

BCC DS

RECEIVED

05/03/2026

APPLICATION REF

A006976128

ECOLOGICAL ASSESSMENT REPORT

216 Learoyd Road, Willawong

J01

2 March 2026



CLEAR ENVIRONMENTAL SOLUTIONS

Document Control

Date	Version	Author	Approved
26.08.2025	1	LC	LC
16.01.2026	2	LC	LC
02.03.2026	3	LC	LC

Published on 2 March 2026 by Clear Environmental Solutions Pty Ltd. ABN 81 674 231 111. Clear Environmental Solutions (CES) has prepared this document for the sole use of the Client and for a specific purpose. No other party should rely on this document without the prior consent. CES undertakes no duty, nor accepts any responsibility, to any third party who may rely on upon or use the document. This document has been prepared based on the Client's description of their requirements and CES's experience, having regard to assumptions that CES can reasonably be expected to make in accordance with sound professional principles. CES may have also relied upon information provided by the client and other third parties to prepare this document, some of which may have not been verified. Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

Contents

1	Introduction	4
1.1	Proposed Development	4
1.2	Site Details	4
1.3	Site Context	4
2	Desktop Analysis	7
2.1	Review of relevant databases.....	7
2.2	Pre-lodgement meeting.....	16
2.2.1	Biodiversity.....	16
2.2.2	Koala Mapping.....	17
2.2.3	Natural Assets Local Law.....	17
2.3	Pre-assessment technical review of ecological assessment report	17
2.4	Review of Adjacent Development Applications	18
3	Field Survey	19
3.1	Methodology.....	19
3.1.1	Observational Survey.....	19
3.1.2	Trace Search.....	19
3.1.3	Diurnal Transect.....	20
3.1.4	Spot Assessment Technique	20
3.1.5	Camera Trap.....	20
3.1.6	Spotlight Search.....	20
3.2	Results.....	23
3.2.1	General Observations.....	23
3.2.2	Vegetation Communities.....	23
3.2.3	Flora.....	26
3.2.4	GPS Tree Plot	28
3.2.5	Fauna.....	30
3.2.6	Threatened Species	31
3.2.7	BCC Significant Vegetation Communities, Flora Species and Landscape Trees	32
3.2.8	Connectivity Assessment.....	32
4	Proposed Development.....	35
4.1	Development Layout.....	35
4.2	Retention Areas.....	35
5	Impact Assessment	39
5.1	Avoidance and Mitigation Measures	39

5.1.1	Development Site Selection	39
5.1.2	Development Footprint and Design	39
5.1.3	Vegetation Clearing and Fauna Management Plan	40
5.1.4	Concept Rehabilitation Plan.....	40
5.2	Potential Impacts	41
5.2.1	Vegetation Clearing	41
5.2.2	Weeds	46
5.2.3	Vehicles	46
5.2.4	Earthworks	46
5.2.5	Noise, Light and vibration	47
5.2.6	Waste disposal	47
5.2.7	Hazardous and dangerous goods	47
5.2.8	Increased human presence.....	48
5.3	Significant Residual Impact Assessment	48
6	Planning Requirements.....	50
6.1	Nature Conservation (Koala) Conservation Plan 2017	50
6.2	Brisbane City Plan 2014	50
6.2.1	Koala Habitat Area	50
6.2.2	MSES, HES and HESS.....	51
6.2.3	Significant Landscape Tree Overlay	52
6.2.4	Vegetation planning scheme policy response	52
6.2.5	Natural Assets Local Law 2003.....	55
7	Conclusion	56
8	Appendices.....	57

1 Introduction

Clear Environmental Solutions (CES) was engaged by Town Planning Alliance, on behalf of Natasa Liao (the Applicant), to prepare an ecological assessment report for the property located at 216 Learoyd Road, Willawong, described as Lot 6 on RP69231.

This report is intended to be provided as supporting documents for the development application to Brisbane City Council. It provides an ecological assessment of the site, including an overview of both mapped and ground-truthed environmental values, impact assessment and response to relevant environmental and planning legislation.

1.1 Proposed Development

The current proposal includes a Material Change of Use (MCU) for Relocatable Home Park for up to 11 sites, including internal road network and environment protection area.

1.2 Site Details

The subject site is located within the Emerging Community zone and the Willawong Neighbourhood Plan area - Paradise Wetlands investigation precinct under the Brisbane City Council City Plan 2014.

Table 1: Site Details

Location:	216 Learoyd Road, Willawong	
Lot & Plan:	Lot 6 on RP69312	1.012 ha
Local Government Area	Brisbane City Council (BCC)	
Local Planning Scheme	City Plan 2014	
Land Use Zone	Emerging Community	
Existing Land Use	Residential	

1.3 Site Context

The surrounding area features a mix of land uses, including rural, low and medium-density residential, industrial, and commercial purposes. The property is bordered to the north by Learoyd Road, a four-lane connector, and to the east and west by residential and commercial properties. To the south is Paradise Lakes Park, and the property is adjacent to the developing Paradise Lakes Estate (refer Figure 2).

The proposed development has taken into account both the current environment and future developments by integrating road networks and preserving the mapped environmental values in the southern portion of the site.



Scale: 1:3,000 @ A3
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland (Department of Resources) 2024
 Google Imagery: © Data SIO, NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus

Natasa Liao
216 Learoyd Rd Willawong

- Legend**
- Site boundary
 - Watercourses**
 - Minor
 - Roads and tracks

Figure 1
Site context



502200E

502400E

6947400N

Learoyd Road

Learoyd Road

Learoyd Road

6RP69231

Waters Street

Walkway



Scale: 1:1,000 @ A3
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland (Department of Resources) 2024
 Google Imagery: © Data SIO, NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus



Natasa Liao
216 Learoyd Rd Willawong



Legend
 Site boundary
 Roads and tracks

Figure 2
Aerial



CLEAR ENVIRONMENTAL SOLUTIONS

2 Desktop Analysis

2.1 Review of relevant databases

A detailed set of searches was completed to evaluate potential environmental constraints impacting the subject site prior to the commencement of field surveys (refer Appendix A). This included a desktop analysis of Commonwealth, State and Local Government environmental databases and overlay mapping, including:

- Commonwealth Matters of National Environmental Significance (MNES) protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) on and around the site using the protected matters search tool (Appendix B);
- *Nature Conservation Act 1992* (NCA) listed threatened species on and around the site using the wildlife online database search tool (Appendix C);
- public environmental databases including Atlas of Living Australia (ALA);
- State Government environmental overlay mapping including:
 - regulated vegetation management and vegetation supporting maps under the *Vegetation Management Act 1999* (VMA);
 - flora survey trigger areas under the NCA;
 - fish habitat under the *Fisheries Act 1994*;
 - watercourses under the *Water Act 2000*;
 - weeds under the *Biosecurity Act 2014*; and
 - matters of state environmental significance (MSES) under the State Planning Policy 2017 (SPP); and
- BCC Planning Scheme documents, maps and surrounding development application material.

An analysis of the environmental search results and their relevance to potential development is detailed in Table 2.1.

Table 2: Desktop Search analysis

Matter	Result	Application
Federal		
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act).	Protected Matters Report was generated using the Protected Matters Search Tool (PMST) from the Department of Climate Change, Energy, the Environment and Water (DCCEEW). The report identified the following Matters of National Environmental Significance (MNES) that may occur within a 5 km radius of the property: <ul style="list-style-type: none"> • One wetland of international importance, • six listed threatened ecological communities (TEC), • 56 listed threatened species, and 	Although the PMST identified these matters as potential occurrences, the size of the proposed development significantly reduces the likelihood of a significant impact to MNES. However, remnant vegetation and koala habitat have been mapped across the property under State and Local databases. A review of the regional ecosystem mapping demonstrates that the vegetation onsite is unlikely to be a listed TEC. The koala habitat mapped across the property is on 0.36 ha.

Matter	Result	Application
	<ul style="list-style-type: none"> • 18 migratory species 	It is considered highly unlikely that a referral to DCCEEW would be required.
State		
<i>Nature Conservation Act 1992 (NCA)</i>	<p>The NCA classifies and protects threatened plant and animals. A search of wildnet online database search identified the potential occurrence of the following NCA threatened species within 5km of the property:</p> <ul style="list-style-type: none"> • One amphibian, • three birds, • two mammals, and • three plants. <p>Refer Appendix C for results.</p> <p>The protected plants regulatory framework under the NCA commenced on 31 March 2014, establishing survey and approval triggers, and processes for clearing protected plants.</p>	The property is not mapped within the protected plant flora survey trigger area. Consequently, a flora survey and liaison with the administering authority in accordance with the protected plants guidelines is not automatically required prior to the clearing of vegetation. However, if there are in the wild protected plants on-site that will be cleared, the person/entity completing the clearing will need a clearing permit unless an exemption applies.
<i>Vegetation Management Act 1999 (VMA)</i>	The VMA is the key mechanism for protecting Queensland's vegetation. The Regulated Vegetation Management Map (RVMM) classifies vegetation into various groups for protection. Category X (non-remnant) vegetation is not regulated under the VMA. Approval to clear native vegetation that is identified as Category A, B, C or R is required under the <i>Planning Act 2016</i> unless an exemption applies.	The property is mapped predominantly Category X (0.67 ha). The balance of the property (0.36 ha) is mapped Category B (remnant) vegetation. The Vegetation Management Supporting Map (VMSM) shows that the Category B vegetation is mapped as least concern regional ecosystem 12.5.7.
<i>Planning Act 2016 & Planning Regulation 2017</i>	<p>Schedule 11 of the <i>Planning Regulation 2017</i> identifies categories of assessment, the assessment benchmarks for development in prescribed areas and controls the clearing of mapped koala habitat for various types of developments.</p> <p>The Koala priority and koala habitat area map administered by the Queensland Department of Environment, Tourism, Science and Innovation (DETSI) identifies the property is located as inside a Koala Priority Area (KPA), contains Koala Habitat</p>	Given the property is mapped within an Identified Broad-Hectare Area, a response to the assessment benchmarks stipulated in Schedule 11, Part 3 of the PR is required.

Matter	Result	Application
	Areas – Core and is entirely within an identified koala broad-hectare area.	
<i>Biosecurity Act</i>	Establishes a framework to regulate and control invasive plants and animals. Land owners are responsible for taking all reasonable and practical steps to minimise the risks associated with invasive plants and animals under their control.	Field survey is required to determine presence or absence of restricted matters.
<i>Coastal Protection and Management Act 1995</i>	Seeks to protect the coastal resources of the coastal zone.	The property does not contain any coastal areas and therefore the proposed development does not trigger an assessment against the relevant state provision — State code 8: Coastal development and tidal works.
<i>Fisheries Act 1994</i>	Concerns the use, conservation and improvement of Queensland's fisheries resources and fish habitats including impacts from coastal development on marine fish habitat, including protected marine plants, and declared fish habitat areas. Development proposals that modify, or have a temporary or permanent loss of fish habitat are assessed by the Department of Agriculture and Fisheries (DAF).	The property does not contain any mapped waterways or fish habitat areas as mapped under the <i>Fisheries Act 1994</i> . Therefore, a response to SDAP <i>State Code 18: Waterway Barrier Works</i> is not required.
<i>Water Act 2000</i>	Provides a framework for sustainable management of Queensland's water resources and quarry material. A riverine protection permit is required to be obtained if works within a waterway result in filling or excavation unless these works meet an exemption.	No watercourses as defined by the <i>Water Act 2000</i> are mapped within the property.
<i>State Planning Policy 2017</i>	The SPP provides interim development assessment requirements which ensures that state interests are considered by local government when assessing development applications where the local government planning scheme does not yet integrate the State interests in the planning scheme. MSES are categorised under Biodiversity, Coastal Environment or Water Quality.	The property is mapped as containing MSES – Wildlife Habitat (koala habitat areas – core). MSES mapping overlays and requirements of the SPP were incorporated into the City Plan and are reflected in the planning scheme overlays. Compliance with the SPP is addressed through the provisions of the planning scheme.
Local		
<i>City Plan 2014</i>	Located within the jurisdiction of BCC, the property is subject to the provisions of the <i>Brisbane City Plan 2014</i> .The property is	The proposed development will need to consider the surrounding

Matter	Result	Application
	located within the emerging community zone and is situated within the Willawong Neighbourhood Plan area and Paradise Wetlands investigation precinct.	environment and intent of the zone, neighbourhood plan and precinct.
	The property is affected by High Ecological Significance (HES), High Ecological Significance Strategic (HESS) and Koala habitat area.	The proposed development has considered and addressed the mapped biodiversity overlays (refer Appendix D). A field survey has been undertaken and detailed within this report to support a development application.
	The property is mapped as High and Medium Hazard area and High Hazard buffer area.	A bushfire assessment/management plan will be required to support the development application. Any vegetation retained onsite or proposed as part of landscaping/rehabilitation will need to be included within the assessment.
	The Vegetation Planning Scheme Policy 6.33 (VSPS) defines significant vegetation.	Assessment against the VSPS is provided in Section 6.2.3.
<i>Natural Assets Local Law 2003 (NALL)</i>	The NALL protects BCC natural assets, including bushland areas, wetlands, waterway corridors and trees in urban areas. The local law is not a land use control. However, along with the <i>Brisbane City Plan 2014</i> it requires landowners to consult Council to adopt a responsible approach in deciding what vegetation will be retained as part of any proposal to build a house, subdivide or develop land.	The property is mapped as containing significant native vegetation and significant urban vegetation. A permit will be required for the removal of vegetation.



502200E

502400E

6947400N

0 10 20 30 m

Scale: 1:1,000 @ A3
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland (Department of Resources) 2024
 Google Imagery: © Data SIO, NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus



Natasa Liao
216 Learoyd Rd Willawong

- Legend**
- Site boundary
 - Roads and tracks
- Regulated vegetation management map v7.07**
- RVM Category B
 - RVM Category X

Figure 3
Regulated Vegetation Management Map



0 10 20 30 m

Scale: 1:1,000 @ A3
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland (Department of Resources) 2024
 Google Imagery: © Data SIO, NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus

Natasa Liao
216 Learoyd Rd Willawong

Figure 4
Vegetation Management
Regional Ecosystem Map

- Legend**
- Site boundary
 - Roads and tracks
- Regional Ecosystems v13.00**
- Category A or B area containing endangered
 - Category A or B area that is least concern
 - water
 - Non-remnant



502200E

502400E

6947400N

Learoyd Road

Learoyd Road

Learoyd Road

Waters Street

Walkway

6RP69231



Scale: 1:1,000 @ A3
 Datum: GDA2020
 Projection: MGA zone 56






Credit:
 © The State of Queensland (Department of Resources) 2024
 Google Imagery: © Data SIO, NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus



Natasa Liao
216 Learoyd Rd Willawong

Figure 5
Koala protection framework -
Koala habitat area, identified
koala broad-hectare area

Legend

-  Site boundary
-  Roads and tracks
-  Koala habitat areas v4.0
-  Identified koala broad-hectare area
-  Koala priority area



CLEAR ENVIRONMENTAL SOLUTIONS



502200E

502400E

6947400N

0 10 20 30 m

Scale: 1:1,000 @ A3
 Datum: GDA2020
 Projection: MGA zone 56



Credit:
 © The State of Queensland (Department of Resources) 2024
 Google Imagery: © Data SIO, NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus

Natasa Liao
216 Learoyd Rd Willawong

Legend

- Site boundary
- Roads and tracks
- Biodiversity areas (Brisbane City Plan 2014)**
- Biodiversity area (High ecological significance)
- Biodiversity area (High ecological significance strategic)

Figure 6
Brisbane City Council
Biodiversity Areas Overlay



CLEAR ENVIRONMENTAL SOLUTIONS



502200E

502400E

6947400N

Learoyd Road

Learoyd Road

Learoyd Road

Waters Street

Walkway

6RP69231



Scale: 1:1,000 @ A3
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland (Department of Resources) 2024
 Google Imagery: © Data SIO, NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus



Natasa Liao
216 Learoyd Rd Willawong

Legend

- Site boundary
- Roads and tracks
- Brisbane City Council Significant Landscape Tree overlay

Figure 7
Brisbane City Council
Significant Landscape Tree
overlay



CLEAR ENVIRONMENTAL SOLUTIONS

2.2 Pre-lodgement meeting

A pre-lodgement meeting with Council was held on Tuesday 4 February 2025 at 1:00 pm to discuss the preliminary site layout and structure plan. Following Council's advice and receipt of the meeting minutes, the proponent amended the proposed layout in response to Council feedback, particularly in relation to civil and environmental matters. Council also recommended the preparation of a pre-assessment technical review of an ecological assessment report (refer Section 2.3). A summary of relevant environmental matters is provided below.

2.2.1 Biodiversity

The proposed development site is located within areas mapped as High Ecological Significance (HES) and Koala Habitat Area (KHA) under the Biodiversity Areas Overlay. Accordingly, the development must demonstrate compliance with the relevant Overall Outcomes of the Willawong Neighbourhood Plan, particularly those relating to the protection and enhancement of regionally significant ecosystems and environmental values, as well as appropriate separation distances to habitat areas and ecological corridors.

Council noted the presence of consolidated mature vegetation on site, which provides both in-situ and strategic ecological values that require retention and protection. Council recommended that the development footprint, including the stormwater detention basin (which does not perform an ecological function), be located outside the mapped HES area. Any proposed road connection from Waters Street to the east should be designed to avoid the mapped HES area.

Council also advised that it is unlikely the proposed building envelope within the south-eastern corner of the site would achieve the relevant Performance Outcomes, as compensatory planting would likely be required to offset the loss of mapped koala habitat in the northern portion of the site. A reduction in ecological outcomes (i.e. rehabilitation and vegetation retention) to accommodate bushfire setbacks is also unlikely to achieve compliance with the Planning Scheme.

Council indicated that significant residual impacts to biodiversity values would only be supported where all on-site mitigation measures have been, or will be, undertaken and where impacts have been clearly demonstrated to be unavoidable. This includes the potential consolidation of biodiversity retention and enhancement areas at the rear of the site. Where this design option is pursued, Council recommended undertaking a pre-assessment technical review of an ecological assessment report.

To address the identified concerns, the current layout has been strategically amended to avoid areas of HES and HESS where practicable, while maintaining consistency with the approved development immediately to the east.

The revised layout also provides for additional rehabilitation areas to compensate for unavoidable impacts to HES and consolidates ecological values within the south-western portion of the site, adjoining existing rehabilitation efforts on the properties to the south.

This ecological assessment report has been prepared in accordance with the Biodiversity Planning Scheme Policy. A Tree Survey Plan is provided in Figure 9, with the Tree Retention and Removal Plan shown in Figure 15. A response to the Biodiversity Overlay Code is included in Appendix D.

Council also noted that the proposed development requires retention of Significant Vegetation under the Subdivision Code. A response to the significant vegetation planning scheme policy is provided in section 6.2.3.

A Concept Rehabilitation Plan also accompanies the development application.

2.2.2 Koala Mapping

The site is located within a mapped broad-hectare koala habitat area. Any future development application must include assessment against Schedule 11, Part 3, Section 6 of the Planning Regulation 2017, prepared by a suitably experienced and qualified ecologist.

An assessment has been provided in Appendix E.

2.2.3 Natural Assets Local Law

The site contains vegetation protected under the Natural Assets Local Law 2003 (NALL). A permit will be required for any removal of protected vegetation approved under a development application.

The proponent acknowledges and will comply with the requirements of the NALL.

2.3 Pre-assessment technical review of ecological assessment report

Following amendment of the site layout and structure plan, the Ecological Assessment Report (EAR) was submitted to Council for pre-assessment technical review on 2 April 2025. Council provided feedback on 17 April 2025.

Council reviewed the EAR against the assessment benchmarks of Brisbane City Plan 2014 v32/2025. The EAR confirmed the presence of koala habitat trees and locally significant flora species on site. While the northern portion of the site is described as largely modified, the southern portion aligns with mapped HES areas and contains higher ecological values.

Council identified inconsistencies between vegetation community descriptions and the Tree Survey, noted a lack of assessment of non-koala fauna species, and raised concerns that the EAR appeared to justify the proposed development footprint rather than inform structure planning based on ecological values.

Additional concerns included:

- Insufficient consideration of servicing impacts;
- Limited assessment of adjoining approvals and constraints;
- Excessive encroachment into mapped HES areas;
- Insufficient consideration of fauna movement and rehabilitation outcomes.

Council concluded that the proposal did not adequately address PO4, PO7, PO8 and PO9 of the Biodiversity Areas Overlay Code, nor Overall Outcomes 3a, 3g and 4b of the Willawong Neighbourhood Plan. Council recommended realignment of infrastructure, maximisation of vegetation retention, enhancement of HES areas through

rehabilitation, and provision of comprehensive ecological and arboricultural documentation. Council also noted that offsets may be required where significant residual impacts remain.

The concerns raised by Council are considered to since been addressed and incorporated into the updated site layout and structure plan and are reflected in this revised Ecological Assessment Report.

2.4 Review of Adjacent Development Applications

A review of development application materials for surrounding properties was undertaken to ensure consistency with surrounding land use patterns and to maintain biodiversity retention and connectivity outcomes. Council's pre-assessment review also identified a recent development application on the adjoining site (Lot 5 on RP69231). This application has been considered in the revised layout, particularly in relation to road alignments and the assessment of biodiversity values within the updated technical reporting.

3 Field Survey

Ecological field surveys were conducted on the subject site in order to ascertain any potential matters of ecological significance (MNES, MSES and MLES).

3.1 Methodology

The site was assessed for ecological values by one (1) Ecologist on the 17 and 28 February 2025. Particular attention was paid to any threatened flora, ecological communities, and habitat for any threatened fauna species that were listed as possibly occurring on or within the vicinity of the site. All flora and fauna species observed on-site during the field survey were recorded to understand existing species richness and ecosystem functionality. The methods utilised are described in the following sub-sections.

Table 3: Field Survey Summary

Date	Weather Observations*	Effort
17/02/2025	Temperature: 20.2-28.5 degrees Rainfall: 0mm	Observational Survey Diurnal Transect Trace search Tree plot Motion Detection Camera Deployment
28/02/2025	Temperature: 17.5-31.4 degrees Rainfall: 0mm	Observational Survey Trace search SAT search Dusk Spotlight Motion Detection Camera Collection

*Observations were drawn from Archerfield Airport {station 040211}.

3.1.1 Observational Survey

The property was traversed on foot recording flora and fauna species were identified and recorded. Particular attention was paid to any threatened species listed as possibly occurring within or proximal to the application area. Specific micro-assemblages, which may support these threatened species, were also recorded when observed. This included observations of vertebrate fauna present within or proximal to the study area, including faunal lists and status of species significance under the Commonwealth's EPBC Act (using JAMBA, CAMBA, ROKAMBA and the Bonn Convention) and Queensland's NCA.

3.1.2 Trace Search

Surveys for scats, tracks and other fauna traces (dens, scratches, hair, feathers, carcasses) were conducted throughout the survey period. Both predator and non-predator signs were sought during all searches. Only those samples definitively identified were included in the survey results.

3.1.3 Diurnal Transect

Opportunistic observations of scats, tracks and other fauna traces were conducted throughout each survey period. Both predator and non-predator scats were sought during all searches. Specific search efforts were made to locate the presence of Koalas or evidence of their occurrence on the subject lands and the local area. As the property is relatively small the entirety of it was traversable via foot and was surveyed for the target species, Koala. All fauna observations were recorded and are provided in Section 3.2.

3.1.4 Spot Assessment Technique

The SAT method was utilised to detect evidence of Koala presence on-site. The SAT method is an assessment of Koala activity involving a search for any Koalas and signs of Koala usage. The SAT involves identifying a non-juvenile tree of any species within the site that is either observed to have a Koala or scats or is known to be a food tree or otherwise important for Koalas, and recording any evidence of Koala usage of that tree including presence, identifiable scratches or scats. The nearest non-juvenile tree is then identified and the same data recorded. The next closest non-juvenile tree to the first tree is then assessed and so on until 30 trees have been recorded. The number of trees showing evidence of Koalas is expressed as a percentage of the total number of trees sampled to indicate the frequency of Koala usage. Assessment of each tree involves a systematic search for Koala scats beneath the tree within 1 m radius of the trunk. After approximately 1 minute of searching for scats, the base of the trunk is observed for scratches and the crown for Koala.

One (1) assessment location was sampled. A summary of the SAT results are provided in Section 3.2.5

3.1.5 Camera Trap

Camera trapping involves setting up a fixed digital camera to capture images or video of animals that pass in front of a camera with an infrared trigger. It is a non-invasive technique designed to detect medium to large sized animals as they pass across it, although it is possible to detect smaller animals depending on the set-up. This method identifies fauna activity beyond the scope of direct observational studies and with the absence of potential observer impacts. Infrared sensing cameras with an infrared flash that use motion to trigger were deployed. Two (2) cameras were installed across the property. Cameras were attached 30-100 cm from the ground on a tree or post and directed towards landscape features. The cameras were left to record between 17 and 28 February November 2025 for a total of 11 nights. For inventory surveys, cameras were placed in the vicinity of an assumed animal trail. Heavy vegetation was avoided as this can cause false triggering, and the camera was aimed to avoid sun shining directly onto the lens. The camera position was directed towards an area away from other frequent survey activity.

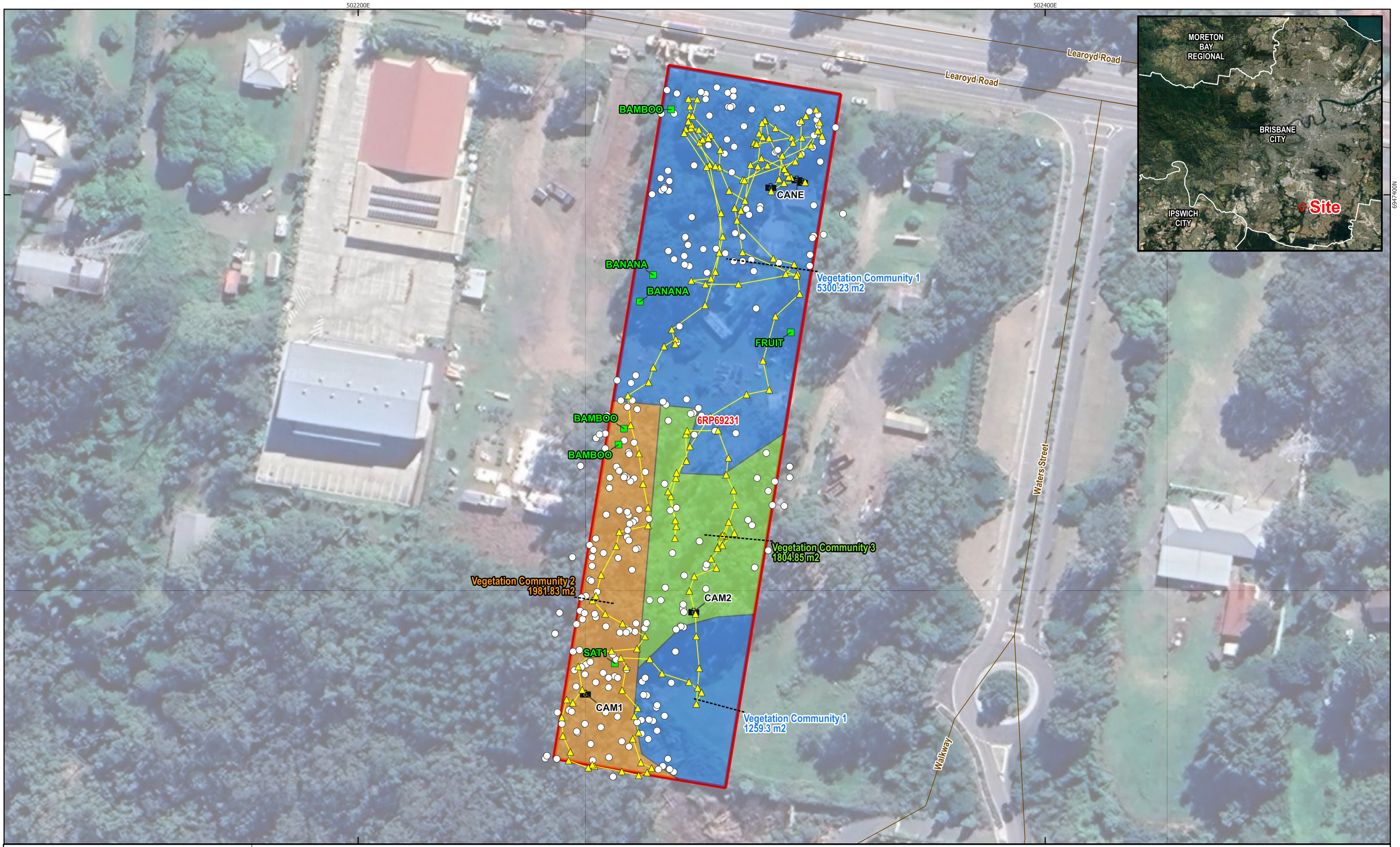
All fauna observations were recorded and are provided in Section 3.2.5

3.1.6 Spotlight Search

Spotlighting along a walked or driven transect is a well-used method to obtain estimates of nocturnal arboreal mammal incidence and abundance in wooded habitats (Braithwaite et al. 1988; Goldingay and Sharpe 2004). Specifically, this survey targeted arboreal and large terrestrial mammals, that are not readily detected by other standard methods. The recommended spotlighting survey technique is a non-intrusive search that provides

information on arboreal and volant mammal species occurrence and relative abundance. The entirety of the property was surveyed using this technique.

All fauna observations were recorded and are provided in Section 3.2.5.



0 10 20 30 m

Scale: 1:1,000 @ A3
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland (Department of Resources) 2024
 Google Imagery: © Data SIO, NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus

Natasa Liao
216 Learoyd Rd Willawong

Figure 8
Field survey - Tracks, SAT1,
Camera 1 & 2, Spotlight track,
Vegetation Communities

- Legend**
- Site boundary
 - Roads and tracks
 - Vegetation Community 1
 - Vegetation Community 2
 - Vegetation Community 3
 - Survey waypoints Feb 2025
 - Camera
 - Field observation
 - Waypoints
 - Spotlighting
 - Spotlight tracks

3.2 Results

3.2.1 General Observations

The site is highly modified as a result of historical and current land uses. Building materials and household waste common throughout the property. Vegetation within the property northern sections is largely planted species with the southern part of the site dominated by native canopy with a highly modified understory.

Vegetation across the property has been divided into three (3) distinct communities.

3.2.2 Vegetation Communities

Vegetation Community 1 – Highly Modified

Predominantly composed of native and exotic garden species and maintained lawn, covering approximately 6559.23 m². This community is located within the northern and south-east corner and comprises 65% of the property.

The canopy species that dominated this vegetation community included Slash Pine (*Pinus elliottii*), Cadaghi (*Corymbia torelliana*), Coast Cypress Pine (*Callitris columellaris*) and Tipuana (*Tipuana tipu*). The shrub layer was dominated by common garden species including Ponytail Palm (*Beaucarnea recurvata*), Foxtail Palm (*Wodyetia bifurcate*), Golden Cane Palm (*Dypsis lutescens*) and Black She-oak (*Allocasuarina littoralis*).

Notably, one (1) species listed as Special Least Concern, the Australian Bottle Tree (*Brachychiton rupestris*), is present within this community, with one tree planted on either side of the property's driveway.

Ground cover is dominated by maintained lawn and exotic grasses including Common Couch (*Cynodon dactylon*), Guinea Grass (*Megathyrsus maximus*), Billygoat Weed (*Ageratum houstonianum*), Blady Grass (*Imperata cylindrica*), Kangaroo Grass (*Themeda triandra*), Cobbler's Pegs (*Bidens Pilosa*) and Purple Top (*Verbena incompta*). The ground cover within the south-east corner of the property is also characterised by Singapore Daisy (*Sphagneticola trilobata*) and Spear Thistle (*Cirsium vulgare*).



Photo set 1: Vegetation Community 1 – Northern Boundary



Photo set 2: Vegetation Community 1 – Surrounding the Dwelling



Photo Set 3: Vegetation Community 1 – South-eastern Corner

Vegetation Community 2 – Regrowth Least Concern Vegetation

A relatively undisturbed native vegetation community, covering approximately 1981.83 m². The species composition of this community is analogous with RE 12.5.7 (*Corymbia citriodora* subsp. *variegata* +/- *Eucalyptus portuensis* or *E. acmenoides*, *E. fibrosa* subsp. *fibrosa* open forest on remnant tertiary surface.

The canopy dominated by Lemon-scented Gum (*Corymbia citriodora*), Northern Grey Ironbark (*Eucalyptus siderophloia*) and Bushbox (*Lophostemon conferta*). Associated species include Pink Bloodwood (*Corymbia intermedia*), Brown Bloodwood (*Corymbia trachyphloia*) and White Mahogany (*Eucalyptus portuensis*). The dominate species within the shrub layer include Soap Tree (*Alphitonia excelsa*), Black Wattle (*Acacia concurrens*) associated Early Black Wattle (*Acacia leiocalyx*), Willow Bottlebrush (*Melaleuca salicina*), Black She-oak (*Allocasuarina littoralis*), Wild Tobacco (*Nicotiana glauca*) and Lantana (*Lantana camara*).

Ground cover species include Kangaroo Grass (*Themeda triandra*), Blady Grass (*Imperata cylindrica*), Wiry Panic (*Entolasia stricta*), Spiny-head Mat-rush (*Lomandra longifolia*), Many flowered Mat-rush (*Lomandra multiflora*), and Barbed Wire Grass (*Cymbopogon refractus*). Exotic species include Creeping lantana (*Lantana montevidensis*),

Corky Passionflower (*Passiflora suberosa*), Asparagus Fern (*Asparagus aethiopicus*), Purpletop (*Verbena incompta*), Blue Billygoat Weed (*Ageratum houstonianum*) and Singapore Daisy (*Sphagneticola trilobata*).

The southern boundary of the property adjoins the rehabilitation area associated with the Paradise Lakes Residential development, which forms part of the broader Oxley Creek Corridor.



Photo set 4: Vegetation Community 2



Photo Set 5: Vegetation Community 2 - Southern Boundary

Vegetation Community 3 – Sparse Native Canopy with Non-Native Understorey

The central portion of the site, covering approximately 1,804.85 m², is characterised by scattered native trees with an understorey largely comprised of non-native species. While this area is partially mapped as Category B (remnant) vegetation, it is considered not to meet the structural criteria required to be classified as remnant vegetation.

The canopy is very sparse and dominated by Northern Grey Ironbark (*Eucalyptus siderophloia*). The shrub layer is absent and the ground layer is dominated by exotic grasses. Building materials and household debris are also prevalent within this community.



Photo set 6: Vegetation Community 3



Photo Set 7: Vegetation Community 3

3.2.3 Flora

A total of 59 flora species were identified within the property, 30 native (Table 4) and 29 introduced (Table 5). As noted in section 3.2.2, one (1) species listed as Special Least Concern under the NC Act, the Australian Bottle Tree (*Brachychiton rupestris*), was identified in vegetation community 1. One tree planted on either side of the property's entrance.

Introduced species are predominately located within the shrub and ground cover and include *Corymbia Torelliana* (Cadaghi), *Nicotiana glauca* (Wild Tobacco), *Solanum chrysotrichum* (Giant Devil's Fig), *Lanatina camara* (Lanatina) and *Sphagneticola trilobata* (Singapore daisy). Five (5) introduced species are restricted under the *Biosecurity Act 2014* are present on-site (refer to Table 5).

Table 4: Native Flora Species List

Species	Common Name
<i>Acacia concurrens</i>	Black wattle
<i>Atractocarpus fitzalanii</i>	Native Gardenia
<i>Acacia leiocalyx</i>	Early Flowering Black Wattle
<i>Allocasuarina littoralis</i>	Black She oak
<i>Alphitonia excelsa</i>	Soap Tree
<i>Aristida calycina</i>	Dark wire grass
<i>Aristida latifolia</i>	Wire grass
<i>Brachychiton rupestris</i>	Australian Bottle Tree
<i>Corymbia intermedia</i>	Pink Bloodwood
<i>Corymbia trachyophloia</i>	Brown bloodwood
<i>Dianella caerulea</i>	Blueberry Lily
<i>Dodonaea viscosa</i>	Hop bush
<i>Eucalyptus siderophloia</i>	Northern Grey Ironbark
<i>Grevillea robusta</i>	Silky Oak
<i>Imperata culindrica</i>	Blady Grass
<i>Cymbopogon refractus</i>	Barbed Wire Grass
<i>Lomandra longifolia</i>	Mat rush
<i>Lomandra multiflora</i>	Many-flowered Mat Rush
<i>Lophostemon confertus</i>	Brushbox
<i>Lophostemon sauveolens</i>	Swamp Box
<i>Corymbia citriodora</i>	Lemon-scented Gum
<i>Eucalyptus tindaliae</i>	Tindal's stringybark
<i>Eucalyptus moluccana</i>	Gum-topped Box
<i>Melaleuca linariifolia</i>	Narrow-leaf paperbark
<i>Callitris columellaris</i>	Coast Cypress Pine
<i>Parsonia straminea</i>	Monkey rope vine
<i>Themeda triandra</i>	Kangaroo Grass
<i>Eucalyptus portuensis</i>	White Mahogany
<i>Melaleuca salicina</i>	Willow Bottlebrush
<i>Wodyetia bifurcata</i>	Foxtail Palm

Table 5: Introduced Flora Species List

Species	Common Name	Biosecurity Act 2014
<i>Ageratum housonianum</i>	Blue billygoat weed	
<i>Ambrosia artemisiifolia</i>	Annual ragweed	Restricted
<i>Andropogon virginicus</i>	Whisky grass	
<i>Asparagus aethiopicus</i>	Asparagus Fern	
<i>Bidens polosa</i>	Cobblers Pegs	
<i>Cirsium vulgare</i>	Spear Thistle	
<i>Corymbia torelliana</i>	Cadaghi	
<i>Cynodon dactylon</i>	Common Couch	
<i>Duranta erecta</i>	Golden Dewdrop	
<i>Dyopsis decaryi</i>	Triangle Palm	
<i>Dyopsis lutescens</i>	Golden Cane Palm	

Species	Common Name	Biosecurity Act 2014
<i>Ipomoea indica</i>	Morning glory	Other Invasive Plant
<i>Jacaranda mimosifolia</i>	Jacaranda	
<i>Lagerstroemia speciosa</i>	Queen Flower	
<i>Lantana camara</i>	Lantana	
<i>Lantana montevidensis</i>	Creeping Lantana	Restricted
<i>Lepidium Africanum</i>	Common Peppergrass	
<i>Ligustrum sinense</i>	Chinese Privet	
<i>Megathyrsus maximus</i>	Guinea grass	
<i>Neonotonia wightii</i>	Glycine	
<i>Nicotiana glauca</i>	Wild Tobacco	
<i>Passiflora suberosa</i>	Corky Passionflower	
<i>Pinus elliotii</i>	Slash Pine	
<i>Senecio madagascariensis</i>	Fireweed	Restricted
<i>Solanum chrysotrichum</i>	Giant Devil's Fig	
<i>Sphagneticola trilobata</i>	Singapore Daisy	Restricted
<i>Strelitzia nicolai</i>	Giant Birds of Paradise	
<i>Tecoma stans</i>	Yellow bells	Restricted
<i>Tipuana tipu</i>	Tipuana	

3.2.4 GPS Tree Plot

A Tree Plot Survey was carried out on site locating and identifying all trees with a DBH (diameter at breast height) greater than 100 millimetres (mm) (measured at 1.4 m above ground). Data for the GPS Tree Plot Survey have been extracted and summarised below. Refer Appendix G for the Tree Schedule.

- The GPS Tree Plot located 251 individual specimens comprising 28 different tree species, including 21 native species and 7 exotic species.
- The most abundant species recorded was identified as *Alphitonia exclesa* (Soap Tree) accounting for 15.94% of the Tree Plot Survey, followed by *Corymbia citriodora* (Lemon-scented Gum) and *Eucalyptus siderophloia* (Northern Grey Ironbark), each accounting for 15.53 % and 12.68 % of the Tree Plot Survey, respectively.
- No trees were recorded with a DBH greater than 600 mm. Twenty (20) trees have a DBH greater than 400 mm.
- The high proportion of trees within the Tree Plot with a DBH below 400 mm shows the site is dominated by juvenile trees, reflecting the highly disturbed nature of the site.



0 10 20 30 m

Scale: 1:1,000 @ A3
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland (Department of Resources) 2024
 Google Imagery: © Data SIO, NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus

Natasa Liao
216 Learoyd Rd Willawong

Figure 9
Tree survey

- Legend**
- Site boundary
 - Roads and tracks
 - Vegetation Community 1
 - Vegetation Community 2
 - Vegetation Community 3
 - Diurnal survey tracks
 - Tree survey waypoints
 - Native
 - Non-native
 - Camera

3.2.5 Fauna

A fauna assessment including camera traps and spotlighting was conducted across the site to identify and describe on-ground habitat features (e.g. habitat trees, fallen logs, termite mounds, roosting sites etc.), signs of fauna activity (e.g. scats, tracks, scratch marks on trees, nests etc.) and observations of species present within the area. Consideration was also given to the ecological significance of the site in the context of the local area and the broader region.

Overall, the property is highly disturbed and is reflected through the lack of remnant vegetation and high prevalence of invasive species. Limited hollows were identified due to the absence of remnant vegetation. A number of *Corvus orru* (Torresian Crow) nests were observed and leaf litter and woody debris was present throughout property, providing habitat for reptiles and small mammals.

A total of 25 fauna species were recorded onsite or as flyovers during field surveys (refer Table 6). Evidence and observations of site fauna concluded that site features and habitat are only suitable for some common, relatively urbanised fauna species, including avifauna and small reptiles.

Koala food and shelter trees were recorded within the property, although with limiting habitat values due to the highly disturbed nature of the site. No direct observation of Koala usage on site was observed during the field survey. Scratches were identified on one tree within southern portion of the site. Further, as discussed in section 2, no records occur within or adjacent to the site.

One (1) SAT location was sampled recording no Koala scats (Appendix F) and therefore categorised as 'Low' using the Australian Koala Foundation Koala activity level classification table (Phillips & Callaghan 2011) using the East Coast (med-high) Activity Category.

Overall, the field survey confirmed the lack of ecological value on site, specifically the absence of evidence of Koala and limited suitable habitat of potential to support even transient individuals due to the presence of surrounding threats including arterial roads, surrounding residential areas and construction activities.

Table 6: Fauna Species List

Species	Common Name	Introduced
Birds		
<i>Acridotheres tristis</i>	Common Myna	
<i>Cacatua galerita</i>	Sulphur-crested cockatoo	
<i>Coracina novaehollandiae</i>	Black-faced cuckoo-chrike	
<i>Corvus orru</i>	Torresian Crow	
<i>Cracticus nigrogularis</i>	Pied Butcherbird	
<i>Dacelo novaeguineae</i>	Laughing Kookaburra	
<i>Glossopsitta pusilla</i>	Little Lorikeet	
<i>Grallina cyanoluec</i>	Magpie-lark	
<i>Gymnorhina tibicen</i>	Australian Magpie	
<i>Hirundo neoxena</i>	Welcome Swallow	
<i>Manorina melanocephala</i>	Noisy Minor	✓

Species	Common Name	Introduced
<i>Ocyphaps lophotes</i>	Crested Pigeon	
<i>Rhipidura leucophrys</i>	Willie wagtail	
<i>Rhipidura fuliginosa</i>	Grey Fantail	
<i>Trichoglossus haemotodus</i>	Rainbow Lorikeet	
<i>Vanellus miles</i>	Masked lapwing	
Reptiles		
<i>Cryptobleharus virgatus</i>	Wall Skink	
<i>Lampropholis delicata</i>	Grass Skink	
<i>Pseudonaja textilis</i>	Eastern Brown Snake	
Amphibian		
<i>Rhinella marina</i>	Cane Toad	✓
<i>Litoria caerulea</i>	Green Tree Frog	
Mammals		
<i>Canis familiaris</i>	Dog	
<i>Pteropus alecto</i>	Black flying-fox	
<i>Trichosurus vulpecula</i>	Brushtail possum	
<i>Wallabia bicolor</i>	Swamp Wallaby	

3.2.6 Threatened Species

No fauna species listed as threatened under the EPBC Act nor NCA were recorded on site. Due to surrounding development, roads and highly modified vegetation values, the site is not considered to retain areas that contain specific habitat requirements for these listed species. The site is also considered to be largely disconnected from any surrounding habitat values due to historical and existing land uses surrounding the property.

A review of Biomaps indicates that no Wildnet sightings are located within the property. Additionally, as the Koala is of concern, a search of ALA did not identify any Koala records within the property. Both Wildnet and ALA show the same Koala records within proximity to the property. The closest record to the property is located approximately 1.6 km east of the property in 2004.

A review of development application materials for surrounding properties was conducted to assess the likelihood of koalas occurring within the subject property. Specifically, the land directly south of the subject property, which is currently under construction, included an ecological assessment report as part of its development application (BCC Ref: A002229617). This ecological assessment, conducted in 2015, found no direct or indirect evidence of koalas within the site.

Notably, at the time of the 2015 assessment, the site and its surrounding area had a higher degree of vegetation cover and were subject to fewer anthropogenic disturbances compared to current conditions. Given that habitat suitability for koalas would have been greater at that time, any presence of the species should have been more readily detected during ecological surveys.

Further supporting this conclusion, a fauna spotter pre-clearance report prepared in 2020 for a portion of the same development area also found no evidence of koalas. This reinforces the assessment that the likelihood of

koalas occurring within the subject property is low, as any prior presence would have been more easily recorded when the surrounding area was less impacted by development and associated habitat modification.

The proposed development is considered highly unlikely to impact MNES. A referral to DCCEEW is not considered necessary.

3.2.7 BCC Significant Vegetation Communities, Flora Species and Landscape Trees

One (1) significant vegetation communities pursuant to those listed in Table 8.2.4.3.B of the Biodiversity Overlays Code were located within the subject site, being least concern RE 12.5.7. The field survey confirmed that, while on-ground conditions generally align with the mapped RE, the extent of RE 12.5.7 is smaller than indicated, comprising only 0.19 ha, represented as Vegetation Community 2 (refer to Figure 8).

Four (4) BCC significant flora species were identified onsite (refer Table 7). No Significant Landscape Tree pursuant to the definition in Schedule 2 of NALL were identified on site.

Table 7: BCC Significant Flora Species

Species Name	Common Name	Count
<i>Corymbia citriodora</i>	Spotted Gum	38
<i>Corymbia intermedia</i>	Pink bloodwood	5
<i>Eucalyptus moluccana</i>	Gum-topped box	3
<i>Lophostemon confertus</i>	Brushbox	7

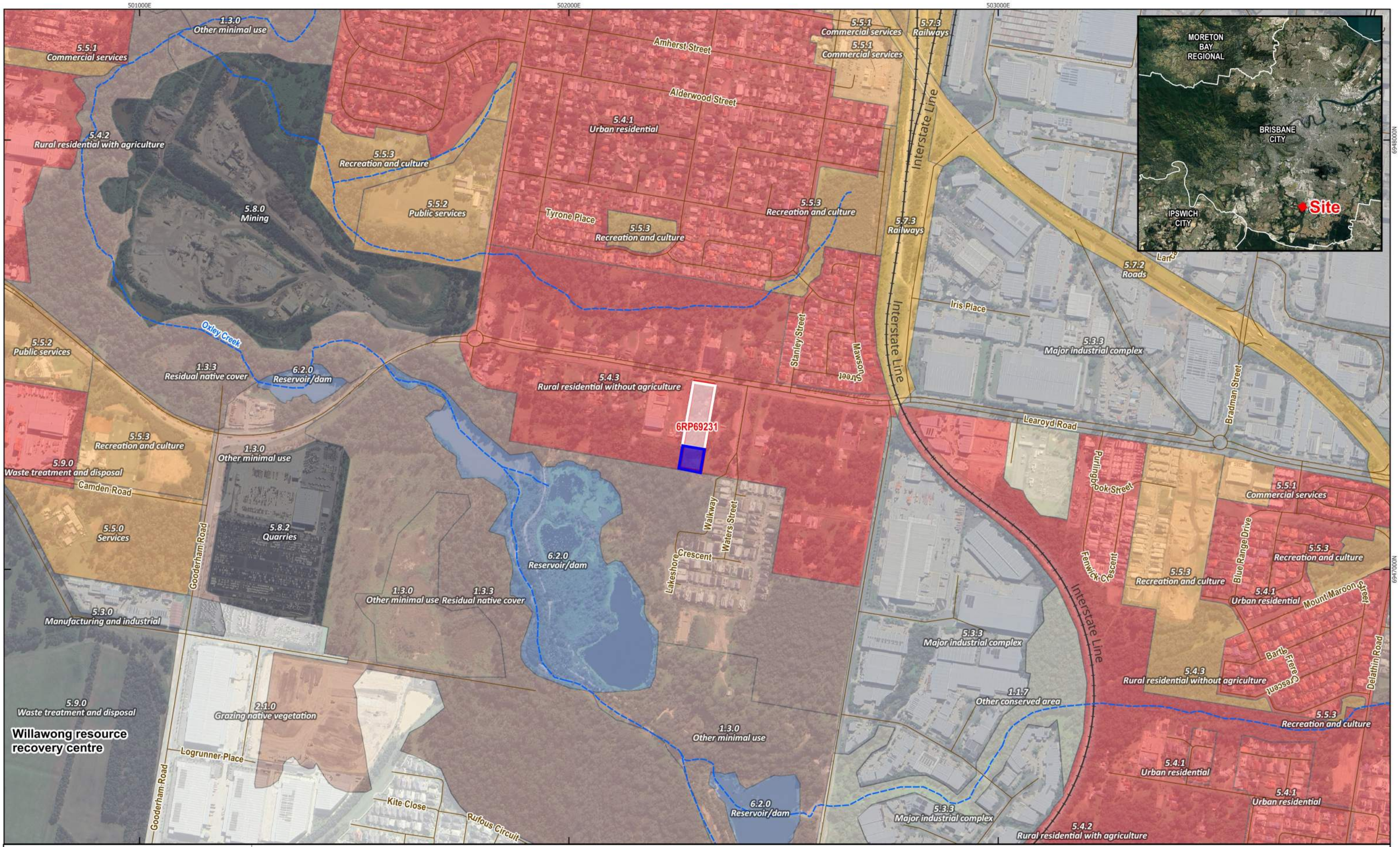
3.2.8 Connectivity Assessment

An analysis of the broader landscape was undertaken through both desktop assessment and field surveys. The property is bordered to the north by Learoyd Road, a four-lane thoroughfare. The adjoining properties to the east and west are highly modified and offer limited ecological value, including limited potential for supporting koala habitat.

While the site adjoins the rehabilitation area associated with the Paradise Lakes Residential development—part of the broader Oxley Creek Corridor to the south—historical land uses, vegetation modification, and proximity to incompatible land uses significantly constrain the site's suitability as habitat for native fauna. This assessment is further supported by the limited species records found in publicly available databases and ecological survey data prepared for the Paradise Lakes development.

The retention of onsite vegetation is unlikely to contribute meaningfully to local biodiversity values or provide significant ecological function within the broader landscape. Additionally, the vegetation within the site does not offer any further fauna movement opportunities due to the barrier created by the four-lane road (Learoyd Road) that bounds the site to the north. Further, any proposed development must integrate the existing road network that was developed

The proposed development has taken into account both the current environment and future developments by integrating road networks and preserving the mapped environmental values in the southern portion of the site.



Scale: 1:8,000 @ A3
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland (Department of Resources) 2024
 Google Imagery: © Data SIO, NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus

Natasa Liao
216 Learoyd Rd Willawong

Figure 9
Connectivity Assessment

Legend

- Site boundary
- Railway
- Roads and tracks
- Watercourses
 - Minor
- Queensland Land Use June 2019 (Secondary)
 - 1.1.7 Nature conservation
 - 1.3.0 Other minimal use
 - 1.3.3 Other minimal use
 - 2.1.0 Grazing native vegetation
 - 5.3.0 Manufacturing and industrial
 - 5.3.3 Manufacturing and industrial
 - 5.4.1 Residential and farm infrastructure
 - 5.4.2 Residential and farm infrastructure
 - 5.4.3 Residential and farm infrastructure
 - 5.5.0 Services
 - 5.5.1 Services
 - 5.5.2 Services
 - 5.5.3 Services
 - 5.6.5 Utilities
 - 5.7.2 Transport and communication
 - 5.7.3 Transport and communication
 - 5.8.0 Mining
 - 5.8.2 Mining
 - 5.9.0 Waste treatment and disposal
 - 6.2.0 Reservoir/dam

CLEAR ENVIRONMENTAL SOLUTIONS

4 Proposed Development

4.1 Development Layout

A development proposal has considered a range of factors, including onsite environmental conditions, broader landscape values, adjacent land uses, and planned future developments. A key consideration is the integration of necessary infrastructure, such as road networks, in a way that minimises environmental impact while ensuring functional site access and connectivity.

To appropriately balance development outcomes with retention of environmental values, the proposal has incorporated the protection and rehabilitation of the mapped environmental values located in the south-western portion of the site. The proposed retention and enhancement of this area will support the preservation of existing ecological features, contribute to the integrity of the adjoining Oxley Creek Corridor, and help maintain continuity with nearby rehabilitated areas.

The proposed layout is considered the most suitable approach to achieving an outcome that is both environmentally and strategically responsive. Refer Table 8 and Figures 10 & 11.

Table 8: Development Layout

Proposed Zone	Area (m²)
Development Area	6,670
<i>Retention Areas</i>	
Bushfire Management Zone	1,540
Vegetation Rehabilitation Zone	2,140

4.2 Retention Areas

The proposal incorporates the retention of 3,680 m² of the site within the south-western portion of the property. This area is divided into two zones: a Bushfire Management Zone servicing Lots 1–3 and a Vegetation Rehabilitation Zone.

The Bushfire Management Zone is considered a retention zone, as the removal of existing trees is not warranted. Instead, environmental outcomes will be achieved through targeted weed management and the ongoing maintenance of existing grass and shrub layers.

The Vegetation Rehabilitation Zone—parts of which are currently cleared of native vegetation, particularly within the south-eastern corner of the site—will include both revegetation planting and weed control activities.

Additionally, the Vegetation Rehabilitation Zone will be used to offset the potential impact associated with the removal of 44 NJKHTs within the development area. To appropriately compensate for this impact, the proponent proposes to implement a 5:1 planting ratio, resulting in the establishment of a minimum of 220 NJKHTs within the Vegetation Rehabilitation Zone.

The objectives of the retention areas are to:

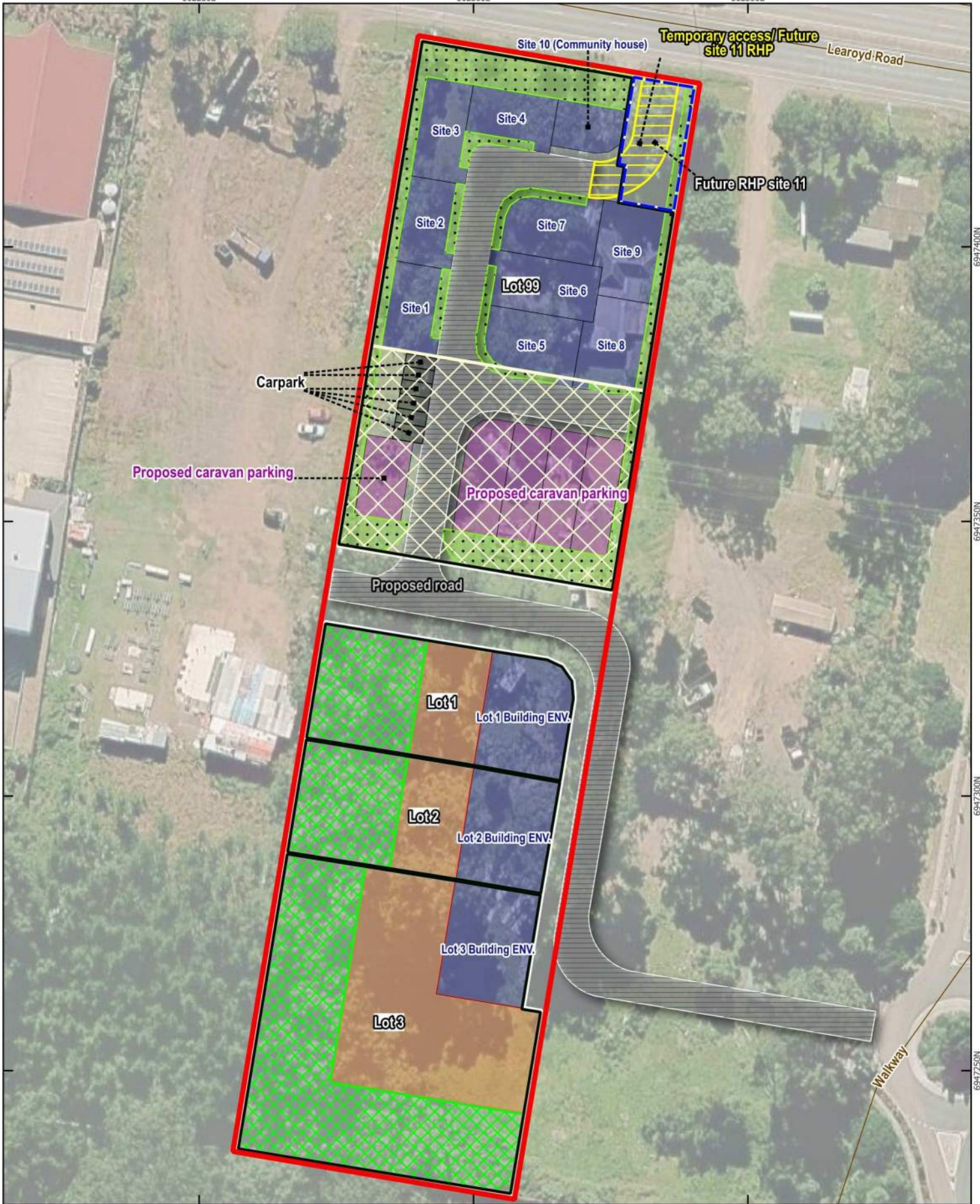
- Ensure adequate bushfire asset protection zones;
- consolidate ecological values onsite within larger, more contiguous areas with a reduced edge-to-area ratio;
- remove restricted and invasive species from the site;
- prevent the re-introduction of invasive species;
- enhance habitat for native fauna;
- increase the core habitat and corridor value of the Oxley Creek Corridor; and
- provide an appropriate buffer between the proposed development and the Oxley Creek Corridor.

A Concept Rehabilitation Plan will be submitted with the development application.

502250E

502300E

502350E

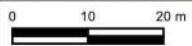


6947400N

6947350N

6947300N

6947250N



Scale: 1:900 @ A4
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland
 (Department of Resources) 2024
 Google Imagery: © Data SIO,
 NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus

Legend

- Site boundary
- Roads and tracks
- Bushfire management zone
- Vegetation rehabilitation zone
- Powerlink easement
- Proposed road
- Proposed caravan parking
- Proposed lots
- Proposed buildings
- Future RHP site 11
- Landscape buffers
- Temporary access/ Future site 11 RHP

Natasa Liao
 216 Learoyd Rd Willawong

Figure 10
Development Layout

502250E

502300E

502350E

Learoyd Road

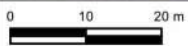
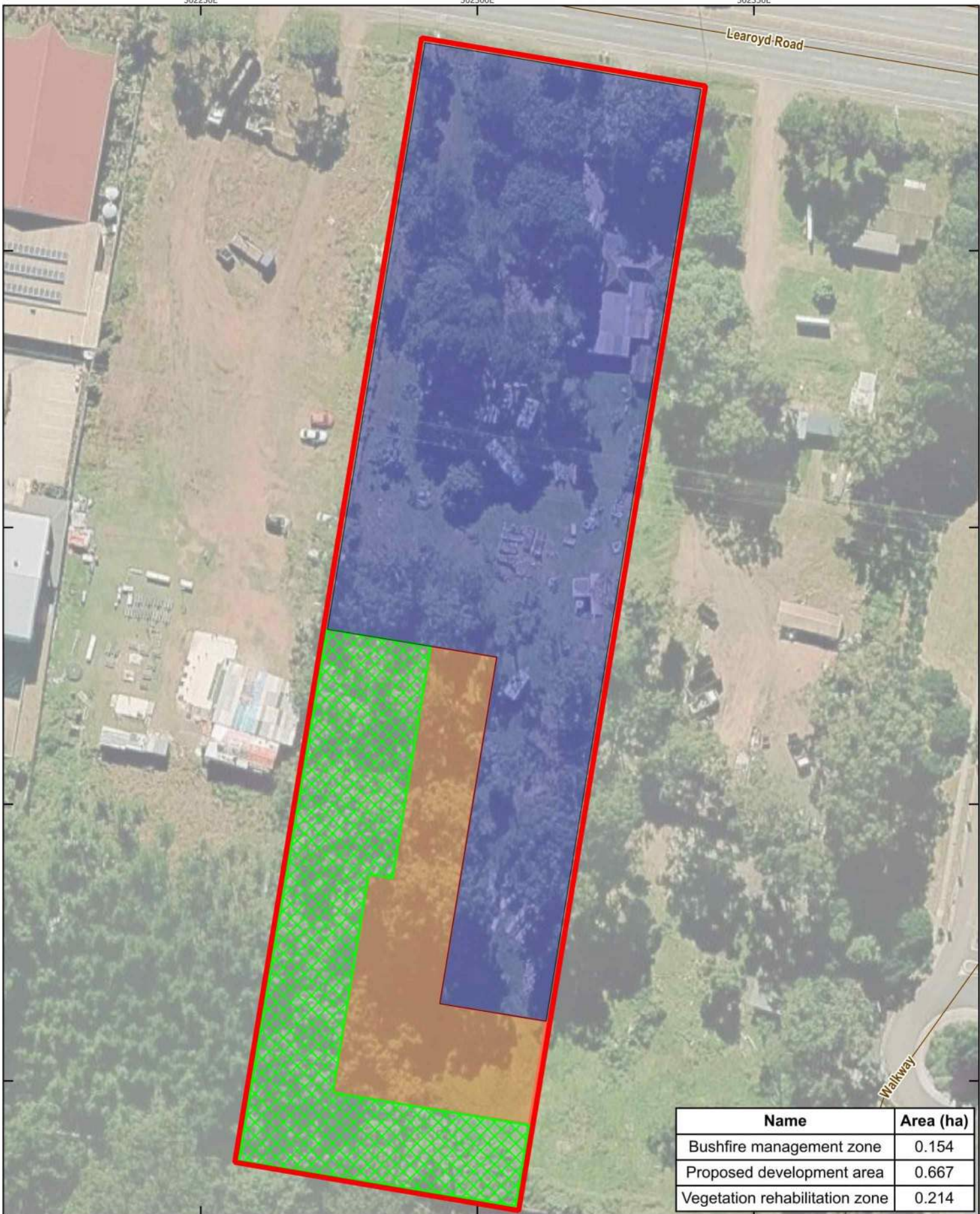
6947400N

6947350N

6947300N

6947250N

Walkway



Scale: 1:900 @ A4
 Datum: GDA2020
 Projection: MGA zone 56

Legend

-  Site boundary
-  Roads and tracks
-  Bushfire management zone
-  Vegetation rehabilitation zone
-  Proposed development area

Credit:
 © The State of Queensland
 (Department of Resources) 2024
 Google Imagery: © Data SIO,
 NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus

Natasa Liao
 216 Learoyd Rd Willawong

Figure 11
Development Area



CLEAR ENVIRONMENTAL SOLUTIONS

5 Impact Assessment

This section outlines the direct and indirect impacts if the proposed development outlined in Section 4.1.

5.1 Avoidance and Mitigation Measures

5.1.1 Development Site Selection

Direct impacts to ecological values have been actively avoided through the strategic selection of the development site, which is mapped as Emerging Communities under the City Plan 2014 and the Willawong Neighbourhood Plan area - Paradise Wetlands investigation precinct under the Brisbane City Council City Plan 2014.

Field surveys determined the subject site contains limited environmental values given the historical clearing and surrounding land uses. As such, the proposed development has avoided impacts to Matters of Local environmental significance (MLES) and minimised impacts to MSES.

5.1.2 Development Footprint and Design

The proposal has been informed by detailed ecological assessment, with the development footprint strategically located within the cleared and highly modified portions of the site. This approach minimises environmental impact and avoids areas of ecological significance.

As part of the broader development context, it is necessary to accommodate a new road connection linking the site to the existing Paradise Lake Estate road network. This road must traverse the site east to west to ensure proper connectivity. This requirement was identified and integrated early in the planning and design phase.

Importantly, the southern portion of the site, identified as having the highest ecological value, is proposed to be retained and enhanced through targeted rehabilitation. This will strengthen local biodiversity outcomes by contributing to existing restoration efforts within the Paradise Lakes residential development and the broader Oxley Creek Corridor. The rehabilitation will expand core habitat, reduce edge effects, and support more resilient ecological function across the landscape.

The previous layout assessed during the pre-assessment technical review incorporated a development footprint of 7,629.6 m² and a retention area of approximately 2,718.5 m². In response to Council's feedback (refer Section 2.3), the current layout has reduced the development footprint to 6,670 m² and increased the retention area to 3,680 m².

The interface between the Vegetation Rehabilitation Zone and the Bushfire Management Zone, and Lots 1-3 has been carefully considered to ensure appropriate opportunities for fauna movement. The proposed fencing is

intended to (1) provide adequate protection of these zones, (2) facilitate fauna movement, and (3) be constructed of non-combustible materials, and is consistent with Council's wildlife-friendly fencing guidelines.



Figure 13: Examples of Wildlife Friendly Fencing suggested for Lots 1-3

This represents a positive outcome that demonstrates a considered approach to balancing development objectives with environmental values and stakeholder interests.

5.1.3 Vegetation Clearing and Fauna Management Plan

A Vegetation Clearing and Fauna Management Plan (VCFMP) should form part of the broader management document submitted as part of the operational works application for the subject site. The VCFMP should cover clearing of all vegetation listed in this report and include details on:

- Clearly show trees to be removed or require arborist supervision.
- All civil works likely to impact on existing vegetation.
- Temporary and permanent exclusion and protection fencing.
- Roles and responsibilities for site contractors, the developer and the consultant group.
- Stockpiling and site access locations.
- Fauna species surveyed as using the site with a focus on those most likely impacted by development works.
- A list of relevant State and Commonwealth legislation constraints and controls for the above listed fauna.
- A plan showing existing habitat opportunities and locations.
- A clearing sequence plan showing the commencement of clearing and direction of removal
- Details of the threats to existing fauna species.
- Management and mitigation measures, e.g. temporary use of fauna exclusion fencing.
- Fauna spotter role, contacts and certification.
- Specific fauna management procedures for potential or known habitat trees.
- Links to weed management and revegetation proposals.
- The stock piling and reuse of cleared vegetation.

5.1.4 Concept Rehabilitation Plan

A Concept Rehabilitation Plan has been prepared for the proposal to guide the management of both the Vegetation Rehabilitation Zone and the Bushfire Management Zone. The Plan is intended to enhance biodiversity values, native habitat, and fauna movement across the site.

The Concept Rehabilitation Plan comprises scaled plans and supporting documentation and includes, at a minimum, the following:

- a description of the proposed rehabilitation works, methodologies and objectives;

- details of the proposed rehabilitation program, plant species selection, stock sizes, quantities, densities and planting locations; and
- specification notes addressing weed treatment and management, planting methods, mulching and soil preparation.

The Concept Rehabilitation Plan will be submitted with the development application.

5.2 Potential Impacts

5.2.1 Vegetation Clearing

No threatened ecological communities or flora species listed as vulnerable under the EPBC Act and NCA were identified within the site.

Unavoidable clearing of vegetation (mostly planted exotic species) to establish the development area and connect the existing road network will reduce vegetation cover and potential habitat for flora and fauna. The development proposes earthworks over approximately 0.667 ha of the site. Table 9 details the impacts to ground-truthed vegetation communities.

The current layout seeks to retain 129 trees of the 251 identified within the tree plot (refer Table 10). A significant portion of those to be removed, largely located within the northern portion of the site dominated by exotic and planted species, are non-native. Only 1 non-native tree is located within the retained portion of the site further demonstrating the appropriateness of the proposed development footprint and retention areas.

Table 9: Vegetation Clearing Impact Summary

Vegetation Community	Impact (m ²)	Retained (m ²)	Total
1 - Highly Modified	5517.99	1039.26	6559.23
2 - Regrowth Least Concern Vegetation	128.47	1850.21	1981.83
3 - Sparse Native Canopy with Non-Native Understorey	1024.55	780.18	1,804.85

Table 10: Tree Retention and Removal Summary

Native (Y/N)	Retain	Remove
Y	120	74
N	1	45
STAG	8	3
Total	129	122

Of the 110 NJKHTs identified onsite 66 will be retained within the Vegetation Rehabilitation Zone and Bushfire Management Zone, 44 are expected to be directly impacted by the proposed development.

The site is subject to the HES and HESS overlays under the City Plan. The proposed development retains 100% of the HESS-mapped area within the Vegetation Rehabilitation Zone.

The majority of the HES-mapped area is also retained within the proposed Vegetation Rehabilitation and Bushfire Management Zones, comprising 2,902.46 m² of the total 3,663.41 m² of HES mapped on the site. In addition, the establishment of these zones provides a further 630.88 m² of rehabilitated and retained area, strengthening the protection of ecological values across the site.

The HES overlay corresponds with mapped regulated vegetation classified as *least concern* Regional Ecosystem RE12.5.7 and MSES overlay. Accordingly, no significant residual ecological impacts are anticipated.

Further detail is provided in the Concept Rehabilitation Plan.

Table 11: Biodiversity Overlay Impacts

Biodiversity Overlay	Impact (m ²)	Retained (m ²)	Total (m ²)
HES	760.95	2902.46	3663.41
HESS	0	143.24	143.24
MSES	760.95	2902.46	3663.41

Of the 53 BCC significant flora species located within the property only 12 are to be directly impacted.

Table 12: BCC Significant Flora Species Impacts

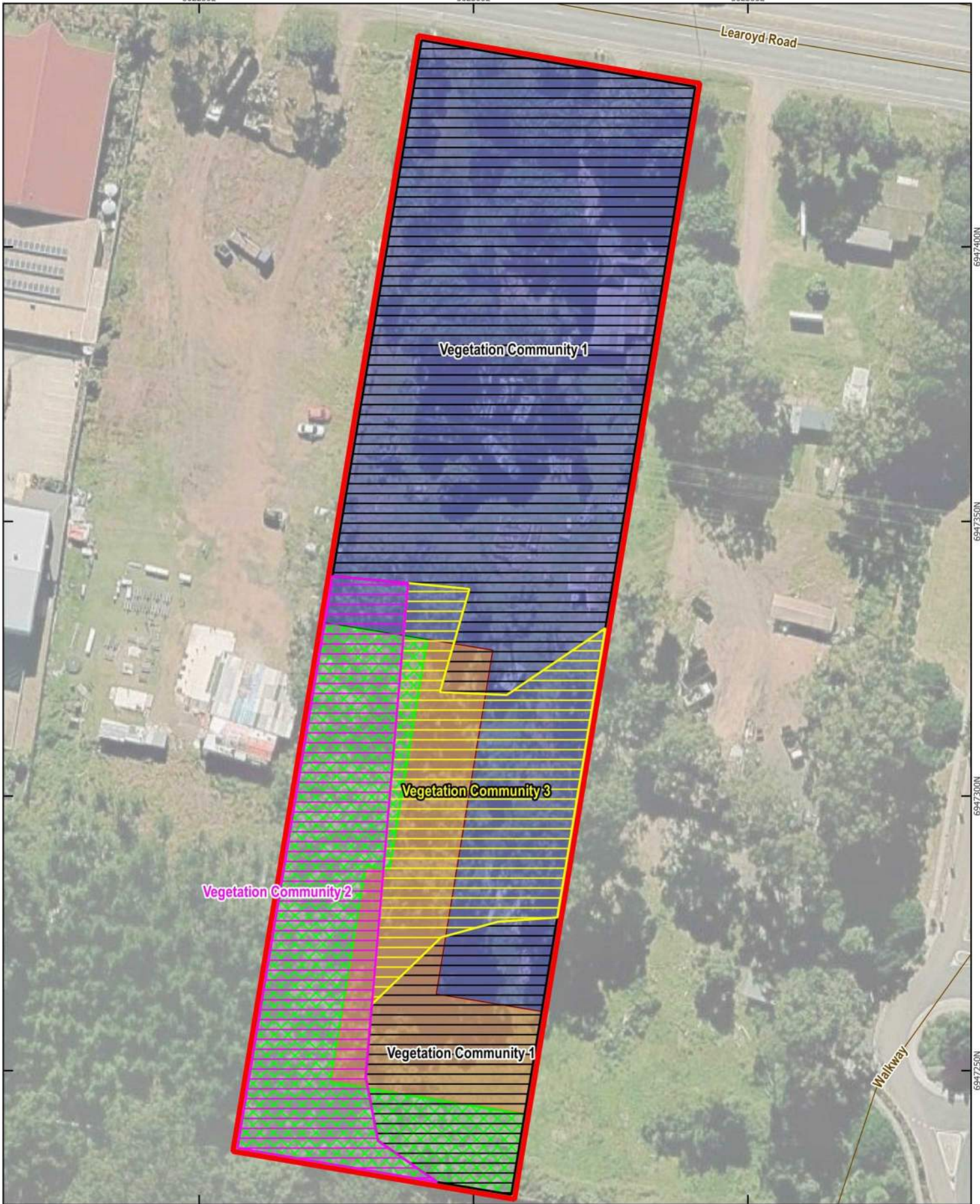
Species Name	Common Name	Count	Remove
<i>Corymbia citriodora</i>	Spotted Gum	38	10
<i>Corymbia intermedia</i>	Pink bloodwood	5	0
<i>Eucalyptus moluccana</i>	Gum-topped box	3	0
<i>Lophostemon confertus</i>	Brushbox	7	2

Additionally, while the site is mapped within the Significant Landscape Tree Overlay, no trees meet the criteria for a Significant Landscape Tree under Schedule 2 of the *Natural Assets Local Law 2003*. Notwithstanding this, the majority of trees captured by the overlay are proposed to be retained within the Vegetation Rehabilitation Zone and Bushfire Management Zone (refer Section 6.2.2 for further discussion).

502250E

502300E

502350E



0 10 20 m

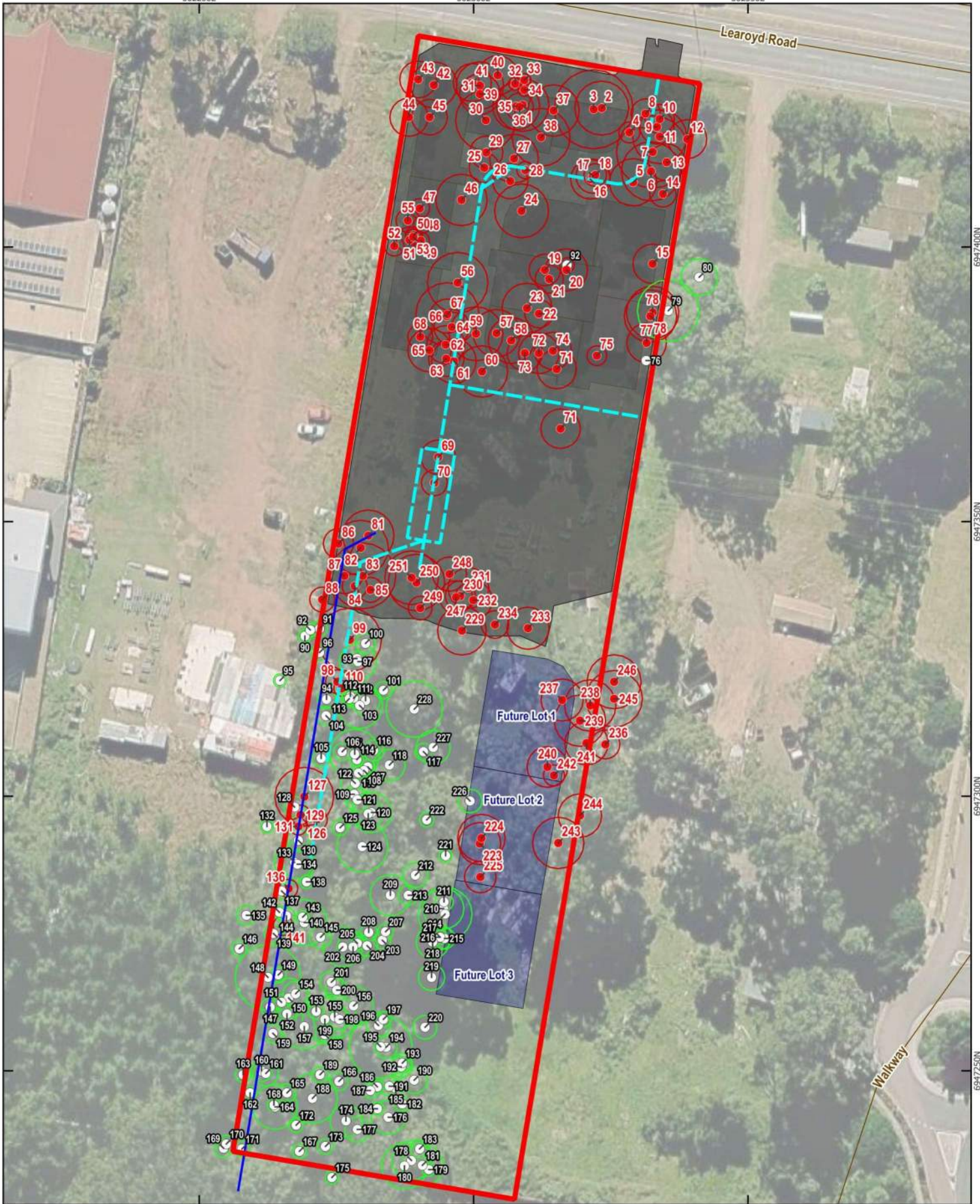
Scale: 1:900 @ A4
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland
 (Department of Resources) 2024
 Google Imagery: © Data SIO,
 NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus

- Legend**
- Site boundary
 - Roads and tracks
 - Bushfire management zone
 - Vegetation rehabilitation zone
 - Proposed development area
- Vegetation Communities**
- Vegetation Community 1
 - Vegetation Community 2
 - Vegetation Community 3

Natasa Liao
 216 Learoyd Rd Willawong

Figure 12
Impacts to Vegetation Communities



0 10 20 m

Scale: 1:900 @ A4
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland
 (Department of Resources) 2024
 Google Imagery: © Data SIO,
 NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus

- Legend**
- Site boundary
 - Roads and tracks
 - Stormwater
 - Sewer
 - Proposed buiding envelopes
 - Proposed earthworks
 - Retained tree
 - Removal tree
 - Affected tree protection zone
 - Retained tree protection zone

Natasa Liao
 216 Learoyd Rd Willawong

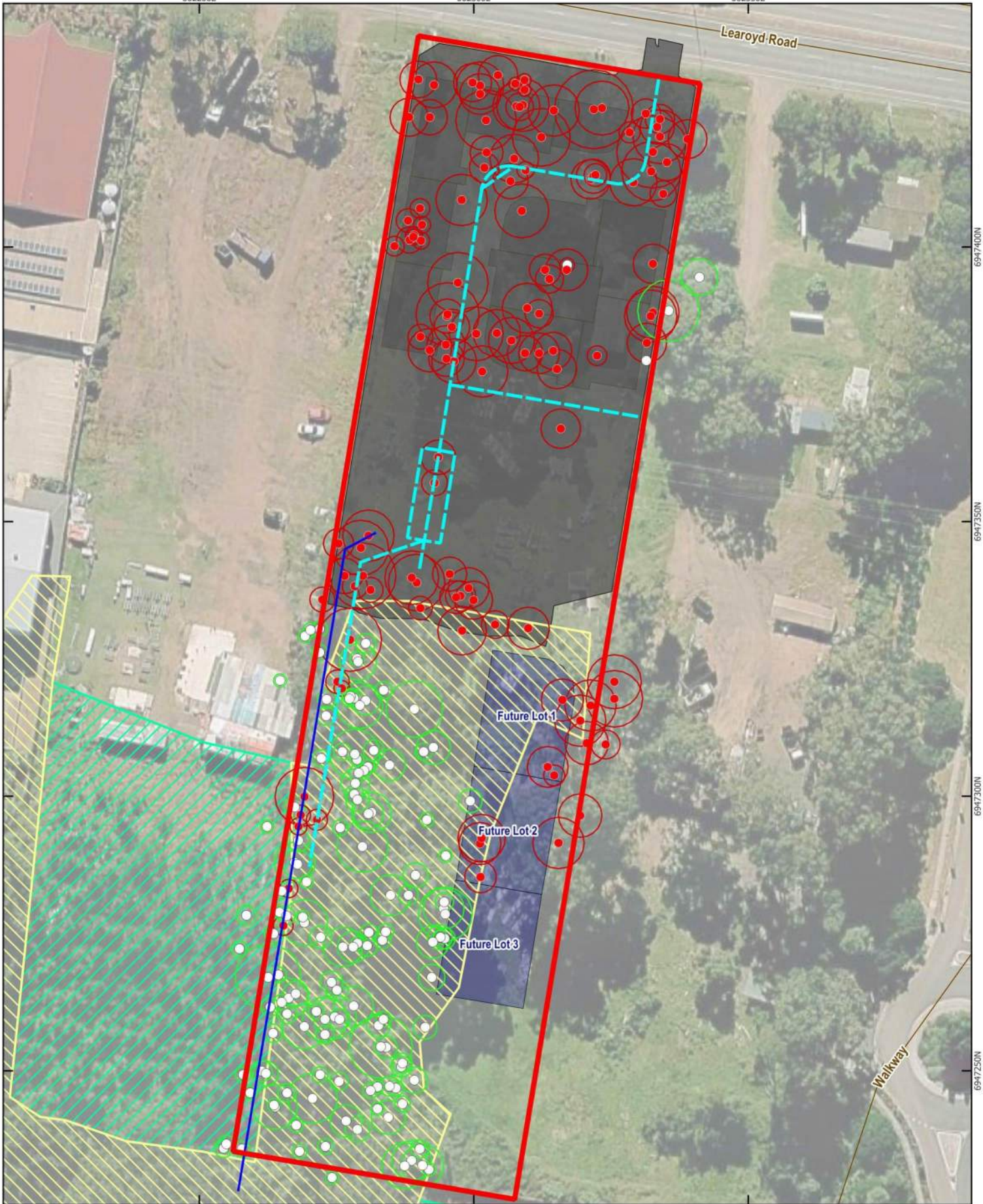
Figure 14
 Tree retention & removal plan

6947400N
6947350N
6947300N
6947250N

502250E

502300E

502350E

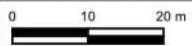


6947400N

6947350N

6947300N

6947250N



Scale: 1:900 @ A4
 Datum: GDA2020
 Projection: MGA zone 56

Credit:
 © The State of Queensland
 (Department of Resources) 2024
 Google Imagery: © Data SIO,
 NOAA, U.S.Navy, NGA, GEBCO
 Image © 2024 Airbus

Legend

- Site boundary
- Roads and tracks
- Stormwater
- Sewer
- Proposed building envelopes
- Proposed earthworks

- Biodiversity areas (Brisbane City Plan 2014)**
- Biodiversity area (High ecological significance)
 - Biodiversity area (High ecological significance strategic)

- Tree waypoints**
- Affected tree protection zone
 - Retained tree protection zone
 - Retained tree
 - Removal tree

Natasa Liao
 216 Learoyd Rd Willawong

Figure 15

Biodiversity Overlay Impacts

5.2.2 Weeds

Introduced species were identified within the subject site. Increased vehicle movement during the construction phase has the potential to increase the spread of weeds in the area, particularly during the vegetation clearing phase.

During operations residential gardens and landscaping of common areas can introduce a variety of new and exotic species to the area. Garden escapes have the potential to be introduced into adjacent bushland areas through vectors such as birds, wind and runoff. Weed incursion will be an ongoing impact and can be difficult to prevent. Nonetheless, the problem is often mostly constrained to edges of bushland that abut gardens and along urban waterways.

The implementation of standard mitigation measures including vegetation clearing and fauna management plan, planting palette conditions for landscape and revegetation works, the development is likely to result in an improvement to ecological values relative to current levels due the removal of weeds.

5.2.3 Vehicles

The presence of vehicles and movements will increase during construction. Direct impact from vehicle movements on flora and fauna include:

- damage or destruction of vegetation or fauna habitat by vehicles traversing these areas; and
- fauna strike. Indirect impacts include:
- interference of fauna through visual and noise impacts. This may affect feeding, roosting, breeding or nesting behaviour;
- introducing and/or spreading weeds or feral animals carried on or in vehicles, resulting in deterioration or loss of vegetation and important fauna habitat; and
- damage or destruction of vegetation and fauna habitat through smothering by dust generated by vehicles traversing the site.

The implementation of standard mitigation measures will ensure the development is likely to result in a temporary and minor impact to ecological values due to vehicular movements. The ecological field survey observed only relatively common urban fauna on-site. All species are considered to be highly mobile and unlikely to be significantly impacted by vehicle movements.

During operation the risk from vehicle movements is reduced further, through the development design and strategic consolidation of the retain habitat within the southern portion of the site.

5.2.4 Earthworks

Construction activities have the potential to generate temporary dust emissions via:

- wheel-generated dust from the access roads created for the construction phase;
- dust lift-off from exposed surfaces (e.g. construction roads and pads);
- earthworks, including moving, dumping and shaping material; and
- vegetation and soil clearing of the land.

Excessive deposition of dust on leaves of plants can suppress the growth and photosynthesis, resulting in reduced habitat quality for fauna. High levels of airborne dust can irritate the respiratory systems of fauna and potentially result in ingestion of dust-coated seeds and other foods. With the implementation of standard mitigation measures, the development is likely to result in a temporary and minor impact to ecological values due to the generation of dust.

5.2.5 Noise, Light and vibration

Artificial light during construction and operations can affect both nocturnal and diurnal animals by disrupting behavioural patterns, with quality of light (e.g. wavelength, colour), intensity and duration potentially evoking different faunal responses. Impacts from increased light levels include disorientation from, or attraction toward, artificial sources of light; mortality from collisions with structures; and effects on light-sensitive cycles of species (e.g. breeding and migration for fauna and flowering in plants). An artificial increase in lighting can also affect abundance of predators.

Presence and intensity of artificial light in the development area may temporarily increase during the construction phase, however, night works will not be common. Lighting will be directed to construction areas within the site. Some light spillage will be inevitable and is likely to be contained mainly for security reasons. Potential impacts associated with light emissions are unlikely to be significant.

Noise levels greater than existing ambient noise levels are expected during the construction within the development area. Sources of noise are likely to consist of noise in short, intense pulses from mobile plant equipment, and more prolonged noise, with consistent vibration, pitch and volume from generators, excavators and pumps, in addition from noise from vehicles.

Both steady continuous and single noise events have the potential to lead to ecological impacts. Construction noise is expected to elicit some avoidance response from fauna using the surrounding vegetation though, with consideration of the fauna utilising the site, this is likely to be a temporary and negligible to minor impact.

As the project moves into the operational phase, noise may increase from the existing baseline as residents move into areas as there may be increased vehicular and pedestrian traffic.

5.2.6 Waste disposal

Inappropriate disposal of non-hazardous wastes can attract vermin and other wildlife to site. This may exacerbate potential impacts (e.g. road mortality). Litter may also enter surrounding environments. With the implementation of standard mitigation measures, the project is likely to result in a negligible impact to ecological values due to the generation and handling of waste.

5.2.7 Hazardous and dangerous goods

Spills and leaks from transfers (fuel, chemicals) and inadequate storage of dangerous goods and hazardous wastes could result in point-source contamination of surrounding land. Direct adverse impacts could include toxic impacts on vegetation (resulting in degradation or loss of vegetation and habitats), direct toxic impacts on fauna (from contact, inhalation or ingestion) or indirect impacts on threatened and migratory species from habitat loss.

Direct adverse impacts on surface and groundwater quality are also possible. With the application of standard mitigation and management measures, impacts from liquid and solid waste disposal will be avoided or localised and small in scale. Further to this, the likelihood of significant spillages is considered low. Therefore, the development is likely to result in a negligible impact to ecological values due to potential spills and leaks.

5.2.8 Increased human presence

The subject site is currently exposed to human presence as a result of historical and surrounding land uses. Increased human activity during construction has the potential to disturb fauna both within and adjacent habitat areas.

Examples of impacts included heightened vigilance and predator avoidance, which can disrupt foraging and roosting efficiency, or deter wildlife from using particular areas. Impacts essentially represent a reduction in core habitat due to edge effects. The development is likely to result in a temporary and minor impact to ecological values due to the increased human presence on-site during construction.

5.3 Significant Residual Impact Assessment

A significant residual impact is an impact to a prescribed environmental matter that remains after all reasonable avoidance, minimisation, mitigation, and on-site rehabilitation measures have been applied.

An SRI assessment includes:

1. Identify prescribed environmental matters (e.g. MSES, HES, regulated vegetation, koala habitat)
2. Apply the mitigation hierarchy
 - Avoid
 - Minimise
 - Mitigate
 - Rehabilitate
3. Quantify unavoidable impacts (area, quality, fragmentation, function)
4. Assess residual impact significance. Considering:
 - Extent and scale of impact
 - Condition and conservation status
 - Connectivity and habitat function
 - Whether impacts exceed statutory thresholds
5. Determine offset requirement
 - Offsets are only required if the residual impact is significant.

Not all impacts to mapped HES/MSES result in a significant residual impact. If impacts are:

- small in scale,
- to degraded or least-concern vegetation, and
- offset by meaningful on-site retention and rehabilitation,

then an SRI may not be triggered, and offsets are not required.

Although, field surveys demonstrate that the mapped ecological values overstate the condition and extent of ecological values present onsite, with large areas comprising disturbed or modified vegetation. The proposed

development will result in a direct impact to 760.96 m² of the total 3,663.41 m² of mapped HES and MSES on site. The remaining 2,902.46 m² will be retained and actively managed within the Vegetation Rehabilitation and Bushfire Management Zones.

In addition, the proposal includes the rehabilitation and ongoing management of a further 630.88 m² of land that is not currently mapped as HES or MSES. This area will contribute to improved habitat condition, increased core habitat extent, and reduced edge effects when compared to existing site conditions.

The combined retention and rehabilitation measures will result in a net improvement to ecological values across the site, with enhanced management of retained areas and the establishment of new rehabilitated habitat adjacent to the Oxley Creek Corridor.

Of the 110 NJKHTs identified onsite 66 will be retained within the Vegetation Rehabilitation Zone and Bushfire Management Zone, 44 are expected to be directly impacted by the proposed development. The Vegetation Rehabilitation Zone will be used to offset the potential impact associated with the removal of 44 NJKHTs within the development area. To appropriately compensate for this impact, the proponent proposes to implement a 5:1 planting ratio, resulting in the establishment of a minimum of 220 NJKHTs within the Vegetation Rehabilitation Zone.

Having regard to the scale of the impact, the condition of the affected vegetation, and the proposed rehabilitation and management outcomes, the development is not expected to result in a significant residual impact. Accordingly, environmental offsets are not triggered.

6 Planning Requirements

6.1 Nature Conservation (Koala) Conservation Plan 2017

The Nature Conservation (Koala) Conservation Plan 2017 mapping identifies the site as an Identified Broad-Hectare Area koala habitat. The mapping shows the site as containing Koala Habitat Area – Core aligning with the Regulated Vegetation mapped under the VMA.

A response to the assessment benchmarks stipulated in Schedule 11, Part 3 of the PR is provided in Appendix E, based on the proposed development layout outlined in Section 4.1 of this report is adopted.

6.2 Brisbane City Plan 2014

The site is located within the jurisdiction of BCC and is subject to the provisions of the Brisbane City Plan 2014. Under the Brisbane City Plan, the subject site is zoned as EC Emerging Communities and is situated within the Willawong Neighbourhood Plan area - Paradise Wetlands investigation precinct. The purpose of the Emerging Communities zone is to:

- a. identify land that is intended for an urban purpose in the future; and
- b. protect land that is identified for an urban purpose in the future from incompatible uses; and
- c. provide for the timely conversion of non-urban land to land for urban purposes.

Under the City Plan, the site is affected by the following ecologically relevant overlays:

- Matters of State Environmental Significance (MSES),
- Koala Habitat Area,
- High Ecological Significance (HES),
- High Ecological Significance Strategic (HESS),
- Significant Landscape Tree – Landscape Features, and
- Significant Native and Urban Vegetation under the *Natural Assets Local Law 2003* (NALL)

6.2.1 Koala Habitat Area

The entirety of the subject site is mapped as Koala Habitat Area under the Biodiversity Areas Overlay Code. However, ground-truthing identified that koala habitat values within the northern and eastern portions of the site are limited, comprising a fragmented and sporadic canopy of both native and exotic tree species, with groundcover largely consisting of hardstand areas, construction debris associated with current land use, or areas dominated by overgrown native and exotic grasses and environmental weeds.

Based on these conditions, it is not considered that the site provides high-quality habitat capable of supporting permanent koala occupancy. At most, the site is likely to be utilised intermittently for opportunistic foraging rather than as a core habitat area. Accordingly, disturbance associated with the proposed development is not expected to result in a worsening scenario in terms of viable koala habitat.

The site is further constrained by existing and proposed barriers to koala movement, including a high risk of vehicle strike associated with Learoyd Road to the north, approved or proposed development immediately to the east,

and established residential subdivision to the south-east. These factors significantly limit the site's function as a movement corridor and increase mortality risk for koalas attempting to move northward.

Although higher-quality habitat has been retained within the south-western portion of the site, it is not considered likely that koalas currently reside within the subject site. Instead, individuals are more likely to reside within, and move through, the higher-quality habitat areas located to the south and south-west, which are contiguous with the Oxley Creek Corridor and subject to ongoing rehabilitation efforts.

The proposed development is considered to maintain and improved the quality of potential habitat onsite with a slight intensification of residential uses within the north portion which is heavily modified.

6.2.2 MSES, HES and HESS

A review of field survey results indicates that only parts of the mapped MSES and HES are consistent with current onsite conditions. The majority of the site (approximately 0.83 hectares), comprising Vegetation Communities 1 and 3, holds limited ecological value due to extensive historical and ongoing disturbance.

Development of the site in accordance with the current development layout outlined in Section 4 is not expected to exacerbate existing impacts on local habitat values, given the current levels of disturbance, edge effects, and fragmentation already present both onsite and in the surrounding area. Importantly, rehabilitation of the south-western portion of the site will enhance local ecological values by contributing to the existing rehabilitation efforts associated with the Paradise Lakes residential development and the Oxley Creek Corridor. This will increase the extent of core habitat and reduce edge effects for some species, supporting more meaningful ecological outcomes within the landscape.

Notably, the proposed development footprint (0.667 ha) occupies a smaller area than the existing extent of modified vegetation communities (0.83 ha) and represents a reduction from previous layouts assessed by Council (refer Sections 2.2 and 2.3). The proposed retention and rehabilitation measures are considered sufficient to compensate for potential impacts to mapped HES and MSES arising from the development.

The majority of the HES-mapped area is retained within the proposed Vegetation Rehabilitation and Bushfire Management Zones, comprising 2,902.46 m² of the total 3,663.41 m² of HES mapped onsite. While 760.95 m² of HES and MSES is proposed to be directly impacted, the establishment of retained zones provides an additional 630.88 m² of rehabilitated area that is not mapped under the overlays. The ecological uplift achieved within the retained mapped areas, together with the inclusion of these additional zones, is expected to offset potential impacts associated with the development, particularly given the current degraded condition of the site and the prevalence of exotic and invasive species.

The HES overlay corresponds with regulated vegetation classified as *least concern* Regional Ecosystem RE12.5.7, as well as areas mapped under the MSES overlay. Based on the above, no significant residual ecological impacts are anticipated.

Although RE12.5.7 is listed as a Significant vegetation communities (regional ecosystems) under Table 8.2.4.3.B of the Biodiversity Overlay Code, the proposed development is not considered to have significant residual impacts.

Areas included within the retained areas that are not mapped as HES and MSES comprise:

Zone	Area (m ²)
Bushfire Management Zone	363.78
Vegetation Rehabilitation Zone	267.10
Total	630.88

A response to the Biodiversity Overlay Code is provided in Appendix D.

6.2.3 Significant Landscape Tree Overlay

While the site is mapped within the Significant Landscape Tree Overlay, no trees within the property meet the Significant Landscape Tree criteria. Notwithstanding this, the majority of trees captured by the overlay are proposed to be retained within the Vegetation Rehabilitation Zone and Bushfire Management Zone.

The overlay is primarily intended to protect landscape character values, including visual amenity, shade and cooling, habitat values, subtropical character, and sense of place. In this instance, the overlay applies predominantly to the south-west portion of the site, which is proposed to be retained and is not visible from the majority of publicly accessible areas surrounding the site, including Learoyd Road.

Areas with potential visibility—predominantly adjoining properties to the east, west and south—are not expected to be impacted, as existing vegetation is to be retained. Accordingly, the site’s visual amenity and broader landscape character values are expected to be maintained.

A response to the Significant Landscape Tree overlay Code is not required.

6.2.4 Vegetation planning scheme policy response

This section provides a response to BCC’s VPSP “Significant Vegetation” definition. While there are a number of planted specimens and native trees around the site, no Significant Vegetation as specifically defined under the VPSP are considered present. Under BCC’s VPSP, “Significant Vegetation” is defined as vegetation that meets one or more of the following criteria:

- 1) Vegetation that is listed as threatened or otherwise significant under Commonwealth or State legislation;

The EPBC Act online PMST lists six (6) TECs that may occur within 5 km of the site (refer Appendix B). Nineteen (19) threatened native plant species are listed in the PMST as possibly occurring on or proximal to the site. No TECs nor threatened plant species were recorded at the time of the assessment and no habitat to support these species was identified on-site.

The NCA – Wildlife Online Search Result lists three (3) threatened plant species as possibly occurring within 5 km of the application site (refer Appendix C). A search of the protected plants flora survey trigger map identified that

the subject site is not located within the 'high risk area' for protected plants. No threatened flora species were observed on-site during survey effort.

A portion of the site is mapped as Category B (remnant) vegetation, identified as Least Concern RE 12.5.7, covering approximately 0.36 hectares. This RE does not correspond with the description of any TECs listed under the EPBC Act. A detailed field survey confirmed that, while on-ground conditions generally align with the mapped RE, the extent of RE 12.5.7 is smaller than indicated, comprising only 0.19 ha, represented as Vegetation Community 2 (refer to Figure 8). Of this, approximately 1850.21m² will be retained, and an additional 1819.44 m² of Vegetation Communities 1 and 3 will be subject to revegetation, further supporting the site's ecological resilience and habitat values (refer Section 5.2.1 and Figure 11).

The vegetation is not threatened or otherwise significant under Commonwealth or State legislation.

2) Vegetation that provides an important food source or shelter for native fauna;

A review of publicly available ecological databases indicates no recorded presence of koalas within the subject site. Specifically, no WildNet sightings have been documented on the property. As the koala is a species of concern, a search of the Atlas of Living Australia (ALA) was also conducted, which similarly did not identify any koala records within the site boundaries. Both WildNet and ALA databases include the same nearby koala records, with the closest located approximately 1.6 km east of the site, dated 2004.

To further assess the likelihood of koalas occurring within the site, development application materials for nearby properties were reviewed. Notably, the property directly south of the subject site, which is currently under construction, included an ecological assessment as part of its development application (BCC Ref: A002229617). That assessment, conducted in 2015, found no direct or indirect evidence of koalas within the site.

It is important to note that in 2015, the subject site and its surrounding area featured a greater extent of vegetation cover and were subject to fewer anthropogenic disturbances compared to current conditions. Given the higher habitat suitability at that time, the detection of koalas during ecological surveys would have been more likely had they been present.

Further evidence supporting the low likelihood of koala presence is provided by a fauna spotter pre-clearance report prepared in 2020 for a portion of the same development area. This report also found no evidence of koalas, reinforcing the conclusion that the species is unlikely to occur within the subject site under current conditions.

Vegetation on the subject site is largely modified. While native vegetation is present, it is predominantly regrowth rather than remnant vegetation, as indicated by the high proportion of trees within the tree plot having a DBH of less than 400 mm. Native trees present may offer some limited habitat opportunities for highly mobile bird species; however, due to the surrounding development and threatening processes, it is considered unlikely to provide essential habitat for threatened or specialised fauna.

The native shrub layer across the site is largely absent and is instead dominated by invasive species. The scarcity of native understorey flora and the dominance of invasive ground cover reduce the potential for native fauna to

utilise the site for foraging or movement. These conditions contribute to increased vulnerability to predation, exposure to weather, noise disturbance, and other urban stressors. Additionally, the site lacks key microhabitat features such as leaf litter, fallen logs, and rock cover due to historical clearing and land modification, further limiting its suitability for a diverse range of fauna species.

Overall, the flora present does not provide adequate food or shelter resources for specialised fauna species, alone. The site's current vegetation condition is more likely to support common, urban-adapted and highly mobile species. A scratch was observed within the southern portion of the site adjacent to the Paradise Lakes Estate rehabilitation area. Section 4.2 of this report recommends the retention and rehabilitation of this area to enhance its ecological function. Its rehabilitation will reduce edge effects, increase core habitat area within the broader Paradise Lakes Estate and Oxley Creek corridor, and improve available resources for native fauna.

3) Vegetation that contributes to natural landforms, including ridgelines and steep slopes;

The subject site does not contain noteworthy ridgelines nor steep slopes and contains no natural, unique or significant landforms, and thus does not contain vegetation that contributes to these.

4) Vegetation that contributes to local landscape character values and amenity, such as shade provision, subtropical nature and a sense of place.

The landscape surrounding the site has been extensively modified and now reflects a highly urbanised character, dominated by residential subdivisions, arterial roads and commercial development.

Vegetation on-site has historically provided limited shade and visual amenity to the existing residence; however, at a broader community scale, it does not contain any specimens recognised as significant under the applicable Planning Scheme, nor does it meaningfully contribute to local landscape character or amenity. This is largely due to the prevalence of exotic and weed species, particularly along the site's road frontage.

However, the southern portion of the site, which is proposed to be retained, represents the area of highest ecological value, and makes the greatest contribution to landscape character and visual amenity. Its retention supports broader environmental and visual objectives and provides the most meaningful connection to the site's natural attributes.

5) Vegetation that has cultural or historical value.

It is considered unlikely that the trees surrounding the site have historical or cultural value. The majority of trees on site are planted specimens with exotic and ornamental native species typically planted around the previous dwelling and outbuildings.

Reviewing the above, the site is not considered to contain significant vegetation that achieves the criteria. Trees to be removed are a mixture of native and exotic planted ornamental species that are not considered significant vegetation. The vegetated area located in the southern portion of the site is to be retained and rehabilitated as part of the proposed development augmented the Paradise Lakes Estate Rehabilitation Area and the Oxley Creek Corridor.

6.2.5 Natural Assets Local Law 2003

The entirety of the property is mapped significant native vegetation and significant urban vegetation. NALL sits outside of the development application process and a NALL application will be required at operational works stage to facilitate the interference and removal of vegetation within a mapped area of Significant Urban Vegetation and Significant Native Vegetation under the NALL (2003) post approval of the proposed development.

7 Conclusion

CES was engaged by Town Planning Alliance, on behalf of the Applicant, to prepare an Ecological Assessment Report to support the development application at 216 Learoyd Road, Willawong (Lot 6 on RP69231).

The south-western portion of the site is subject to various state and local environmental overlays. However, field surveys and site investigations confirm that the majority of the site (approximately 0.83 ha) supports highly modified vegetation with low ecological value, largely due to historical clearing, existing land use, and fragmentation. The site's ecological function is further limited by surrounding development and the four-lane Learoyd Road to the north, which restricts fauna movement and landscape connectivity.

The proposal, as detailed in Section 4.1, has been strategically designed to avoid areas of higher ecological value. It includes the rehabilitation of the southern portion of the site to enhance biodiversity, improve habitat quality, and contribute to the adjacent rehabilitation efforts within the Paradise Lakes development and the broader Oxley Creek Corridor.

In summary, the proposal appropriately balances land use planning objectives with the retention and enhancement of ecological values.

8 Appendices

Appendix A

Environmental Search Report



ENVIRONMENTAL SEARCH REPORT

216 Learoyd Road, Willawong

J01

8 July 2024



CLEAR ENVIRONMENTAL SOLUTIONS

Published on 8 July 2024 by Clear Environmental Solutions Pty Ltd. ABN 81 674 231 111. Clear Environmental Solutions (CES) has prepared this document for the sole use of the Client and for a specific purpose. No other party should rely on this document without the prior consent. CES undertakes no duty, nor accepts any responsibility, to any third party who may rely on upon or use the document. This document has been prepared based on the Client's description of their requirements and CES's experience, having regard to assumptions that CES can reasonably be expected to make in accordance with sound professional principles. CES may have also relied upon information provided by the client and other third parties to prepare this document, some of which may have not been verified. Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

Property Details	10 July 2024
Address	216 Learoyd Road, Willawong
Lot/Plan	Lot 6 on RP69231
Area (ha)	1.012 ha
Local Government Area	Brisbane City Council

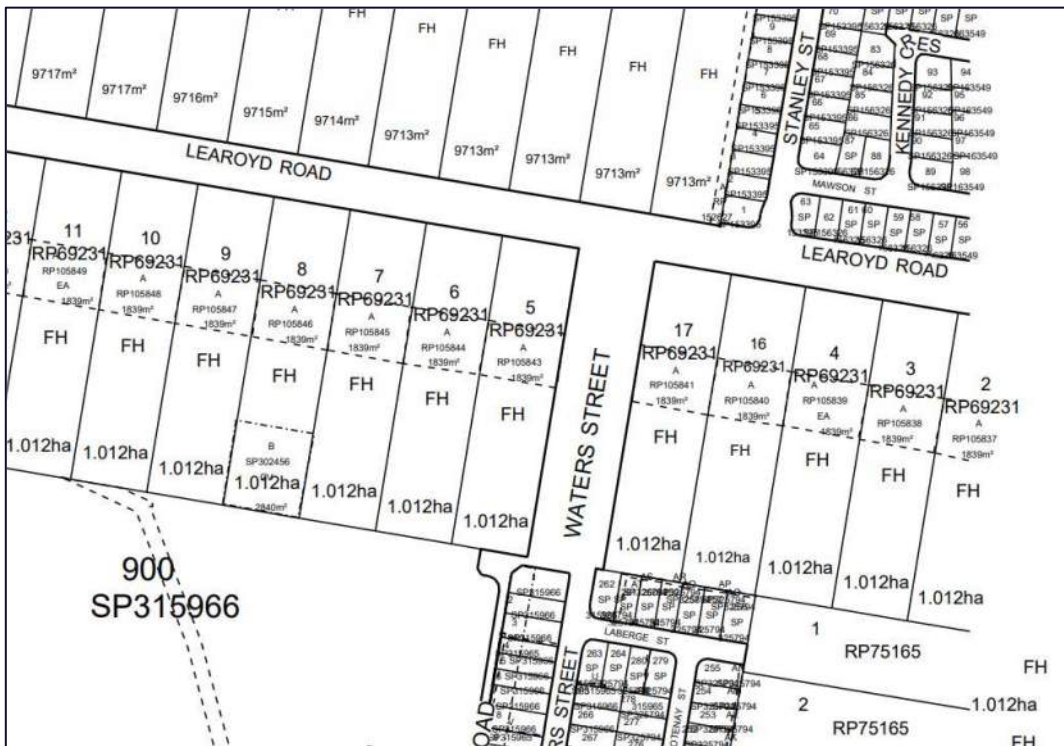


Figure 1: Lot and Plan (Source: Department of Resources, 8 July 2024).



Figure 2 Aerial Image (Source: Queensland Globe, 8 July 2024).

Federal Matters

An *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters Report was generated using the Protected Matters Search Tool (PMST) from the Department of Climate Change, Energy, the Environment and Water. This report identifies Matters of National Environmental Significance (MNES) that may occur within a 5 km radius of the property (refer Figure 3). The results are summarised below.

World Heritage Properties	None
National Heritage Properties	None
Wetlands of International Importance (Ramsar)	1
Great Barrier Reef Marine Park	None
Commonwealth Marine Area	None
Listed Threatened Ecological Communities	6
<ol style="list-style-type: none"> 1. Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of New South Wales and South East Queensland ecological community 2. Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland 3. Lowland Rainforest of subtropical Australia 4. Poplar Box Grassy Woodland on Alluvial Plains 5. Subtropical Eucalypt Floodplain Forest and Woodland of the New South Wales North Coast and South East Queensland Bioregions 6. White Box-Yellow Box-Blakely's red Gum Grassy Woodland and Derived Native Grassland 	
Listed Threatened Species	56
Migratory Species	18

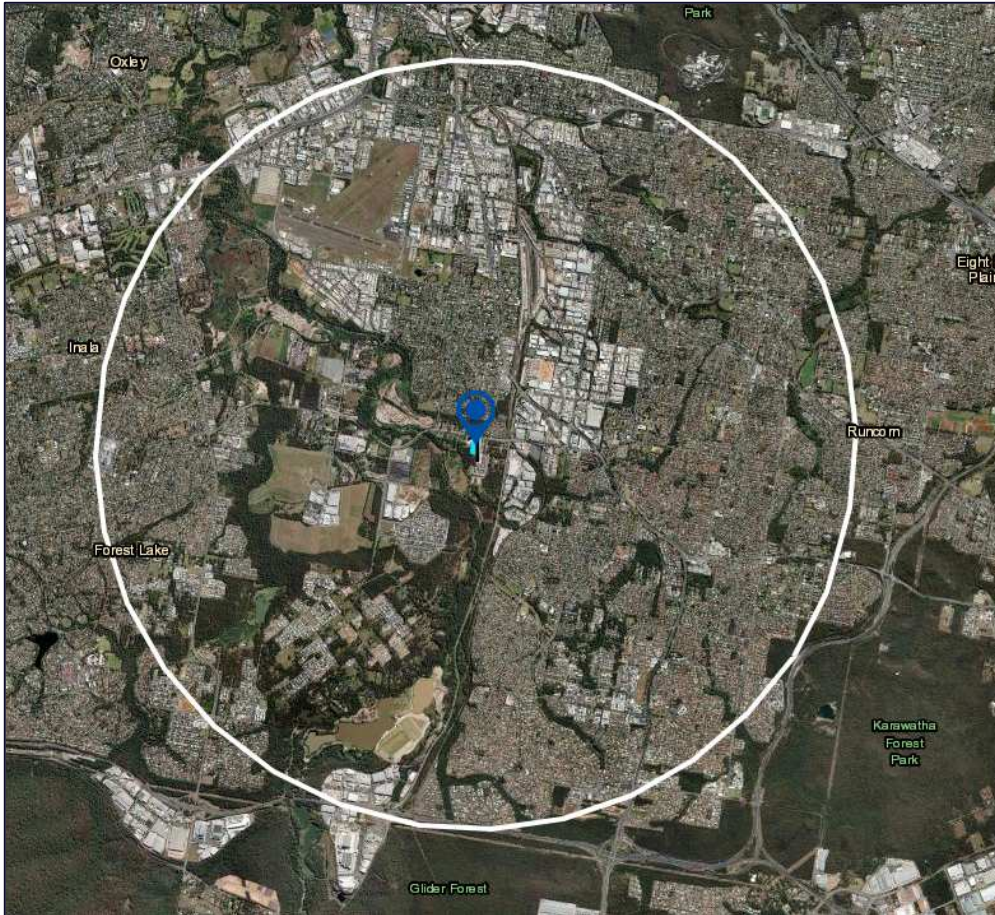


Figure 3: PMST 5km Search Radius (Department of Climate Change, Energy, the Environment and Water, 5 July 2024)

State Matters

A review of all publicly available Queensland environmental databases was undertaken to provide a summary of Matters of State Environmental Significance (MSES).

Nature Conservation Act 1992

Protected Plants Flora Survey Trigger Map	Not mapped
---	------------

Vegetation Management Act 1999

Regulated Vegetation Management Map Figure 4

Category B	Remnant Vegetation	0.36 ha
Category X	Non-remnant Vegetation	0.67 ha

Vegetation Management Supporting Map Figure 5

Regional Ecosystem	12.5.7	Least Concern	<i>Corymbia citriodora</i> subsp. <i>variegata</i> +/- <i>Eucalyptus portuensis</i> or <i>E. acmenoides</i> , <i>E. fibrosa</i> subsp. <i>fibrosa</i> open forest on remnant Tertiary surfaces. Usually deep red soils.
--------------------	--------	---------------	---

Essential Habitat	Nil
Wetland	Nil
Coastal / Non-coastal	Coastal

Koala Protection Framework Figure 6

- Koala District A
- Identified Koala Broad-hectare Area
- Koala Priority Area
- Koala Habitat Area - Core



Figure 4: Regulated Vegetation Management Map (Source: Queensland Globe, 8 July 2024)

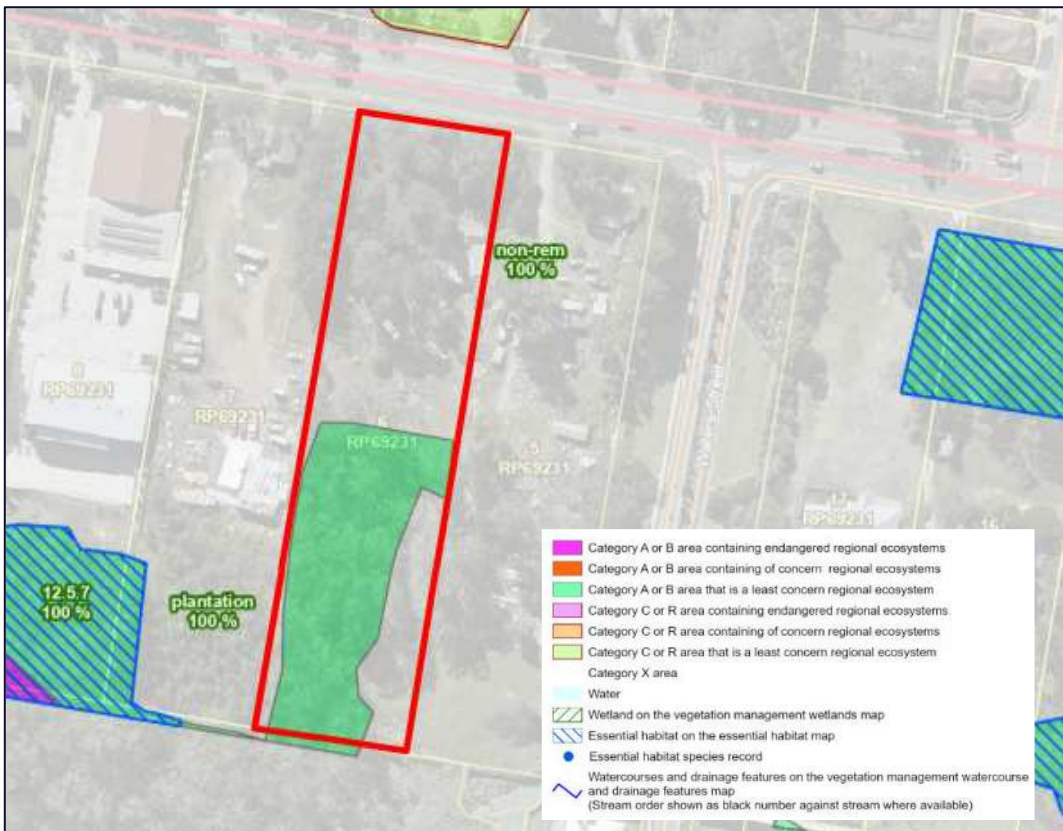


Figure 5: Vegetation Management Supporting Map (Source: Queensland Globe, 8 July 2024)

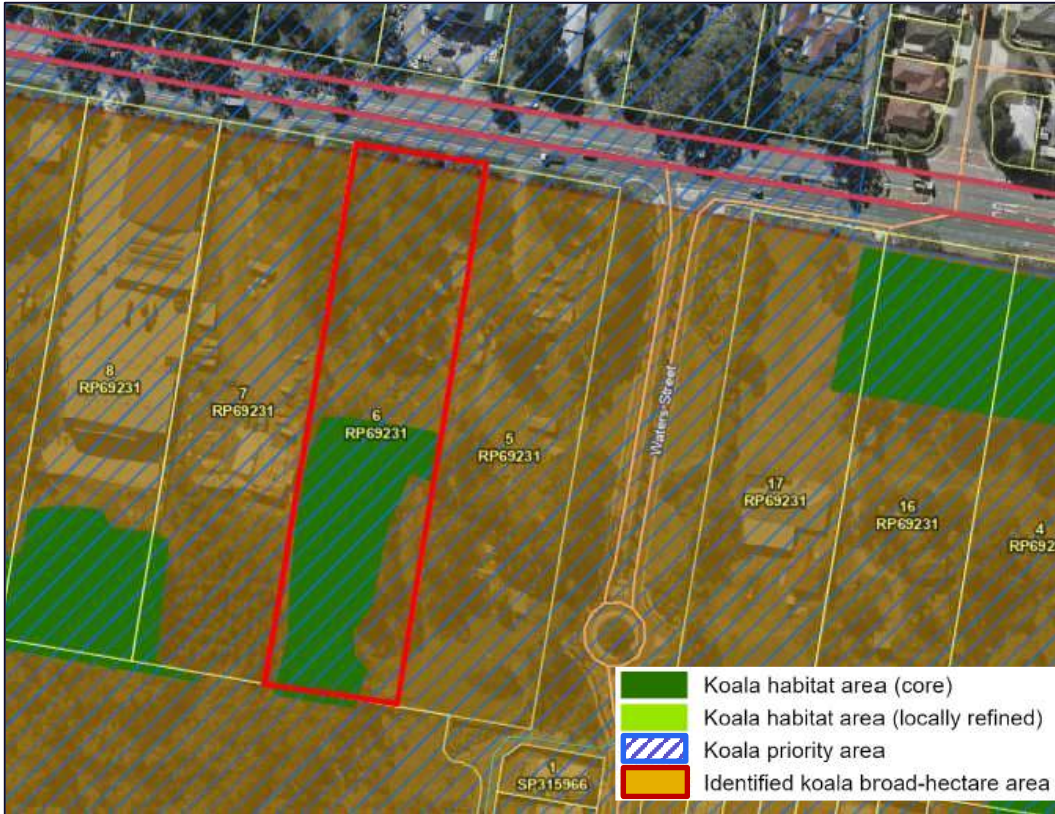


Figure 6: Koala Protection Framework (Source: Queensland Globe, 8 July 2024)

State Planning Policy (Environmental Matters)	
<i>Environment and Heritage</i> <i>Figure 7</i>	
Biodiversity	MSES – Wildlife Habitat (koala habitat areas – core)
Coastal Environment	Nil
Cultural Heritage	Nil
Water Quality	Nil
<i>Safety and Resilience to Hazards</i> <i>Figure 8</i>	
Natural Hazards Risk and Resilience	Flood Hazard Area – Local Government flood mapping High Potential Bushfire Intensity Medium Potential Bushfire Intensity Potential Impact Buffer



Figure 7: Environment and Heritage – Biodiversity, Coastal Environment, Cultural Heritage and Water (Source: State Planning Policy Interactive Mapping System, 8 July 2024).

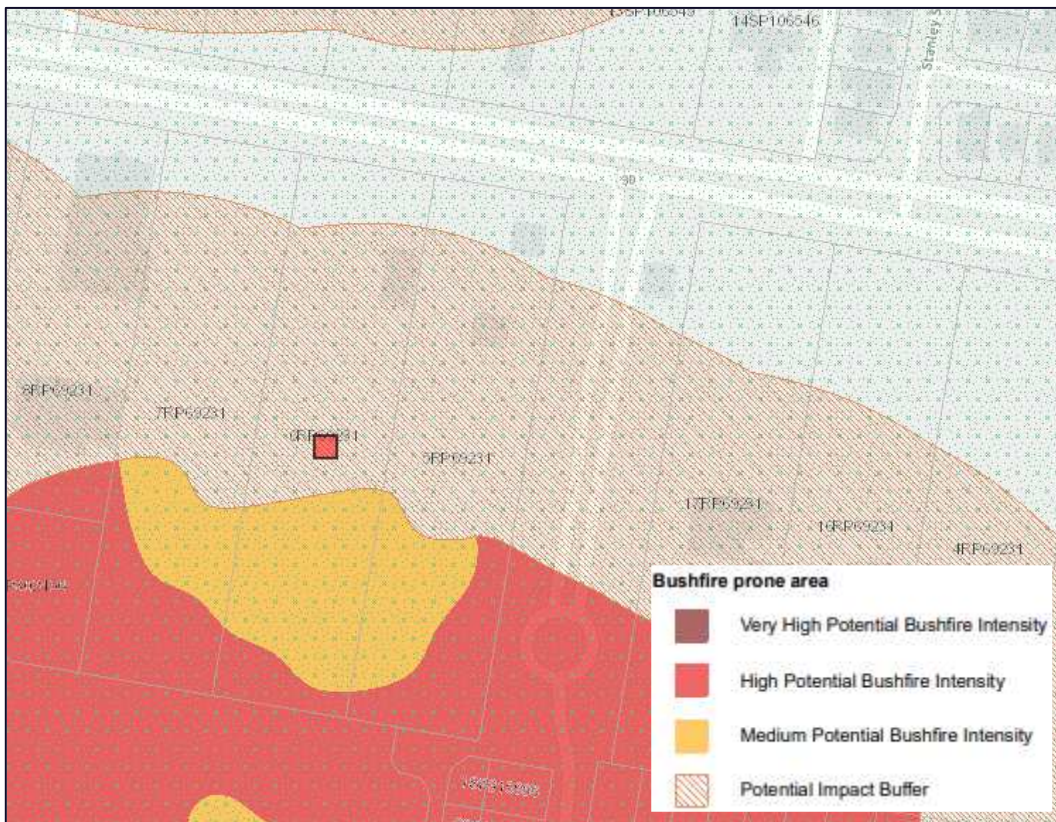


Figure 8: Natural Hazards Risk and Resilience (Source: State Planning Policy Interactive Mapping System, 8 July 2024).

Development Assessment Mapping System (Environmental Matters)

SARA DA Mapping

Coastal Protection	Nil
Fish Habitat Areas	Nil
Wetland Protection Areas	Nil
Native Vegetation Clearing	Figure 9

Category B on the regulated vegetation management map

Category X on the Regulated Vegetation Management map Category A or B area that is a least concern regional ecosystem

Koala Habitat in SEQ Region	Figure 10
-----------------------------	-----------

Identified Koala Broad-hectare Area
 Koala Priority Area
 Koala Habitat Area - Core

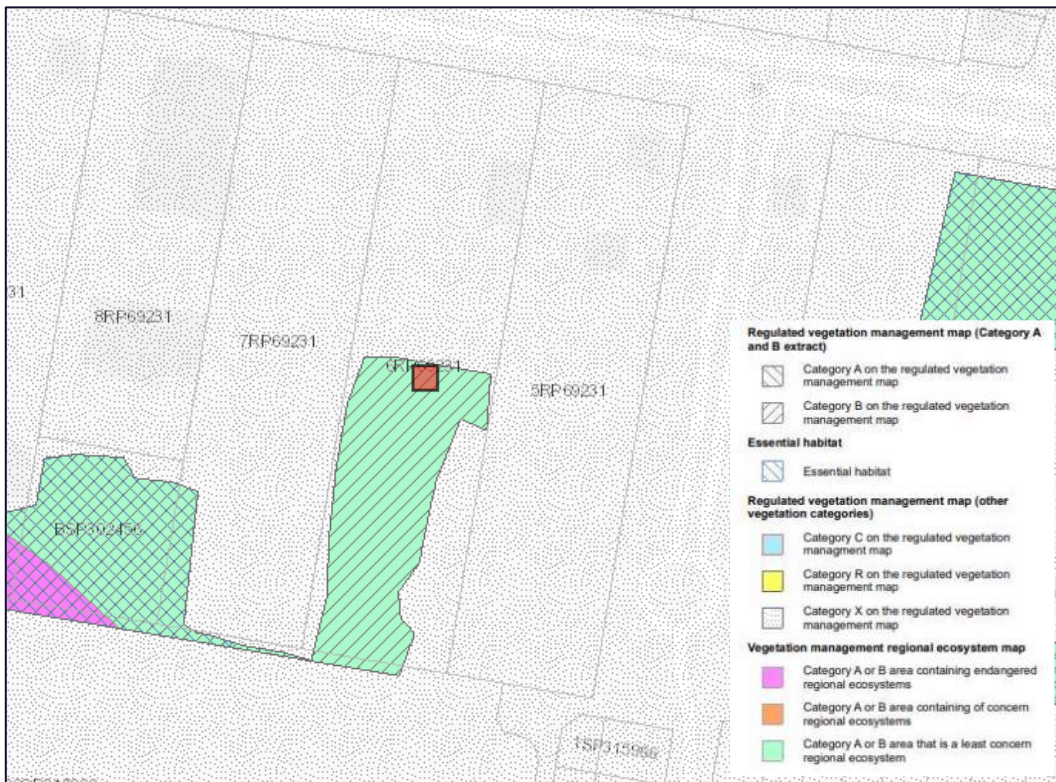


Figure 9: SARA DA Mapping – Native Vegetation Clearing (Source: Development Assessment Mapping System, 8 July 2024)

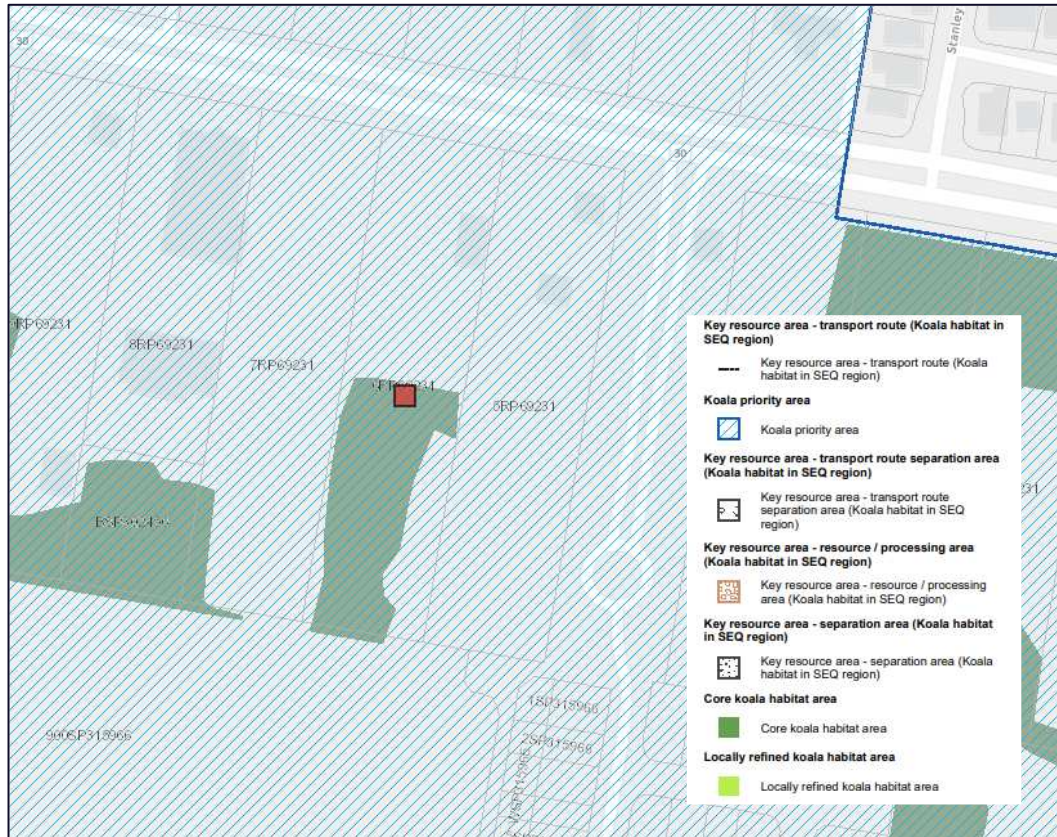


Figure 10: SARA DA Mapping – Koala Habitat in SEQ Region (Source: Development Assessment Mapping System, 8 July 2024).

<u>Local Matters</u>		
A review of Brisbane City Council City Plan 2014 and associated mapping was undertaken to provide a summary of Matters of Local Environmental Significance (MLES).		
Zone		Figure 11
	Emerging Communities	
Neighbourhood plan		Figure 11
	Willawong Neighbourhood plan Paradise Wetlands investigation precinct	
Environmental overlays		Figure 12
Biodiversity areas	High ecological significance High ecological significance strategic Matters of state environmental significance Koala habitat area	
Bushfire	High Hazard area Medium Hazard area High hazard buffer area	Figure 13
Significant Landscape Tree	Applicable	Figure 14
Natural Assets Local Law (NALL)		
	Significant Native Vegetation Significant Urban Vegetation	



Figure 11: Zone, Neighbourhood Plans and Precincts (Source: Brisbane City Council City Plan 2014, 8 July 2024).



Figure 12: Biodiversity Areas Overlay (Source: Brisbane City Council City Plan 2014, 8 July 2024).

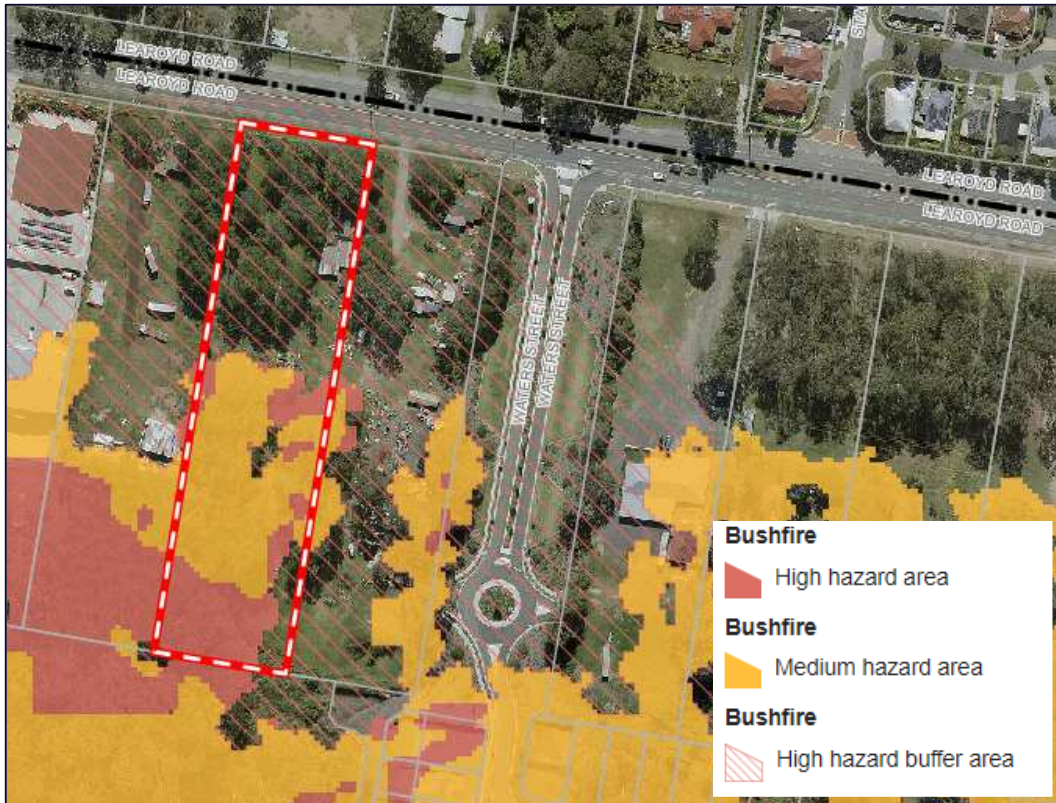


Figure 13: Bushfire Overlay (Source: Brisbane City Council City Plan 2014, 8 July 2024).



Figure 14: Significant Landscape Tree overlay (Source: Brisbane City Council City Plan 2014, 8 July 2024).



Figure 15: NALL – Significant native vegetation (Brisbane City Council Community Maps, Land and Environment, 8 July 2024).

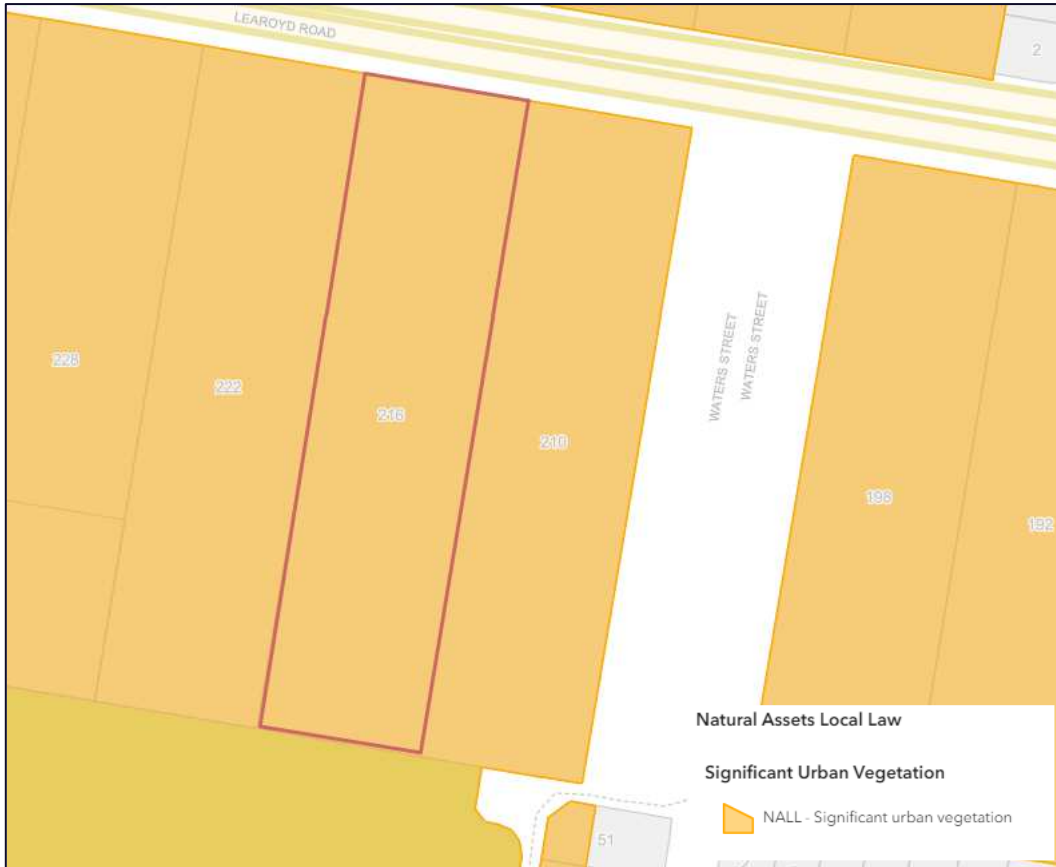


Figure 16: NALL – Significant urban vegetation (Brisbane City Council Community Maps, Land and Environment, 8 July 2024)

Appendix B

Protected Matters Search Report



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: 02-Mar-2026

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar)	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	6
Listed Threatened Species:	55
Listed Migratory Species:	14

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:	9
Commonwealth Heritage Places:	None
Listed Marine Species:	25
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	1
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	25
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands) [\[Resource Information \]](#)

Ramsar Site Name	Proximity	Buffer Status
Moreton bay	10 - 20km upstream from Ramsar site	In feature area

Listed Threatened Ecological Communities [\[Resource Information \]](#)

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

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

Community Name	Threatened Category	Presence Text	Buffer Status
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community likely to occur within area	In feature area
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community likely to occur within area	In feature area
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community may occur within area	In feature area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community may occur within area	In feature area
Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions	Endangered	Community likely to occur within area	In feature area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community may occur within area	In feature area

Listed Threatened Species [\[Resource Information \]](#)

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

Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area	In feature area
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat 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 may occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
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
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
FROG			
Mixophyes fleayi Fleay's Frog [25960]	Endangered	Species or species habitat may occur within area	In buffer area only

INSECT

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 may 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 known to occur within area	In feature area
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat known to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
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
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	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
PLANT			
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bosistoa transversa Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Coleus habrophyllus listed as Plectranthus habrophyllus [91378]	Endangered	Species or species habitat may occur within area	In buffer area only
Corchorus cunninghamii Native Jute [14659]	Endangered	Species or species habitat may occur within area	In buffer area only
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
Dichanthium setosum bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Endiandra floydii Floyd's Walnut, Crystal Creek Walnut [52955]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Fontainea venosa [24040]	Vulnerable	Species or species habitat may occur within area	In feature area
Gossia gonoclada Angle-stemmed Myrtle [78866]	Endangered	Species or species habitat known to occur within area	In buffer area only
Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Macadamia 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Notelaea lloydii Lloyd's Olive [15002]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Notelaea x ipsviciensis listed as Notelaea ipsviciensis Cooneana Olive [93460]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Planchonella eerwah Shiny-leaved Condo, Black Plum, Wild Apple [17340]	Endangered	Species or species habitat likely to occur within area	In feature area
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area
REPTILE			
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 likely to occur within area	In feature area
Furina dunmalli Dunmall's Snake [59254]	Vulnerable	Species or species habitat may occur within area	In feature area
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
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
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In buffer area only
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may 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 may occur within area	In buffer area only

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

Other Matters Protected by the EPBC Act

Commonwealth Lands [\[Resource Information \]](#)

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

Commonwealth Land Name	State	Buffer Status
Australian Postal Corporation		
Lot 33 RP825940 [AGPR7209]	QLD	In buffer area only
Department of Defence		
AAFC 214 Squadron - Calamvale [DD_5052]	QLD	In buffer area only
AAFC 219 Squadron - Archerfield [DD_3104]	QLD	In buffer area only
Department of Infrastructure, Transport, Regional Development, Communications and the Arts		
Archerfield Airport [AGPR5011]	QLD	In buffer area only
Archerfield Airport [AGPR5007]	QLD	In buffer area only
Archerfield Airport [AGPR5006]	QLD	In buffer area only
Department of Veterans' Affairs		
Lot 190 on RP 87131 [AGPR6261]	QLD	In buffer area only
Lot 31 on RP97246 [AGPR6264]	QLD	In buffer area only
Lot 66 on RP65335 [AGPR6273]	QLD	In buffer area only

Listed Marine Species [\[Resource Information \]](#)

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
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 may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat likely to occur within area	In feature area
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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 may occur within area overfly marine area	In buffer area only
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In buffer area only
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area	In feature area
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
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]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat known to occur within area overfly marine area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves				[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status	
Blunder Creek Reserve	Nature Refuge	QLD	In buffer area only	

EPBC Act Referrals					[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status	
Burman Road Industrial Project	2022/09291		Completed	In buffer area only	
Kagaru to Acacia Ridge and Bromelton Inland Rail Project	2021/8927		Completed	In feature area	
Logan West Upgrade Project	2025/10109		Referral Decision	In buffer area only	
Rail Maintenance and Servicing Facility	2023/09730		Completed	In buffer area only	

Controlled action				
Cedar Grove Connector Pipeline	2011/6013	Controlled Action	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Dedicated Bus Carriageway across Brisbane River	2004/1340	Not Controlled Action	Completed	In buffer area only
Gateway Motorway Upgrade	2003/1297	Not Controlled Action	Completed	In buffer area only
Health and Food Sciences Precinct	2007/3562	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
Industrial Development at 408 Stapylton Road	2012/6693	Not Controlled Action	Completed	In buffer area only
Larapinta to Algester Transmission Line & Larapinta substation	2008/4479	Not Controlled Action	Completed	In feature area
Logan Enhancement Project, Qld	2016/7683	Not Controlled Action	Completed	In buffer area only
Luggage Point to Goodna Pipeline Alignment	2007/3358	Not Controlled Action	Completed	In buffer area only
Pallara Residential Community Development, Qld	2013/6717	Not Controlled Action	Completed	In buffer area only
Proposed Residential Development at 173-215 Paradise Road and 204 Learoyd Road, Willawong	2017/7958	Not Controlled Action	Completed	In feature area
Residential Development, Beaudesert Road	2012/6595	Not Controlled Action	Completed	In buffer area only
Roma to Brisbane Gas Transmission Pipeline Metropolitan Loop	2012/6660	Not Controlled Action	Completed	In buffer area only
The North-South Bypass Tunnel (NSBT)	2004/1741	Not Controlled Action	Completed	In feature area
TradeCoast to Belmont Transmission Line	2003/1164	Not Controlled Action	Completed	In buffer area only
Wastewater treatment plant augmentation for Brisbane southwest region involving	2002/807	Not Controlled Action	Completed	In buffer area only
Western Corridor Recycled Water Project/Bundamba 1B AWTP and Oxley-Bundamba Pipeline	2006/3163	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Construction & Operation 275/330kV Transmission Line	2006/2820	Not Controlled Action (Particular	Post-Approval	In feature area

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action (particular manner)				
		Manner)		
Cross River Rail	2010/5427	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
Archerfield Airport	2011/6182	Referral Decision	Completed	In buffer area only
Parkinson Residential Development, QLD	2012/6589	Referral Decision	Completed	In buffer area only
Bioregional Assessments			[Resource Information]	
SubRegion	BioRegion	Website	Buffer Status	
Clarence-Moreton	Clarence-Moreton	BA website	In feature area	

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.

[© Commonwealth of Australia](#)

Department of Climate Change, Energy, the Environment and Water

GPO Box 3090

Canberra ACT 2601 Australia

+61 2 6274 1111

Appendix C

WildNet Species List



WildNet Records

Conservation Significant Species List

For the selected area of interest Lot: 6 Plan: RP69231
 Current as at 02/03/2026 WildNetCSSpeciesList

Summary Information

The following table provides an overview of the area of interest: Lot: 6 Plan: RP69231

Table 1. Area of interest details

Size (ha)	
1.04	
Local Government(s)	
Brisbane City	
Catchment(s)	
Brisbane	
Bioregion(s)	Subregion(s)
Southeast Queensland	Moreton Basin

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.

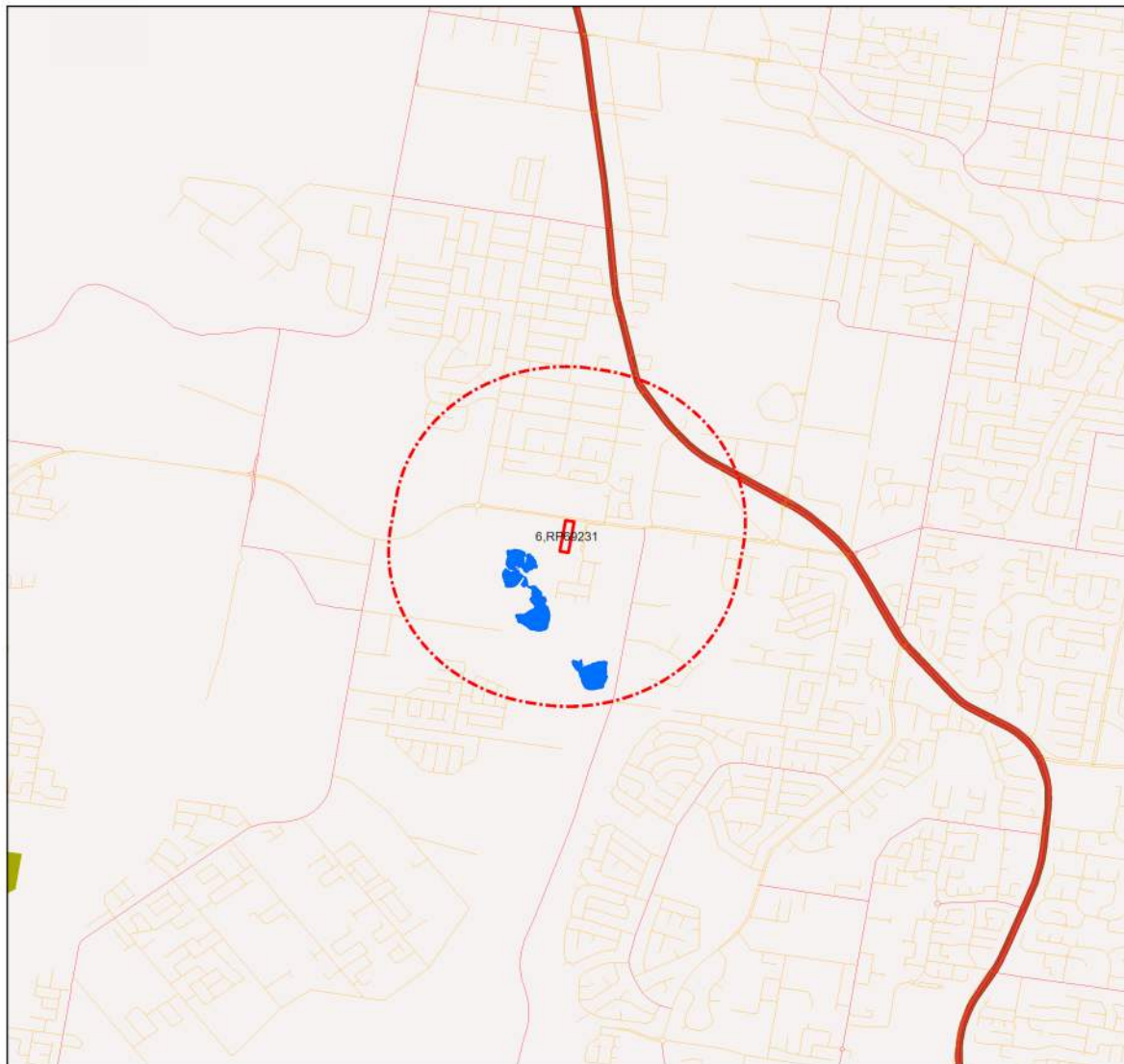
The [WildNet Application](#) may provide additional information on species occurrence within your area of interest.

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.

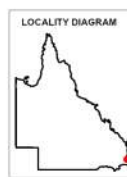
Map 1. Locality Map



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



DISCLAIMER:

Information presented on this product is distributed by the Queensland Government as an information source only. While every care is taken to ensure the accuracy of this data, the State of Queensland makes no statements, representations or warranties about the accuracy, reliability, completeness or suitability of any information contained in this product.

The state of Queensland disclaims all responsibility for information contained in this product and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

© The State of Queensland, 2026

This product is displayed in GDA2020

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	13/02/2015
860	Animalia	Mammalia	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala	E	E	0	1	27/05/2015
962	Animalia	Mammalia	Pteropodidae	<i>Pteropus poliocephalus</i>	grey-headed flying-fox	C	V	0	2	27/05/2015
16766	Plantae	Equisetopsida	Campanulaceae	<i>Lobelia purpurascens</i>	white root	SL		0	1	11/02/2010

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:

- [WildNet Application](#) - public interface to find species information and species lists generated from the WildNet database.
- [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 WildNet 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@detsi.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 \(OZCAM\)](#)
- [Australasian Virtual Herbarium \(AVH\)](#)
- [Protected Matters Search Tool](#)

Disclaimer

Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government, to the maximum extent permitted by law, makes no representations or warranties about its accuracy, reliability, completeness, or suitability, for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.



Appendix D

Response to Biodiversity Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section C		
If a site is wholly or partly in the High ecological significance sub-category or the High ecological significance strategic sub-category		
<p>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.</p> <p>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.</p>	<p>AO4.1 Development:</p> <ul style="list-style-type: none"> 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 a. complies with AO4.2, AO4.3 and AO4.4. 	<p>Complies with AO4.2, AO4.3 and AO4.4.</p>
	<p>AO4.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which:</p> <ul style="list-style-type: none"> a. identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, 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. <p>Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy.</p>	<p>Complies with AO4.2 The proposed development complies with AO4.2. The development footprint, design and layout have been informed by a detailed ecological assessment and the outcomes of Council's pre-assessment technical review (refer Section 2.4). As a result of this iterative process, the development footprint has been reduced from approximately 7,629.6 m² to 6,670 m², while the retention area has increased from 2,718.5 m² to 3,680 m² (refer Section 4.1).</p> <p>The ecological assessment identifies and evaluates biodiversity values and ecological features present onsite, including mapped HES, HESS, regulated vegetation communities (including those listed in Table 8.2.4.3.B), and koala habitat. The</p>

		<p>assessment also considers areas of strategic biodiversity value and the site's relationship to the Oxley Creek Corridor.</p> <p>The proposal avoids all mapped HESS areas. The majority of the HES-mapped area is retained within the proposed Vegetation Rehabilitation and Bushfire Management Zones, comprising 2,902.46 m² of the total 3,663.41 m² of HES mapped on the site. In addition, the establishment of these zones provides a further 630.88 m² of retained and rehabilitated area that is not mapped under the overlay, strengthening the protection and management of ecological values across the site.</p> <p>The site contains Least Concern RE12.5.7, which is identified as a significant vegetation community in Table 8.2.4.3.B. Field survey results indicate that the mapped extent of this community is not fully consistent with ground-truthed conditions. Based on on-ground mapping, the proposal retains approximately 1,850.21 m² of the 1,978.68 m² of this vegetation community present onsite (refer Section 5.2.1).</p> <p>Potential impacts to biodiversity values have been identified and assessed, and have been avoided or minimised through site selection and the iterative design of the proposal, informed by Council feedback, ecological investigations and a bushfire hazard assessment. Early consultation with</p>
--	--	--

		<p>a bushfire specialist enabled a reduction in vegetation management requirements within the Bushfire Management Zone, allowing for greater retention of mapped ecological values.</p> <p>Standard vegetation clearing protocols will be implemented during construction to minimise the risk of direct impacts to fauna. In addition, the Concept Rehabilitation Plan submitted with the development application will guide the ongoing management of the Bushfire Management Zone and deliver ecological enhancement outcomes within the Vegetation Rehabilitation Zone.</p> <p>The identification of biodiversity values, assessment of potential impacts, and the proposed avoidance and mitigation measures are detailed further in Section 5.1 of this report.</p>
	<p>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:</p> <p>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</p>	<p>The proposed development complies with AO4.3. The development footprint, design and layout have been configured to conserve ecological features, including mapped HES and HESS areas, significant vegetation communities listed in Table 8.2.4.3.B, and koala habitat trees, while facilitating meaningful ecological outcomes through retention, consolidation and rehabilitation.</p> <p>a. The proposal avoids all mapped HESS areas and retains the majority of mapped HES within the south-western portion of the site. These retained</p>

	<p>biodiversity value which have the capacity to connect habitat upon being restored;</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. 1000m² or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, 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. <p>Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.</p>	<p>areas adjoin the Oxley Creek Corridor and have the capacity to support and strengthen habitat connectivity through active rehabilitation. Areas proposed for rehabilitation are configured to enhance existing ecological linkages rather than fragment them.</p> <ul style="list-style-type: none"> b. The layout has been refined through iterative design to maximise and consolidate areas retained for biodiversity purposes. The proposal retains 2,902.46 m² of the total 3,663.41 m² of HES mapped on site, in addition to a further 630.88 m² of rehabilitated area that is not mapped under the overlay. These areas are consolidated within contiguous Vegetation Rehabilitation and Bushfire Management Zones, resulting in larger, more functional conservation areas. c. The retained and rehabilitated areas are located along the site’s southern boundary, directly adjoining the Oxley Creek Corridor and existing rehabilitation areas associated with the Paradise Lakes development. This configuration supports connectivity with adjoining habitat areas and enhances the ecological function of the broader corridor. d. By consolidating retained vegetation into larger, continuous zones rather than smaller fragmented pockets, the proposal reduces the edge-to-area ratio of conserved areas. This approach limits edge effects and improves habitat quality and resilience over time.
--	--	---

		<ul style="list-style-type: none"> e. The development footprint has been confined to previously disturbed portions of the site and reduced from earlier iterations. Infrastructure is clustered to avoid dissecting retained ecological areas, thereby minimising fragmentation of habitat and maintaining continuity of conserved areas. f. Each new residential lot is associated with a single development footprint that complies with the applicable maximum footprint requirements for the zone. Development footprints are clearly defined and confined to areas outside the retained biodiversity zones. g. Filling and excavation are excluded from areas retained for biodiversity purposes, except where directly associated with habitat restoration and rehabilitation works, as detailed in the Concept Rehabilitation Plan submitted with the development application. <p>Overall, the spatial configuration of the development footprint has been informed by ecological assessment, Council feedback, and bushfire planning considerations, and achieves conservation, consolidation and connectivity outcomes consistent with the intent of AO4.3 and the Biodiversity areas planning scheme policy.</p>
--	--	---

	<p>AO4.4</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>Note—Guidance on development design to minimise edge effects is included in the Biodiversity areas planning scheme policy.</p>	<p>Complies with AO4.4.</p> <p>The proposed development is designed to minimise edge effects on areas mapped within the HES and HESS by locating land uses compatible with the long-term preservation of biodiversity adjacent to retained ecological areas.</p> <p>Areas containing and adjoining HES and HESS are configured as the Vegetation Rehabilitation Zone and Bushfire Management Zone, which function as transition areas between development and retained habitat. These zones will be managed to enhance habitat quality through revegetation using locally indigenous species, weed management and long-term maintenance, thereby reducing edge disturbance and buffering retained ecological values.</p> <p>The proposed development to the north and the retained ecological areas to the south are separated by a new internal road, which is required to provide connectivity to the existing and proposed road network to the east. The Vegetation Rehabilitation Zone is buffered from residential development by the Bushfire Management Zone associated with Lots 1–3.</p> <p>Lots 1–3 represent lower-intensity, lower-density development compared to the development to the north, which further</p>
--	---	---

		<p>reduces potential edge effects on the retained ecological areas.</p> <p>Where required, stormwater management infrastructure will be designed in accordance with water sensitive urban design principles to avoid adverse hydrological impacts on adjacent ecological areas and to support vegetation health within retained and rehabilitated zones.</p> <p>No land uses considered to be high-intensity or result in significant indirect impacts are proposed directly adjacent to HES or HESS areas. This layout minimises edge-to-area ratios, reduces potential for human-induced disturbance, and supports the long-term ecological function of retained habitat areas, consistent with the intent of AO4.4.</p>
<p>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</p>		
<p>PO5 Development for a road is designed and constructed to facilitate the safe movement of native fauna.</p>	<p>AO5 Development incorporates location-specific wildlife movement solutions, on any roads which dissect an area within the High ecological significance sub-category or the High ecological significance strategic sub-category. 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</p>	<p>Not Applicable While the site is mapped within the HES and HESS sub-category, the proposed internal road does not dissect retained bushland. Facilitating wildlife movement northward across the site would expose individuals to an unacceptably high risk of vehicle strike associated with Learoyd Road, which represents a significant barrier and known mortality risk. Accordingly, the proposed internal road is intentionally designed as a managed barrier, discouraging fauna movement toward higher-risk environments.</p>

		<p>Wildlife habitat retention and rehabilitation efforts are instead focused within the south and south-western portions of the site, adjoining the Oxley Creek Corridor, where habitat quality and connectivity are superior and where rehabilitation efforts will support both transient movement and foraging opportunities. Measures outlined in the ecological assessment and the Concept Rehabilitation Plan are intended to direct potential wildlife movement toward these lower-risk habitat areas rather than facilitating crossings into fragmented or hazardous landscapes.</p> <p>On this basis, infrastructure solutions to facilitate wildlife movement across the internal road are not appropriate, and AO5 does not apply to the proposal in this context.</p>
<p>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</p>		
<p>PO7 Development is located and designed to protect and enhance koala habitat by:</p> <ul style="list-style-type: none"> 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; 	<p>A07.1 Development ensures that the development footprint, design and layout, including roads, are informed by an ecological assessment which identifies koala habitat trees, movement corridors and the likely impacts to koala habitat as a result of the development.</p> <p>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.</p>	<p>Complies with A07.1. The proposed development complies with A07.1. The development footprint, design and layout, including the internal road network, have been informed by a detailed ecological assessment that identifies koala habitat trees, evaluates potential movement pathways, and assesses the likely impacts of the development on koala habitat.</p> <p>The ecological assessment confirms that the site is mapped as Koala Habitat Area;</p>

<p>d. minimising the edge-to-area ratio of areas to be conserved, to limit edge effects;</p> <p>e. providing connectivity and safe koala movement between koala habitat areas.</p> <p>f. minimising fragmentation by infrastructure, particularly roads;</p> <p>g. excluding filling or excavation from areas to be conserved.</p> <p>Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy.</p> <p>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.</p>		<p>however, ground-truthing identified that the majority of the site comprises disturbed and modified vegetation with limited suitability to support permanent koala occupancy. Koala habitat trees are concentrated within the retained south-western portion of the site, which adjoins the Oxley Creek Corridor and is proposed to be retained and enhanced through rehabilitation.</p> <p>Potential koala movement pathways were assessed in the context of surrounding land uses and existing barriers. The assessment identified that northward movement is constrained by Learoyd Road and surrounding urban development, presenting an elevated risk of vehicle strike. In contrast, the retained and rehabilitated habitat to the south and south-west provides a more suitable and lower-risk environment for transient movement and foraging.</p> <p>The development layout responds to these findings by concentrating built form and road infrastructure within already disturbed areas, retaining and rehabilitating higher-quality habitat in the south-western portion of the site, and incorporating buffer zones between development and retained habitat. The design also allows for the incorporation of measures to discourage koala movement toward higher-risk areas and to direct movement toward preferred habitat areas associated with the Oxley Creek Corridor.</p>
---	--	---

		Accordingly, the development footprint, layout and road design have been informed by the ecological assessment and are not expected to result in adverse impacts to koala habitat beyond existing conditions.
	<p>A07.2 Development ensures that the development footprint, design and layout:</p> <ul style="list-style-type: none"> 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. 	<p>Complies with A07.2 The proposed development complies with A07.2. The development footprint, design and layout have been informed by the ecological assessment and have been configured to protect koala habitat values, consolidate retained habitat, and support connectivity with adjoining areas.</p> <ul style="list-style-type: none"> a. the ecological assessment identified 110 NJKHTs onsite. Of these, 66 NJKHTs are proposed to be retained, primarily within the south-western portion of the site. Retained NJKHTs are located within the Vegetation Rehabilitation Zone and Bushfire Management Zone and are protected through the development layout. No retained NJKHTs are proposed to be impacted by built form or road infrastructure. b. Areas retained for koala habitat have been consolidated within the south-western portion of the site, adjoining the Oxley Creek Corridor. This configuration maximises the size and functionality of retained koala habitat by avoiding fragmentation and integrating rehabilitation areas with existing habitat on adjoining land, resulting in a larger and more contiguous habitat area than would otherwise occur.

		<p>c. The retained NJKHTs are located adjacent to higher-quality habitat associated with the Oxley Creek Corridor to the south and south-west. This arrangement maximises connectivity between retained koala habitat trees onsite and adjoining habitat areas, while avoiding reliance on northward movement where significant barriers and elevated mortality risks are present. Rehabilitation planting within retained zones will further enhance habitat connectivity over time.</p> <p>d. Filling and excavation are excluded from the Tree Protection Zones (TPZs) of retained NJKHTs, except where directly associated with minor rehabilitation or stabilisation works. All works near retained trees will be undertaken in accordance with best-practice tree protection measures.</p>
	<p>A07.3 Development ensures that landscaping and open space areas incorporate koala habitat trees.</p>	<p>Complies with A07.3 Landscaping and rehabilitation incorporates koala habitat trees. Refer Concept Rehabilitation Plan.</p>
<p>PO8 Development design and layout facilitates the safe movement of koalas through the landscape.</p>	<p>A08.1 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.</p>	<p>Complies with A08.1 The proposed development complies with A08.1. Fencing and other barriers have been designed to facilitate safe koala movement where safe.</p> <p>Fencing proposed adjacent to the Vegetation Rehabilitation Zone and connecting to the rehabilitation within properties to the south will be designed in accordance with wildlife-friendly fencing</p>

		<p>principles, as detailed in the Concept Rehabilitation Plan. This fencing will allow for the movement of koalas and other native fauna while protecting rehabilitation areas and maintaining habitat connectivity.</p> <p>In contrast, fencing associated with residential lots and areas where domestic or security dogs may be present will be designed to exclude koalas and limit access to higher-risk environments. The location and design of fencing have been informed by the ecological assessment and are intended to discourage movement toward unsuitable or hazardous areas, while directing potential koala movement toward retained and rehabilitated habitat associated with the Oxley Creek Corridor.</p> <p>This approach ensures fencing supports koala safety, habitat connectivity, and effective land use management, consistent with the intent of AO8.1 and the measures outlined in the Concept Rehabilitation Plan.</p>
	<p>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.</p>	<p>Not Applicable AO8.2 is not applicable to the proposed development. While the site is mapped within the Koala Habitat Area sub-category, the proposed internal road does not dissect bushland that functions as a koala movement corridor. Facilitating koala movement northward across the site would expose individuals to an unacceptably high risk of vehicle strike associated with Learoyd Road, which represents a significant barrier</p>

		<p>and mortality risk. Accordingly, the proposed internal road is intentionally designed as a managed barrier, discouraging koala movement toward higher-risk environments.</p> <p>Koala habitat retention and rehabilitation efforts are instead focused within the south and south-western portions of the site, adjoining the Oxley Creek Corridor, where habitat quality and connectivity are superior and where rehabilitation efforts will support both transient movement and foraging opportunities. Measures outlined in the ecological assessment and the Concept Rehabilitation Plan are intended to direct potential koala movement toward these lower-risk habitat areas rather than facilitating crossings into fragmented or hazardous landscapes.</p> <p>On this basis, infrastructure solutions to facilitate koala movement across the internal road are not appropriate, and AO8.2 does not apply to the proposal in this context.</p>
<p>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</p>		
<p>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.</p>	<p>AO9 No acceptable outcomes is prescribed.</p>	<p>Not Applicable. The proposed development does not result in a significant residual impact on a prescribed matter after the application of reasonable on-site avoidance, mitigation and rehabilitation measures.</p>

<p>Note— Environmental offsets are provided in compliance with the Queensland environmental offsets framework and the Offsets planning scheme policy.</p>		<p>The development footprint has been refined through iterative design to avoid and minimise impacts to mapped ecological values, including the retention of the majority of mapped HES, MSES and koala habitat areas. On-site mitigation measures include the consolidation and active management of retained ecological areas, implementation of a Vegetation Rehabilitation Zone and Bushfire Management Zone, and delivery of a Concept Rehabilitation Plan to enhance habitat quality and ecological function. While limited impacts to mapped MSES and HES areas are proposed, these impacts occur within vegetation that field investigations confirmed to be disturbed or of reduced ecological value. The retained and rehabilitated areas, including additional areas not mapped under the overlays, will result in a net improvement in ecological condition and habitat management across the site when compared to existing conditions. Although 44 NJKHTs are to be impacted by the proposed development. 220 NJKHTs have been proposed as compensation within the Vegetation Rehabilitation Zone.</p> <p>Having regard to the scale, location and nature of the impacts, the condition of the affected vegetation, and the extent of on-site mitigation and rehabilitation proposed, the development is not expected to result in a significant residual impact. Accordingly, the provision of an environmental offset is not</p>
---	--	---



		required , and the proposal is consistent with the intent of PO9 .
--	--	--

Appendix E

Response to Assessment Benchmarks for Development in Identified Koala Broad-hectare Areas

Assessment Benchmark	Response
<p>(a) the development provides, on the premises, the safe koala movement measures necessary to maximise the safe movement of koalas within and through the premises;</p>	<p>The development provides safe koala movement measures that are appropriate to the site context and necessary to maximise koala safety within and through the premises. The ecological assessment confirms that the site does not function as a primary koala movement corridor and that northward movement presents a significant mortality risk due to the presence of Learoyd Road and surrounding urban development.</p> <p>Accordingly, the development has been designed to retain and enhance higher-quality habitat within the south-western portion of the site adjoining the Oxley Creek Corridor, where koala habitat values and movement opportunities are most viable.</p> <p>Rehabilitation and management of this area will support transient movement and foraging within safer habitat areas.</p> <p>Safe movement measures include:</p> <ul style="list-style-type: none"> • consolidation and rehabilitation of retained koala habitat areas to support movement within preferred habitat; • strategic placement of wildlife-friendly fencing adjacent to the Vegetation Rehabilitation Zone to guide koalas toward suitable habitat and away from higher-risk areas; and • exclusion of koalas from areas associated with domestic dogs and road infrastructure where vehicle strike risk is elevated. <p>Rather than facilitating unrestricted movement across the site, which would increase exposure to hazards, the development adopts a risk-based approach that directs koala movement toward safer environments and limits access to areas with unacceptable mortality risk. This approach maximises koala safety outcomes and is consistent with the intent of the planning provisions.</p>
<p>(b) any clearing of native vegetation complies with the Nature Conservation (Koala) Conservation Plan 2017, sections 10 and 11 to the extent the sections apply to the clearing;</p>	<p>The development will ensure Koala habitat is cleared under the <i>Nature Conservation (Koala) Conservation Plan 2017</i> to ensure clearing minimises the risk of stress, injury or death to koalas. This includes sequential clearing requirements and having an experienced koala spotter on site when clearing occurs.</p>

Assessment Benchmark	Response
	<p>The site is less than 3 hectares in size and must therefore prepare a Koala Management Plan which will need to ensure that:</p> <ul style="list-style-type: none"> • koalas are provided enough time to move out of the site without human intervention; • any tree in which a koala is present, or has a crown overlapping a tree where a koala is present, is not cleared; • appropriate habitat links are maintained within the clearing site and between the site and its adjacent areas, to allow koalas living on the site to move out of the site. <p>The name and qualifications of the experienced koala spotter must be provided.</p>
<p>(c) measures are implemented to ensure that a construction activity on the premises does not increase the risk of death or injury to koalas;</p>	<p>The Koala Management Plan must, identify the following:</p> <ul style="list-style-type: none"> • all potential risks to koalas from clearing and construction activities proposed on site; • all management measures that will be implemented to address those risks; • the process and measures to address accidental injury or death of koalas; and • the process for implementing the management plan including: <ul style="list-style-type: none"> ○ identifying the person responsible for implementing the plan (e.g., site supervisor, foreman); and ○ detailing the process for training all contractors working on the site to comply with the plan.
<p>(d) any area on the premises that is cleared of native vegetation as a result of a construction activity is progressively rehabilitated.</p>	<p>No vegetation will be cleared temporarily. Areas proposed for retention will be managed in accordance with the Concept Rehabilitation Plan provided with the development application. The plan includes:</p> <ul style="list-style-type: none"> • a map identifying the area of retention and rehabilitation; • vegetation community/s (regional ecosystems or other vegetation identified through survey) on the area; • the timing of clearing and when rehabilitation will commence; • method for undertaking revegetation addressing: <ul style="list-style-type: none"> ○ species selection for replanting, including the range of plants required to achieve the revegetated

Assessment Benchmark	Response
	<p>regional ecosystem type (e.g., ground, shrub, tree layers);</p> <ul style="list-style-type: none"> ○ species planting layout (reflective of the proposed revegetated regional ecosystem type); ○ ongoing management (which should address watering, weeding, replacing plants that die, predation from animals, soil stability, who will be responsible for management and how long management options will be undertaken to ensure the revegetated area is sustainable)

Appendix F

Spot Assessment Technique Results

Spot Assessment Technique Data Sheet			Date	28.02.2025
Location	216 Learoyd Rd, Willawong (Lot 6 on RP69312)		Area	1.012 ha
Category	East Coast (med-high)			
SAT ID	1			
No.	Scientific Name	Common Name	DBH (mm)	Scats (Y/N)
1	<i>Corymbia citriodora</i>	Lemon-scented Gum	190	N
2	<i>Eucalyptus siderophloia</i>	Northern Grey Ironbark	220	N
3	<i>Eucalyptus acmeniodes</i>	White Mahogany	340	N
4	<i>Corymbia intermedia</i>	Pink Bloodwood	100	N
5	<i>Lophostemon suaveolens</i>	Swampbox	150	N
6	<i>Corymbia citriodora</i>	Lemon-scented Gum	430	N
7	<i>Corymbia citriodora</i>	Lemon-scented Gum	140	N
8	<i>Lophostemon suaveolens</i>	Swampbox	190	N
9	<i>Eucalyptus moluccana</i>	Gum-topped Box	300	N
10	<i>Eucalyptus acmeniodes</i>	White Mahogany	180	N
11	<i>Corymbia citriodora</i>	Lemon-scented Gum	360	N
12	<i>Eucalyptus acmeniodes</i>	White Mahogany	420	N
13	<i>Lophostemon suaveolens</i>	Swampbox	160	N
14	<i>Eucalyptus acmeniodes</i>	White Mahogany	450	N
15	<i>Corymbia citriodora</i>	Lemon-scented Gum	180	N
16	<i>Corymbia citriodora</i>	Lemon-scented Gum	420	N
17	<i>Eucalyptus moluccana</i>	Gum-topped Box	390	N
18	<i>Corymbia intermedia</i>	Pink Bloodwood	220, 200	N
19	<i>Alphitonia excelsa</i>	Soap Tree	160	N
20	<i>Alphitonia excelsa</i>	Soap Tree	110	N
21	<i>Eucalyptus siderophloia</i>	Northern Grey Ironbark	120	N
22	<i>Lophostemon suaveolens</i>	Swampbox	100	N
23	<i>Alphitonia excelsa</i>	Soap Tree	100	N
24	<i>Eucalyptus acmeniodes</i>	White Mahogany	200, 190	N
25	<i>Alphitonia excelsa</i>	Soap Tree	100	N
26	<i>Corymbia citriodora</i>	Lemon-scented Gum	280	N
27	<i>Eucalyptus acmeniodes</i>	White Mahogany	300	N
28	<i>Eucalyptus siderophloia</i>	Northern Grey Ironbark	420	N
29	<i>Eucalyptus moluccana</i>	Gum-topped Box	290	N
30	<i>Alphitonia excelsa</i>	Soap Tree	150	N
Result	Nil	Activity level	Low use	



Appendix G

Tree Schedule

TREE SCHEDULE

J01_216 Learoyd Rd, Willawong

ID	Botanical Name	Common Name	Native [Y/N]	DBH [mm]			Tree Height [m]	Tree Protection Zone (TPZ) [m]	Canopy Spread [m]	Health	Location	Habitat Features	Retain/ Remove
1	Brachychiton rupestris	Australian Bottle Tree	Y	400			4	4.80	1.5	Good	Onsite		Remove
2	Callitris columellaris	Coast Cypress Pine	Y	410			16	4.92	12	Good	Onsite		Remove
3	Brachychiton rupestris	Australian Bottle Tree	Y	600			4	7.20	3	Good	Onsite		Remove
4	Wodyetia bifurcata	Foxtail Palm	Y	160			4	1.92	2	Good	Onsite		Remove
5	Grevillea robusta	Silky Oak	Y	360			16	4.32	6	Good	Onsite		Remove
6	Lohpostemon sauveolens	Swamp Box	Y	450			9	5.40	7	Good	Onsite		Remove
7	Corymbia torelliana	Cadaghi	N	550			12	6.60	6	Good	Onsite		Remove
8	Duranta erecta	Golden Dewdrop	N	100			2.5	2.68	3	Good	Onsite		Remove
9	Lagerstroemia speciosa	Queen Flower	N	150			18	3.12	4	Good	Onsite		Remove
10	Duranta erecta	Golden Dewdrop	N	100			2.5	2.68	3	Good	Onsite		Remove
11	Allocasuarina littoralis	Black She-oak	Y	410			10	4.92	5	Good	Onsite		Remove
12	Lagerstroemia speciosa	Queen Flower	N	150	100		4	3.55	2	Good	Onsite		Remove
13	Allocasuarina littoralis	Black She-oak	Y	280			9	3.36	3	Good	Onsite		Remove
14	Lagerstroemia speciosa	Queen Flower	N	100			3	2.40	2	Good	Onsite		Remove
15	Ligustrum sinense	Chinese Privet	N	150			4	3.60	4	Good	Onsite		Remove
16	Duranta erecta	Golden Dewdrop	N	150			4	3.60	4	Good	Onsite		Remove
17	Duranta erecta	Golden Dewdrop	N	150			4	3.12	4	Good	Onsite		Remove
18	Duranta erecta	Golden Dewdrop	N	100			3	2.08	3	Good	Onsite		Remove
19	Callitris columellaris	Coast Cypress Pine	Y	240			12	2.88	5	Good	Onsite		Remove
20	Callitris columellaris	Coast Cypress Pine	Y	320			13	3.84	5	Good	Onsite		Remove
21	Dyopsis lutescens	Golden Cane Palm	N	100	90		3	2.58	2	Good	Onsite		Remove
22	Dyopsis lutescens	Golden Cane Palm	N	100	90		3	2.58	2	Good	Onsite		Remove
23	Callitris columellaris	Coast Cypress Pine	Y	380			10	4.56	4	Good	Onsite		Remove
24	Tipuana tipu	Tipuana	N	410			8	4.92	9	Good	Onsite		Remove
25	Ficus benjamina	Weeping Fig	Y	150	100		3	2.75	3	Fair	Onsite		Remove
26	Ficus benjamina	Weeping Fig	Y	200	150	100	3	3.23	3	Fair	Onsite		Remove
27	Dyopsis decaryi	Triangle Palm	N	370			6	4.44	5	Good	Onsite		Remove
28	Wodyetia bifurcata	Foxtail Palm	Y	130			6	1.56	2	Good	Onsite		Remove
29	Lophostemon sauveolens	Swampbox	Y	250			9	3.00	5	Good	Onsite		Remove
30	Grevillea robusta	Silky Oak	Y	460			13	5.52	7	Good	Onsite		Remove
31	Callitris columellaris	Coast Cypress Pine	Y	360			12	4.32	4	Good	Onsite		Remove
32	Beaucarnea recurvata	Ponytail Palm	N	100			2	1.20	0.5	Good	Onsite		Remove
33	Beaucarnea recurvata	Ponytail Palm	N	100			2	1.20	0.5	Good	Onsite		Remove
34	Beaucarnea recurvata	Ponytail Palm	N	100			2	1.20	0.5	Good	Onsite		Remove
35	Beaucarnea recurvata	Ponytail Palm	N	320	160		3	4.29	2	Good	Onsite		Remove
36	Beaucarnea recurvata	Ponytail Palm	N	210			2.5	2.52	1	Good	Onsite		Remove
37	Callitris columellaris	Coast Cypress Pine	Y	390			13	4.68	5	Good	Onsite		Remove
38	Corymbia torelliana	Cadaghi	N	440			10	5.28	10	Good	Onsite		Remove
39	Dyopsis decaryi	Triangle Palm	N	310			6	3.72	3	Good	Onsite		Remove
40	Dyopsis decaryi	Triangle Palm	N	300			6	3.60	3	Good	Onsite		Remove
41	Dyopsis decaryi	Triangle Palm	N	290			5	3.48	3	Good	Onsite		Remove
42	Callitris columellaris	Coast Cypress Pine	Y	350			7	4.20	3	Fair	Onsite		Remove
43	Callitris columellaris	Coast Cypress Pine	Y	280			8	3.36	3	Poor	Onsite		Remove
44	Callitris columellaris	Coast Cypress Pine	Y	290			10	3.48	4	Poor	Onsite		Remove
45	Callitris columellaris	Coast Cypress Pine	Y	270			4	3.24	1	Poor	Onsite		Remove
46	Allocasuarina littoralis	Black She-oak	Y	390			14	4.68	8	Good	Onsite		Remove
47	Tipuana tipu	Tipuana	N	150			6	1.80	4	Poor	Onsite		Remove

TREE SCHEDULE

J01_216 Learoyd Rd, Willawong

	Botanical Name	Common Name	Native [Y/N]	DBH [cm]			Tree Height [m]	Tree Protection Zone (TPZ) [m]	Canopy Spread [m]	Health	Location	Habitat Features	Retain/remove
48	Tipuana tipu	Tipuana	N	130			6	1.56	4	Fair	Onsite		Remove
49	Pinus elliotii	Slash Pine	N	130			6	1.56	2	Good	Onsite		Remove
50	Pinus elliotii	Slash Pine	N	130			6	1.56	2	Good	Onsite		Remove
51	Pinus elliotii	Slash Pine	N	200			9	2.40	3	Good	Onsite		Remove
52	Pinus elliotii	Slash Pine	N	150			8	1.80	4	Good	Onsite		Remove
53	Pinus elliotii	Slash Pine	N	120			8	1.44	3	Fair	Onsite		Remove
54	Pinus elliotii	Slash Pine	N	160			8	1.92	3	Fair	Onsite		Remove
55	Eucalyptus siderphloia	Northern Grey Ironbark	Y	180			8	2.16	4	Fair	Onsite		Remove
56	Pinus elliotii	Slash Pine	N	460			16	5.52	10	Fair	Onsite		Remove
57	Pinus elliotii	Slash Pine	N	360			16	4.32	8	Fair	Onsite		Remove
58	Pinus elliotii	Slash Pine	N	350			17	4.20	6	Poor	Onsite		Remove
59	Pinus elliotii	Slash Pine	N	410			17	4.92	7	Fair	Onsite		Remove
60	Pinus elliotii	Slash Pine	N	390			17	4.68	6	Fair	Onsite		Remove
61	Pinus elliotii	Slash Pine	N	340			16	4.08	3	Fair	Onsite		Remove
62	Pinus elliotii	Slash Pine	N	290			16	3.48	6	Fair	Onsite		Remove
63	Pinus elliotii	Slash Pine	N	270			15	3.24	5	Fair	Onsite		Remove
64	Pinus elliotii	Slash Pine	N	270			14	3.24	5	Poor	Onsite		Remove
65	Pinus elliotii	Slash Pine	N	330			14	3.96	6	Good	Onsite		Remove
66	Pinus elliotii	Slash Pine	N	260			15	3.12	4	Fair / Lean	Onsite		Remove
67	Pinus elliotii	Slash Pine	N	480			14	5.76	7	Good	Onsite		Remove
68	Alphitonia excelsa	Soap Tree	Y	190			28	2.28	4	Good	Onsite		Remove
69	Melaleuca linariifolia	Narrow-leaf paperbark	Y	150	120	100	3	3.16	5	Good	Onsite		Remove
70	Melaleuca linariifolia	Narrow-leaf paperbark	Y	120	100	90	80	2.5	2.37	3	Good	Onsite	Remove
71	Callitris columellaris	Coast Cypress Pine	Y	300			10	3.60	4	Fair	Onsite		Remove
72	Callitris columellaris	Coast Cypress Pine	Y	310			9	3.72	4	Good	Onsite		Remove
73	STAG	STAG		270			30	3.24	6	DEAD	Onsite		Remove
74	STAG	STAG		200				3.39		DEAD	Onsite		Remove
75	Beaucarnea recurvata	Ponytail Palm	N	150			4	1.80	1	Good	Onsite		Remove
76	Alphitonia excelsa	Soap Tree	Y	55			30	0.66	12	Good	Onsite		Remove
77	Eucalyptus siderphloia	Northern Grey Ironbark	Y	300			13	3.60	6	Good	Onsite		Remove
78	Strelitzia nicolai	Birds of paradise	N	280	200		6	4.78	6	Good	Onsite		Remove
79	Lophostemon confertus	Brushbox	Y	310	170		10	5.64	10	Good	Neighbouring		Retain
80	Allocasuarina littoralis	Black She-oak	Y	280			5	3.36	4	Good	Neighbouring		Retain
81	Lophostemon confertus	Brushbox	Y	300	250		9	4.69	6	Good	Onsite		Remove
82	Eucalyptus siderphloia	Northern Grey Ironbark	Y	420			13	5.04	5	Good	Onsite		Remove
83	Corymbia citriodora	Lemon-scented Gum	Y	500			16	6.00	7	Good	Onsite		Remove
84	STAG	STAG		190			8	2.28	3	DEAD	Onsite		Remove
85	Eucalyptus acmenodies	White Mahogany	Y	190			7	2.28	4	Good	Onsite		Remove
86	Lophostemon saueolens	Swamp Box	Y	230			8	2.76	4	Good	Onsite		Remove
87	Corymbia citriodora	Lemon-scented Gum	Y	270			12	3.24	5	Good	Onsite		Remove
88	Eucalyptus acmenodies	White Mahogany	Y	190			8	2.28	4	Good	Onsite		Remove
89	Alphitonia excelsa	Soap Tree	Y	100			4	1.20	3	Good	Onsite		Retain
90	Alphitonia excelsa	Soap Tree	Y	100			5	1.20	3	Good	Onsite		Retain
91	Alphitonia excelsa	Soap Tree	Y	120			5	1.44	4	Good	Onsite		Retain
92	Alphitonia excelsa	Soap Tree	Y	110			5	1.32	3	Good	Onsite		Retain
93	Alphitonia excelsa	Soap Tree	Y	110			6	1.32	2	Good	Onsite		Retain
94	Alphitonia excelsa	Soap Tree	Y	140			5	1.68	5	Good	Onsite		Retain

TREE SCHEDULE

	Botanical Name	Common Name	Native [Y/N]	DBH [cm]		Tree Height [m]	Tree Protection Zone (TPZ) [m]	Canopy Spread [m]	Health	Location	Habitat Features	Retain/remove
95	Alphitonia excelsa	Soap Tree	Y	100		7	1.20	3	Good	Onsite		Retain
96	Alphitonia excelsa	Soap Tree	Y	120		7	1.44	3	poor	Onsite		Retain
97	Eucalyptus siderphloia	Northern Grey Ironbark	Y	280		9	3.36	5	Good	Onsite		Remove
98	Eucalyptus acmenodies	White Mahogany	Y	180		8	2.16	4	Good	Onsite		Remove
99	Corymbia citriodora	Lemon-scented Gum	Y	480		14	5.76	6	Good	Onsite		Retain
100	Atractocarpus fitzalanii	Native Gardenia	Y	150		3	1.80	5	Good	Onsite		Retain
101	Acacia concurrens	Black Wattle	Y	130		4	1.56	4	Good	Onsite		Retain
102	Wodyetia bifurcata	Foxtail Palm	Y	220		7	2.64	4	Good	Onsite		Retain
103	Corymbia citriodora	Lemon-scented Gum	Y	350		16	4.20	6	Good	Onsite		Retain
104	Acacia concurrens	Black Wattle	Y	140		8	1.68	4	Good	Onsite		Retain
105	Lophostemon sauveolens	Swamp Box	Y	130		7	1.56	3	Good	Onsite		Retain
106	Lophostemon confertus	Brushbox	Y	130		6	1.56	3	Good	Onsite		Retain
107	Lophostemon confertus	Brushbox	Y	110		5	1.32	4	Good	Onsite		Retain
108	Lophostemon confertus	Brushbox	Y	100		5	1.20	3	Good	Onsite		Retain
109	Alphitonia excelsa	Soap Tree	Y	140		6	1.68	4	Good	Onsite		Retain
110	Corymbia citriodora	Lemon-scented Gum	Y	120		6	1.44	2	Good	Onsite		Remove
111	Alphitonia excelsa	Soap Tree	Y	140		6	1.68	3	Good	Onsite		Retain
112	Alphitonia excelsa	Soap Tree	Y	120		5	1.44	2	Good	Onsite		Retain
113	Alphitonia excelsa	Soap Tree	Y	120		5	1.44	2	Good	Onsite		Retain
114	Alphitonia excelsa	Soap Tree	Y	100		7	1.20	3	Good	Onsite		Retain
115	STAG	STAG		380		9	4.56	0	Good	Onsite		Retain
116	Corymbia citriodora	Lemon-scented Gum	Y	160		8	1.92	4	Good	Onsite		Retain
117	Alphitonia excelsa	Soap Tree	Y	130		7	1.56	4	Good	Onsite		Retain
118	Acacia concurrens	Black Wattle	Y	240		10	2.88	4	Good	Onsite		Retain
119	Alphitonia excelsa	Soap Tree	Y	140		5	1.68	3	Good	Onsite		Retain
120	Eucalyptus siderphloia	Northern Grey Ironbark	Y	270	140	11	3.65	5	Good	Onsite		Retain
121	Lophostemon sauveolens	Swampbox	Y	180		6	2.16	4	Good	Onsite		Retain
122	Alphitonia excelsa	Soap Tree	Y	220		8	2.64	4	Good	Onsite		Retain
123	Lophostemon sauveolens	Swamp Box	Y	230		7	2.76	4	Good	Onsite		Retain
124	Corymbia citriodora	Lemon-scented Gum	Y	390		16	4.68	6	Good	Onsite		Retain
125	Alphitonia excelsa	Soap Tree	Y	120		5	1.44	3	Good	Onsite		Retain
126	Alphitonia excelsa	Soap Tree	Y	160		7	1.92	4	Good	Onsite		Remove
127	Corymbia citriodora	Lemon-scented Gum	Y	320	310	10	5.35	6	Good	Onsite		Remove
128	Alphitonia excelsa	Soap Tree	Y	160		6	1.92	4	Good	Onsite		Retain
129	Corymbia citriodora	Lemon-scented Gum	Y	150		7	1.80	3	Good	Onsite		Remove
130	Lophostemon confertus	Brushbox	Y	170		7	2.04	4	Good	Onsite		Retain
131	Alphitonia excelsa	Soap Tree	Y	130		6	1.56	3	Good	Onsite		Remove
132	Alphitonia excelsa	Soap Tree	Y	100		5	1.20	3	Good	Onsite		Retain
133	Eucalyptus siderphloia	Northern Grey Ironbark	Y	310		12	3.72	5	Good	Onsite		Retain
134	Corymbia citriodora	Lemon-scented Gum	Y	220		8	2.64	5	Good	Onsite		Retain
135	Lophostemon sauveolens	Swampbox	Y	150		7	1.80	5	Good	Onsite		Retain
136	Corymbia intermedia	Pink Bloodwood	Y	140		7	1.68	4	Good	Onsite		Remove
137	Alphitonia excelsa	Soap Tree	Y	120		6	1.44	3	Good	Onsite		Retain
138	Corymbia citriodora	Lemon-scented Gum	Y	100		8	1.20	3	Good	Onsite		Retain
139	Lophostemon sauveolens	Swampbox	Y	140		7	1.68	4	Good	Onsite		Retain
140	Corymbia citriodora	Lemon-scented Gum	Y	350		10	4.20	5	Good	Onsite		Retain
141	Corymbia citriodora	Lemon-scented Gum	Y	150		7	1.80	3	Good	Onsite		Remove

TREE SCHEDULE

	Botanical Name	Common Name	Native [Y/N]	DBH [cm]		Tree Height [m]	Tree Protection Zone (TPZ) [m]	Canopy Spread [m]	Health	Location	Habitat Features	Retain/Remove
142	Acacia concurrens	Black Wattle	Y	100		6	1.20	7	Good	Onsite		Retain
143	Corymbia citriodora	Lemon-scented Gum	Y	100		6	1.20	3	Good	Onsite		Retain
144	Alphitonia excelsa	Soap Tree	Y	130		6	1.56	3	Good	Onsite		Retain
145	Corymbia citriodora	Lemon-scented Gum	Y	150	80	7	2.04	3	Good	Onsite		Retain
146	Pinus elliotii	Salsh Pine	N	120		7	1.44	3	Good	Neighbouring		Retain
147	Lophostemon suaveolens	Swampbox	Y	140		6	1.68	3	Good	Onsite		Retain
148	Corymbia citriodora	Lemon-scented Gum	Y	500		18	6.00	6	Good	Onsite		Retain
149	Corymbia citriodora	Lemon-scented Gum	Y	100	70	8	1.46	4	Good	Onsite		Retain
150	STAG	STAG		300		8	3.60	3	DEAD	Onsite		Retain
151	Eucalyptus moluccana	Gum-topped Box	Y	120		6	1.44	3	Good	Onsite		Retain
152	Acacia disparrima	Hickory Wattle	Y	150		7	1.80	3	Good	Onsite		Retain
153	Alphitonia excelsa	Soap Tree	Y	120		6	1.44	4	Good	Onsite		Retain
154	STAG	STAG		150	120	7	2.31	4	DEAD	Onsite		Retain
155	STAG	STAG		330		12	3.96	4	DEAD	Onsite		Retain
156	Corymbia citriodora	Lemon-scented Gum	Y	300		14	3.60	5	Good	Onsite		Retain
157	Eucalyptus acmenodies	White Mahogany	Y	340		12	4.08	4	Good	Onsite	Hollow	Retain
158	Lophostemon suaveolens	Swampbox	Y	140		6	1.68	3	Good	Onsite		Retain
159	Alphitonia excelsa	Soap Tree	Y	140		6	1.68	3	Good	Onsite		Retain
160	Corymbia intermedia	Pink Bloodwood	Y	160		8	1.92	5	Good	Onsite		Retain
161	Corymbia intermedia	Pink Bloodwood	Y	190		9	2.28	5	Good	Onsite		Retain
162	Alphitonia excelsa	Soap Tree	Y	100		6	1.20	4	Good	Onsite		Retain
163	Acacia concurrens	Black Wattle	Y	120		6	1.44	3	Good	Onsite		Retain
164	STAG	STAG		340		10	4.08	3	DEAD	Onsite		Retain
165	Alphitonia excelsa	Soap Tree	Y	140		7	1.68	3	Good	Onsite		Retain
166	Acacia disparrima	Hickory Wattle	Y	140		8	1.68	3	Good	Onsite		Retain
167	Alphitonia excelsa	Soap Tree	Y	110		5	1.32	3	Good	Onsite		Retain
168	Alphitonia excelsa	Soap Tree	Y	100		6	1.20	4	Good	Onsite		Retain
169	Lophostemon suaveolens	Swampbox	Y	140		7	1.68	3	Good	Onsite		Retain
170	Corymbia intermedia	Pink Bloodwood	Y	100	90	6	1.61	3	Good	Onsite		Retain
171	Alphitonia excelsa	Soap Tree	Y	120		6	1.44	4	Good	Onsite		Retain
172	Lophostemon suaveolens	Swampbox	Y	110		6	1.32	3	Good	Onsite		Retain
173	Alphitonia excelsa	Soap Tree	Y	120		7	1.44	4	Good	Onsite		Retain
174	Eucalyptus acmenodies	White Mahogany	Y	200	140	9	2.93	5	Good	Onsite		Retain
175	Alphitonia excelsa	Soap Tree	Y	100		7	1.20	3	Good	Onsite		Retain
176	Corymbia citriodora	Lemon-scented Gum	Y	260		10	3.12	4	Good	Onsite		Retain
177	Eucalyptus acmenodies	White Mahogany	Y	190		12	2.28	5	Good	Onsite		Retain
178	Eucalyptus acmenodies	White Mahogany	Y	300		10	3.60	6	Good	Onsite		Retain
179	Alphitonia excelsa	Soap Tree	Y	100		7	1.20	4	Good	Onsite		Retain
180	Eucalyptus siderphloia	Northern Grey Ironbark	Y	350		12	4.20	10	Good	Onsite		Retain
181	Corymbia citriodora	Lemon-scented Gum	Y	320		12	3.84	5	Good	Onsite		Retain
182	Alphitonia excelsa	Soap Tree	Y	120		6	1.44	3	Good	Onsite		Retain
183	Alphitonia excelsa	Soap Tree	Y	140		7	1.68	6	Good	Onsite		Retain
184	Corymbia intermedia	Pink Bloodwood	Y	100		7	1.20	3	Good	Onsite		Retain
185	Corymbia citriodora	Lemon-scented Gum	Y	120		7	1.44	3	Good	Onsite		Retain
186	Euclayptus moluccana	Gum-topped Box	Y	100		6	1.20	2	Good	Onsite		Retain
187	Eucalyptus moluccana	Gum-topped Box	Y	120		7	1.44	3	Good	Onsite		Retain
188	Corymbia citriodora	Lemon-scented Gum	Y	380		12	4.56	5	Good	Onsite		Retain

TREE SCHEDULE

J01_216 Learoyd Rd, Willawong

	Botanical Name	Common Name	Native [Y/N]	DBH [cm]	Tree Height [m]	Tree Protection Zone (TPZ) [m]	Canopy Spread [m]	Health	Location	Habitat Features	Retain/Remove
189	Alphitonia excelsa	Soap Tree	Y	120	7	1.44	4	Good	Onsite		Retain
190	Corymbia citriodora	Lemon-scented Gum	Y	200	8	2.40	4	Good	Onsite		Retain
191	Lophostemon sauveolens	Swampbox	Y	150	5	1.80	3	Good	Onsite		Retain
192	STAG	STAG		160	4	1.92	1	DEAD	Onsite		Retain
193	STAG	STAG		150	5	1.80	1	DEAD	Onsite		Retain
194	Corymbia citriodora	Lemon-scented Gum	Y	170	6	2.04	5	Good	Onsite		Retain
195	Eucalyptus acmenodies	White Mahogany	Y	390	12	5.76	6	Good	Onsite		Retain
196	Eucalyptus siderphloia	Northern Grey Ironbark	Y	180	8	2.16	4	Good	Onsite		Retain
197	Eucalyptus siderphloia	Northern Grey Ironbark	Y	120	6	1.44	3	DEAD	Onsite		Retain
198	STAG	STAG		160	8	1.92	1	DEAD	Onsite		Retain
199	Eucalyptus acmenodies	White Mahogany	Y	340	12	4.08	6	Good	Onsite		Retain
200	Corymbia citriodora	Lemon-scented Gum	Y	170	7	2.04	3	Good	Onsite		Retain
201	Lophostemon sauveolens	Swampbox	Y	170	6	2.04	4	Good	Onsite		Retain
202	Eucalyptus moluccana	Gum-topped Box	Y	300	13	3.60	5	Good	Onsite		Retain
203	Lophostemon sauveolens	Swampbox	Y	130	5	1.56	2	Good	Onsite		Retain
204	Acacia disparrima	Hickory Wattle	Y	160	6	1.92	3	Good	Onsite		Retain
205	Melaleuca quinquenervia	Broad-leaved paperbark	Y	100	3	1.20	1	Good	Onsite		Retain
206	Corymbia citriodora	Lemon-scented Gum	Y	240	10	2.88	6	Good	Onsite		Retain
207	Melaleuca quinquenervia	Broad-leaved paperbark	Y	120	5	1.44	2	Good	Onsite		Retain
208	Alphitonia excelsa	Soap Tree	Y	130	7	1.56	3	Good	Onsite		Retain
209	Corymbia citriodora	Lemon-scented Gum	Y	310	14	3.72	6	Good	Onsite		Retain
210	Corymbia citriodora	Lemon-scented Gum	Y	310	13	3.72	5	Good	Onsite		Retain
211	Lophostemon sauveolens	Swampbox	Y	140	8	1.68	4	Good	Onsite		Retain
212	Lophostemon sauveolens	Swampbox	Y	190	7	2.28	4	Good	Onsite		Retain
213	Lophostemon sauveolens	Swampbox	Y	150	7	1.80	3	Good	Onsite		Retain
214	Corymbia citriodora	Lemon-scented Gum	Y	410	12	4.92	6	Good	Onsite		Retain
215	Corymbia citriodora	Lemon-scented Gum	Y	160	9	1.92	4	Good	Onsite		Retain
216	Corymbia citriodora	Lemon-scented Gum	Y	190	8	2.28	5	Good	Onsite		Retain
217	Corymbia citriodora	Lemon-scented Gum	Y	110	5	1.32	2	Good	Onsite		Retain
218	Acacia concurrens	Black Wattle	Y	250	10	3.00	5	Good	Onsite		Retain
219	Melaleuca quinquenervia	Broad-leaved paperbark	Y	200	6	2.40	3	Good	Onsite		Retain
220	Corymbia citriodora	Lemon-scented Gum	Y	180	9	2.16	4	Good	Onsite		Retain
221	Corymbia citriodora	Lemon-scented Gum	Y	100	4	1.20	1	Good	Onsite		Retain
222	Alphitonia excelsa	Soap Tree	Y	110	4	1.32	2	Good	Onsite		Retain
223	Eucalyptus siderphloia	Northern Grey Ironbark	Y	320	12	3.84	6	Good	Onsite		Retain
224	Corymbia citriodora	Lemon-scented Gum	Y	360	14	4.32	5	Good	Onsite		Remove
225	Corymbia citriodora	Lemon-scented Gum	Y	240	8	2.88	4	Good	Onsite		Remove
226	Lophostemon sauveolens	Swampbox	Y	180	7	2.16	3	Good	Onsite		Retain
227	Eucalyptus siderphloia	Northern Grey Ironbark	Y	260	10	3.12	4	Good	Onsite		Remove
228	Eucalyptus siderphloia	Northern Grey Ironbark	Y	430	14	5.16	8	Good	Onsite		Remove
229	Eucalyptus siderphloia	Northern Grey Ironbark	Y	370	12	4.44	6	Good	Onsite		Remove
230	Corymbia trachyphloia	Brown Bloodwood	Y	230	7	2.76	6	Good	Onsite		Remove
231	Eucalyptus siderphloia	Northern Grey Ironbark	Y	310	10	3.72	5	Good	Onsite		Remove
232	Eucalyptus siderphloia	Northern Grey Ironbark	Y	290	9	3.48	5	Good	Onsite		Remove
233	Eucalyptus siderphloia	Northern Grey Ironbark	Y	320	10	3.84	5	Good	Onsite		Remove
234	Lophostemon sauveolens	Swampbox	Y	210	6	2.52	3	Good	Onsite		Remove
236	Eucalyptus siderphloia	Northern Grey Ironbark	Y	220	10	2.64	3	Good	Onsite		Remove

TREE SCHEDULE

	Botanical Name	Common Name	Native [Y/N]	DBH [cm]		Tree Height [m]	Tree Protection Zone (TPZ) [m]	Canopy Spread [m]	Health	Location	Habitat Features	Retain/Remove
237	Eucalyptus siderphloia	Northern Grey Ironbark	Y	320		10	3.84	6	Good	Onsite		Remove
238	Corymbia citriodora	Lemon-scented Gum	Y	390		12	4.68	5	Good	Onsite		Remove
239	Eucalyptus siderphloia	Northern Grey Ironbark	Y	390		11	4.68	5	Good	Onsite		Remove
240	Eucalyptus siderphloia	Northern Grey Ironbark	Y	310		14	3.72	5	Good	Onsite		Remove
241	Lophostemon saueolens	Swampbox	Y	330		7	3.96	6	Good	Onsite		Remove
242	Lophostemon saueolens	Swampbox	Y	160		5	1.92	4	Good	Onsite		Remove
243	Corymbia citriodora	Lemon-scented Gum	Y	390		11	4.68	6	Good	Onsite		Remove
244	Eucalyptus siderphloia	Northern Grey Ironbark	Y	330		10	3.96	6	Good	Onsite		Remove
245	Eucalyptus siderphloia	Northern Grey Ironbark	Y	430		10	5.16	8	Good	Onsite		Remove
246	Eucalyptus siderphloia	Northern Grey Ironbark	Y	410		12	4.92	6	Good	Onsite		Remove
247	Eucalyptus siderphloia	Northern Grey Ironbark	Y	250		11	3.00	5	Good	Onsite		Remove
248	Eucalyptus siderphloia	Northern Grey Ironbark	Y	260		9	3.12	5	Good	Onsite	Termite mound	Remove
249	Eucalyptus siderphloia	Northern Grey Ironbark	Y	180		7	2.16	3	Good	Onsite		Remove
250	Eucalyptus siderphloia	Northern Grey Ironbark	Y	430		12	5.16	6	Good	Onsite		Remove
251	Lophostemon conferta	Brushbox	Y	330	240	8	4.90	6	Good	Onsite		Remove