Actitis hypoleucos</i>	Common Sandpiper	FA
<i>Anguilla australis</i>	Southern Shortfin Eel	FA
<i>Anguilla reinhardtii</i>	Longfin Eel	FA
<i>Ardea alba modesta</i>	Eastern Great Egret	FA
<i>Bubulcus ibis</i>	Cattle Egret	FA
<i>Casuarina glauca</i>	swamp she-oak	FL
<i>Cucumerunio novaehollandiae</i>	Australian River Mussel	FA
<i>Eucalyptus tereticornis</i>		FL
<i>Gallinago hardwickii</i>	Latham's Snipe	FA
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	FA
<i>Hydroprogne caspia</i>	Caspian Tern	FA
<i>Melaleuca quinquenervia</i>	swamp paperbark	FL
<i>Mugil cephalus</i>	Sea Mullet	FA
<i>Ornithorhynchus anatinus</i>	Platypus	FA
<i>Pandion haliaetus cristatus</i>	Eastern Osprey	FA
<i>Rhadinocentrus ornatus</i>	Ornate Rainbowfish	FA
<i>Trachystoma petardi</i>	Pinkeye Mullet	FA

Table 25: Priority species recorded on, or within 4 km of the AOI - non-riverine

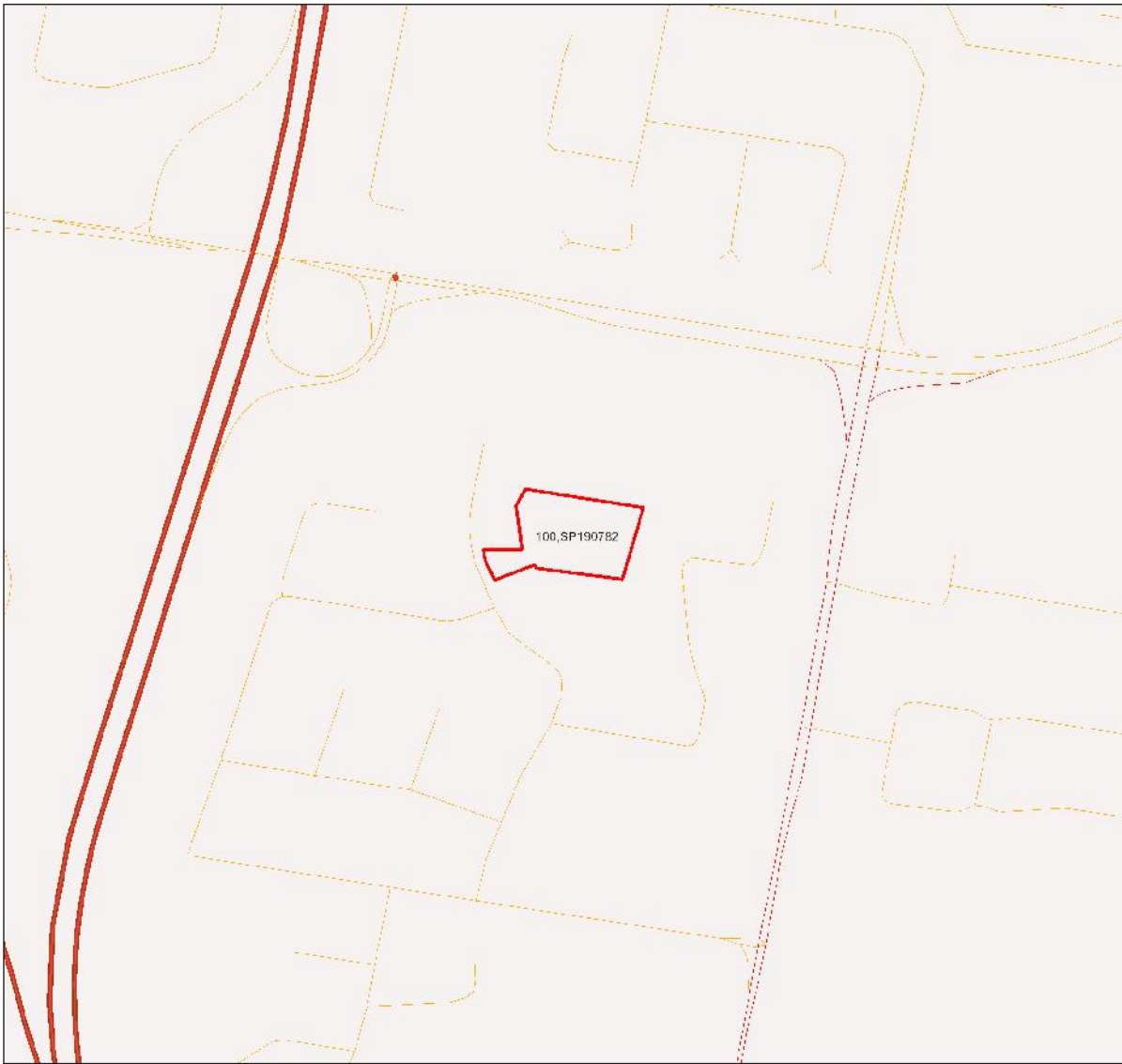
Species	Common name	Identified flora/fauna
<i>Acrocephalus australis</i>	Australian Reed-Warbler	FA
<i>Anguilla australis</i>	Southern Shortfin Eel	FA
<i>Anguilla reinhardtii</i>	Longfin Eel	FA
<i>Ardea alba modesta</i>	Eastern Great Egret	FA
<i>Bubulcus ibis</i>	Cattle Egret	FA
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	FA

Species	Common name	Identified flora/fauna
<i>Cherax dispar</i>	Lobby	FA
<i>Eleocharis dulcis</i>		FL
<i>Eucalyptus tereticornis</i>		FL
<i>Gallinago hardwickii</i>	Latham's Snipe	FA
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	FA
<i>Hydroprogne caspia</i>	Caspian Tern	FA
<i>Limosa limosa</i>	Black-tailed Godwit	FA
<i>Melaleuca quinquenervia</i>	swamp paperbark	FL
<i>Ornithorhynchus anatinus</i>	Platypus	FA
<i>Pandion haliaetus cristatus</i>	Eastern Osprey	FA
<i>Plegadis falcinellus</i>	Glossy Ibis	FA
<i>Rhadinocentrus ornatus</i>	Ornate Rainbowfish	FA
<i>Tringa glareola</i>	Wood Sandpiper	FA
<i>Tringa nebularia</i>	Common Greenshank	FA
<i>Tringa stagnatilis</i>	Marsh Sandpiper	FA

NB. Please note that the priority species records used in the above two tables are comprised of those adopted for the released individual ACAs. The ACA riverine and non-riverine priority species databases are updated from time to time to reflect new release of ACAs. At each update, the taxonomic details for all ACAs records are amended as necessary to reflect current taxonomic name and/or status changes.

Maps

Map 1 - Locality Map



Locality Map

- Legend**
- Towns
 - Freeways/Highways
 - Connector
 - Street/Local Road
 - Lakes and reservoirs
 - National Park
 - National Park (Scientific)
 - National Park (CYPAL)
 - National Park (Aboriginal Land)
 - Conservation Park
 - Resources Reserve
 - Forest Reserve
 - State Forest
 - Timber Reserve
 - Nature Refuges
 - Coordinated Conservation Areas
 - Major rivers/creeks
 - Queensland
 - Selected Lot and Plan

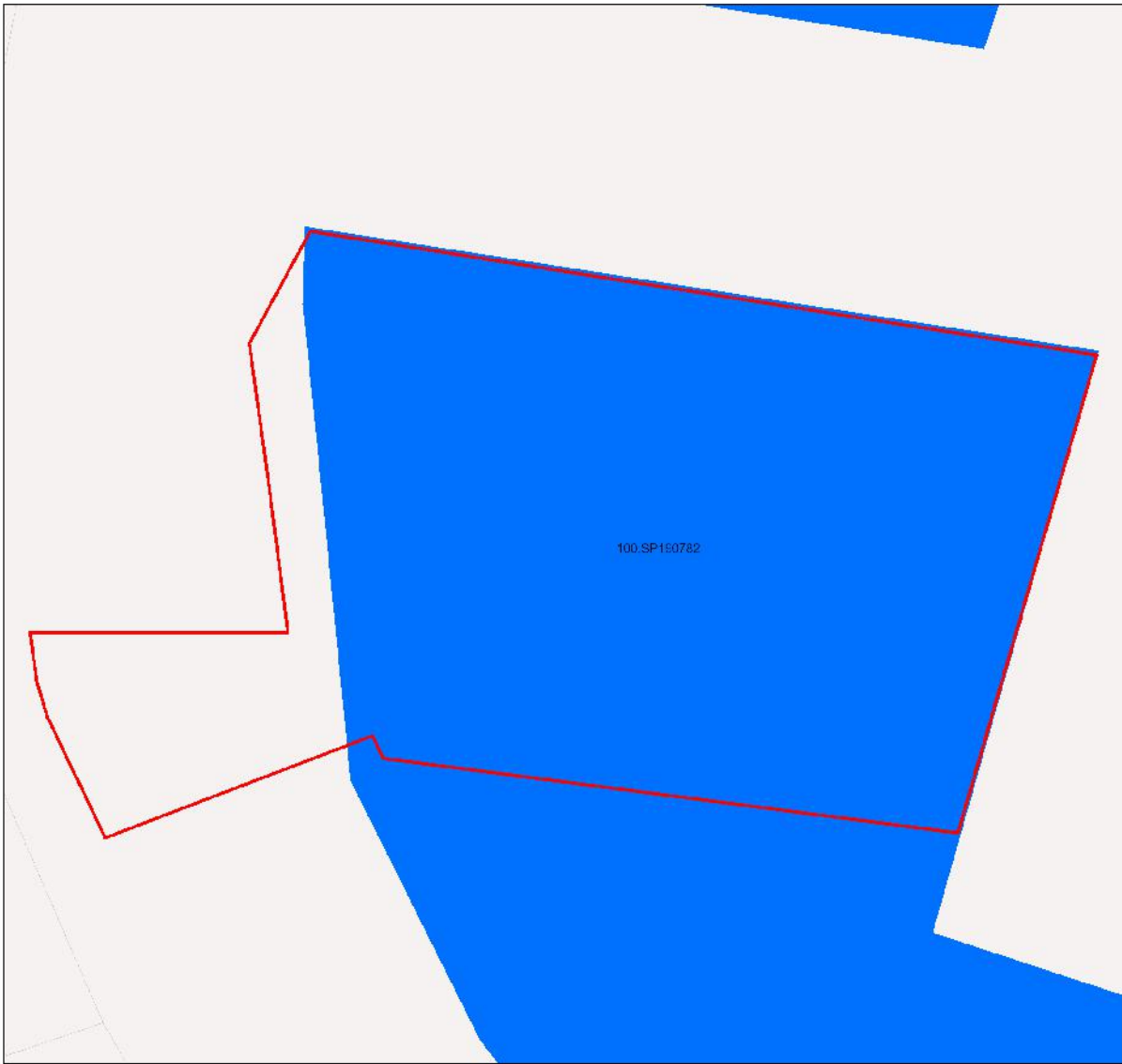


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Map 2 - Biodiversity Planning Assessment (BPA)



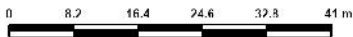
Biodiversity Planning Assessments

- Towns
- Roads
- Major Rivers/Creeks
- Queensland

Biodiversity Planning Assessment

- State Habitat for EVNT taxa
- State
- Regional
- Local or Other Values
- Selected Lot and Plan

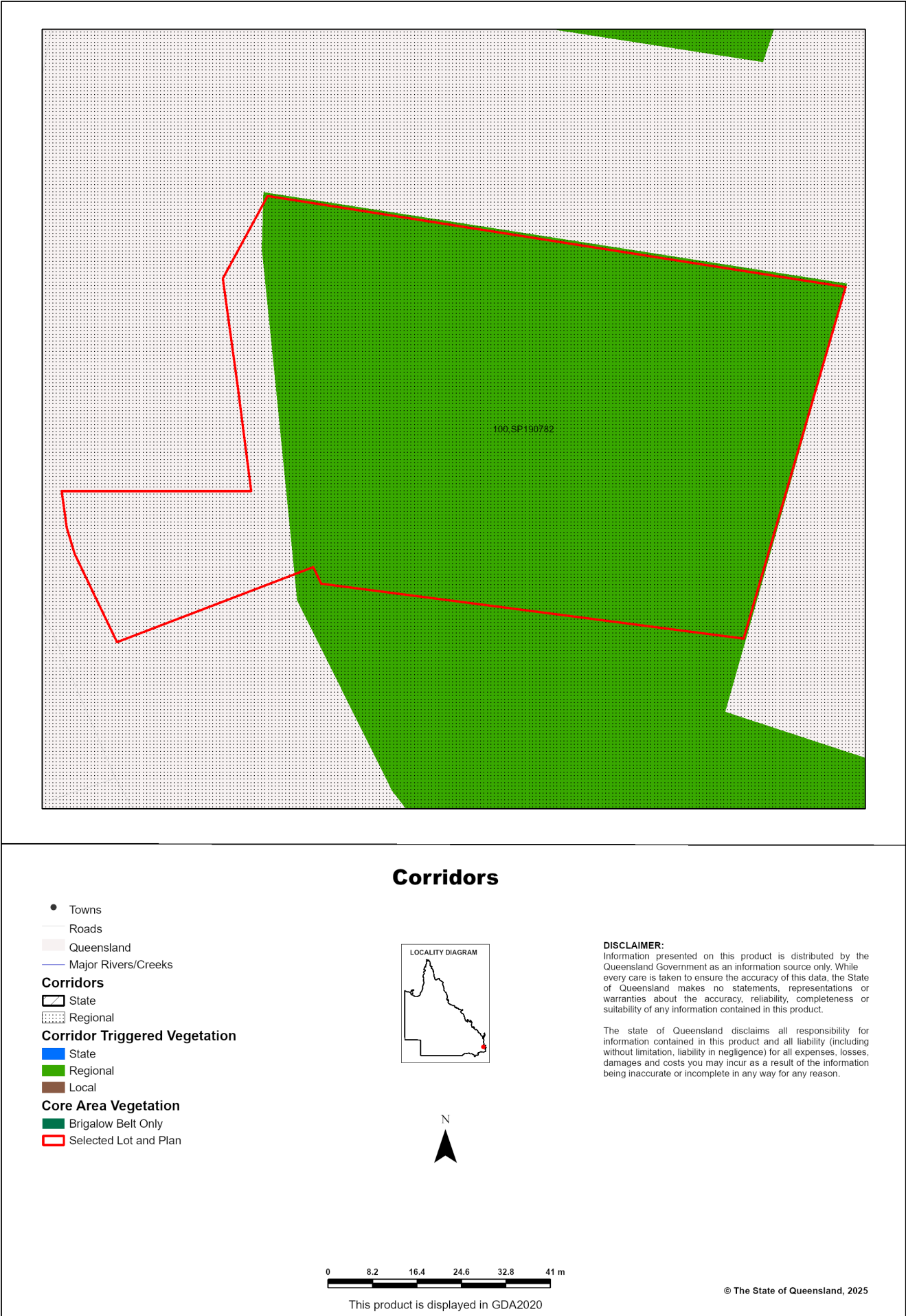
LOCALITY DIAGRAM



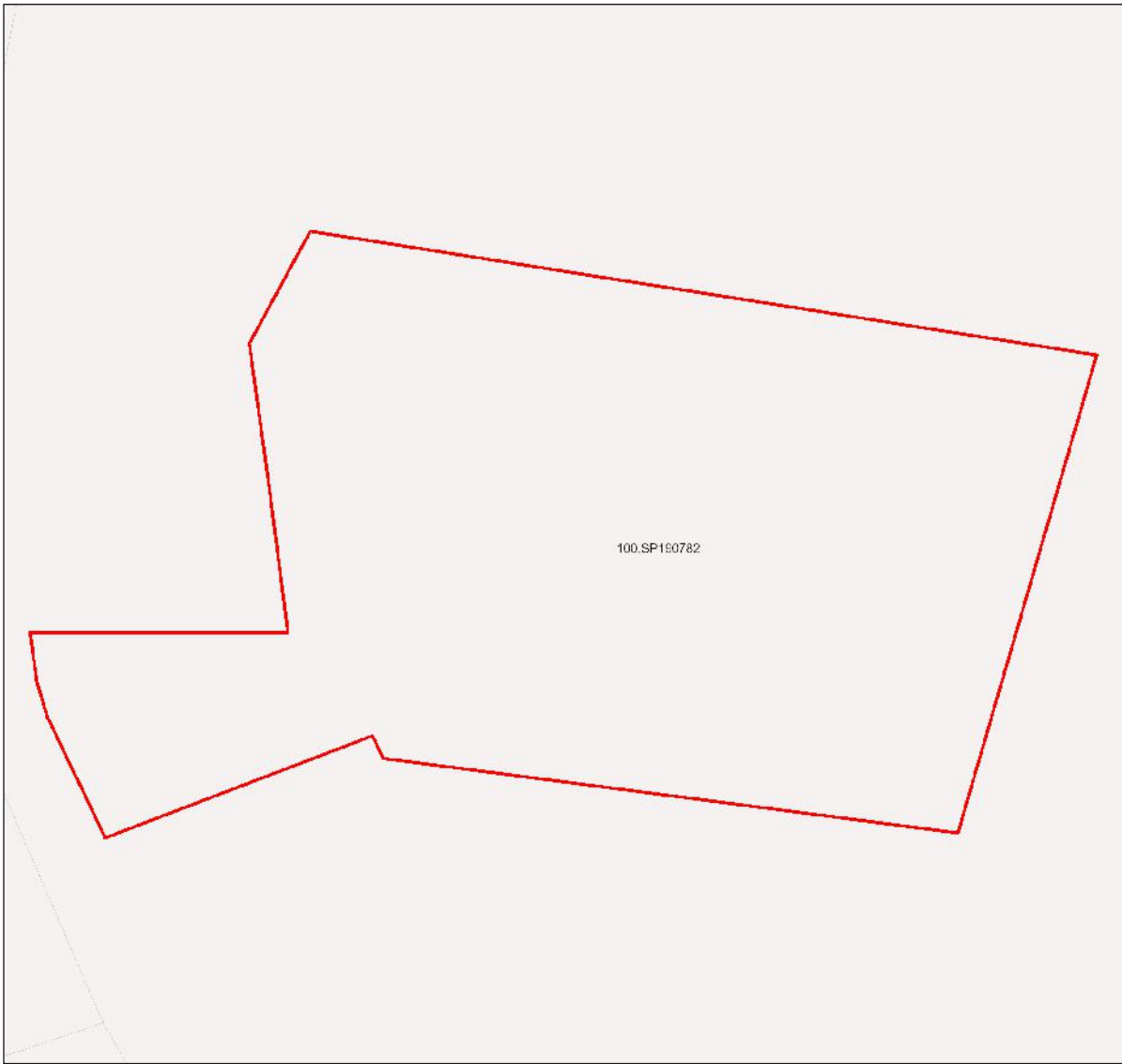
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Map 3 - Corridors

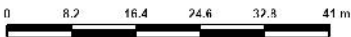


Map 4 - Wetlands and waterways



Wetlands and Waterways

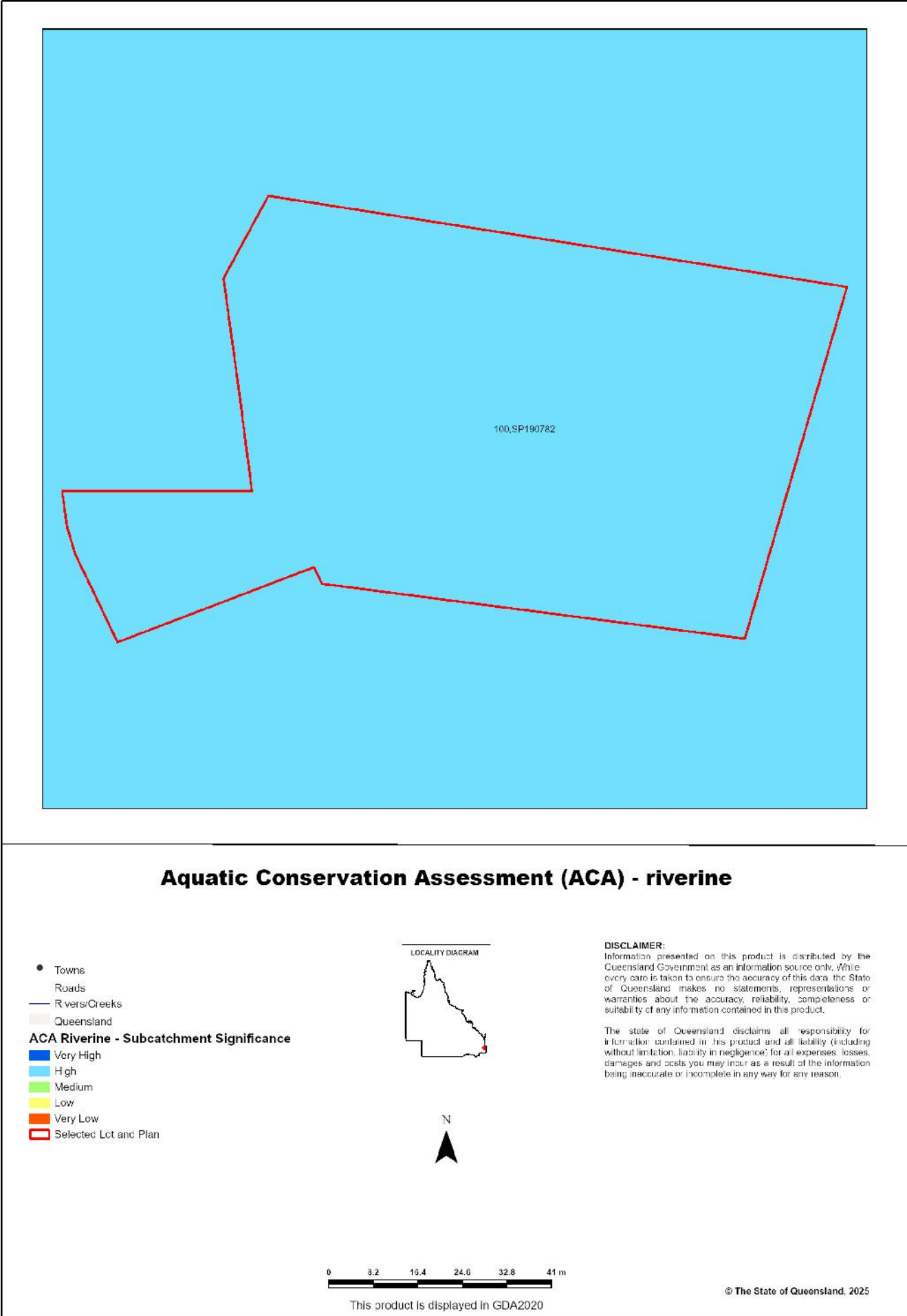
- Towns
- Roads
- Springs
- Rivers/Creeks
- Directory of Important Wetlands
- Rainforest Shrub - QLD
- Wetland Type**
- Hydrologically natural Wetlands**
- Lacustrine Wetlands (hydrologically natural)
- Palustrine Wetlands (hydrologically natural)
- R verine Wetlands (hydrologically natural)
- Intertidal Wetlands (hydrologically natural)
- Subtidal Wetlands (hydrologically natural)
- Intertidal/Subtidal Wetlands (hydrologically natural)
- Hydrologically Modified and Artificial Wetlands**
- Lacustrine Wetlands (hydrologically modified or artificial)
- Palustrine Wetlands (hydrologically modified or artificial)
- R verine Wetlands (hydrologically modified or artificial)
- Intertidal Wetlands (hydrologically modified or artificial)
- Subtidal Wetlands (hydrologically modified or artificial)
- Intertidal/Subtidal Wetlands (hydrologically modified or artificial)
- Subdominant Wetlands**
- Subdominant Wetlands (51 - 80%)
- Contains Wetlands**
- Contains Wetlands (1 - 50%)
- Queensland
- Selected Lot and Plan



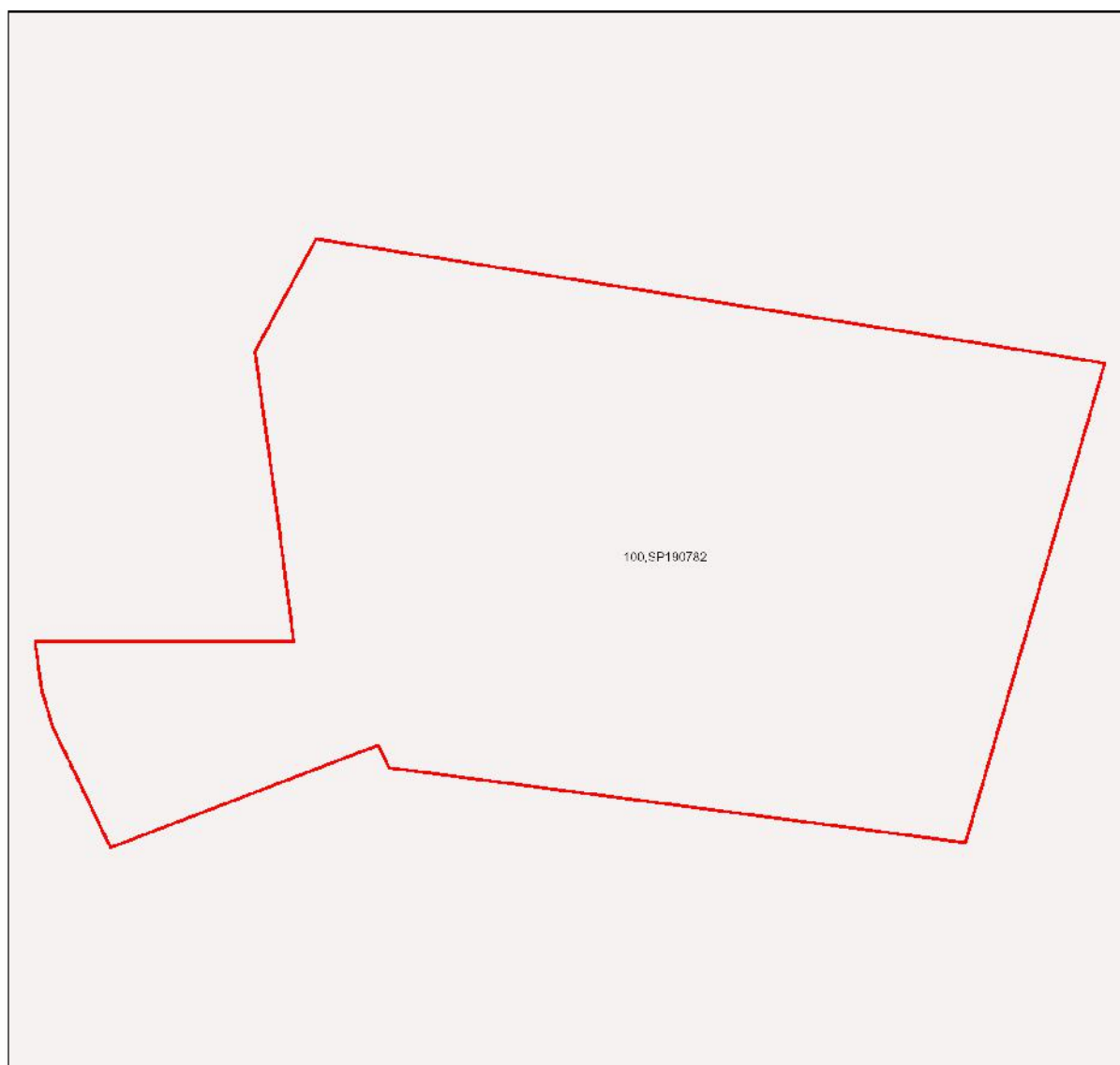
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Map 5 - Aquatic Conservation Assessment (ACA) - riverine

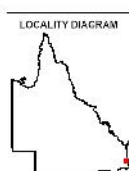


Map 6 - Aquatic Conservation Assessment (ACA) - non-riverine



Aquatic Conservation Assessment (ACA) - nonriverine

- Towns
- Roads
- Rivers/Creeks
- Queensland
- ACA Non-riverine**
 - Very High
 - High
 - Medium
 - Low
 - Very Low
 - Selected Lot and Plan



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Appendices

Appendix 1 - Source Data

Theme	Datasets
Aquatic Conservation Assessments Non-riverine*	Combination of the following datasets: Cape York Peninsula Non-riverine v1.1 Eastern Gulf of Carpentaria v1.1 Great Barrier Reef Catchment Non-riverine v1.3 Lake Eyre and Bulloo Basins v1.1 QMDBB Non-riverine ACA v2.1 Southeast Queensland ACA v1.1 WBB Non-riverine ACA v1.1 Southern Gulf Catchments Non-riverine ACA v1.1 WBBGBRCC Non-riverine ACA v2.1
Aquatic Conservation Assessments Riverine*	Combination of the following datasets: Cape York Peninsula Riverine v1.1 Eastern Gulf of Carpentaria v1.1 Great Barrier Reef Catchment Riverine v1.1 Lake Eyre and Bulloo Basins v1.1 QMDBB Riverine ACA v2.1 Southeast Queensland ACA v1.1 WBB Riverine ACA v1.1 Southern Gulf Catchments Riverine ACA v1.1 WBBGBRCC Riverine ACA v2.1
Biodiversity Planning Assessments*	Combination of the following datasets: Brigalow Belt BPA v2.1 Cape York Peninsula BPA v1.1 Central Queensland Coast BPA v1.3 Channel Country BPA v1.1 Desert Uplands BPA v1.3 Einasleigh Uplands BPA v1.1 Gulf Plains BPA v1.1 Mitchell Grass Downs BPA v1.1 Mulga Lands BPA v1.4 New England Tableland v3.1 Northwest Highlands v1.1 Southeast Queensland v4.1 Wet Tropics v1.1
Statewide BPA Corridors*	Statewide corridors v1.7
Threatened Species	An internal DETSI database compiled from Wildnet, Herbrecks, Corveg, the QLD Museum, as well as other incidental sources.
BPA Priority Species	An internal DETSI database compiled from Wildnet, Herbrecks, Corveg, the QLD Museum, as well as other incidental sources.
ACA Priority Species	An internal DETSI database compiled from Wildnet, Herbrecks, Corveg, the QLD Museum, as well as other incidental sources.

These datasets are available at:

<http://dds.information.qld.gov.au/DDS>

Appendix 2 - Acronyms and Abbreviations

AOI	- Area of Interest
ACA	- Aquatic Conservation Assessment
AQUABAMM	- Aquatic Biodiversity Assessment and Mapping Methodology
BAMM	- Biodiversity Assessment and Mapping Methodology
BoT	- Back on Track
BPA	- Biodiversity Planning Assessment
CAMBA	- China-Australia Migratory Bird Agreement
DETSI	- Department of the Environment, Tourism, Science and Innovation
EPBC	- <i>Environment Protection and Biodiversity Conservation Act 1999</i>
EVNT	- Endangered, Vulnerable, Near Threatened
GDA2020	- Geocentric Datum of Australia 2020
GIS	- Geographic Information System
JAMBA	- Japan-Australia Migratory Bird Agreement
NCA	- <i>Nature Conservation Act 1992</i>
RE	- Regional Ecosystem
REDD	- Regional Ecosystem Description Database
ROKAMBA	- Republic of Korea-Australia Migratory Bird Agreement



Biodiversity areas



High ecological significance

Biodiversity areas



High ecological significance strategic

Local Government Authorities

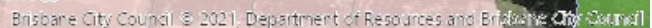


LGA boundary

Property boundaries holding



Property Holding



City Plan 2014 — Zoning overlay

Refer to Part 10 of the planning scheme



LDR Low density residential



CR1 Character residential (Character)



CR2 Character residential (Infill housing)



LMR1 Low-medium density residential (2 storey mix)



LMR2 Low-medium density residential (2 or 3 storey mix)



LMR3 Low-medium density residential (Up to 3 storeys)



MDR Medium density residential



HDR1 High density residential (Up to 8 storeys)



HDR2 High density residential (Up to 15 storeys)



TA Tourist accommodation



NC Neighbourhood centre



DC1 District centre (District)



DC2 District centre (Corridor)



MC Major centre



PC1 Principal centre (City centre)



PC2 Principal centre (Regional centre)



LII Low impact industry



IN1 General industry A



IN2 General industry B



IN3 General industry C



SI Special industry



II Industry investigation



SR Sport and recreation



SR1 Sport and recreation (Local)



SR2 Sport and recreation (District)



SR3 Sport and recreation (Metropolitan)



OS Open space



OS1 Open space (Local)



OS2 Open space (District)



OS3 Open space (Metropolitan)



EM Environmental management



CN Conservation



CN1 Conservation (Local)



CN2 Conservation (District)



CN3 Conservation (Metropolitan)



EC Emerging community



EI Extractive industry



MU1 Mixed use (Inner city)

-  MU2 Mixed use (Centre frame)
-  MU3 Mixed use (Corridor)
-  RU Rural
-  RR Rural residential
-  T Township
-  CF1 Community facilities Major health care
-  CF2 Community facilities Major sports venue
-  CF3 Community facilities Cemetery
-  CF4 Community facilities Community purposes
-  CF5 Community facilities Education purposes
-  CF6 Community facilities Emergency services
-  CF7 Community facilities Health care purposes
-  SC1 Specialised centre (Major education and research facility)
-  SC2 Specialised centre (Entertainment and conference centre)
-  SC3 Specialised centre (Brisbane Markets)
-  SC4 Specialised centre (Large format retail)
-  SC5 Specialised centre (Mixed industry and business)
-  SC6 Specialised centre (Marina)
-  SP1 Special purpose (Defence)
-  SP2 Special purpose (Detention facility)
-  SP3 Special purpose (Transport infrastructure)
-  SP4 Special purpose (Utility services)
-  SP5 Special purpose (Airport)
-  SP6 Special purpose (Port)

Local Government Authorities

-  LGA boundary

Property boundaries holding

-  Property Holding



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: 26-Sep-2025

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	6
Listed Threatened Species:	78
Listed Migratory Species:	43

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:	1
Commonwealth Heritage Places:	None
Listed Marine Species:	50
Whales and Other Cetaceans:	2
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	1
Regional Forest Agreements:	None
Nationally Important Wetlands:	1
EPBC Act Referrals:	17
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Moreton bay	Within 10km of Ramsar site	In feature area

Listed Threatened Ecological Communities	[Resource Information]
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For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community likely to occur within area	In feature area
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community likely to occur within area	In feature area
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community may occur within area	In feature area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community may occur within area	In buffer area only
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Community likely to occur within area	In buffer area only
Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions	Endangered	Community likely to occur within area	In feature area

Listed Threatened Species	[Resource Information]
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Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anthochaera phrygia			
Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area	In feature area
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Critically Endangered	Species or species habitat may occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Erythrotriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Limnodromus semipalmatus Asian Dowitcher [843]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area	In feature area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area	In feature area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat may occur within area	In feature area
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
Turnix melanogaster			
Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area	In feature area
FISH			
Epinephelus daemeli			
Black Rockcod, Black Cod, Saddled Rockcod [68449]	Vulnerable	Species or species habitat may occur within area	In buffer area only
FROG			
Mixophyes fleayi			
Fleay's Frog [25960]	Endangered	Species or species habitat may occur within area	In feature area
Mixophyes iteratus			
Giant Barred Frog, Southern Barred Frog [1944]	Vulnerable	Species or species habitat may occur within area	In buffer area only
INSECT			
Argynnis hyperbius inconstans			
Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area	In feature area
MAMMAL			
Chalinolobus dwyeri			
Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat may occur within area	In feature area
Dasyurus hallucatus			
Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat likely to occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population)			
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
Orcaella heinsohni			
Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat known to occur within area	In feature area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area
Potorous tridactylus tridactylus Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area	In feature area
Sousa sahalensis Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Xeromys myoides Water Mouse, False Water Rat, Yirrkoo [66]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
PLANT			
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Bosistoa transversa Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable	Species or species habitat may occur within area	In feature area
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat may occur within area	In feature area
Cupaniopsis shirleyana Wedge-leaf Tuckeroo [3205]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Macadamia ternifolia Small-fruited Queensland Nut, Gympie Nut [7214]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area	In feature area
Notelaea lloydii Lloyd's Olive [15002]	Vulnerable	Species or species habitat may occur within area	In feature area
Persicaria elatior Knotweed, Tall Knotweed [5831]	Vulnerable	Species or species habitat may occur within area	In feature area
Phaius australis Lesser Swamp-orchid [5872]	Endangered	Species or species habitat may occur within area	In buffer area only
Planchonella eerwah Shiny-leaved Condoo, Black Plum, Wild Apple [17340]	Endangered	Species or species habitat may occur within area	In feature area
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area	In feature area

REPTILE

Scientific Name	Threatened Category	Presence Text	Buffer Status
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Coeranoscincus reticulatus Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat may occur within area	In feature area
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area	In buffer area only
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Furina dunmalli Dunmall's Snake [59254]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat may occur within area	In feature area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only

SHARK

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pristis zijsron Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding likely to occur within area	In buffer area only
Sphyrna lewini Scalloped Hammerhead [85267]	Conservation Dependent	Species or species habitat likely to occur within area	In buffer area only

Listed Migratory Species

[Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Anous stolidus Common Noddy [825]		Species or species habitat likely to occur within area	In buffer area only
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardenna carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Species or species habitat likely to occur within area	In buffer area only
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Calonectris leucomelas Streaked Shearwater [1077]		Species or species habitat known to occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat known to occur within area	In buffer area only
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Migratory Marine Species			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat may occur within area	In buffer area only
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Mobula alfredi as Manta alfredi Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat may occur within area	In buffer area only
Mobula birostris as Manta birostris Giant Manta Ray [90034]		Species or species habitat may occur within area	In buffer area only
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Orcaella heinsohni Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pristis zijsron Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding likely to occur within area	In buffer area only
Sousa sahalensis as Sousa chinensis Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Migratory Terrestrial Species			
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat likely to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Limnodromus semipalmatus Asian Dowitcher [843]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands

[[Resource Information](#)]

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

Commonwealth Land Name	State	Buffer Status
Defence		
Defence - FITZGIBBON TRAINING AREA [30183]	QLD	In buffer area only

Listed Marine Species

[[Resource Information](#)]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			

Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Anous stolidus			
Common Noddy [825]		Species or species habitat likely to occur within area	In buffer area only
Anseranas semipalmata			
Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna carneipes as Puffinus carneipes			
Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Ardenna grisea as Puffinus griseus Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Breeding likely to occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat likely to occur within area overfly marine area	In feature area
Calonectris leucomelas Streaked Shearwater [1077]		Species or species habitat known to occur within area	In buffer area only
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat known to occur within area	In buffer area only
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat known to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Limnodromus semipalmatus Asian Dowitcher [843]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Merops ornatus Rainbow Bee-eater [670]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]		Species or species habitat known to occur within area	In feature area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat likely to occur within area	In buffer area only
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In buffer area only
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]		Species or species habitat known to occur within area overfly marine area	In feature area
Sterna striata White-fronted Tern [799]	Endangered	Migration route may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat known to occur within area overfly marine area	In feature area
Thalassarche cauta Shy Albatross [89224]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Reptile			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only

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

Extra Information

State and Territory Reserves		[Resource Information]	
Protected Area Name	Reserve Type	State	Buffer Status
Moreton Bay	Marine Park	QLD	In buffer area only

Nationally Important Wetlands		[Resource Information]	
Wetland Name		State	Buffer Status
Pine River and Hayes Inlet		QLD	In buffer area only

EPBC Act Referrals		[Resource Information]		
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Bruce Highway (Gateway Motorway to Dohles Rocks Road) Upgrade	2024/09821		Assessment	In buffer area only
Gateway Motorway (Bracken Ridge to Pine River) Upgrade	2024/09800		Assessment	In buffer area only

Controlled action

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Sandgate Waste Water Treatment Plant Augmentation Works	2001/262	Controlled Action	Post-Approval	In feature area
Not controlled action				
56 Lot Industrial subdivision and associated infrastructure construction activities adjacent to Hays	2004/1553	Not Controlled Action	Completed	In buffer area only
Concrete Batching plant	2003/1245	Not Controlled Action	Completed	In feature area
Construction of public access road and open drain to service Nudgee Landfill rem	2004/1486	Not Controlled Action	Completed	In feature area
Development of residential community at Lawnton Pocket Road	2004/1571	Not Controlled Action	Completed	In feature area
Dohles Rocks residential subdivision and development	2004/1494	Not Controlled Action	Completed	In feature area
Gateway Motorway Upgrade	2003/1297	Not Controlled Action	Completed	In feature area
Gateway Upgrade North (GUN) Project, Southeast Qld	2013/7066	Not Controlled Action	Completed	In buffer area only
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
recreational improvements at Manly, Wynnum & Sandgate	2005/2488	Not Controlled Action	Completed	In buffer area only
Rehabilitation of Dowse Lagoon, Sandgate	2004/1401	Not Controlled Action	Completed	In feature area
Replacement of existing composting toilets at the Boondall Interpretive Centre	2003/1140	Not Controlled Action	Completed	In feature area
Residential Subdivision, Freshwater Development, Brays Road	2004/1606	Not Controlled Action	Completed	In feature area
The North-South Bypass Tunnel (NSBT)	2004/1741	Not Controlled Action	Completed	In feature area
Not controlled action (particular manner)				
Duplication of the South Pine to Hays Inlet 110kV overhead power transmission li	2009/4870	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only

Caveat

1 PURPOSE

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

The report contains the mapped locations of:

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

2 DISCLAIMER

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

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

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

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

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

4 LIMITATIONS

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

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

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

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

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

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

Acknowledgements

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

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

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

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

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Appendix C

Legislative Summary

Summary of potentially relevant Commonwealth and State Legislation

Legislation/Policy	Description & Relevance	Level
JAMBA 1974	Agreement between the Government of Australia and the Government of Japan for the protection of migratory birds in danger of extinction and their environment. Not relevant	International
CAMBA 1986	Agreement between the Government of Australia and the Government of China for the protection of migratory birds in danger of extinction and their environment. Not relevant	International
<i>Ramsar Convention on Wetlands 1971</i>	An intergovernmental treaty which provides the framework for national action and international cooperation for the conservation of wetlands. Not relevant	International
<i>Environment Protection Biodiversity Conservation Act 1999 (EPBC Act 1999)</i>	This Act aims to protect Matters of National Environmental Significance (MNES), including threatened ecological communities, threatened species, migratory species and nationally significant biodiversity resources (e.g. wetlands, heritage areas). It requires referral to the federal government for development that may impact MNES. Some protected species were indicated as potentially present in search results. A thorough search did not locate any threatened species, hence, a referral is not required.	Commonwealth
<i>Nature Conservation Act 1992 (NC Act 1992)</i> (including Regulations and Conservation Plans)	This Act aims to protect Threatened species and recognised conservation areas. It requires application to the Department of Environment and Heritage Protection (DEHP) for the taking of Threatened flora and fauna species. Threatened flora searches must be conducted in areas mapped as high risk on the trigger map. The trigger map indicates that the subject site is within in a high risk area for protected plant habitat. A thorough search did not locate any threatened flora species.	Queensland
<i>Vegetation Management Act 1999 (VM Act 1999)</i>	This Act aims to halt broad scale clearing in Queensland and protect mapped remnant vegetation from unauthorised clearing. It recognises regional ecosystems and has a vegetation community focus. It also protects threatened species through mapping of essential habitat. If the activity does not have an exemption or does not comply with a self-assessable code or area management plan, it requires an application to DEHP for clearing of regulated vegetation. The clearing of regulated vegetation is associated with SDAP Module 8: Native Vegetation Clearing. Regulated vegetation occurs on the subject site, i.e. remnant endangered RE12.5.2a. About 312 m² will be cleared within the proposed development footprint. However, this is exempt from assessment under the VM Act because the subject property is <5ha and in an urban area.	Queensland

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

Legislation/Policy	Description & Relevance	Level
State Planning Policy (SPP) & State Development Assessment Provisions (SDAP)	The <i>Planning Act 2016</i> establishes Queensland's planning framework and is supported by other Acts and regulations. The Planning Act also provides the Planning Minister with powers that can be enacted in response to matters that relate to state interests, including Matters of State Environmental Significance (MSES). The state's interests are set out in the State Planning Policy (SPP). The state becomes involved in assessing development applications if it affects a state interest. The State Assessment Referral Agency (SARA) is responsible for carrying out this function and uses criteria from the State Development Assessment Provisions (SDAP). There are several MSES and impacts proposed to an MSES by a development are ultimately assessable by a development code known as a State Development Assessment Provisions (SDAP). There are several SDAPs that relate to ecological issues, including: • SDAP 8 Coastal development • SDAP 9 Great Barrier Reef wetlands • SDAP 10 Taking / interfering water • SDAP 11 Harming marine plants • SDAP 12 Development in fish habitat • SDAP 16 Native vegetation clearing • SDAP 18 Waterway barrier works • SDAP 25 Development in SEQ koala habitat areas There are several mapped MSES governed by the SPP on the site, including mapped regulated vegetation, essential habitat, core koala habitat and potential protected plant habitat. The subject site is mapped as Core Koala Habitat outside a Koala Priority Area (KPA). Unless subject to an exemption under Schedule 24, the proposed clearing of the mapped Core Koala Habitat on the subject site is 'assessable development' under the <i>Planning Regulation 2017</i>, specifically State Code 25 with SARA becoming the assessment manager. In this case the proposed development has access to the 'one off' exemption for clearing of 500m² koala habitat on all land tenures under Schedule 24 of the <i>Planning Regulation 2017</i>.	Queensland
SEQ Regional Plan 2017	The SEQ Regional Plan guides development in south-east Queensland. It defines areas that are suitable for urban type development and areas that may be suitable to less dense development (rural living) or rural purposes. The subject site is within the urban footprint.	South-east Queensland

Appendix D

Species Lists

Locally Significant Species Identified within 1 km of Site in Wildnet Search

Species	Common name
Birds	
<i>Accipiter fasciatus</i>	Brown goshawk
<i>Carterornis leucotis</i>	White eared monarch
<i>Cormobates leucophaea</i>	White throated treecreeper
<i>Merops ornatus</i>	Rainbow Bee-eater
Mammals	
<i>Austronomus australis</i>	White striped freetail bat
<i>Miniopterus australis</i>	Little bent wing bat
Reptiles	
-	
Amphibians	
-	

Flora Species List (from survey)

Species	Common name	Status
<i>Agave sp.</i>	agave	W
<i>Alphitonia excelsa</i>	soap tree	LC
<i>Asparagus aethiopicus</i>	asparagus fern	W
<i>Asparagus africanus</i>	climbing asparagus	W
<i>Bidens pilosa</i>	cobblers pegs	W
<i>Breynia oblongifolia</i>	coffee bush	LC
<i>Callisia fragrans</i>	fragrant inch plant	W
<i>Caustis blakei</i> subsp. <i>Blakei</i>	foxtails	W
<i>Chloris gayana</i>	Rhodes grass	W
<i>Conyza boniariensis</i>	fleabane	W
<i>Conyza primulifolia</i>	rough conyza	W
<i>Corymbia citriodora</i> var. <i>variegata</i>	spotted gum	LC, LS
<i>Corymbia intermedia</i>	pink bloodwood	LC, LS
<i>Crassocephalum crepidioides</i>	thickhead	W
<i>Cupaniopsis anacardioides</i>	tuckeroo	LC
<i>Cylindropuntia imbricata</i>	devils rope pear	W
<i>Dianella caerulea</i>	flax lily	LC
<i>Eucalyptus crebra</i>	narrow leaf ironbark	LC
<i>Eucalyptus siderophloia</i>	grey ironbark	LC
<i>Eucalyptus tereticornis</i>	Queensland blue gum	LC, LS
<i>Eustrephus latifolius</i>	wombat berry	LC
<i>Hypochaeris radicata</i>	flat weed	W
<i>Imperata cylindrica</i>	blady grass	LC
<i>Ipomoea cairica</i>	mile a minute	W
<i>Jagera pseudorhus</i>	foam bark tree	LC
<i>Jasminum polyanthum</i>	white jasmine	W
<i>Lomandra longifolia</i>	spiny-head mat rush	LC
<i>Lomandra multiflora</i>	many-flowered rush	LC
<i>Melinis minutiflora</i>	molasses grass	W
<i>Ochna serrulata</i>	ochna	W
<i>Oxalis corniculata</i>	creeping oxalis	W
<i>Parsonsia straminea</i>	monkey rope	LC
<i>Passiflora suberosa</i>	corky passion vine	W
<i>Passiflora subpeltata</i>	white passion flower	W
<i>Petalostigma pubescens</i>	bitter bark	LC
<i>Pomax umbellata</i>	pomax	LC
<i>Rhaphiolepis indica</i>	Indian hawthorn	W
<i>Schinus terebinthifolius</i>	broadleaved pepper	W
<i>Senna pendula</i>	Easter cassia	W
<i>Sida cordifolia</i>	flannel weed	W
<i>Solanum nigrum</i>	deadly nightshade	W

LC – least concern, W – weed, LS – locally significant, E – endangered, V – vulnerable, NT – near threatened

Opportunistic fauna records

Species	Common name	Status
Birds		
<i>*Acridotheres tristis</i>	Indian myna	*
<i>Corvus orru</i>	Torresian crow	LC
<i>Cracticus tibicen</i>	Australian Magpie	LC
<i>Cracticus torquatus</i>	Grey butcherbird	LC
<i>Manorina melanocephala</i>	Noisy minor	LC
<i>Rhipidura leucophrys</i>	Willie wagtail	LC
Mammals		
<i>Trichosurus vulpecula</i>	Brushtail possum	LC
<i>Pseudocheirus peregrinus</i>	Ring tail possum	LC
<i>*Felis catus</i>	Domestic cat	*

Appendix E

Relevant Codes

8.2.4 Biodiversity areas overlay code

8.2.4.1 Application

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

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

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- ecological assessment, koala habitat or development design, guidance is provided in the Biodiversity areas planning scheme policy;
- wildlife movement solutions, guidance is provided in the Infrastructure design planning scheme policy;
- an environmental offset, guidance is provided in the Offsets planning scheme policy.

Note—Biodiversity areas mapping:

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

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

8.2.4.2 Purpose

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

8.2.4.3 Performance outcomes and acceptable outcomes

Table 8.2.4.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for a dwelling house or associated filling or excavation		
PO1 Development is within a single development footprint sited to: a. minimise the clearing and fragmentation of native vegetation, including any vegetative growth and material of vegetative origin, whether	AO1.1 Development ensures that the dwelling house is contained within a single development footprint plan, that minimises the proportion of the development footprint within the High ecological significance sub-category, the High ecological significance strategic sub-category, the	1.1 The proposal is limited to the creation of one additional lot at the rear of an existing house (which will be retained in it's own allotment of 610 m ²). The new lot will include: one small BLE (300m ²) to determine the location of the house and a 4 m driveway, with the remaining 5,956 m ² to be protected in an Environmental Management Zone.

living or dead, including trunks, branches, stems, leaves, fruits and flowers, and ecological features within the Biodiversity areas overlay; b. maximise the extent of habitat restoration of areas of strategic biodiversity value within the High ecological significance sub-category or the High ecological significance strategic sub-category on the Biodiversity areas overlay. Note—An ecological assessment prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A development footprint may be used to fulfil recommendations of an ecological assessment. A development footprint plan can be shown on a plan of survey or be part of approved development.	General ecological significance sub-category or the General ecological significance strategic sub-category. Note—Where there is no approved development footprint plan, a development footprint plan is to be prepared to support this acceptable outcome and this plan forms part of the approved development. AO1.2 Development ensures that the dwelling house is contained within a single development footprint plan, no greater than: a. 1000m² where in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, High density residential zone or the Character residential zone; or b. 2500m² where in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone, as shown in Figure a. AO1.3 Development ensures that management of vegetation undertaken to reduce risk from bushfire hazard, as demonstrated through a Bushfire Management Plan, occurs within a single bushfire management footprint plan no greater than 1500m² which adjoins the development footprint plan. Refer to Figure c.	The development footprint is within a mapped HES area, however, it is located directly adjacent to the existing house yard and the access way will make use of an existing cleared area. This layout will minimize the need for clearing and consolidate cleared areas to the front of the subject site, where development is concentrated in the adjoining areas. This avoids any further fragmentation of the vegetation in the local area and ensures the continued function of the wildlife corridor affecting the subject site. The small nature of the buildable areas has maximized the width of the wildlife corridor at the rear of the subject site. 1.2 The subject site is within an ‘emerging community’ zone. The proposed dwelling house/s on the new allotments will be contained within areas of 300m², which is well under the 2500m² allowed. The remaining 0.6 ha will remain vegetated and protected within an Environmental Management Zone as per the IR issued by BCC on 17 April 2026. 1.3 The constructable areas for the proposed new house/s is outside of mapped bushfire hazard and potential bushfire hazard buffer areas. This pertains to both local mapping. The State bushfire hazard mapping has indicated the north, east and west boundaries of the site to be affected by a ‘potential impact buffer’. However, a Bushfire Hazard Assessment has indicated that the actual site-based bushfire risk is ‘low’. Refer to the BHA prepared by Gaia Environmental (July 2026).
PO2 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands are protected to ensure their long-term viability.	AO2 Development ensures that the development footprint plan conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or	The proposal is limited to the creation of one additional lot at the rear of an existing house (which will be retained in it’s own allotment of 610 m²). The new lot will include: one small BLE (300m²) to determine the location of the house and a 4 m driveway, with the

	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: - conserves areas within the High ecological significance sub-category or the High ecological significance strategic sub-category that connect habitat; - maximises the size and consolidates areas to be conserved for biodiversity purposes on site; - provides connectivity between areas to be conserved for biodiversity purposes on site; - excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration.	remaining 5,956 m² to be protected in an Environmental Management Zone. This layout will minimize the need for clearing and consolidate cleared areas to the front of the subject site, where development is concentrated in the adjoining areas. This avoids any further fragmentation of the vegetation in the local area and ensures the continued function of the wildlife corridor affecting the subject site. The small nature of the buildable areas has maximized the width of the wildlife corridor at the rear of the subject site. The remaining 0.6 ha (87.3% of the site) will remain vegetated and protected within an Environmental Management Zone, consolidating the area of remnant vegetation conserved for biodiversity. This area will be able to continue to function as part of the wildlife corridor, connecting areas of remnant vegetation to the south and north of the site. The rehabilitation of the understorey in 0.5 ha will enhance the connectivity of the subject site to adjacent areas and further facilitate the movement of native fauna. There is no filling or excavation proposed within the area of retained vegetation.
Section B—If for filling or excavation		n/a
PO3 Filling or excavation protects the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category and the General ecological significance strategic sub-category ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in	AO3 Development ensures that filling or excavation, other than where directly associated with habitat restoration, is contained within an area located entirely outside of: - the High ecological significance sub-category; - the High ecological significance strategic sub-category; - the General ecological significance sub-category;	n/a

Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas with strategic biodiversity value, and wetlands, and mitigates the impact on ecological processes. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome.	d. the General ecological significance strategic sub-category; e. the tree protection zone of non-juvenile koala habitat trees as shown in Figure b. Note—A tree survey prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of acceptable outcome (e).	
Section C		
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category		
PO4 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value, waterways and wetlands within the High ecological significance sub-category or the High ecological significance strategic sub-category are protected, conserved and restored to ensure the area's long-term viability. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	AO4.1 Development: a. ensures that the development footprint, including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the High ecological significance sub-category or the High ecological significance strategic sub-category; or b. complies with AO4.2, AO4.3 and AO4.4. AO4.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table	4.1 The proposal is limited to the creation of one additional lot at the rear of an existing house (which will be retained in it's own allotment of 610 m²). The new lot will include: one small BLE (300m²) to determine the location of the house and a 4 m driveway, with the remaining 5,956 m² to be protected in an Environmental Management Zone. The development footprint is within a mapped HES area, however, it is located directly adjacent to the existing house yard and the access way will make use of an existing cleared area. 4.2 An Ecological Assessment Report (EAR) has been prepared for the development application (DA). It has been prepared in accordance with the PSP and identifies significant ecological values, potential impacts and mitigation measures. 4.3a The development footprint is located within a mapped HES area, but has been limited to 300 m² and is directly adjacent to the existing house yard and the

	8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; b. identifies the likely impacts of the development to biodiversity; c. outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy. AO4.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees and wetlands in a spatial configuration which: a. conserves areas within the High ecological significance sub-category or the High ecological significance strategic sub-category that connect habitat or areas of strategic biodiversity value which have the capacity to connect habitat upon being restored; b. maximises the size and consolidates areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; c. provides connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; d. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; e. minimises fragmentation by infrastructure; f. includes a single development footprint plan for each new residential lot to be created which is:	access way will make use of an existing cleared area next to the existing house. This layout will minimize the need for clearing and consolidate cleared areas to the front of the subject site, where development is concentrated in the adjoining areas. This avoids any further fragmentation of the vegetation in the local area and ensures the continued function of the wildlife corridor affecting the subject site. The small nature of the buildable areas has maximized the width of the wildlife corridor at the rear of the subject site. 4.3b The remaining 0.6 ha (87.3% of the site) at the rear of the subject site will remain vegetated and protected within an Environmental Management Zone, consolidating the area of remnant vegetation conserved for biodiversity and maintaining it's connectivity to adjacent areas of mapped remnant vegetation. 4.3c The remaining 0.6 ha (87.3% of the site) will remain vegetated and protected within an Environmental Management Zone, consolidating the area of remnant vegetation conserved for biodiversity. This area will be able to continue to function as part of the wildlife corridor, connecting areas of remnant vegetation to the south and north of the site. The rehabilitation of the understorey in 0.5 ha will enhance the connectivity of the subject site to adjacent areas and further facilitate the movement of native fauna. 4.3d The edge to area ratio of the area of vegetation retained on the subject site post-development will be largely unaffected by the configuration of the development due to the size and location of the proposed BLE.
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	i. 1000m² or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, the High density residential zone or the Character residential zone; ii. 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; g. excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy. AO4.4 Development is designed to minimise edge effects by locating land uses compatible with the long-term preservation of biodiversity adjacent to areas within the High ecological significance sub-category or the High ecological significance strategic sub-category, including: a. esplanade roads and pathways; b. landscaping or habitat restoration areas consisting of local indigenous plant species; c. open space land uses; d. employee or communal recreation areas; e. stormwater management infrastructure where adopting water sensitive urban design solutions. Note—Guidance on development design to minimise edge effects is included in the Biodiversity areas planning scheme policy.	4.3e Any additional infrastructure will be installed within the access way to the proposed BLE, which is unvegetated. 4.3f The subject site is within an ‘emerging community’ zone. The proposed dwelling house on the new allotment will be contained within an area of 300m², which is well under the 2500m² allowed.
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		n/a
PO5	AO5	n/a

Development for a road is designed and constructed to facilitate the safe movement of native fauna.	Development incorporates location-specific wildlife movement solutions, on any roads which dissect an area within the High ecological significance sub-category or the High ecological significance strategic sub-category. Note—Locations for wildlife movement solutions may be indicated on the Streetscape hierarchy overlay mapping. Guidance on wildlife movement infrastructure is included in the Infrastructure design planning scheme policy	
If a site is wholly or partly in the General ecological significance sub-category or the General ecological significance strategic sub-category		n/a
PO6 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands within the General ecological significance sub-category or the General ecological significance strategic sub-category area are protected, conserved and restored to ensure the area's long-term viability. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	AO6.1 Development: a. ensures that the development footprint including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the General ecological significance sub-category or the General ecological significance strategic sub-category; or b. Complies with AO6.2 and AO6.3 AO6.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which: a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; b. identifies the likely impacts of the development to biodiversity;	n/a

	c. outlines how any potential impacts on biodiversity will be avoided and mitigated. Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy. AO6.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, waterways and wetlands in a spatial configuration which: a. maximises the size and consolidates areas of strategic biodiversity value to be conserved for biodiversity purposes on site and in combination with adjoining sites; b. maximises connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; c. minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; d. minimises fragmentation by infrastructure; e. includes a single development footprint plan for each new residential lot to be created which is: i. 1000m² or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, or the Character residential zone; or ii. 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging	
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	community zone, the Rural zone or the Rural residential zone; f. excludes filling or excavation from areas to be conserved for biodiversity except where it is directly associated with habitat restoration or revegetation works. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.	
If a site is wholly or partly in the Koala habitat area sub-category, where not in the High ecological significance sub-category, High ecological significance strategic sub-category, General ecological significance sub-category or General ecological significance strategic sub-category		n/a
PO7 Development is located and designed to protect and enhance koala habitat by: a. reducing threats to resident and transient koalas; b. protecting the maximum number of non-juvenile koala habitat trees in the Koala habitat area sub-category; c. consolidating and maximising the size of areas to be conserved on site and in combination with adjoining sites; d. minimising the edge-to-area ratio of areas to be conserved, to limit edge effects; e. providing connectivity and safe koala movement between koala habitat areas. f. minimising fragmentation by infrastructure, particularly roads; g. excluding filling or excavation from areas to be conserved. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section	AO7.1 Development ensures that the development footprint, design and layout, including roads, are informed by an ecological assessment which identifies koala habitat trees, movement corridors and the likely impacts to koala habitat as a result of the development. Note—Guidance on identifying koala habitat, completing an ecological assessment and designing development to protect koalas is included in the Biodiversity areas planning scheme policy. AO7.2 Development ensures that the development footprint, design and layout: a. protects non-juvenile koala habitat trees; b. maximises the size and consolidates areas to be conserved as koala habitat on site and in combination with adjoining sites; c. maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites; d. excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. Refer to Figure b. AO7.3	n/a

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.	Development ensures that landscaping and open space areas incorporate koala habitat trees.	
PO8 Development design and layout facilitates the safe movement of koalas through the landscape.	AO8.1 Development ensures that fencing or other barriers are designed to allow safe koala movement, and to exclude koalas from areas containing domestic or security dogs. Note—Guidance on designing development to protect koalas is included in the Biodiversity areas planning scheme policy. AO8.2 Development incorporates infrastructure solutions which facilitate the movement of koalas across a road which dissects bushland within the Koala habitat area sub-category. Note—Guidance on wildlife movement solutions suited to use by koalas is included in the Biodiversity areas planning scheme policy. Note—Further guidance on wildlife movement solutions is included in the Infrastructure design planning scheme policy.	n/a
If a site is wholly or partly located in the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, other than for a dwelling house		
PO9 Development which has or is likely to have a significant residual impact on a matter of State environmental significance or a matter of local environmental significance, after all reasonable on-site mitigation measures have been or will be undertaken, provides an environmental offset. Note— Environmental offsets are provided in compliance with the Queensland environmental offsets framework and the Offsets planning scheme policy.	AO9 No acceptable outcomes is prescribed.	The development will be subject to a DA for a Reconfiguration of a Lot (RoL). In accordance with Section 2.1 of the SC6.22 Offsets planning scheme policy, development has a 'significant residual impact' where it directly or indirectly involves interference with any vegetation (vegetation being any tree or plant other than a non-native grass or non-woody herbage). Interference means engaging in any activity that damages or leads to the death of living vegetation, or that compromises the habitat value of dead trees. Offsets for clearing of vegetation within the HES area are required by the BCC City Plan v34 2014

	Offsets Planning Scheme Policy and are discussed in Section 8 of the EAR. The proponent has elected to provide a financial offset for the removal of 312 m² of mapped HES, which has been calculated at: \$23,832.99.
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