Our Ref: 25_27_SQCAP_LT03
Your Ref:

25 May 2026

Squire Capital Pty Ltd

c/- Development Directive
884 Logan Road
Holland Park West QLD 4121

Attention: George van Pelt
Email: georgev@developmentdirective.com.au

environmental

ABN: 45 636 195 492
PO Box 894
Bundaberg Qld 4670 Australia
Telephone: 0412 335 229
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Dear George

RE: Bushfire and Ecology Consulting Services - 262 Bowhill Road, Willawong – Information Request Response

As requested, we:

(a) have considered the Information Request dated 07 April 2026 issued by Brisbane City Council (BCC) in respect of a proposed minor change (Application ref: A006972129) to an existing industrial development (Council ref: A001647647) located at 262 Bowhill Road, Willawong; and

(b) provide below responses to the specific items relating to Ecological Values (Items 3 and 4) and Bushfire (Items 5 and 6).

Ecological values

Item (3) of the IR is concerned with ensuring that the mapped Biodiversity areas within the Site and to the south of the Powerlink Easement are appropriately dealt with as part of the proposed development. In that respect, BCC has requested the following:

a) Provide amended plans, DA Form 1 and proposal plans that apply over the whole site.

b) On the proposal plans demarcate the vegetated area south of the Powerlink easement as an environmental covenant. Include the location and specification of fauna exclusion fencing to restrict fauna movement in the industrial land north of the Powerlink easement.

We provide no comment with respect to ***a)***, which is a planning issue.

In respect of ***b)***, it is our opinion that the most appropriate location for fauna exclusion fencing to be established to restrict the entry of fauna into those parts of the Site intended to be actively used for industrial purposes (i.e. land to the north of the Powerlink Easement) is along the northern edge of the landscaped strip proposed to the immediate north of the Powerlink Easement. The particular form of fauna exclusion fencing that is established at this location would need to:

a) be a form that provides both a 'fauna exclusion' function and a security function, preventing unauthorized entry into the industrial area from the Powerlink Easement;

b) include a secure access gate to the Powerlink Easement for maintenance of the easement (noting that there is an existing vehicular access point to the Powerlink Easement on the eastern boundary of the Site.

Section 4.2 Koala-exclusion fencing of the Koala Sensitive Design Guideline - A guide to koala-sensitive design measures for planning and development (DETSI, 2022) provides relevant guidance concerning the

types of koala (fauna) exclusion fencing that would be appropriate in this instance. The Koala Sensitive Design Guideline is available at: https://www.detsi.qld.gov.au/_global/policy-register/policy-register-pdf?getdoc=5154&name=koala-sensitive-design-guideline.pdf?getdoc=5154&name=koala-sensitive-design-guideline.pdf. The precise design of the fencing and access gate should be confirmed as part of the required Operational Works applications, as the fencing and access gate need to integrate with the civil design works. The detailed design of the landscaping extending along the northern edge of the Powerlink Easement also needs to be cognizant of the fauna exclusion fencing as detailed in the Koala Sensitive Design Guideline.

Item (4) of the IR is concerned with the potential impact of a stormwater outlet proposed to the north of the Site and in that respect states that '*The proposed stormwater plans 'Concept Finished Surface Levels and Stormwater Drainage Plan' (drawing no. 25-1095-DA200 Issue B') identifies an 'outlet to existing open channel' located on the Cleanaway Resource Recycling site (343 Bowhill Road, Willawong). The site is mapped under the Biodiversity area overlay and the Waterway corridors overlay and is vegetated. It is unclear if there are any impacts to ecological values located on the site.*' The IR further states '*a) Where works are located with the mapped Biodiversity areas overlay or Waterway corridors overlay provide an updated Vegetation Retention Plan that includes: ….*' (Emphasis added).

The proposed indicative location for the northern stormwater outlet is indicated in **Figure 1** below, with the precise location to be confirmed following detailed survey and design which would be required to support requisite applications for an Operational Works permit.

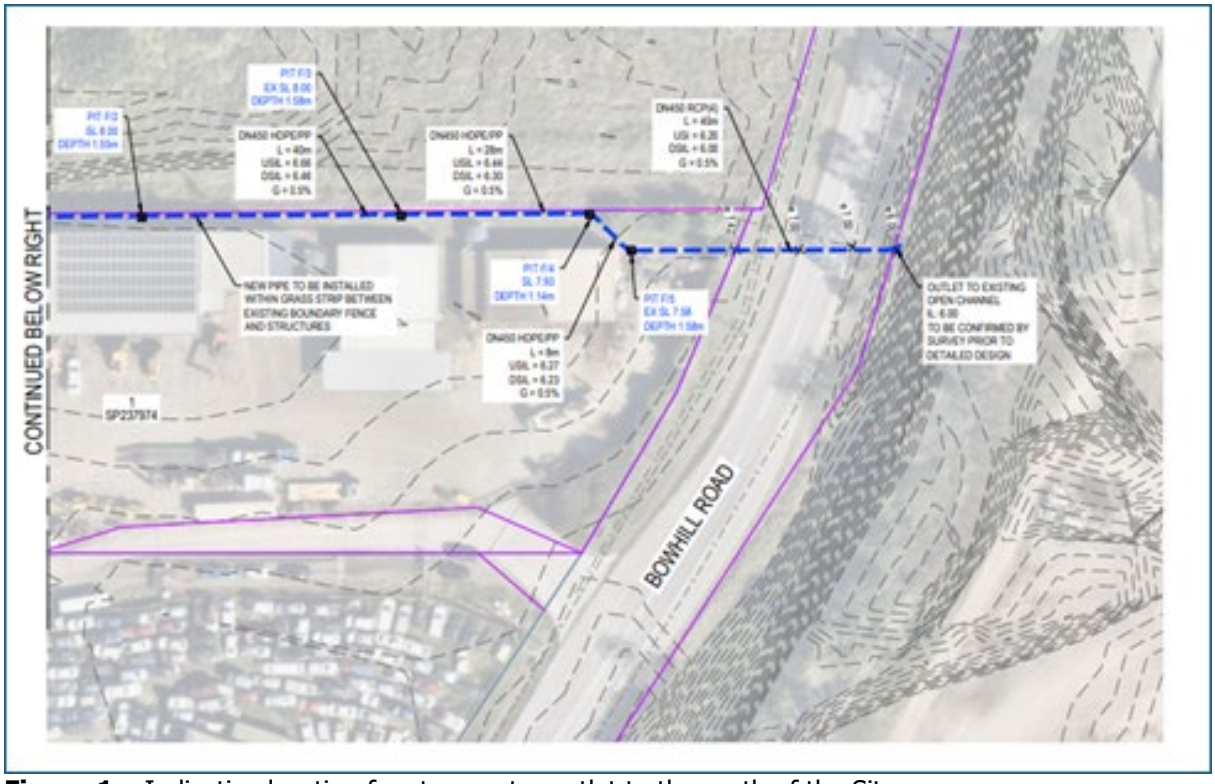


Figure 1 – Indicative location for stormwater outlet to the north of the Site.

A review of the City Plan mapping confirms that the indicative location for the proposed stormwater outlet is not within or adjacent to any areas that are affected by the majority of values that are captured by the *Biodiversity areas overlay or Waterway corridors overlay.* In this respect **Figure 2** presents the City Plan overlay mapping with annotation of the indicative location for the proposed stormwater outlet consistent with the details contained in **Figure 1**. The only overlay value that applies to the subject area, and in fact to the entire broader locality, is the Koala Habitat Area designation.

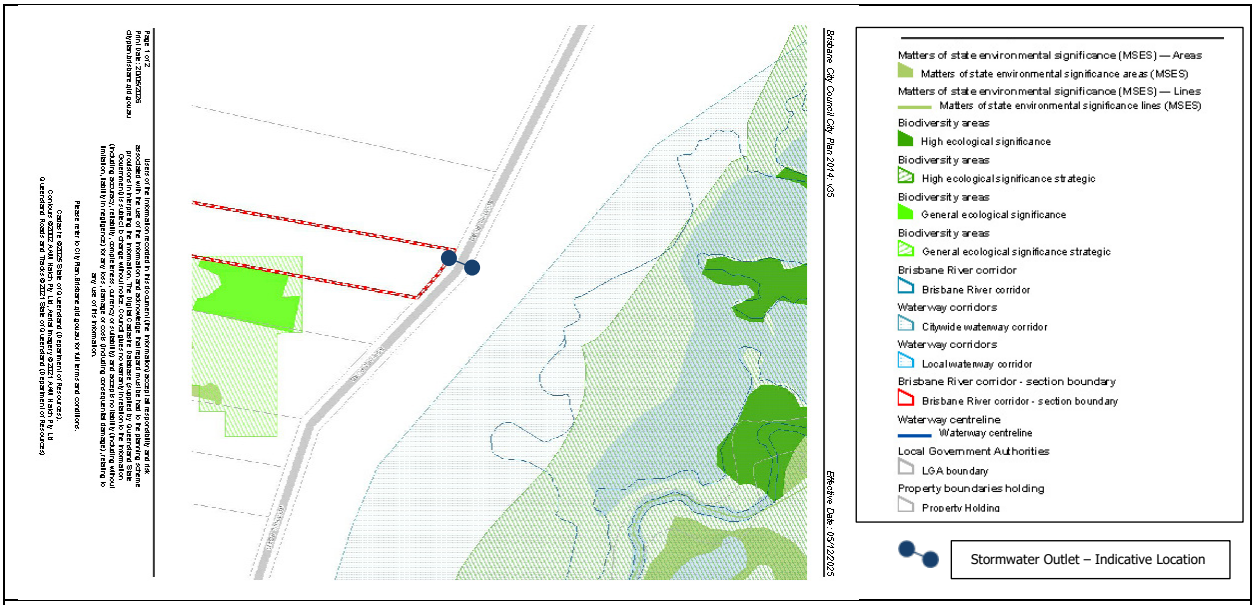


Figure 2 - Relationship between Biodiversity and Waterway Overlays and proposed location for a stormwater outlet to the north of the Site.

A further inspection of the proposed indicative location of the northern stormwater outlet was completed on 15/05/2026. As illustrated in Plates 1 to 4, the vegetation in the subject area is comprised of a mixture of:

(a) thickets of Leucaena (*Leucaena leucocephala*), a non-native environmental weed;
(b) some young native trees, primarily Gum-topped box (*Eucalyptus moluccana*); and
(c) a diversity of other weed species including Balloon vine (*Cardiospermum grandiflorum*) and Singapore Daisy (*Sphagneticola trilobata*); and
(d) frequently mown grassed road verge.

Plate 1 – Leucaena thicket.

Plate 2 – Young *Eucalyptus moluccana* with an understorey dominated by Leucana, and grassy road verge,

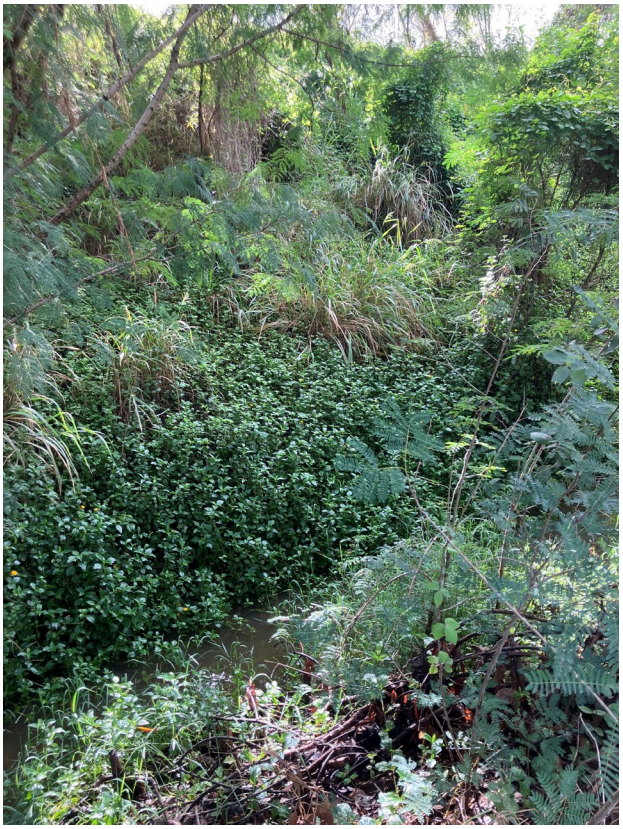


Plate 3 – Singapore daisy infested drainage channel.

Plate 4 – Proposed indicative outlet area photographed from the southern side of Bowhill Road. Yellow star shows approximate curretly proposed indicative location for outlet, whilst red star shows an alterative outley location.

As requested by BCC we have prepared an updated tree survey plan (Drawing Ref: 25_27_SQCAP_TSP_001-005, Rev 1), provided as **Annexure A**, that provides relevant details concerning all native trees located in the vicinity of the proposed northern stormwater outlet.

As indicated in the updated Tree Survey Plan the proposed indicative location of the stormwater outlet would impact several relatively young *E. moluccana*. The potential for impacts to those native trees could be avoided if the location of the outlet was shifted to an open area approximately 10m to the east of the currently proposed location, where the only vegetation that would be impacted is a thicket of Leucaena.

Bushfire

Item (5) of the IR is concerned with bushfire, with BCC seeking further clarification concerning "h*ow vehicular access from the hardstand area to the Powerlink easement and areas of bushfire prone vegetation are to be retained in the southern-most part of the site is achieved*". We confirm that:

(a) vehicular access is currently available to the Powerlink Easement adjacent to on the eastern boundary of the Site (see Plate 5); and

(b) vehicular access to the Powerlink Easement should be maintained; and

(c) the detailed design of the access arrangements is an issue for others and would normally be dealt with as part of an Operation Works application.

Plate 6 – Existing gated access point to the Powerlink Easement situated adjacent to the south-east corner of the proposed hardstand area.

Item (6) of the IR is concerned primarily with the exclusion of the Powerline Easement from the area that is formally the subject of the development application and goes on to request "….. *an updated proposal plan that demarcates the entire Powerlink Easement as a Bushfire Management Zone. Or reduce the proposed hardstand area to accommodate the appropriate setbacks required for Bushfire protection.*"

Our recommendation is that the plan of development be amended to include the Powerlink Easement, although this is primarily a planning matter for others to confirm.

In respect of the extent of the Powerlink Easement that needs to be managed as a "Bushfire Management Zone" it is our assessment that:

(a) not the entire width of the Powerlink Easement needs to be managed to ensure that the proposed development is exposed to an acceptable bushfire risk (i.e. a separation distance of 13.5m is all that is required to achieve radiant heat flux levels not exceeding 29 kW/m^2 under prescribed bushfire modelling conditions); and

(b) the on-going active management of the entire 37m width of the Powerlink Easement adjacent to the proposed hardstand area and associated landscape buffer would not be required to achieve an acceptable bushfire risk outcome and would require the clearance of some native vegetation within the southern sector of the easement; and

(c) **Annexure B** provides an updated version of the Bushfire Hazard Area and Exposure Map (Dwg Ref: 25_27_SQCAP_BAR_001, Rev 01) shows the maximum extent of the Bushfire Management Zone required to achieve an acceptable bushfire risk outcome.

Should you have any queries or matters for discussion in respect of the above please do not hesitate to contact the undersigned.

Regards

John Delaney
Director – Ecology and Bushfire
Phone: 0412 335 229
Email: john@jdenvironmental.com.au

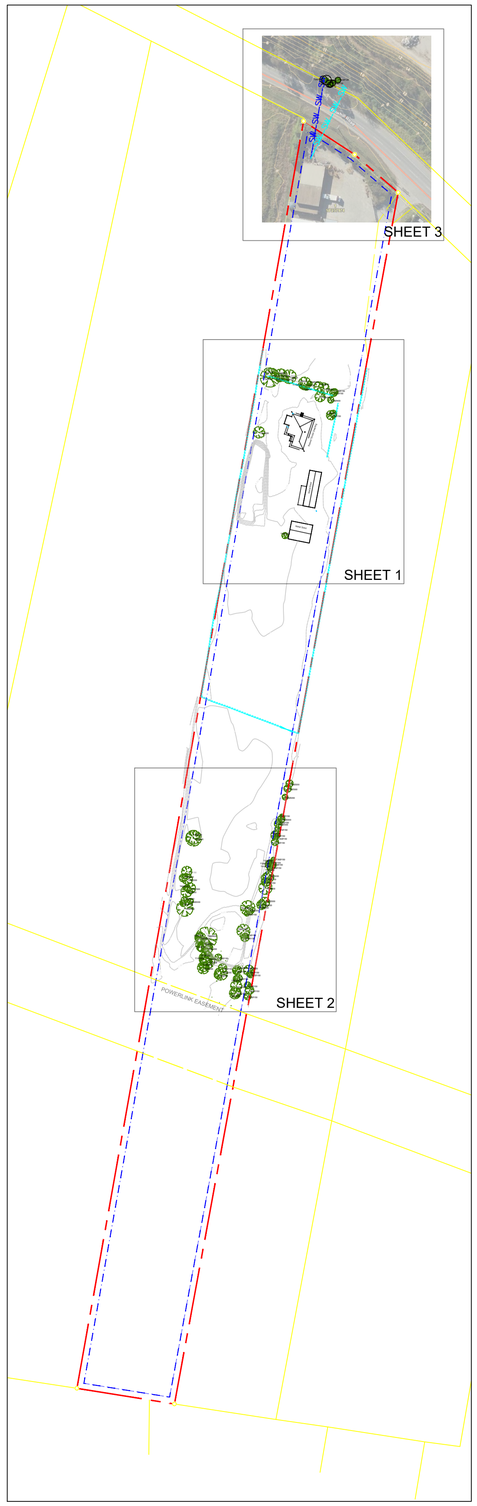
Annexure A Tree Survey Plan (Dwg Ref: 25_27_SQCAP_TSP_001-005, Rev 1)

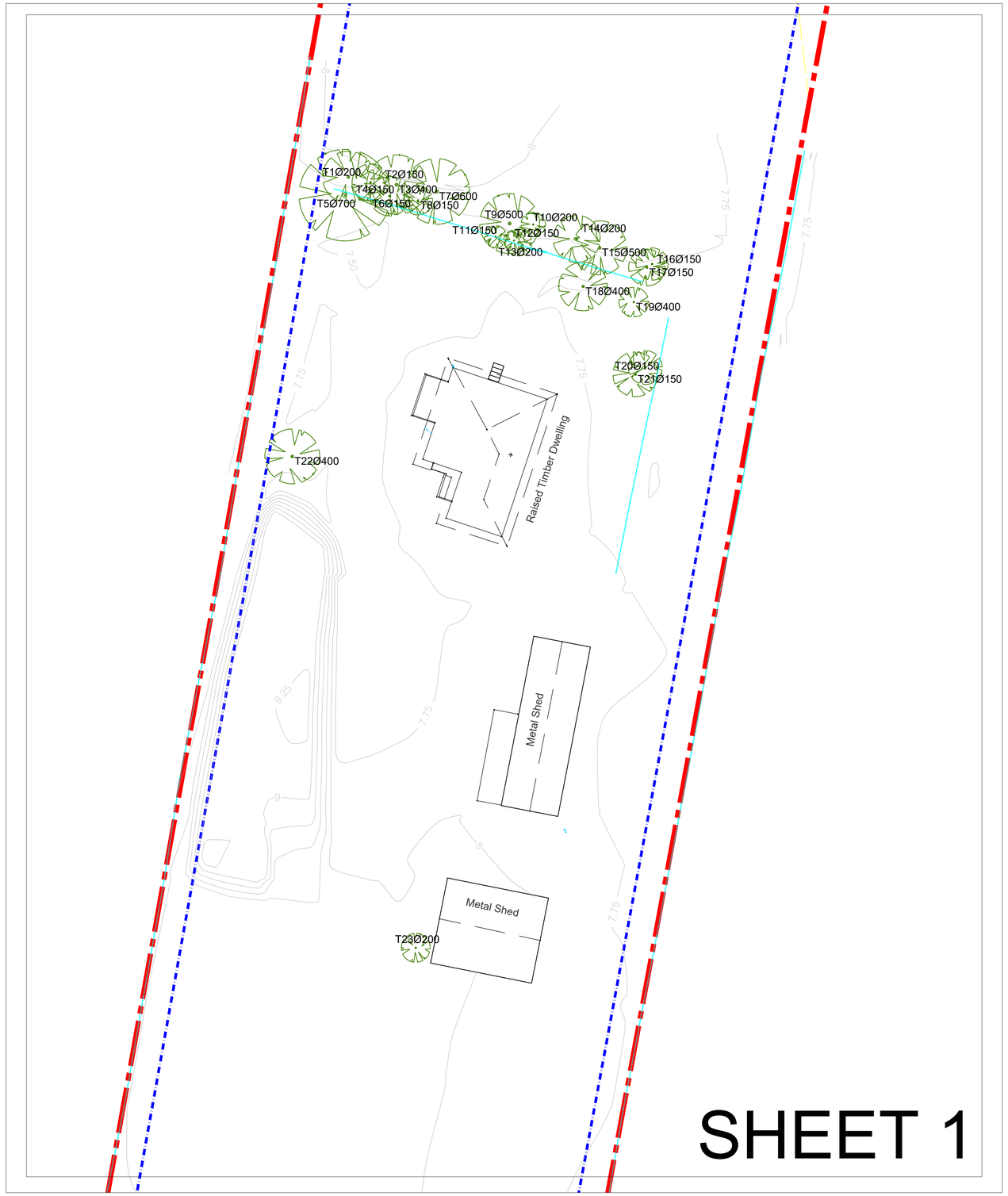
Annexure B Bushfire Hazard Area and Exposure Map (Dwg Ref: 25_27_SQCAP_BAR_001, Rev 1)

Annexure A

Tree Survey Plan (Dwg Ref: 25_27_SQCAP_TSP_001-005, Rev 1)

DATE PLOTTED: 22 May 2026 4:02 PM BY - JOHN DELANEY





LEGEND

- **Site Boundary**
- **Property Boundary 3m Offset**
- **Proposed indicative location for stormwater outlet to the north**
- **Alternative indicative location for stormwater outlet to the north**
- **Surveyed Tree**
- **Tree Protection Zone (DBH x 12) - Sheet 3 only**
- T61Ø300 **Tree Number and DBH**

Note: All tree location and stem diameter data, except for those adjacent to the indicative location for the proposed stormwater outlet to the north of the Site, were provided by the Orion Spatial Solutions, who located all trees with a stem diameter greater than 150mm at a height of 1.4m above ground surface level. JD Environmental were responsible for the collation of:

- the location and stem diameter data for trees with a stem diameter of 150mm or greater at a height of 1.4m above ground surface level adjacent to the indicative location for the proposed stormwater outlet to the north of the Site; and
- the ecological data (i.e. species name, height, canopy spread, habitat values etc) for all surveyed trees).

Rev.	Date	Description	Des.	Verif.	Appd.
1	22/05/2026	Updated with additional tree survey data requested by Council	JD	JD	JD

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0 5 10 15 20 25m
SCALE 1:250 @A1

Drawn	JD	Date 22/01/2026
Checked	JD	Date 22/01/2026
Designed		Date
Verified		Date
Approved		22/01/2026

Client: Murphy Urquhart Investments Pty Ltd
Project: 262 Bowhill Road, Willawong
Ecological Assessment Report
Title: Tree Survey Plan
Sheet 1 of 3

Status: FINAL FOR CLIENT USE

DATUM	GRID	Scale	Size
A.H.D.		AS SHOWN	A1

Drawing Number: 25_27_SQCAP_TSP_001
Revision: 1

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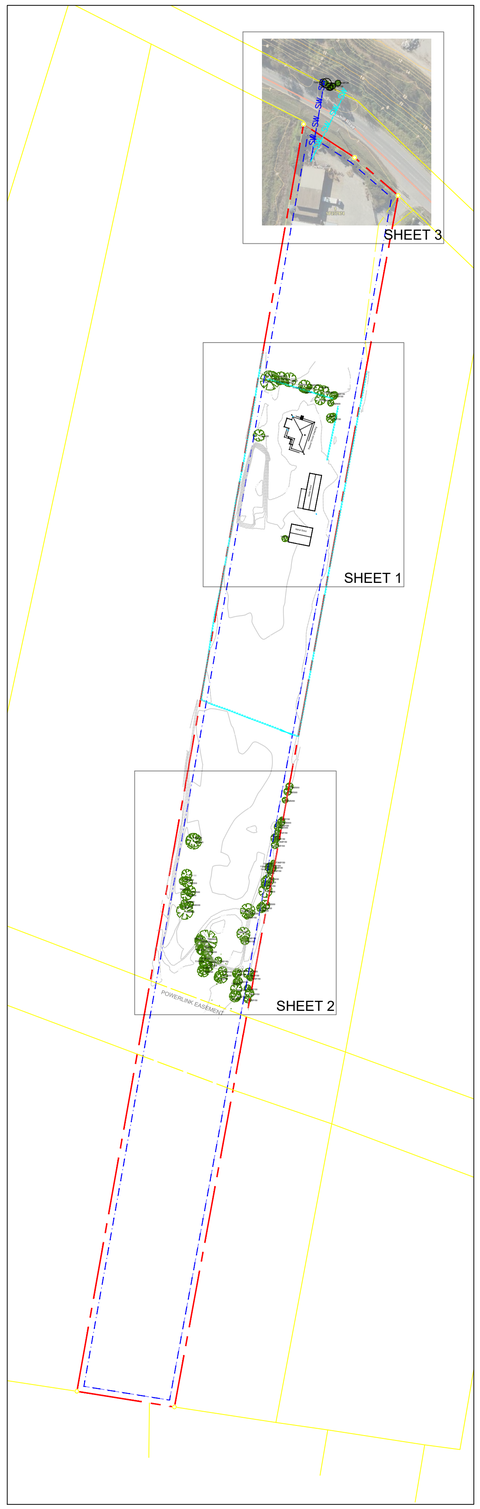

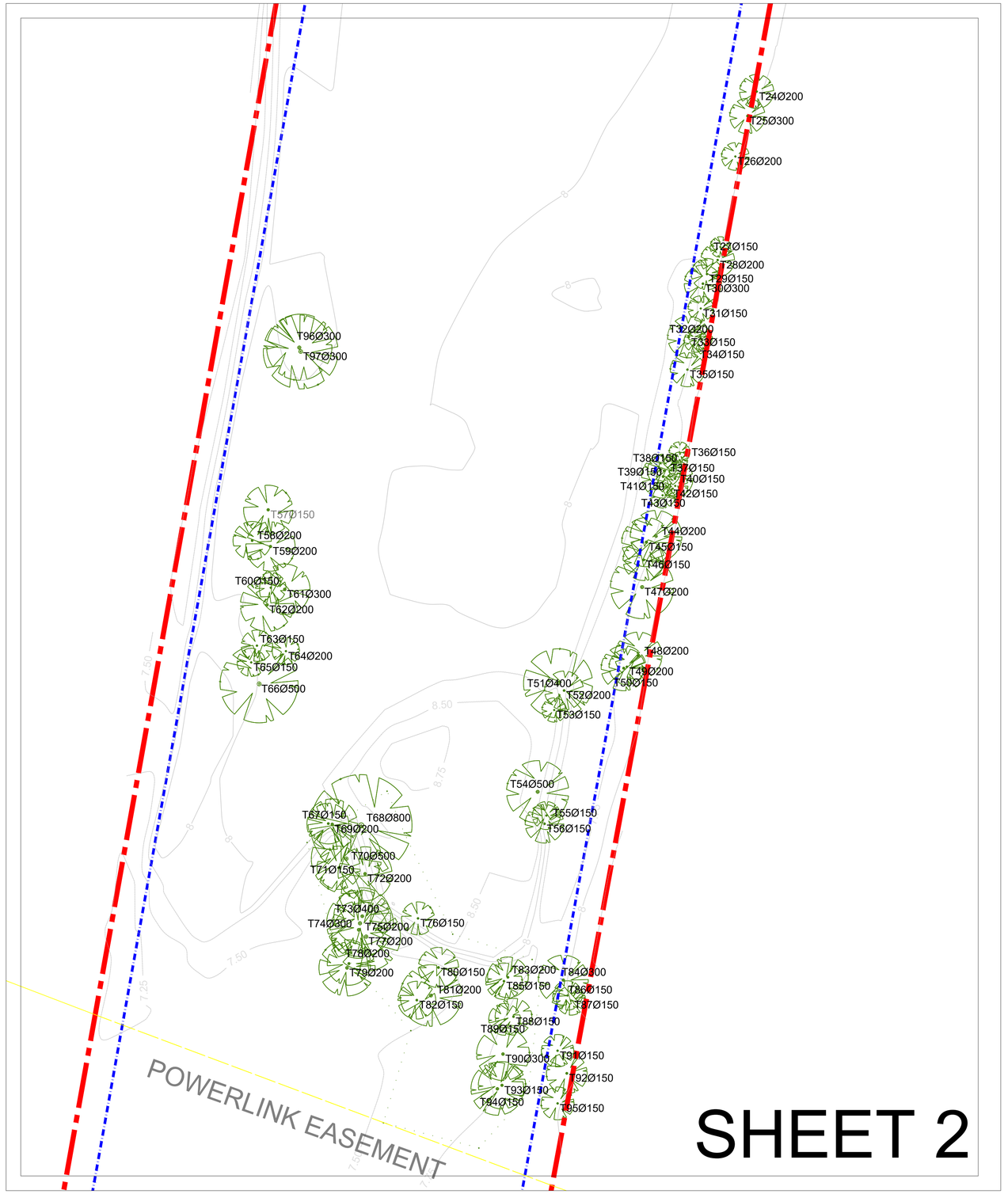

LEGEND

- **Site Boundary**
- **Property Boundary 3m Offset**
- **Proposed indicative location for stormwater outlet to the north**
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1	22/05/2026	Updated with additional tree survey data requested by Council	JD	JD	JD

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0 5 10 15 20 25m
SCALE 1:250 @A1

Drawn JD	Date 22/01/2026	Client	Murphy Urquhart Investments Pty Ltd
Checked JD	Date 22/01/2026	Project	262 Bowhill Road, Willawong Ecological Assessment Report
Designed	Date	Status	FINAL FOR CLIENT USE
Verified	Date	DATUM A.H.D. / GRID / Scale AS SHOWN / Size A1	
Approved	22/01/2026	Title	Tree Survey Plan Sheet 2 of 3
		Drawing Number	25_27_SQCAP_TSP_002
		Revision	1

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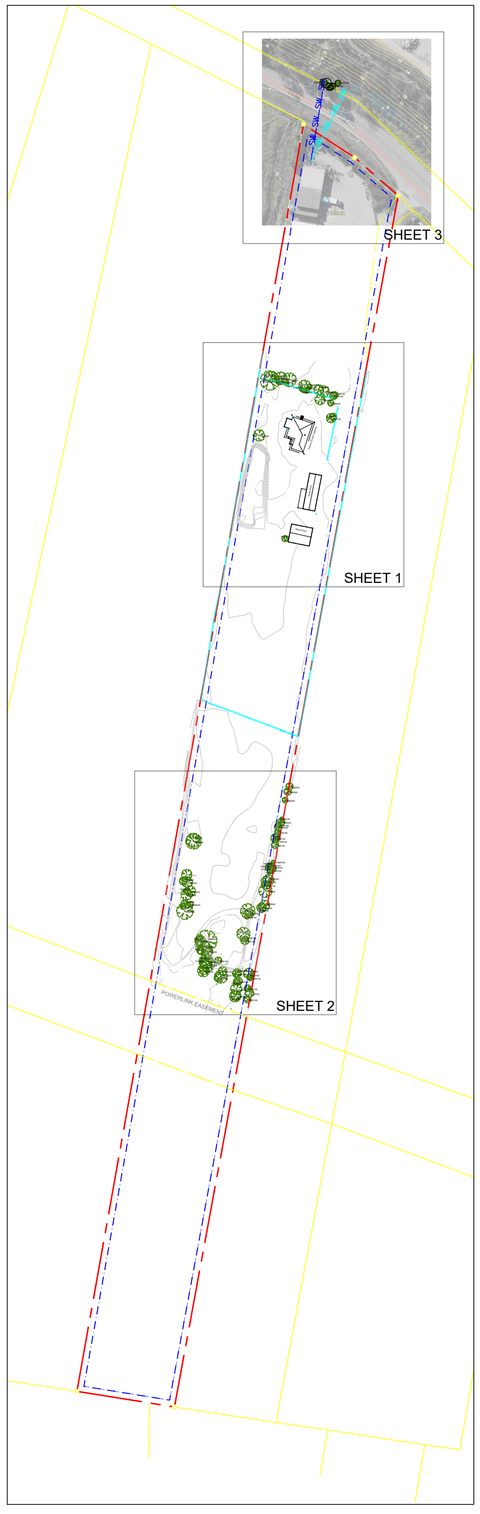

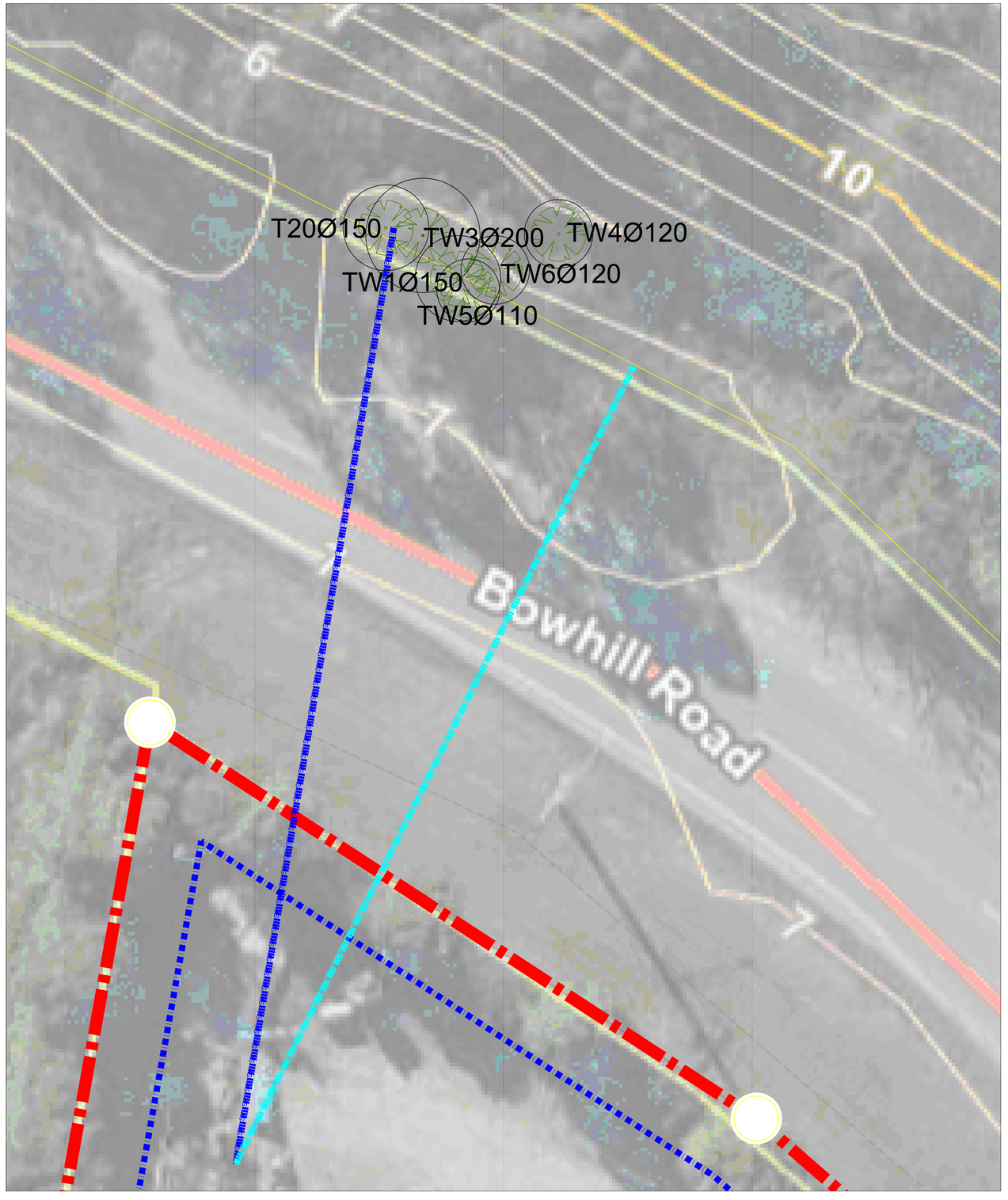

LEGEND

- Site Boundary
- Property Boundary 3m Offset
- Proposed indicative location for stormwater outlet to the north
- Alternative indicative location for stormwater outlet to the north
- Surveyed Tree
- Tree Protection Zone (DBH x 12) - Sheet 3 only
- T61Ø300 Tree Number and DBH

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1	22/05/2026	Updated with additional tree survey data requested by Council	JD	JD	JD

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0 1 2 4 6 8 10m
SCALE 1:100 @A1

Drawn	JD	Date 22/01/2026
Checked	JD	Date 22/01/2026
Designed		Date
Verified		Date
Approved		22/01/2026

Client: Murphy Urquhart Investments Pty Ltd
Project: 262 Bowhill Road, Willawong
Ecological Assessment Report
Title: Tree Survey Plan
Sheet 3 of 3
Status: FINAL FOR CLIENT USE
DATUM: A.H.D. | GRID | Scale: AS SHOWN | Size: A1
Drawing Number: 25_27_SQCAP_TSP_003
Revision: 1

DATE PLOTTED: 25 May 2026 11:06 AM BY: JOHN DELANEY
CAD File: C:\JDEZ\03_Projects_Active\25_27_SQCAP\CAD\25_27_SQCAP_TSP_001-004_V1.dwg

DATE PLOTTED: 22 May 2026 4:03 PM BY: JOHN DELANEY

Tree No.	Species Name	Common Name	DBH (mm)	Nominal TPZ (m)	Canopy Height (m)	Canopy Spread (m)	Status	Notable Conservation Value
1	Syragrus romanzoffiana	Cocus palm	200	2.4	5	3	Env. Weed	
2	Libidibia ferrea	Leopard tree	150	1.8	4	2	Env. Weed	
3	Grevillea robusta	Silky oak	400	4.8	11	4	Native	
4	Syragrus romanzoffiana	Cocus palm	150	1.8	5	3	Env. Weed	
5	Ficus rubiginosa	Rusty fig	700	8.4	10	5	Native	
6	Syragrus romanzoffiana	Cocus palm	150	1.8	5	3	Env. Weed	
7	Schinus terebinthifolia	Broad-leaved pepper	600	7.2	4	4	Declared Weed - Cat 3	
8	Callistemon sp	a bottle brush	150	1.8	5	3	Native	
9	Beaucarnea recurvata	Pony-tail palm	500	6.0	3	2	Exotic	
10	Callistemon sp	a bottle brush	200	2.4	3	3	Native	
11	Syragrus romanzoffiana	Cocus palm	150	1.8	5	2	Env. Weed	
12	Syragrus romanzoffiana	Cocus palm	150	1.8	5	2	Env. Weed	
13	Syragrus romanzoffiana	Cocus palm	200	2.4	5	3	Env. Weed	
14	Buckinghamia celsissima	Ivory curl	200	2.4	5	4	Native	
15	?	an ornamental	500	6.0	5	4	Exotic	
16	Callistemon sp	a bottle brush	150	1.8	3	2	Native	
17	Callistemon sp	a bottle brush	150	1.8	3	2	Native	
18	?	an ornamental	500	6.0	3	3	Exotic	
19	Archontophoenix alexandrae	Alexander palm	400	4.8	5	3	Native	
20	?	an ornamental	150	1.8	2	2	Exotic	
21	?	an ornamental	150	1.8	2	2	Exotic	
22	Morus sp.	Mulberry	400	4.8	4	4	Exotic	
23	Syragrus romanzoffiana	Cocus palm	200	2.4	4	2	Env. Weed	
24	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	3	Native	Koala habitat tree
25	Melaleuca seiberi	Small-leaved paperbark	300	3.6	4	4	Native	Koala habitat tree
26	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	4	Native	Koala habitat tree
27	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
28	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	2	Native	Koala habitat tree
29	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
30	Melaleuca seiberi	Small-leaved paperbark	300	3.6	6	3	Native	Koala habitat tree
31	Melaleuca seiberi	Small-leaved paperbark	150	1.8	4	4	Native	Koala habitat tree
32	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	5	Native	Koala habitat tree
33	Melaleuca seiberi	Small-leaved paperbark	150	1.8	4	4	Native	Koala habitat tree
34	Melaleuca seiberi	Small-leaved paperbark	150	1.8	4	3	Native	Koala habitat tree
35	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
36	Melaleuca seiberi	Small-leaved paperbark	150	1.8	4	3	Native	Koala habitat tree
37	Melaleuca seiberi	Small-leaved paperbark	150	1.8	4	4	Native	Koala habitat tree
38	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
39	Melaleuca seiberi	Small-leaved paperbark	150	1.8	4	2	Native	Koala habitat tree
40	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
41	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
42	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	3	Native	Koala habitat tree
43	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
44	Melaleuca seiberi	Small-leaved paperbark	200	2.4	6	4	Native	Koala habitat tree
45	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	3	Native	Koala habitat tree
46	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
47	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	4	Native	Koala habitat tree
48	Melaleuca seiberi	Small-leaved paperbark	200	2.4	6	4	Native	Koala habitat tree
49	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	3	Native	Koala habitat tree

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Client: Murphy Urquhart Investments Pty Ltd

Project: 262 Bowhill Road, Willawong
Ecological Assessment Report

Status: FINAL FOR CLIENT USE

Title: Tree Survey Schedule
Sheet 1 of 2

DATUM	GRID	Scale	Size
A.H.D.		AS SHOWN	A1

Drawing Number: 25_27_SQCAP_TSP_004

Revision: 1

CAD File: C:\JDE\03_Projects_Active\25_27_SQCAP\CAD\25_27_SQCAP_TSP_001-004_V1.dwg

Tree No.	Species Name	Common Name	DBH (mm)	Nominal TPZ (m)	Canopy Height (m)	Canopy Spread (m)	Status	Notable Conservation Value
50	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
51	Eucalyptus tereticornis / Eucalyptus seena *	Forest red gum	400	4.8	9	5	Native	Koala habitat tree - preferred feed tree species
52	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	3	Native	Koala habitat tree
53	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
54	Eucalyptus mollucana	Gum topped box	500	6.0	10	5	Native	Koala habitat tree
55	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
56	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
57	Celtis sinensis	Chinese celtis	150	1.8	4	3	Declared Weed - Cat 3	
58	Eucalyptus fibrosa	Red ironbark	200	2.4	6	3	Native	Koala habitat tree
59	Eucalyptus fibrosa	Red ironbark	200	2.4	7	3	Native	Koala habitat tree
60	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
61	Melaleuca seiberi	Small-leaved paperbark	300	3.6	5	4	Native	Koala habitat tree
62	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	4	Native	Koala habitat tree
63	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
64	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	4	Native	Koala habitat tree
65	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
66	Melaleuca seiberi	Small-leaved paperbark	500	6.0	5	6	Native	Koala habitat tree
67	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	3	Native	Koala habitat tree
68	Melaleuca seiberi	Small-leaved paperbark	800	9.6	6	6	Native	Koala habitat tree
69	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	3	Native	Koala habitat tree
70	Melaleuca seiberi	Small-leaved paperbark	500	6.0	6	4	Native	Koala habitat tree
71	Melaleuca seiberi	Small-leaved paperbark	150	1.8	6	3	Native	Koala habitat tree
72	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	4	Native	Koala habitat tree
73	Eucalyptus mollucana	Gum topped box	400	4.8	10	5	Native	Koala habitat tree
74	Eucalyptus mollucana	Gum topped box	300	3.6	9	3	Native	Koala habitat tree
75	Eucalyptus mollucana	Gum topped box	200	2.4	9	4	Native	Koala habitat tree
76	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	3	Native	Koala habitat tree
77	Melaleuca seiberi	Small-leaved paperbark	200	2.4	6	3	Native	Koala habitat tree
78	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	4	Native	Koala habitat tree
79	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	4	Native	Koala habitat tree
80	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	3	Native	Koala habitat tree
81	Melaleuca seiberi	Small-leaved paperbark	200	2.4	6	4	Native	Koala habitat tree
82	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	3	Native	Koala habitat tree
83	Melaleuca seiberi	Small-leaved paperbark	200	2.4	5	3	Native	Koala habitat tree
84	Melaleuca seiberi	Small-leaved paperbark	300	3.6	6	3	Native	Koala habitat tree
85	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
86	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
87	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	3	Native	Koala habitat tree
88	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	2	Native	Koala habitat tree
89	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	3	Native	Koala habitat tree
90	Melaleuca seiberi	Small-leaved paperbark	300	3.6	6	4	Native	Koala habitat tree
91	Melaleuca seiberi	Small-leaved paperbark	150	1.8	6	3	Native	Koala habitat tree
92	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	3	Native	Koala habitat tree
93	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	3	Native	Koala habitat tree
94	Melaleuca seiberi	Small-leaved paperbark	150	1.8	5	4	Native	Koala habitat tree
95	Melaleuca seiberi	Small-leaved paperbark	150	1.8	6	4	Native	Koala habitat tree
96	Eucalyptus siderophloia/ Eucalyptus fibrosa *	Grey ironbark/ Red ironbark	300	3.6	7	3	Native	Koala habitat tree
97	Eucalyptus siderophloia/ Eucalyptus fibrosa *	Grey ironbark/ Red ironbark	300	3.6	6	4	Native	Koala habitat tree
W1	Blakella citriodora (Syn. Corymbia citriodora)	Spotted gum	150	1.8	8	2	Native	Koala habitat tree
W2	Eucalyptus mollucana	Gum topped box	180	2.2	8	3	Native	Koala habitat tree
W3	Eucalyptus mollucana	Gum topped box	200	2.4	8	3	Native	Koala habitat tree
W4	Eucalyptus mollucana	Gum topped box	120	1.4	4	2	Native	Koala habitat tree
W5	Eucalyptus mollucana	Gum topped box	110	1.3	6	2	Native	Koala habitat tree
W6	Eucalyptus mollucana	Gum topped box	120	1.4	6	2	Native	Koala habitat tree

* : insufficent material (i.e. flowers, fruit) available to confirm species

Rev.	Date	Description	Des.	Verif.	Appd.
1	22/05/2026	Updated with additional tree survey data requested by Council	JD	JD	JD

JD Environmental Pty Ltd
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Drawn	JD	Date 22/01/2026
Checked	JD	Date 22/01/2026
Designed		Date
Verified		Date
Approved		22/01/2026

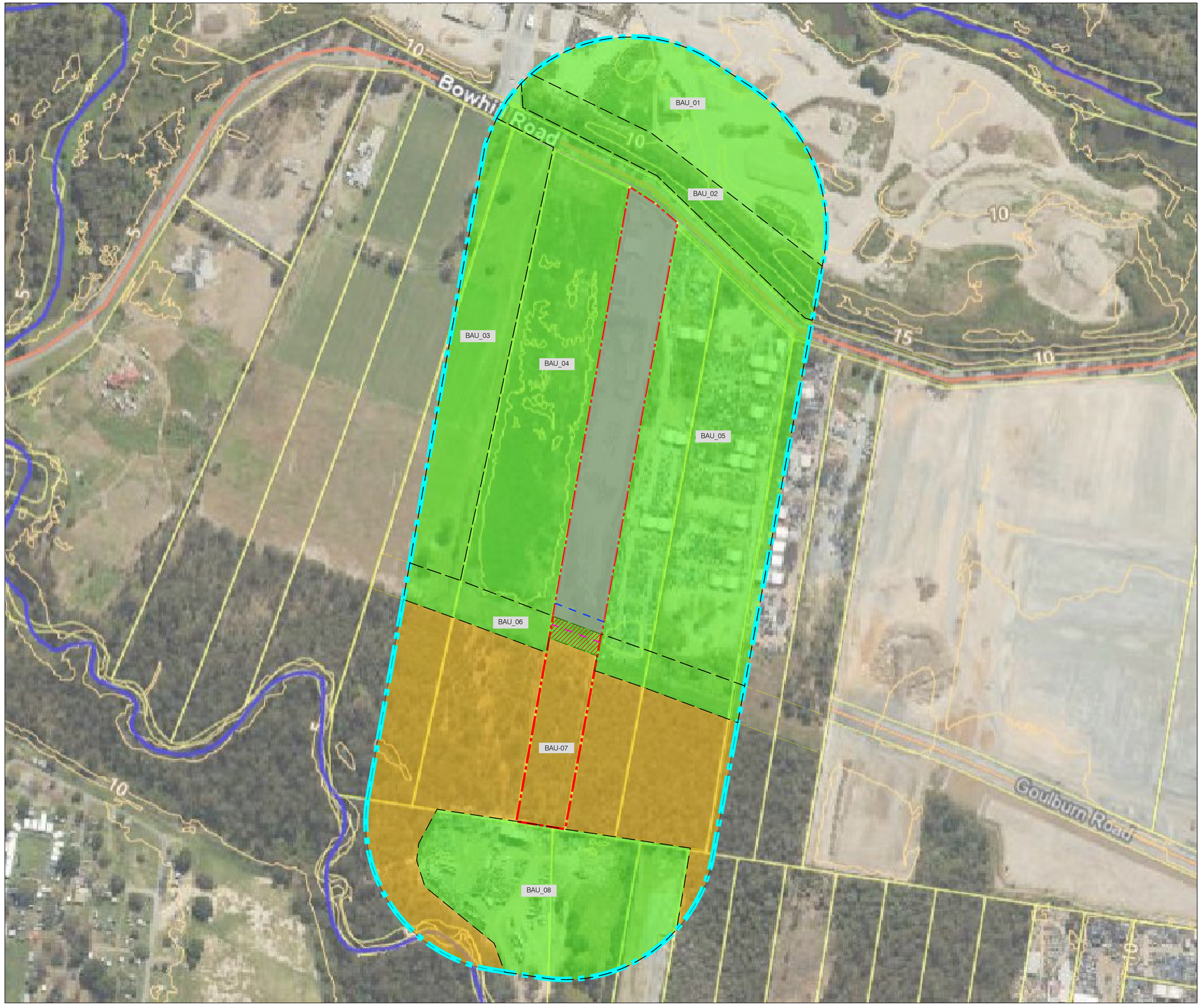
Client: Murphy Urquhart Investments Pty Ltd
Project: 262 Bowhill Road, Willawong
Ecological Assessment Report
Title: Tree Survey Schedule
Sheet 2 of 2
Status: FINAL FOR CLIENT USE

DATUM	GRID	Scale	Size
A.H.D.		AS SHOWN	A1

Drawing Number: 25_27_SQCAP_TSP_005
Revision: 1

Annexure B

Bushfire Hazard Area and Exposure Map (Dwg Ref: 25_27_SQCAP_BAR_001, Rev 1)



LEGEND

- Site Boundary
- Bushfire Hazard Assessment Area - 150m from Site Boundary
- BAU_02 — Bushfire Assessment Unit (BAU) Boundary and reference Code - Refer Dwg Ref: 25_27_SQCAP_BMP_002 for BAU Details
- Development Footprint (Refer Engineering Plans for Details)
- Bushfire Management Zone (based on 29 kW/m^2 benchmark)

- Bushfire Prone Vegetation - Very High Potential Fireline Intensity (> 40,000 kW/m)
- Bushfire Prone Vegetation - High Potential Fireline Intensity (20,000-40,000 kW/m)
- Bushfire Prone Vegetation - Medium Potential Fireline Intensity (4,000 - 20,000 kW/m)
- Low Hazard Vegetation - Potential Fireline Intensity < 4,000 kW/m

Radiant Heat Flux Exposure Setback Contours

- < 29 kW/m^2 Radiant Heat Flux Exposure Setback Contour
- < 10 kW/m^2 Radiant Heat Flux Exposure Setback Contour

This BPA Map has been prepared with reference to contemporary bushfire risk assessment and management guidelines, specifically the QFES (2019) publication Bushfire Resilient Communities - Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience - Bushfire' (the BRC Guideline).

The 29 kW/m^2 and 10 kW/m^2 Radiant Heat Flux Exposure Setback Contours represented on this plan have been determined using Method 2 of AS3959 (2018) and:

- the locality specific 1:20 year Forest Fire Danger Index (FFDI) of 55 sourced from the QFES Catalyst portal;
- field verified vegetation types and associated fuel loads based on the Vegetation Hazard Classes (VHC) detailed in Figure 14 of Bushfire Resilient Communities (QFES, October 2019); and
- available 1m surface contours to estimate slope effects.

The bushfire hazard rating of different BAUs and associated radiant heat flux setback contours presented on this plan:

- are based on the assumption that all areas not specifically mapped as supporting bushfire prone vegetation will be established and maintained as low fuel managed vegetation zones; and
- are conservative, in that they do not account for the shielding effects of retaining walls that are proposed around the perimeter of the development platform..

This BAU_Map should be interpreted with reference to the Bushfire Assessment Report - 262 Bowhill Road, Willawong (Rev 2) dated 27 February 2026.

Rev.	Date	Description	Des.	Verif.	Appd.
1	25/05/2026	Bushfire Management Zone indicated within Powerlink Easement	JD	JD	JD

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0 50 100 150 200m
SCALE 1:2000 @A1

Drawn	JD	Date 22/01/2026
Checked	JD	Date 22/01/2026
Designed		Date
Verified		Date
Approved		22/01/2026

Client: Murphy Urquhart Investments Pty Ltd
Project: 262 Bowhill Road, Willawong
Bushfire Assessment Report
Title: Bushfire Hazard and Risk Exposure Map
Status: FINAL FOR CLIENT USE
DATUM: A.H.D. | GRID | Scale: AS SHOWN | Size: A1
Drawing Number: 25_27_SQCAP_BAR_001
Revision: 1

DATE PLOTTED: 25 May 2026 11:07 AM BY : JOHN DELANEY
CAD File: C:\JDE2\03_Projects_Active\25_27_SQCAP\CAD\25_27_SQCAP_BAR001-002_V1.dwg