



Ecological Assessment Report

175 Albert Street, Logan Village

Prepared for Levai Group Pty Ltd

Prepared by:

Green Tape
SOLUTIONS



Green Tape Solutions / ABN 20 162 130 627
PO BOX 416 Rockhampton QLD 4700 / PO BOX 282 Morayfield QLD 4506
Telephone: 07 5428 6372 / Mobile 0481 848 033
Email: admin@greentapesolutions.com.au / www.greentapesolutions.com.au

**DISCLAIMER**

Apart from fair dealing for private study, research, criticism, or review as permitted under the Copyright Act, no part of this report, its attachments or appendices may be reproduced by any process without the written consent of Green Tape Solutions.

Green Tape Solutions has prepared this report solely for the benefit of the Client. This report is strictly limited to the purpose and facts stated herein. It does not apply directly or indirectly and will not be used for any other purpose, application, use, or matter. The reproduction, adaptation, use, or communication of the information contained in this report may not be made without the written permission of Green Tape Solutions.

In preparing this report, we assumed that all information and documents provided to us by the Client, or as a result of a specific request or inquiry, were complete, accurate, and up-to-date. Where we have obtained information from a government register or database, we have assumed that the information is accurate and reliable. Where an assumption has been made, we have not conducted any independent investigations regarding the matters to which that assumption applies. We need to be made aware of any reason why any of the assumptions are incorrect.

In this note, a reference to loss and damage includes past and prospective economic loss, loss of profits, damage to property, injury to any person (including death), costs and expenses incurred in taking measures to prevent, mitigate or rectify any harm, loss of opportunity, legal costs, compensation, interest and any other direct, indirect, consequential or financial or other loss.

Document Records - Quality

TITLE	Ecological Assessment Report for 175 Albert Street, Logan Village
FILED AS	PR26160_EA_175 Albert Street, Logan Village

Version	Date	Revision Details/Status	Prepared by	Reviewed by	Approved
Version A	24/07/2026	Draft Issue to Client	MI	RH	Client



Table of Contents

Acronyms and Glossary	1
1 Introduction	3
1.1 Project Area Description.....	3
1.2 Proposed Development.....	4
1.3 Scope of Works	4
2 Methodology	6
2.1 Qualification.....	6
2.2 Desktop Assessment.....	6
2.3 Field Survey.....	7
2.3.1 Flora Species Survey.....	7
2.3.2 Flora Species and Habitat Survey	7
2.3.3 Survey Limitations	8
3 Environmental Regulatory Framework	9
4 Ecological Values Assessment	18
4.1 Ground-truthed Vegetation Communities.....	18
4.1.1. Vegetation Community 1: Exotic Grassland with Slash pine trees.....	18
4.2 Weed Species	19
4.3 Flora Species Assessment.....	19
4.4 Fauna Species Assessment.....	20
4.5 Habitat Assessment	20
4.6 Corridors and Linkages	20
4.7 Summary of Ecological Values.....	21
5 Proposed Development Impact Assessment	25
5.1 Impact and Mitigation Measures	25
5.2 Assessment of Compliance	30
5.2.1. Local Planning Scheme	30
5.2.2. State Legislation	31
6 Conclusion.....	32
7 References	33
 Appendix 1 Development Layout	34
Appendix 2 EPBC Act Protected Matters Search	35
Appendix 3 Wildlife Online Database	36
Appendix 4 DNRMMRD Vegetation Management Report.....	37
Appendix 5 Species List	38
Appendix 6 Waterway Corridors and Wetlands Overlay Code	40
 TABLES	
Table 1: Property Information.....	3
Table 2: Legislative Framework	10
Table 3: Summary of Desktop and Project Area Assessment Results	22
Table 4: Tree Schedule	27
Table 5: Summary of Potential Impacts and Associated Mitigation Measures	28
 FIGURES	
Figure 1: Project Area Location (Source: Queensland Globe).....	4
Figure 2: Tree Retention Map	26
Figure 3: Waterways Corridor and Wetlands Overlay Map.....	30



PLATES

Plate 1: Vegetation community 1 – eastern portion of site, looking west.....	18
Plate 2: Vegetation community 1 – western portion of site, looking north-east	18
Plate 3: Vegetation community 1, eastern portion of site, looking south-west.....	19
Plate 4: Eucalyptus woodland to east of site.....	19
Plate 5: Interior of Eucalyptus woodland east of site	19
Plate 6: Existing community infrastructure building, adjacent to site	19



Acronyms and Glossary

Terms	Definitions
ALA	Atlas of Living Australia
CEEVNT	Refers to taxa listed as Critically Endangered, Endangered, Vulnerable or Near Threatened under Commonwealth and/or State legislation
DETSI	Department of Environment, Tourism, Science and Innovation (QLD)
DNRMMRD	Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development (QLD)
DCCEEW	Department of Climate Change, Energy, the Environment and Water (Cwth)
DSDIP	Department of State Development, Infrastructure and Planning (QLD)
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwth)
GTRE	Ground-truthed Regional Ecosystem
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
NC Act	<i>Nature Conservation Act 1992</i> (Qld)
Development Area	The geographical boundary within which the Project is located. This includes the specific properties and lots upon which the Project is being carried out.
Development Footprint	The actual physical area impacted by the Project. This encompasses all land affected by construction activities, buildings, and infrastructure. The region may experience both direct and indirect effects from the Project. This includes areas where significant changes might occur due to the project, such as alterations in traffic patterns, environmental impacts or changes to local services and infrastructure.
RE	Regional Ecosystem
PMST	Protected Matters Search Tool
SARA	State Assessment and Referral Agency
SDAP	State Development Assessment Provisions
SPRAT	Species Profile and Threats Database



Terms	Definitions
TEC	Threatened Ecological Community
VM Act	<i>Vegetation Management Act 1999</i> (Qld)
WoNS	Weeds of National Significance



1 Introduction

Green Tape Solutions was engaged by Levai Group Pty Ltd to undertake an ecological assessment of the site located at 175 Albert Street, Logan Village, comprising Lot 1 RP135229 (also referred to as 'the Project area'). The report has been prepared in support of a development application for the Project area.

This report identifies the ecological values within or associated with the Project area, the potential presence of threatened species listed under Commonwealth, State and local legislation, fauna and flora habitat and landscape connectivity values. This report also assesses potential impacts associated with the proposed development and where required, provides mitigation measures to ensure that the proposal complies with relevant environmental legislation.

1.1 Project Area Description

Table 1 provides the property details of the Project Area. **Figure 1** depicts the location of the Project area.

Table 1: Property Information

Address	175 Albert Street, Logan Village
Lot / Plan	Lot 1 RP135229
Total lot area (m²)	1,618 m ²
SEQ Regional Plan land use category	Urban Footprint
Local Government Area (LGA)	Logan City Council
Local Planning Scheme (LPS) Zone	Community Facilities - Infrastructure
LPS Local Plan	N/A

The Project Area does not contain any structures. Surrounding land uses are predominantly residential or community infrastructure in nature. A residential subdivision is present to the west and south of the Project Area, while land to the north comprises of retail complexes and community infrastructure. A eucalypt woodland associated with the Logan Village Park (Lot 998 WD6173) is present to the east of the Project Area, across from Albert Street.

The Project Area has been historically cleared and currently supports exotic canopy and understorey vegetation. A detailed description of these vegetation communities is provided in **Section 4**.

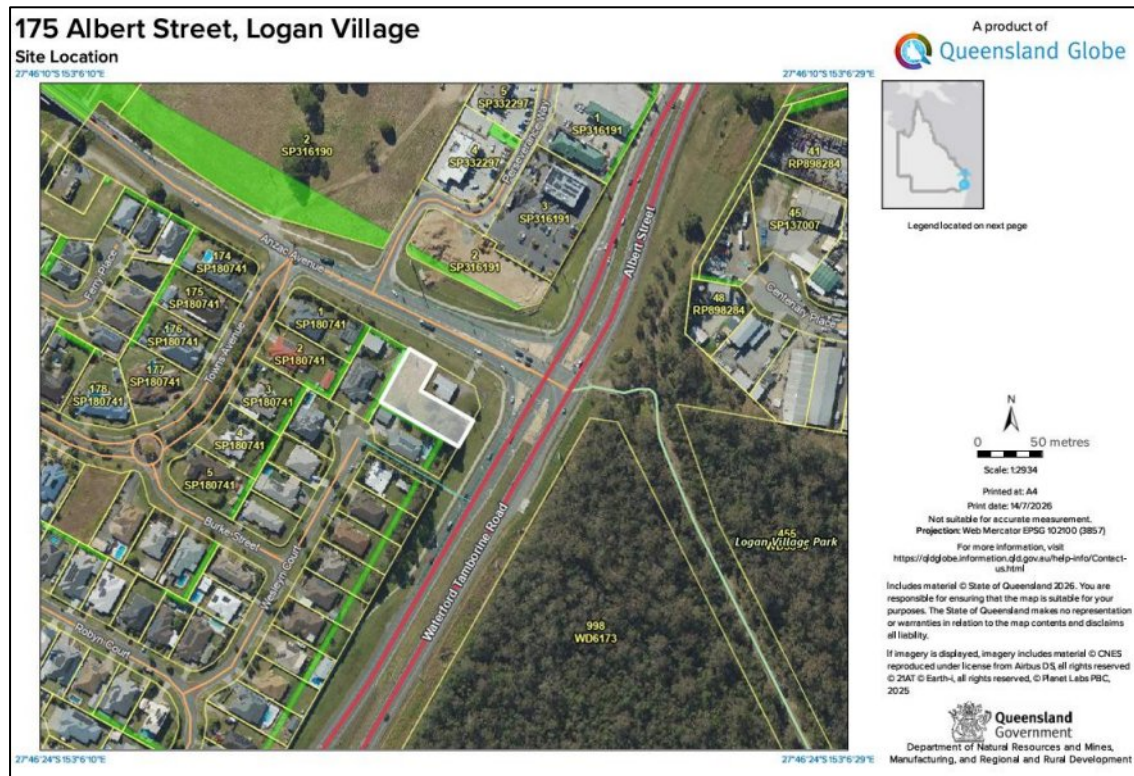


Figure 1: Project Area Location (Source: Queensland Globe)

1.2 Proposed Development

The proposed development comprises a Reconfiguring a Lot (RoL) –1 into 2 Lot residential subdivision. Access to the new lots will be provided via an access easement off Anzac Road along the northern boundary. The development in its current configuration will require the removal of exotic vegetation only, no native vegetation is present on site.

The proposed layout for the development is provided in **Appendix 1**.

1.3 Scope of Works

The scope of work for this report includes the following:

- A detailed desktop assessment, including a review of relevant background, database and mapping information to identify applicable Local, State and Commonwealth government overlays/mapping triggers and potential constraints and development opportunities for the project area.
- A field assessment to determine the extent and structural integrity of vegetation communities (including the presence of weed species) and fauna habitat values, as well as to identify and assess ecologically significant areas and features.
- Assessment of the project area's conservation values with respect to its position within the local and broader landscape, including corridor linkages and riparian areas.



- A description of the ecological values (field survey results) of the project area and confirmation of the likelihood of occurrence of flora and fauna species and vegetation communities protected under Local, State and Commonwealth legislation.
- Identification of statutory considerations relevant to ecological aspects of the proposed development and assessment of the proposed development against the relevant Local and State legislation (including State development codes and local planning scheme provisions) with recommendations on how to meet the environmental overlay codes and protect environmental values.
- Evaluation of ecological constraints on the project area and impacts and provision of management measures to mitigate such impacts.
- Preparation of maps relevant to the report

2 Methodology

2.1 Qualification

This document was prepared by a qualified ecologist with at least five years of experience. It has also reviewed by a senior ecologist with over ten years of experience.

The authors of this report meet the suitably qualified criteria as they:

- Possess knowledge and experience in applying relevant legislation, plans, policies, standards and guidelines relating to threatened species outlined in this report;
- Have knowledge and experience in botanical survey methods, fauna ecology and GIS analysis;
- Have at least five years' experience in undertaking ecological surveys and assessments and preparing ecological and offset management plans, including experience in undertaking the fine-scale assessment of vegetation communities and other related technical guides; and
- Qualifications and experience in the field of ecology, environmental management (or similar) to assess and protect project area-based and strategic biodiversity values relating to Queensland.

2.2 Desktop Assessment

A comprehensive desktop assessment was undertaken to review relevant environmental databases, technical reports, maps and legislation (Commonwealth, State, and Local) in order to identify potential ecological values within and surrounding the Project area. The results of the desktop assessment were used to inform the design and methodology of field survey.

Searches undertaken as part of the desktop assessment were based on the Project area's central coordinates with a standard 2 km buffer or by lot and plan. The following resources were reviewed:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters Search Tool (PMST), Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEE), accessed 15th July 2026 (**Appendix 2**).
- Department of Environment, Tourism, Science and Innovation (DETSI) WildNet database (Wildlife Online) records, accessed 15th July 2026 (**Appendix 3**);
- Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMMRRD) Vegetation Management Report, accessed 15th July 2026 (**Appendix 4**) which includes the following:
 - Regulated vegetation management (RVM) map;
 - Vegetation management supporting map (VM Act Regional Ecosystems) including Essential Habitat;
 - Vegetation management pre-clear regional ecosystem map;
 - Vegetation management watercourse and drainage features map;
 - Protected plants flora survey trigger map (administered by the Department of Environment, Science and Innovation (DETSI); and
 - Koala priority area (KPA) and Koala habitat area (KHA) (SEQ Koala Conservation Plan



Map; administered by DETSI).

- DETSI Biomaps online mapping portal (DETSI, 2020);
- Atlas of Living Australia (ALA) species search, accessed 15th July 2026 (ALA, 2014);
- Logan Planning Scheme 2015 overlay maps, accessed 15th July 2026 (**Figure 3**); and
- Aerial imagery (Queensland Globe / Metromaps).

2.3 Field Survey

A field assessment was undertaken on 13 July 2026 by an ecologist with extensive experience in conducting flora and fauna surveys and ecological assessments.

The field assessment involved the following:

- Validation of desktop findings;
- Verifying the floristic structure and composition of vegetation communities present;
- Describing the fauna habitat present and recording any incidental fauna sightings;
- Searching for potentially occurring significant species (and associated habitat) as listed under the EPBC Act and/or *Nature Conservation Act 1992* (NC Act);
- Identifying weed species and documenting vegetation disturbance;
- Assessment of the ecological values of the Project area with respect to the mapped environmental values of the Project area.

2.3.1 Flora Species Survey

General baseline botanical surveys were conducted to describe the vegetation communities, dominant flora species, and their extent. Fauna habitat values and opportunistic sightings of fauna were also recorded. These surveys were carried out in accordance with quaternary survey methods described in Neldner et al. (Version 5.1), ensuring the scientific rigour of the assessment by compiling a species inventory and assigning relative dominance of each flora species within the dominant structural layer.

2.3.2 Flora Species and Habitat Survey

Fauna and habitat values were assessed while conducting the vegetation survey. The following characteristics were observed to determine fauna likely to be present on-site based on the type and quality of habitat present:

- Presence of hollow-bearing trees, their form and size;
- Presence of scratches on tree trunks and scats of wildlife;
- Presence of hollow logs/debris and areas of dense leaf litter cover;
- Level of disturbance (e.g. weed, litter); and,
- Habitat connectivity within the network.

No targeted acoustic surveys or fauna trapping were undertaken as part of this assessment.



2.3.3 Survey Limitations

The ability to detect plants and accurately identify them to species level can vary greatly with season, prevailing climatic conditions and the presence of reproductive material (e.g. flowers, fruit and seed capsules). The survey undertaken as part of this assessment only represents a 'snapshot' in time and, therefore, may not provide a true indication of plant presence in the Project area. For example, some cryptic flora species may only be detected during flowering periods that were not present during the current survey. Hence, this survey should not be regarded as conclusive evidence that certain protected plants do not occur in the Project area. However, every effort has been made to detect these species in their preferred habitat areas.



3 Environmental Regulatory Framework

Table 2 describes Australian, State and Local Government legislative arrangements to manage potential environmental and ecological impacts arising from development. The table details the relevant Act, Regulation, Policy, Code, Zoning Scheme and overlays for Matters of National Environmental Significance (MNES), Matters of State Environmental Significance (MSES) and Matters of Local Environmental Significance (MLES). Some matters are listed in all three jurisdictions while others are specific to a single authority.

Table 2: Legislative Framework

Legislative Element	Description	Triggers	Database Search	Applicable to report
Australian Government				
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	The EPBC Act protects the environment in relation to Matters of National Environmental Significance (MNES). Under the EPBC Act, if a development proposal involves an action that will or is likely to result in a significant impact on a MNES, the proposal must be referred to the DCCEEW (an EPBC Referral).	Action resulting in significant impacts upon a MNES.	Results of the Protected Matters Search Tool (PMST) identify several MNES protected under the EPBC Act as known to occur or potentially occurring (Refer to Appendix 2). A review of wildlife occurrence records (WildNet – see Appendix 3 and QWildlife database) within 2 km of the project area confirms the presence of Koala (<i>Phascolarctos cinereus</i>) within the surrounding area.	No. Desktop assessment identified several Matters of National Environmental Significance (MNES), including listed threatened and migratory species and threatened ecological communities (TECs) that may occur within or adjacent to the Project Area. Based on the location and extent of the proposed development footprint, the proposal is not expected to result in a significant impact on MNES. Refer to Section 4 for further assessment.
Queensland Government				
<i>Coastal Protection and</i>	The <i>State Coastal Management Plan 2002</i> (Coastal Plan) describes how the coastal zone	Action resulting in interference with the coastal zone.	Coastal Management District and the coastal hazard maps	No. The Project area is not located within a coastal management district.



Legislative Element	Description	Triggers	Database Search	Applicable to report
<i>Management Act 1995</i>	is to be managed and guides relevant decisions by the State and local governments for effective protection and management of the coastal zone. The State Coastal Plan applies to the coastal zone defined in section 11 of the <i>Coastal Protection and Management Act 1995</i> . The determination of the coastal zone depends on the existence of a clear link with the coast or coastal resources.			
<i>Biosecurity Act 2014</i>	The main purpose of the <i>Biosecurity Act 2014</i> is to provide for the risk-based management of biosecurity matters, including prohibited and restricted invasive animals and plants.	Presence of prohibited and restricted invasive animals or plants in the Project area.	A review of Schedule 2 of the Act and Weeds of National Significance (WoNS) database identified that several weed species may occur within the Project area.	Yes. Refer to Section 4 .
<i>Fisheries Act 1994</i>	The <i>Fisheries Act 1994</i> (Fisheries Act) provides for the use, conservation and enhancement of Queensland's	Action resulting in interference with fish passage in a mapped watercourse defined under the Fisheries Act (waterway barrier	Mapped waterway on the Queensland Waterways for Waterway Barrier Works Map.	No. The Project area does not contain a waterway.



Legislative Element	Description	Triggers	Database Search	Applicable to report
	fisheries resources and fish habitats. Waterway barrier works are regulated under the <i>Fisheries Act 1994</i> and <i>Planning Act 2016</i> when barriers to fish movement, including partial barriers, are installed across waterways. Any waterway barrier works within a mapped waterway defined under the <i>Fisheries Act 1994</i>, as shown on the Queensland Waterways for Waterway Barrier Works Map, will require either a development application under the <i>Planning Act 2016</i> or must achieve compliance with the Accepted development requirements for operational works that are constructing or raising waterway barrier works. Barrier works include construction, raising, replacement and some maintenance works on structures such as culvert crossings, bed-level and low-level crossings,	work) or interference with marine plants/ mangroves.		



Legislative Element	Description	Triggers	Database Search	Applicable to report
	weirs and dams, both permanent and temporary. Where a waterway determination is questionable, it is the on-ground physical and hydrological attributes that ultimately determine whether a particular feature is a defined waterway that provides for fish passage and consultation with Fisheries Queensland is mandatory. In addition, marine plants are protected under the <i>Fisheries Act 1994</i>. The destruction, damage or disturbance of marine plants without prior approval from Fisheries Queensland is prohibited			
<i>Nature Conservation Act 1992</i> (NC Act)	The primary purpose of the <i>Nature Conservation Act 1992</i> (NC Act) is to conserve biodiversity by creating and managing protected areas, managing and protecting native wildlife, and managing the	Actions resulting in a significant impact upon NC Act listed matters and special least concern fauna and impacts to animal breeding places	WildNet database searches reveal the presence of two protected or threatened species, Koalas (<i>Phascolarctos cinereus</i>) and the Powerful Owl (<i>Ninox strenua</i>)	Yes. The WildNet database searches identified two threatened species under the NC Act may occur within the Project Area or its surrounds. Refer to Section 4 for further assessment.



Legislative Element	Description	Triggers	Database Search	Applicable to report
	spread of non-native wildlife. Unless authorised, it is an offence under the NC Act to take, keep, use, or move protected flora and fauna for commercial, recreational or other purposes. Where a proposed development will result in such impacts to flora and fauna protected under the NC Act, authorisation from DETSI will be required.	Action occurring within a mapped high-risk area and will directly or indirectly impact (occurring 100 m of) threatened flora species listed under NC Act.	DETSI Protected Flora Survey Trigger Map is included as part of the DNRMMRRD Vegetation Management Report and does not highlight any protected flora within the Project area.	No. The Project Area is not mapped within a high-risk area on the Protected Flora Survey Trigger Map.
<i>Vegetation Management Act 1999</i> <i>Vegetation Management and Other Legislation Amendment Bill 2018</i> <i>(VM Act)</i>	The clearing of native vegetation in Queensland is regulated by the VM Act, which protects the clearing of remnant vegetation, as shown by the DNRMMRRD mapping. The VM Act works in conjunction with the <i>Planning Act 2016</i> and Planning Regulation 2017 to ensure that where vegetation clearing is for a relevant purpose and	Clearing of regulated vegetation communities, unless exempt under the <i>Planning Act 2016</i> and Vegetation Management Regulation.	DNRMMRRD Vegetation Management Report - Regulated Vegetation Management (RVM) Map An analysis of Vegetation Management Reports and the Regulated Vegetation Management (RVM) Map show that regulated vegetation does not occur within the Project area but is present adjacent to the east of the Project area.	No. The Project area does not contain regulated vegetation. The vegetation on the site is mapped as Category X (non-remnant) under the Regulated Vegetation Management Map.



Legislative Element	Description	Triggers	Database Search	Applicable to report
	constitutes assessable development.	Clearing of habitat that is mapped as essential habitat for endangered, vulnerable or near-threatened wildlife protected under the NC Act.	DNRMMRRD Vegetation Management Report - Vegetation management supporting map supporting map does not highlight essential habitats present within the Project area.	No. The Project area does not contain any mapped areas of essential habitat for endangered, vulnerable or near-threatened (EVNT) species protected under the NC Act.
<i>Water Act 2000</i>	The <i>Water Act 2000</i> provides for the sustainable management of water and other resources and establishes a framework for the operation of water authorities. The Act aims to provide and manage water resources through the principles of water sharing, cost sharing and pricing principles, planning and water source quality.	Action resulting in interference with overland flow, earthworks, and significant disturbance.	Mapped Watercourse on the Watercourse identification map (WIM)	No. There are no mapped watercourses within or surrounding the Project area that the proposed development would impact on.
<i>Economic Development Act 2012</i>	The purpose of this act is to facilitate economic growth and development in Queensland.	Action within a Priority Development Area.	SPP Interactive Mapping System	No. The Project area is not mapped in a PDA.
<i>Planning Act 2016 and Planning</i>	The Koala Conversation Plan mapping identifies Koala Priority Areas (KPAs) and Koala Habitat	Action resulting in impact on mapped Koala habitat areas regulated under Schedule 11 of the Regulation.	The Koala Conservation Plan map is provided as part of the DNRMMRRD Vegetation Management Report.	No. The Project Area is not mapped to contain Koala habitat.



Legislative Element	Description	Triggers	Database Search	Applicable to report
Regulation 2017	Areas (KHA) regulated under the Act and Regulation. EPP/2020 Assessment Benchmarks in relation to Koala Habitat in South East Queensland (Inside Koala Priority Areas) State Code 25 - Guideline: State Development Assessment Provisions Development in South East Queensland Koala habitat areas (Outside Koala Priority Areas).			Refer to Section 4 for further assessment.
	State code 16: Native vegetation clearing	Refer to the <i>Vegetation Management Act 1999</i> section		No. The Project area will not involve clearing of any native vegetation.



Legislative Element	Description	Triggers	Database Search	Applicable to report
Logan City Council				
LCC Planning Scheme 2015	Biodiversity areas overlay - the site is mapped in the Primary Vegetation Management Area.	An assessment against the relevant provisions of the Biodiversity Areas Overlay Code may be required.	Logan PD Hub Interactive Mapping	No. The development does not trigger the Biodiversity Areas overlay code in accordance with Table 5.10.2.1.2 of the Planning Scheme 2015.
LCC Planning Scheme 2015	Waterway corridors and wetlands overlay code	The Project area is mapped under the Waterway corridors and wetlands overlay. An assessment against the relevant provisions of the Waterway corridors and wetlands overlay Code is required.	Logan PD Hub Interactive Mapping	Yes. Refer to Section 4 .

4 Ecological Values Assessment

4.1 Ground-truthed Vegetation Communities

The field assessment determined that the proposed development supports one vegetation community.

Vegetation Community 1: Exotic Grassland with Slash pine trees

Vegetation within the project area corresponds to an exotic grassland community. These areas have undergone extensive historical clearing and now support a ground layer dominated by non-native pasture and weed species typical of disturbed sites within the Logan region. The canopy layer consists only of slash pines, mostly confined to the south-eastern corner of the Project Area.

Dominant species observed within the Project Area include Guinea Grass (*Megathyrsus maximus*), Paspalum (*Paspalum dilatatum*), Rhodes Grass (*Chloris gayana*) and Cobblers Pegs (*Bidens pilosa*) with some small Lantana (*Lantana camara*) patches spread throughout. The canopy layer within this community is comprised entirely of slash pines (*Pinus elliotti*). The vegetation lacks native structural integrity and does not support a recognisable Regional Ecosystem.

This community is mapped as Category X (non-remnant) under the State Regulated Vegetation Management (RVM) mapping. Field assessment confirmed the accuracy of this mapping, with the area representing a highly modified, non-native vegetation assemblage maintained by past clearing and ongoing disturbance.



Plate 1: Vegetation community 1 – eastern portion of site, looking west



Plate 2: Vegetation community 1 – western portion of site, looking north-east



Plate 3: Vegetation community 1, eastern portion of site, looking south-west



Plate 4: Eucalyptus woodland to east of site



Plate 5: Interior of Eucalyptus woodland east of site



Plate 6: Existing community infrastructure building, adjacent to site

4.2 Weed Species

Many weed species are present in the Project area, including restricted invasive species listed under the *Biosecurity Act 2014* (Qld), including:

- Lantana (*Lantana camera*); – Category 3 Restricted Matter and WoNS;

A full list of weed species present in the Project area is provided in **Appendix 5**.

4.3 Flora Species Assessment

No threatened flora species were identified within the Project area during the ecological assessment.

The Project area is not mapped within a mapped high-risk area (i.e., an area where endangered, vulnerable, or near-threatened native plants are present or are likely to be present) on the Protected Plants Flora Survey trigger map.



4.4 Fauna Species Assessment

A field assessment of the Project Area recorded a range of common native fauna species typical of peri-urban and woodland/riparian environments in the Logan area. Species observed during the survey included Australian Magpie (*Cracticus tibicen*), Rainbow Lorikeet (*Trichoglossus moluccanus*), pied butcherbird (*Cracticus nigrogularis*), wedgetail eagle (*Aquila audax*) and Australian wood duck (*Chenonetta jubata*).

No threatened fauna species listed under State or Commonwealth legislation were observed within the Project Area during the field assessment.

A review of the WildNet database indicates 42 recorded koala sightings within a 2 km radius of the Project Area since 1980, supporting the broader regional presence of the species and suggesting that the local area may form part of the local koala habitat network.

A full list of fauna occurring in the Project area during the field assessment is provided in **Appendix 5**.

4.5 Habitat Assessment

Fauna habitat features of the Project area consist of limited resources (e.g., foraging, refuge, shelter and roosting opportunities) of varying quality and condition, including:

- Dense areas of undergrowth vegetation;
- Dry grass, long grass and leaf litter.

Based on a 2 km search radius, the WildNet database contains records of 2 threatened fauna species within the surrounding area, the Koala (*Phascolarctos cinereus*) and Powerful owl (*Ninox strenua*). The Project Area does not contain any vegetation that would support either species. In the context of the surrounding landscapes, the significant urban development and main roads surrounding the Project Area to the north, west and south provides very low connectivity and habitat values for fauna that may occur within the area, especially for threatened species. There are no recent records of Powerful owls within 2km of the Project Area and any Koala records have been associated with the remnant vegetation within the Logan Village Park to the East of the Project Area. The most recent record of a Koala was from December 2025.

Therefore, it is highly unlikely that either Koalas or Powerful owls will occur on or utilise the Project Area due to the low habitat values present, urban disturbance and proximity of more suitable, quality vegetation associated with Logan Village Park to the east.

4.6 Corridors and Linkages

The Project Area is bounded by Anzac Road to the north and Albert Street to the East, both of which are main roads that meet at a large intersection. There is a eucalypt woodland east of Albert Road that is part of the Logan Village Park. This woodland provides a corridor for fauna to access remnant, native vegetation.

The riparian vegetation associated with Logan Village Park provides structural connectivity between remnant and regrowth vegetation patches located both north and southeast of the site. While the surrounding landscape has undergone substantial modification through residential development, the



retained corridor maintains canopy continuity and vegetated ground layers that facilitate fauna movement.

The presence of koala habitat tree species, hollow-bearing trees and moderate canopy connectivity enhances the functional value of the corridor. The associated vegetation is likely to support movement and dispersal of fauna species, including koalas, arboreal mammals and woodland birds, particularly in an increasingly urbanised context where vegetated linkages are limited.

The Project Area does not contain any vegetation that would support the movement of fauna across the landscape, especially in the context of the busy main roads and urban development surrounding the site. The adjacent riparian corridor remains an important local linkage that contributes to habitat connectivity within the Logan Village district and broader Logan River catchment.

4.7 Summary of Ecological Values

Table 3 details the findings of the desktop review, field survey/s and analysis of these findings against Commonwealth, state and local government environmental legislation, policies, codes and planning instruments. This analysis includes the following matters:

- Ground-truthed vegetation communities, including EPBC-listed Threatened Ecological Communities (TECs), state-listed vegetation communities, wetlands and essential habitats reported within a 10km buffer from the Project area;
- Weeds on the Project area and significance of the infestations;
- Listed fauna and flora species recorded within a 5 km buffer from the Project area and recorded on the Project area;
- Habitat assessment to determine fauna habitat features of the Project area, including corridors and linkages that the Project area may form part of and the potential impact on landscape connectivity; and
- Council listed matters in addition to matters applicable under Commonwealth and state legislation.

Table 3: Summary of Desktop and Project Area Assessment Results

Legislative / Compliance Element	Desktop Assessment Results	Field Survey Results and Assessment
Australian Legislation		
<i>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>	One (1) wetland of international importance: • Moreton Bay Six (6) listed threatened ecological communities (TEC): • Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of New South Wales and South East Queensland ecological community (Endangered); • Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland (Endangered); • Lowland Rainforest of Subtropical Australia • Poplar Box Grassy Woodland on Alluvial Plains (Endangered); • Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions • White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Critically Endangered). • Fifty-six (56) threatened species; and • Thirteen (13) migratory species.	No threatened fauna species listed under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) were directly observed within the Project Area during the field survey. A likelihood of occurrence assessment was undertaken for each threatened species identified through the Protected Matters Search Tool and desktop database review. This assessment considered the presence and quality of suitable habitat within the Project Area, field observations, vegetation condition, and relevant WildNet and BioMap records within the surrounding locality. Based on this assessment, two listed threatened fauna species were determined to be possible to occur within the broader locality; however, the Project Area provides no resources for these species. The proposed development is not expected to result in a significant impact to any EPBC-listed fauna species. Koala habitat trees are not present within the Project Area. No koalas or koala scats were observed during the field survey. Database records confirm the species occurs within the surrounding landscape. The proposed development will not involve impacts to koala habitat trees or koala movement corridors. There are no Threatened Ecological Communities (TEC) are present on site. Based on current field observations, an EPBC referral is not required.



Legislative / Compliance Element	Desktop Assessment Results	Field Survey Results and Assessment
	Refer to Appendix 2	
Queensland Legislation		
<i>Coastal Protection and Management Act 1995</i>	The Project area is not mapped within the Coastal Management District or a Coastal area subject to erosion or storm tide inundation.	The Project area is not within the mapped Coastal Management District.
<i>Biosecurity Act 2014</i>	The DETSI WildNet Records identified a number of weed species listed as Restricted Matter to occur within 2 km of the Project Area: Lantana (<i>Lantana camara</i>) (also a WoNS).	The Project area is dominated by weed infestations, including a weed of national significance (<i>Lantana camara</i>). Weeds will be controlled as part of the development to prevent further distribution of exotic pests. Refer to Appendix 5.
<i>Nature Conservation Act 1992</i> - DETSI WildNet database	WildNet database shows records of the following listed species within a 2 km buffer of the Project area: - Koala (<i>Phascolarctos cinereus</i>); - Powerful owl (<i>Ninox strenua</i>);	No Endangered, Vulnerable or Near Threatened (EVNT) species listed under the <i>Nature Conservation Act 1992</i> were directly observed during the field survey. Koala habitat trees are not present within the Project Area Based on field observations and habitat assessment, the Project Area is not considered to support core habitat for any EVNT species listed under the <i>Nature Conservation Act 1992</i>
<i>Nature Conservation Act 1992</i> - Protected Plants Flora Survey Trigger Map	The Project area is not mapped within a mapped high-risk trigger area for protected plants.	The Project Area is not mapped within a high-risk trigger area on the Protected Plants Flora Survey Trigger Map. The ecological field assessment did not record any threatened flora species listed under the <i>Nature Conservation Act 1992</i>; however, this survey was not conducted in accordance with the Protected Plants Flora Survey Guidelines and therefore cannot confirm the absence of listed protected plants.
<i>Vegetation Management Act 1999</i> (VM Act)	The Vegetation Management Report maps the Project area	Field verification confirmed that the Project Area contains Category X (non-remnant) vegetation



Legislative / Compliance Element	Desktop Assessment Results	Field Survey Results and Assessment
Regulated Vegetation Management Map	as Category X non-remnant vegetation	under the Regulated Vegetation Management (RVM) Map.
VM Act Essential Habitat Map	The Project area is not mapped as supporting essential habitat for endangered, vulnerable and near threatened wildlife listed under the NC Act.	The Project Area is not mapped as Essential Habitat under the <i>Vegetation Management Act 1999</i> (VM Act) Essential Habitat Map.
Koala Conservation Plan Map – Koala priority areas and Koala habitat areas mapping.	The Project area is not mapped within a Koala priority area (KPA), or the Koala Habitat Area (KHA).	The Project Area does not contain any Koala habitat trees, and none of the site is mapped as Koala Habitat Area (KHA). An assessment against State Code 25 is not required
<i>Environmental Protection Act 1994</i> and Environmental Protection (Water and Wetland Biodiversity) Policy 2019 Map of Queensland wetland environmental values	No regulated wetlands are mapped on the Project area.	The field assessment confirmed that the Project area does not support a wetland area.
Local Legislation		
<i>Logan Planning Scheme 2015</i> (V9.2) Waterway Corridors overlay	The Project Area is mapped within the Logan Planning Scheme 2015 Waterway Corridors overlay Refer to Figure 3 .	The field survey confirmed that Waterway Corridor values are not present within the project area, but the Project is within the Waterways buffer. An assessment against the relevant provisions of the Waterway Corridors Overlay Code is required.



5 Proposed Development Impact Assessment

5.1 Impact and Mitigation Measures

There is no native vegetation or significant intrinsic or strategic habitat values present within the project area, therefore the development avoids impacts on such values (Table 4). Vegetation clearing associated with the proposed subdivision and earthworks will result in the removal of 31 non-native trees and weeds present (**Figure 2**). Impacts are minor and will have no impacts upon local wildlife populations, which will be utilising the existing remnant native vegetation/habitat to the east.

A tree survey identified trees ≥ 200 mm DSH across the development footprint where Council or State overlays exist. All vegetation within the development footprint will be removed. None of the trees surveyed contained hollows or other habitat features.

Actual and potential direct and indirect impacts from the proposed development on ecological values include:

- Minor loss of fauna habitat resources, vegetation clearing may result in the loss of some of the habitat features including foraging resources and shelter for fauna species.
- Injury and mortality of fauna species because of vegetation clearing. This includes likely direct death and injury from clearing, indirect impacts associated with dispersal of fauna during vegetation clearing works and delayed mortality due to displacement forced dispersal into occupied territories and/or inability to re-establish territory within other habitat patches.
- Sediment run-off during earthworks

Table 5 provides a summary of the potential impacts of the proposed development and mitigation measures.

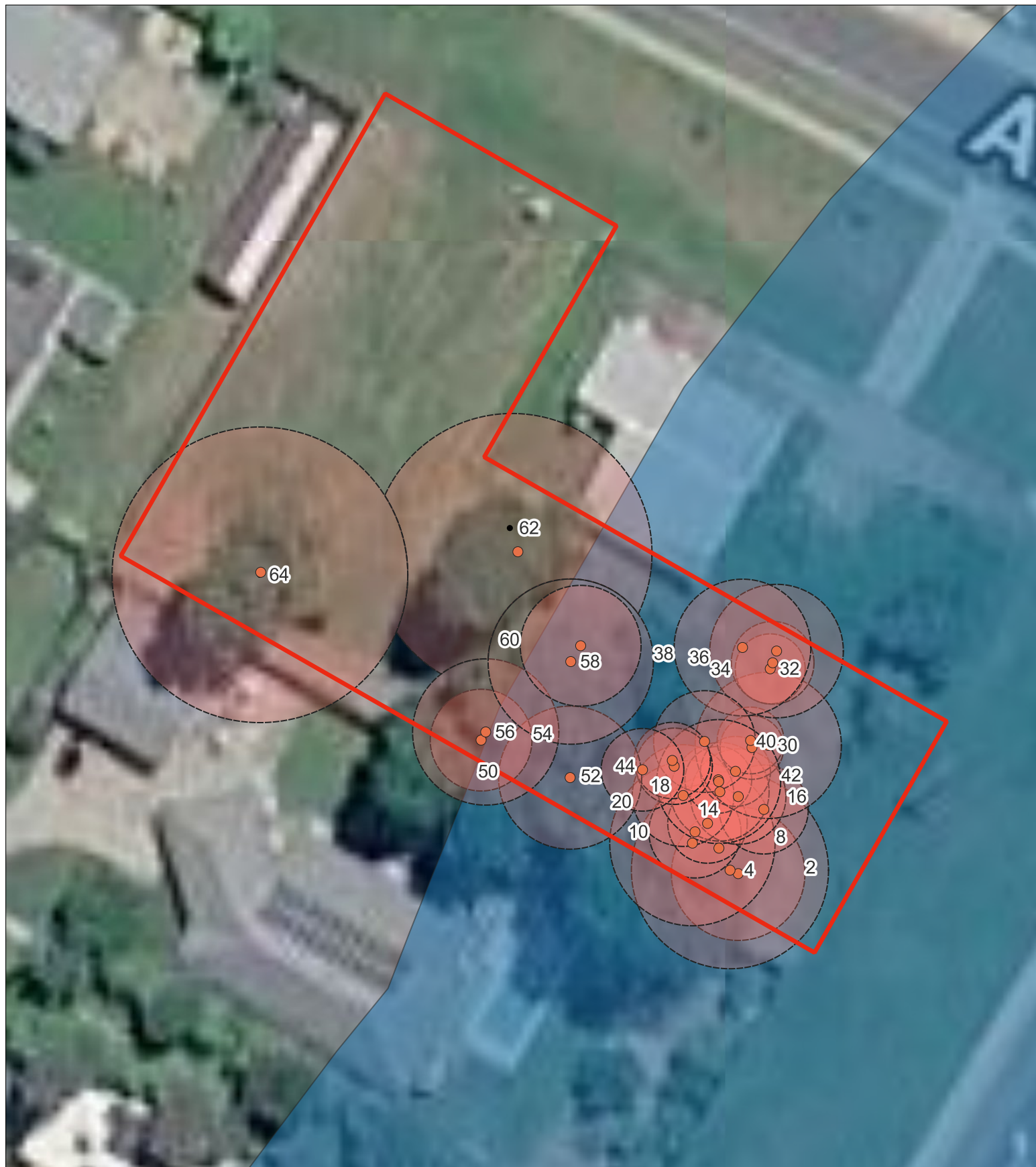
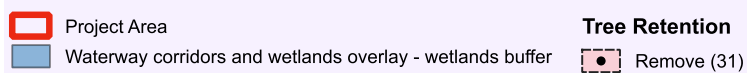
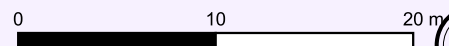


Figure 2: Tree Retention Map



Scale @ A4: 1:382



CRS: GDA2020 / MGA zone 56

Notes: Survey layers by Green Tape Solutions; development layout provided by the Client; Basemap © Google and their data suppliers





Table 4: Tree Schedule

Tree ID	Scientific Name	Common Name	DSH	Height	Canopy Spread	Canopy Form	Condition	NRZ	Scratches	Hollows	Number Hollows	Hollow Sizes
1	<i>Pinus elliottii</i>	Slash pine	0.42	18	3	Good	Good	5.04	No	No	-	-
2	<i>Pinus elliottii</i>	Slash pine	0.62	18	5	Good	Good	7.44	No	No	-	-
3	<i>Pinus elliottii</i>	Slash pine	0.18	8	3	Good	Good	2.16	No	No	-	-
4	<i>Pinus elliottii</i>	Slash pine	0.52	18	6	Good	Good	6.24	No	No	-	-
5	<i>Pinus elliottii</i>	Slash pine	0.29	18	3	Good	Good	3.48	No	No	-	-
6	<i>Pinus elliottii</i>	Slash pine	0.25	18	3	Good	Good	3	No	No	-	-
7	<i>Pinus elliottii</i>	Slash pine	0.28	17	4	Good	Good	3.36	No	No	-	-
8	<i>Pinus elliottii</i>	Slash pine	0.3	18	3	Good	Good	3.6	No	No	-	-
9	<i>Pinus elliottii</i>	Slash pine	0.31	18	3	Good	Good	3.72	No	No	-	-
10	<i>Pinus elliottii</i>	Slash pine	0.32	17	3	Good	Good	3.84	No	No	-	-
11	<i>Pinus elliottii</i>	Slash pine	0.21	17	2	Good	Good	2.52	No	No	-	-
12	<i>Pinus elliottii</i>	Slash pine	0.22	18	3	Good	Good	2.64	No	No	-	-
13	<i>Pinus elliottii</i>	Slash pine	0.2	17	2	Good	Good	2.4	No	No	-	-
14	<i>Pinus elliottii</i>	Slash pine	0.21	17	2	Good	Good	2.52	No	No	-	-
15	<i>Pinus elliottii</i>	Slash pine	0.46	18	4	Good	Good	5.52	No	No	-	-
16	<i>Pinus elliottii</i>	Slash pine	0.22	16	2	Good	Good	2.64	No	No	-	-
17	<i>Pinus elliottii</i>	Slash pine	0.26	17	2	Good	Good	3.12	No	No	-	-
18	<i>Pinus elliottii</i>	Slash pine	0.42	18	4	Good	Good	5.04	No	No	-	-
19	<i>Pinus elliottii</i>	Slash pine	0.43	18	4	Good	Good	5.16	No	No	-	-
20	<i>Pinus elliottii</i>	Slash pine	0.32	18	3	Good	Good	3.84	No	No	-	-
21	<i>Pinus elliottii</i>	Slash pine	0.39	18	4	Good	Good	4.68	No	No	-	-
22	<i>Pinus elliottii</i>	Slash pine	0.24	18	2	Good	Good	2.88	No	No	-	-
23	<i>Pinus elliottii</i>	Slash pine	0.24	18	3	Good	Good	2.88	Yes	No	-	-
24	<i>Pinus elliottii</i>	Slash pine	0.45	18	4	Good	Good	5.4	No	No	-	-
25	<i>Pinus elliottii</i>	Slash pine	0.26	18	3	Good	Good	3.12	No	No	-	-
26	<i>Pinus elliottii</i>	Slash pine	0.32	18	4	Good	Good	3.84	No	No	-	-
27	<i>Pinus elliottii</i>	Slash pine	0.46	18	4	Good	Good	5.52	No	No	-	-
28	<i>Pinus elliottii</i>	Slash pine	0.52	18	6	Good	Good	6.24	No	No	-	-
29	<i>Pinus elliottii</i>	Slash pine	0.38	17	3	Good	Good	4.56	No	No	-	-
31	<i>Pinus elliottii</i>	Slash pine	0.88	18	7	Good	Good	10.56	No	No	-	-



Table 5: Summary of Potential Impacts and Associated Mitigation Measures

Potential Impact	Mitigation Measures
Planning and Design Phase	
Removal of vegetation is required from the Project area, resulting in the potential loss of ecological values, including foraging and habitat resources.	<u>Avoid the impact:</u> The development avoids the removal of native vegetation and will have negligible impacts upon local fauna. There are no Koala habitat trees present on site. <u>Mitigate the impact:</u> There are no impacts that require mitigation
Construction and Clearing Phase	
- Loss and degradation of food and shelter resources for urban fauna due to vegetation clearing. - Potential injury and mortality of fauna due to vegetation clearing. This includes direct mortality, injury or orphaning of wildlife because of vegetation clearing and indirect impacts such as displacement and dispersal into adjacent habitats that may be at their carry-capacity. - Loss of potential breeding habitat and resources (e.g. hollows and nests), including future breeding habitat. - Temporary disturbance (noise, light, etc.) to local fauna species. - Introduction and spread of biosecurity matters such as invasive species e.g. from fill material or machinery.	- The construction contractor shall take all reasonable and practicable management measures to avoid environmental harm and environmental nuisance to native fauna and known fauna habitat and breeding places. - Erosion and sediment control measures are to be implemented in line with the Erosion and Sediment control plan. - Construction activities will be restricted to daylight hours to minimise noise, dust and light impacts. - No domestic animals will be allowed onto the construction site. - Avoid high risk construction activities such as earthworks during severe wet weather. - An appropriately experienced and suitably qualified fauna spotter catcher is to be engaged to conduct a pre-clearing fauna survey to identify fauna habitat and breeding places and remove fauna from vegetation to be cleared. Only a Designated and trained person (fauna spotter catcher) can handle and remove fauna. The fauna spotter catcher shall be present during all vegetation clearing to supervise clearing. Injury or mortality of fauna species will be minimised by managing habitat clearing and by having a qualified fauna spotter supervising all clearing activities. If Koalas are found to be present, they will be managed in line with the Nature Conservation (Koala) Conservation Plan 2017. Clearing and post clearing activities (including fauna spotter activities) are detailed below.



Potential Impact	Mitigation Measures
	• The <i>Biosecurity Act 2014</i> (Qld) imposes a general biosecurity obligation of landowners and managers to minimise biosecurity risks. This includes risks associated with invasive flora and fauna species. • Fire ant movement controls shall be implemented to restrict and monitor the movement of materials that may carry fire ants. These controls may include obtaining a Biosecurity Instrument Permit to move soil and other landscaping materials where required. The site foreman/supervisor shall be responsible for ensuring all fire ant compliance requirements are met at all times. Further advice regarding fire ant compliance can be obtained on the Business Queensland website at https://www.business.qld.gov.au/industries/farms-fishing-forestry/agriculture/land-management/health-pests-weeds-diseases/pests/fire-ants/advice-tool • Monitoring shall be undertaken to detect new infestations of invasive flora species listed under the <i>Biosecurity Act 2014</i> (Qld) and to ensure that listed invasive flora species do not spread beyond the Project area into the environment. • Monitor the effectiveness of controls and establish triggers for corrective action where potential impacts are observed. • Landscaping using locally indigenous plant species shall provide foraging and shelter resources and assist in compensating for these values.
Operation Phase	
• New weed species introduction and an increase in existing weed infestations.	• The area is already urbanised and highly developed. The road separation will minimise the chances of weed spread to native vegetation areas to the east.

5.2 Assessment of Compliance

5.2.1. Local Planning Scheme

Under the Logan Planning Scheme 2015 (V9.2), the Project area is located within the Community Infrastructure Zone. The Project area is partly mapped under the Biodiversity Areas Overlay (Primary Vegetation Management Area). However, the development does not trigger the Biodiversity Areas Overlay Code in accordance with Table 5.10.2.1.2 of the Logan Planning Scheme 2015. The proposal does not have to respond to the Biodiversity Areas Overlay Code due to the zoning and lot size.

The Project Area is also mapped under the Waterway Corridors and Wetlands Overlay – Wetlands buffer (**Figure 3**). An assessment against the relevant provisions of the Waterway Corridors and Wetlands Overlay Code is provided in **Appendix 6**. The proposal complies with all the relevant provisions of the Waterway Corridors and Wetlands Overlay Code.

The proposed development is located over 65m from the edge of the Logan Village Park wetland, which is the mapped wetland features. A main road (Albert Street) provides a barrier between the development and the wetland area. The proposed development has been designed to avoid direct disturbance to the core waterway corridor and riparian zone associated with the Logan Village Park wetland. The development footprint has been consolidated within previously disturbed areas to minimise impacts.

Effective erosion and sediment control measures will be implemented during construction in accordance with Planning Scheme Policy 5 – Infrastructure to prevent sediment discharge into the stormwater system. Construction or operation of the development will not result in impacts to the ecological function, water quality or scenic amenity of the wetland.



Figure 3: Waterways Corridor and Wetlands Overlay Map



5.2.2. State Legislation

Koala habitat overlay

The Project Area is not mapped as containing Koala Habitat Area, it is not located within a Koala Priority Area (KPA) or a Koala Broad Hectare Area (KBHA). Therefore, further assessment is not required.

Vegetation Management Act 1999

The Project Area is not mapped as containing regulated vegetation under the Regulated Vegetation Management (RVM) Map.

The site is located within the SEQ Urban Footprint and is zoned for residential development under the Logan Planning Scheme 2015. In accordance with the *Vegetation Management Act 1999* and the *Planning Regulation 2017*, clearing of Category X vegetation within the Urban Footprint is exempt clearing work under the vegetation management framework.



6 Conclusion

This Ecological Assessment has identified and evaluated the ecological values of the Project Area at 175 Albert Street, Logan Village. The Project Area does not support any native vegetation, and is mapped as Category X (non-remnant) vegetation under the *Vegetation Management Act 1999*. The Project Area is also mapped under the Logan Planning Scheme 2015 Waterway Corridors Overlay – Wetlands buffer.

Field investigations confirmed that the site provides low habitat values, including some foraging resources, shelter and movement opportunities for native fauna. The site is adjacent to a broader bushland habitat area but does not contribute to local ecological connectivity within the surrounding urbanising landscape. No threatened flora species were recorded during the general field assessment.

The development footprint avoids ecological impacts by avoiding the removal of native vegetation and functional fauna habitat. The proposed development will result in the clearing of 31 non-native trees. Clearing of Category X vegetation is exempt clearing inside the SEQ Urban Footprint and zoned for residential purposes.

The proposal complies with all the relevant provisions of the Waterway Corridors and Wetlands Overlay Code. The proposed development is located over 65m from the edge of the Logan Village Park wetland, which is the mapped wetland features. A main road (Albert Street) provides a barrier between the development and the wetland area. The proposed development has been designed to avoid direct disturbance to the core waterway corridor and riparian zone associated with the Logan Village Park wetland. The development footprint has been consolidated within previously disturbed areas to minimise impacts.

Effective erosion and sediment control measures will be implemented during construction in accordance with Planning Scheme Policy 5 – Infrastructure to prevent sediment discharge into the stormwater system. Construction or operation of the development will not result in impacts to the ecological function, water quality or scenic amenity of the wetland.

A fauna management framework will be implemented during construction, including engagement of a suitably qualified fauna spotter-catcher, pre-clearing inspections and implementation of erosion, sediment control measures.

Having regard to the limited and localised extent of clearing, proximity of key habitat corridors, maintenance of ecological connectivity, and implementation of appropriate mitigation and offset measures, the proposed development is unlikely to result in significant adverse impacts on local or regional biodiversity values, including Matters of National Environmental Significance. The proposal complies with relevant Commonwealth, State and local ecological requirements and can proceed under the applicable legislative and planning framework.

7 References

ALA. 2014. *Atlas of Living Australia Database* [Online]. Available: Available online at: <http://spatial.ala.org.au/> [Accessed February 2026].

DCCEEW 2023, National Light Pollution Guidelines for Wildlife, Department of Climate Change, Energy, the Environment and Water, Canberra, May. CC BY 4.0

DESI 2024. Protected Plants Flora Survey Trigger Map – Flora Survey Guidelines. Queensland Government, Brisbane

DOEE 2011. Survey guidelines for Australia's threatened mammals. Guidelines for detecting mammals listed as threatened under the *Environment Protection and Biodiversity Conservation Act 1999*. In: ENERGY, D. O. T. E. A. (ed.). Canberra,: Commonwealth of Australia,.

DOTE 2014. EPBC Act Referral Guidelines for the Vulnerable Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) In: DEPARTMENT OF THE ENVIRONMENT (ed.). Canberra.

EYRE TJ, S. G., VENZ MF, MATHIESON MT, HOGAN LD, STARR, C, WINTER, J AND MCDONALD, K 2022. Guide to greater glider habitat in Queensland. In: DEPARTMENT OF AGRICULTURE, W. A. T. E., CANBERRA. DEPARTMENT OF ENVIRONMENT AND SCIENCE, BRISBANE (ed.).

NELDNER, V. J., WILSON, B. A., DILLEWAARD, H. A., RYAN, T. S., BUTLER, D. W., MCDONALD, W. J. F., ADDICOTT, E. P. A. & APPELMAN, C. N. 2019. Methodology for surveying and mapping of regional ecosystems and vegetation communities in Queensland. In: QUEENSLAND HERBARIUM, Q. D. O. E. A. S. (ed.). Brisbane.

PHILLIPS, S. & CALLAGHAN, J. 2011. The Spot Assessment Technique: a tool for determining localised levels of habitat use by Koalas *Phascolarctos cinereus*. *Australian Zoologist*, 35.



Appendix 1

Development Layout

-



B	Amend Proposed Easement	19/06/26
A	Original Issue	18/06/26
Issue	Description	Date

Project:
175 Albert Street,
Logan Village.

Client:
Tom Levai

Associated Consultant:

Title:
Proposal Plan
Lot 1 on RP135229
Locality of LOGAN VILLAGE
Local Government of LOGAN CITY

Note:
No of Existing Lots: 1
No of Proposed Lots: 2
Minimum Lot Size: 806m²
Average Area of Lots: 809m²
Total Area: 1618m²

The boundaries shown hereon were not marked at the time of survey and have been derived from SP180741. Easement and adjoining lot information, including boundaries, have been derived from Smartmap. Contours, structures and survey features have been derived from Toohey Survey drawing 261071_D1.

LEGEND	
Sewer (from LCC DBYD)	— S —
Water (from LCC DBYD)	— W —
Stormwater (from LCC DBYD)	— SW —
Electricity - Overhead	— EO —
Telecommunications (from Telstra DBYD)	— T —
NBN Cables (from nbn DBYD)	— NBN —
Fibre Optic Cables (from Optus DBYD)	— FO —
Roof line work from Survey & Satellite Imagery	— F —
Fence	— F —
Temporary Bench Mark	— TBM —
Sewer M/N	— S —
Lightpole	— LP —
Electricity Pit	— EP —
Electricity Pole	— EP —
Telecom Pit	— TP —
Water Valve	— V —
Fire Hydrant	— FH —
Gully	— G —
Tree Note: Tree Trunk Ø(m)	— T —
HT - Height (m)	— H —
Sp - Diameter of Spread (m)	— S —



TOOHEY SURVEY
SURVEYORS & PLANNERS
Toohey Survey Pty Ltd ABN 42 088 495 354
(07) 3800 4331 tooheysurvey.com.au

Surveyed: KAH - 17/06/26 Drawn: KAH - 18/06/26

Level Datum: AHD Derived by GNSS CORS

Scale: 1:200 (A1)

Dwg No. 261071-P1-B Issue: A

LCC Property Flood Report	
Probable Maximum Flood (PMF)	23.5m AHD
2% AEP Flood Level	N/A
5% AEP Flood Level	N/A

Scale 1: 200(A1) - Lengths are in metres



Appendix 2

EPBC Act Protected Matters Search



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: 15-Jul-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:	56
Listed Migratory Species:	13

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	24
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	None
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	4
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 may 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			[<u>Resource Information</u>]
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			

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 may occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area	In feature area
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Critically Endangered	Species or species habitat may occur within area	In feature area
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 likely 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 likely to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
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 likely to occur within area	In feature area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
Turnix melanogaster Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area	In feature area
FISH			
Maccullochella mariensis Mary River Cod [83806]	Endangered	Translocated population known to occur within area	In feature area
FROG			
Mixophyes fleayi Fleay's Frog [25960]	Endangered	Species or species habitat may occur within area	In feature area
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 maculatus maculatus (SE mainland population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Petrogale penicillata Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area	In feature area
Potorous tridactylus tridactylus Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area
Pseudomys novaehollandiae Pookila, New Holland Mouse [96]	Vulnerable	Species or species habitat may occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
PLANT			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Bosistoa transversa Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Corchorus cunninghamii Native Jute [14659]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Croton mamillatus Bahrs Scrub Croton [84796]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat may occur within area	In buffer area only
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 may occur within area	In feature area
Diploglottis campbellii Small-leaved Tamarind [21484]	Endangered	Species or species habitat may occur within area	In buffer area only
Endiandra floydii Floyd's Walnut, Crystal Creek Walnut [52955]	Endangered	Species or species habitat may occur within area	In buffer area only
Fontainea venosa [24040]	Vulnerable	Species or species habitat may occur within area	In buffer area only
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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area	In feature area
Notelaea lloydii Lloyd's Olive [15002]	Vulnerable	Species or species habitat may occur within area	In feature area
Notelaea x ipsviciensis listed as Notelaea ipsviciensis Cooneana Olive [93460]	Critically Endangered	Species or species habitat may occur within area	In feature area
Owenia cepiodora Onionwood, Bog Onion, Onion Cedar [11344]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Planchonella eerwah Shiny-leaved Condoo, Black Plum, Wild Apple [17340]	Endangered	Species or species habitat 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 likely to occur within area	In feature area
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Furina dunmalli Dunmall's Snake [59254]	Vulnerable	Species or species habitat may occur within area	In feature area
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species

[Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area

Migratory Terrestrial Species

Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area

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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	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 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

Other Matters Protected by the EPBC Act

Listed Marine Species	[Resource Information]		
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
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]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely 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 may occur within area	In feature area
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat likely to occur within area overfly marine area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Yarrabilba residential development and associated infrastructure	2013/6791	Controlled Action	Post-Approval	In buffer area only
Not controlled action				
GCCC Northern Wastewater Strategy and associated Reclaimed Water Scheme - Stage	2001/282	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
Loganlea to Jimboomba 110kV network upgrade, SE Qld	2013/7035	Not Controlled Action	Completed	In feature area
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 3

Wildlife Online Database



WildNet Records

Conservation Significant Species List

For the selected area of interest Lot: 1 Plan: RP135229
Current as at 10/07/2026 WildNetCSSpeciesList

Summary Information

The following table provides an overview of the area of interest: Lot: 1 Plan: RP135229

Table 1. Area of interest details

Size (ha)	
0.16	
Local Government(s)	
Logan City	
Catchment(s)	
Logan-Albert	
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.

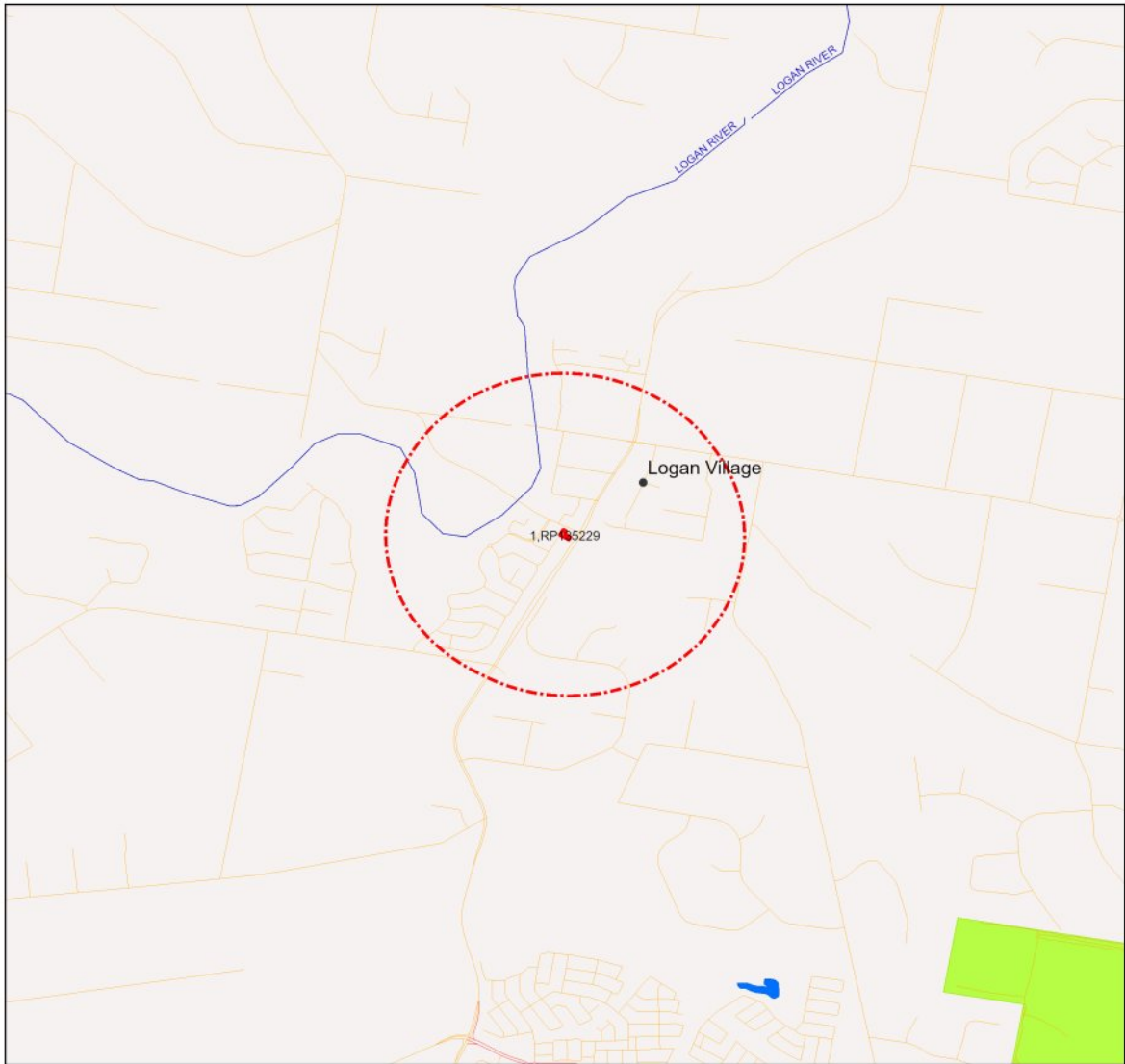
The [WildNet Application](#) may provide additional information on species occurrence within your area of interest.

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

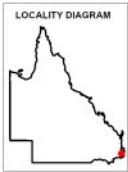
Table 2 lists the species recorded within the area of interest and its one kilometre buffer.

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



This product is displayed in GDA2020

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

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
860	Animalia	Mammalia	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala	E	E	0	42	26/11/2025
584	Animalia	Reptilia	Crocodylidae	<i>Crocodylus porosus</i>	estuarine crocodile	V		0	1	30/06/1905

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 4

DNRMMRRD Vegetation Management Report



Vegetation management

PROPERTY REPORT

For Lot: 1 Plan: RP135229

14/07/2026

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

© State of Queensland (2026)

The Queensland Government supports and encourages the dissemination and exchange of its information. The copyright in this publication is licensed under a Creative Commons - Attribution 4.0 International (CC BY) licence.

Under this licence you are free, without having to seek our permission, to use this publication in accordance with the licence terms.



You must keep intact the copyright notice and attribute the State of Queensland as the source of the publication.

Note: Some content in this publication may have different licence terms as indicated.

For more information on this licence, visit <https://creativecommons.org/licenses/by/4.0/>

The information contained herein is subject to change without notice. The Queensland Government shall not be liable for technical or other errors or omissions contained herein. The reader/user accepts all risks and responsibility for losses, damages, costs and other consequences resulting directly or indirectly from using this information.

Mapping versions

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

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

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

Overview

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

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

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

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

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

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

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

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

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

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

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

- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

Other laws

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

Table of Contents

1. Property details	6
1.1 Tenure and title area	6
1.2 Property location	6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (NRMMRRD)).....	7
2.1 Exempt clearing work	7
2.2 Accepted development vegetation clearing codes	7
2.3 Area management plans	8
2.4 Development approvals	8
2.5. Contact information for NRMMRRD	8
3. Vegetation management framework for Lot: 1 Plan: RP135229	9
3.1 Vegetation categories	9
3.2 Property Map of Assessable Vegetation (PMAV)	9
3.3 Regional ecosystems	10
3.4 Watercourses	10
3.5 Wetlands	10
3.6 Essential habitat	11
3.7 Area Management Plan(s)	11
3.8 Coastal or non-coastal	11
3.9 Agricultural Land Class A or B	11
4. Vegetation management framework maps	13
4.1 Regulated vegetation management map	14
4.2 Vegetation management supporting map	15
4.3 Coastal/non-coastal map	16
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture	17
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)).....	18
5.1 Clearing in high risk areas on the flora survey trigger map	18
5.2 Clearing outside high risk areas on the flora survey trigger map	18
5.3 Exemptions	18
5.4 Contact information for DETSI	18
5.5 Protected plants flora survey trigger map	19
6. Koala protection framework (administered by DETSI)	21
6.1 Koala mapping	21
6.2 Koala habitat planning controls	22
6.3 Koala Conservation Plan clearing requirements	23
6.4 Contact information for DETSI	23
7. Koala protection framework details for Lot: 1 Plan: RP135229	24
7.1 Koala districts	24
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map	24
7.3 Koala habitat regional ecosystems for core koala habitat areas	25
8. Other relevant legislation contacts list	26

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 1 Plan: RP135229 are listed in Table 1.

Table 1: Lot, plan, tenure and title area information for the property

Lot	Plan	Tenure	Property title area (sq metres)
1	RP135229	Freehold	1,618

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

Does the property Lot: 1 Plan: RP135229 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 1 Plan: RP135229, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Logan City	Logan-Albert	Southeast Queensland	Moreton Basin

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for NRMMRRD

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@nrmmrrd.qld.gov.au

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

3. Vegetation management framework for Lot: 1 Plan: RP135229

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category X	0.16

Table 4: Description of vegetation categories

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

3.2 Property Map of Assessable Vegetation (PMAV)

The following Property Map of Assessable Vegetation (PMAVs) may be present on this property.

Reference number:

2008/005464

3.3 Regional ecosystems

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

A description of regional ecosystems can be accessed online at

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	0.16	None	None

Please note:

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

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

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

3.4 Watercourses

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

3.5 Wetlands

There are no vegetation management wetlands present on this property.

3.6 Essential habitat

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

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

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

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

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

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

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

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

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

No records

3.7 Area Management Plan(s)

Nil

3.8 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.9 Agricultural Land Class A or B

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

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

Class A (with urban areas masked as per SPP): 0.0 ha

No Class B

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 1 Plan: RP135229.

4. Vegetation management framework maps

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

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

Regulated vegetation management map

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

Vegetation management supporting map

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

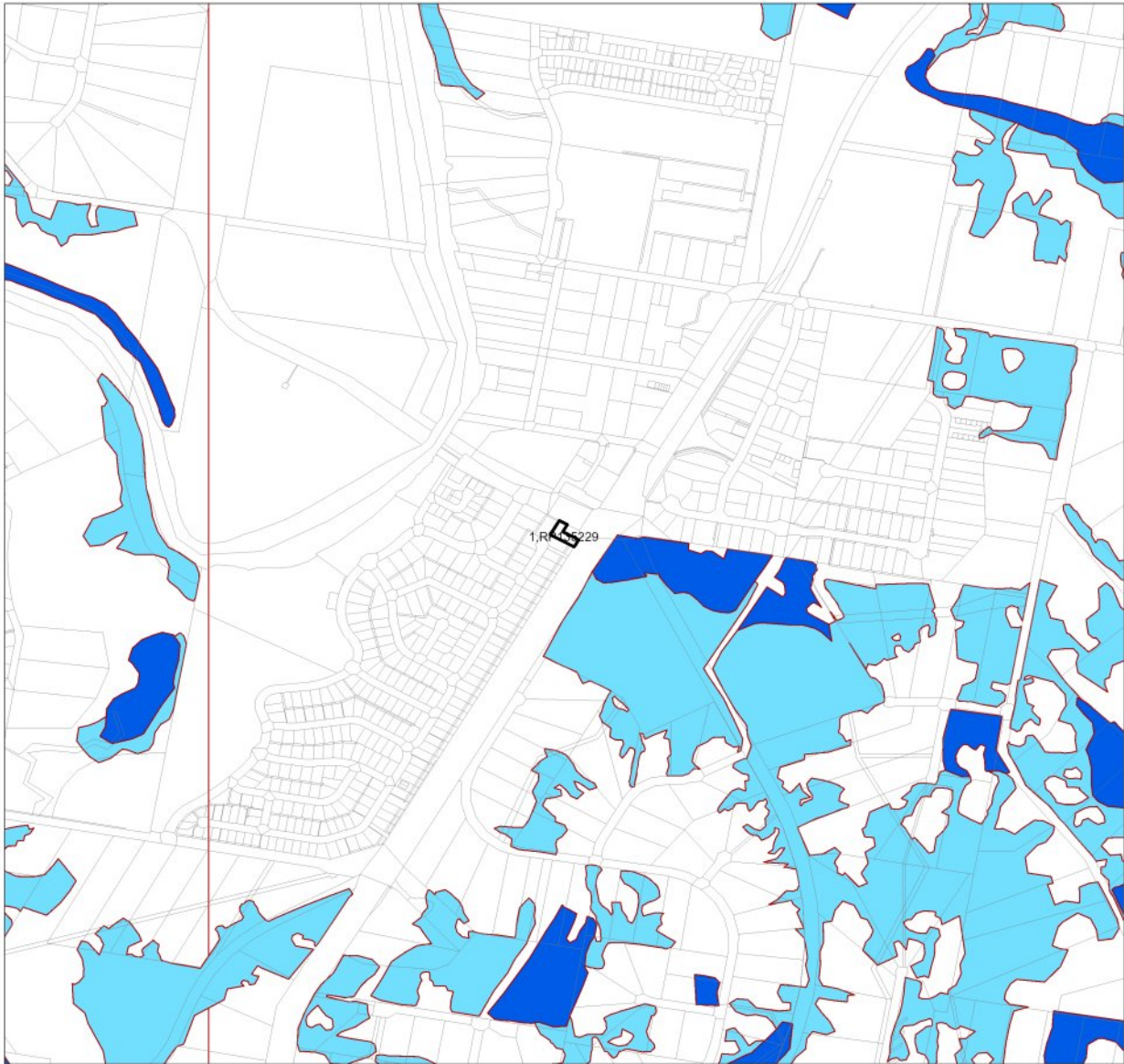
Coastal/non-coastal map

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

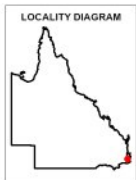
Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

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

4.1 Regulated vegetation management map



Regulated Vegetation Management Map



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

N



0 150 300 450 600 750 m

This product is displayed in:
GDA2020

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

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

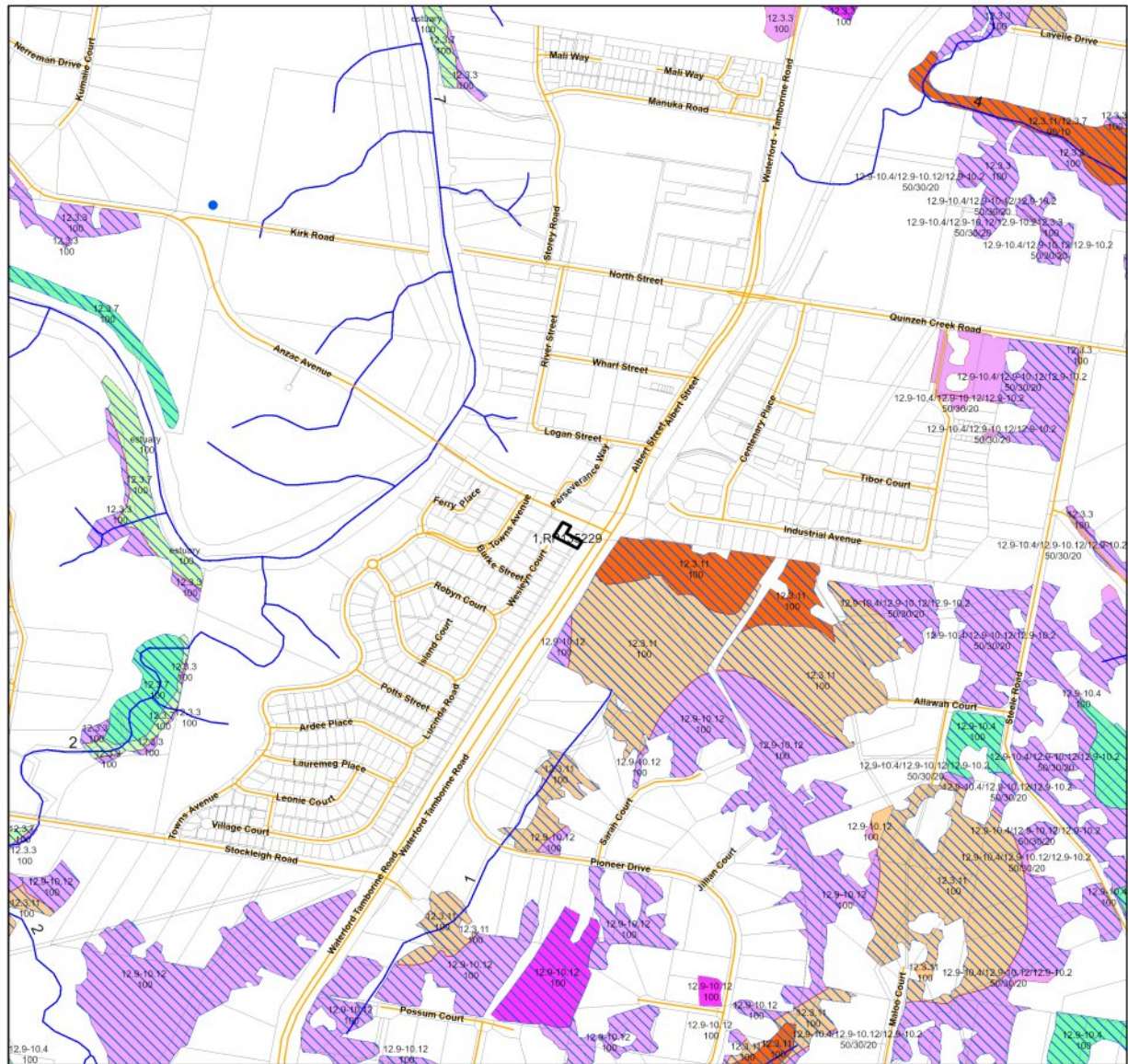
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <https://qldspatial.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

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

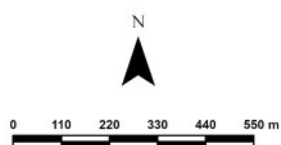
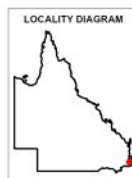


4.2 Vegetation management supporting map



Vegetation Management Supporting Map

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



This product is displayed in:
GDA2020

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

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

Disclaimer:

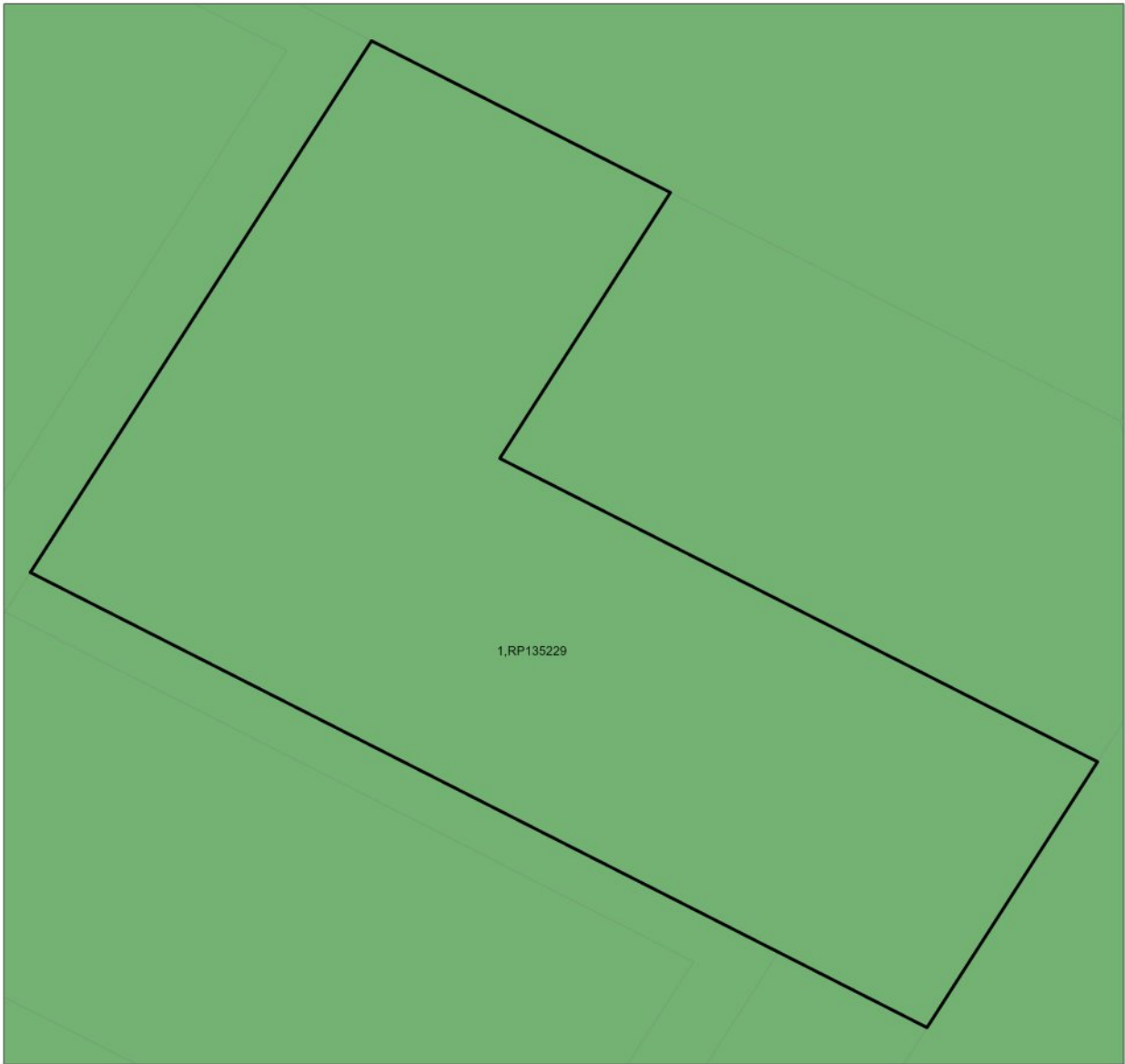
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims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

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

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

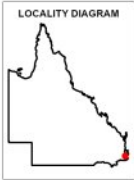
Land parcel boundaries are provided as locational aid only.

4.3 Coastal/non-coastal map



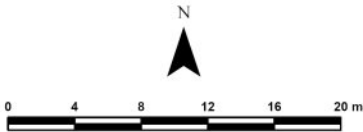
Coastal/Non Coastal Map

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



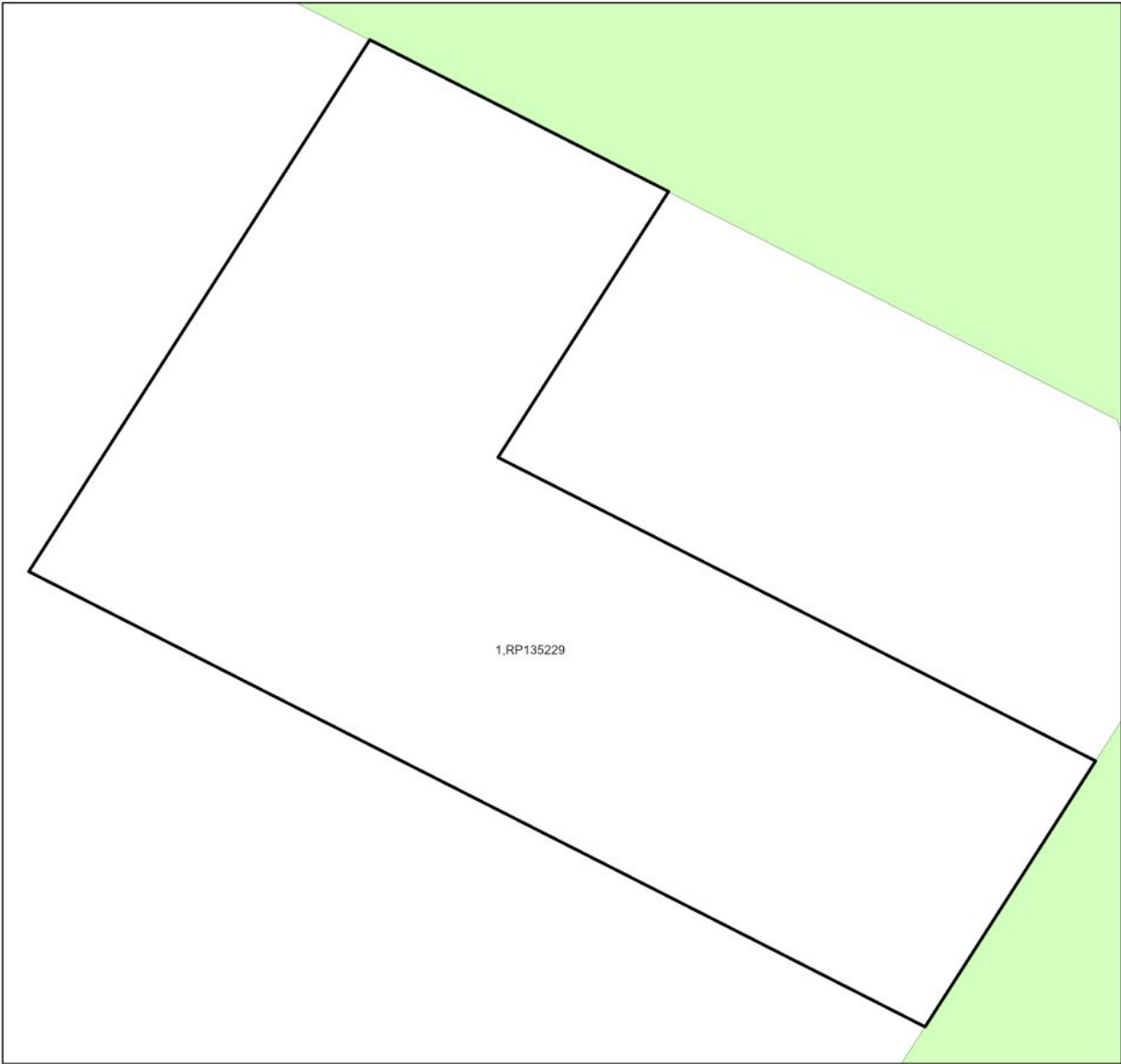
Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose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

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



This product is displayed in:
GDA2020

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



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

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



This product is displayed in:
GDA2020

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

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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@detsi.qld.gov.au

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

5.5 Protected plants flora survey trigger map

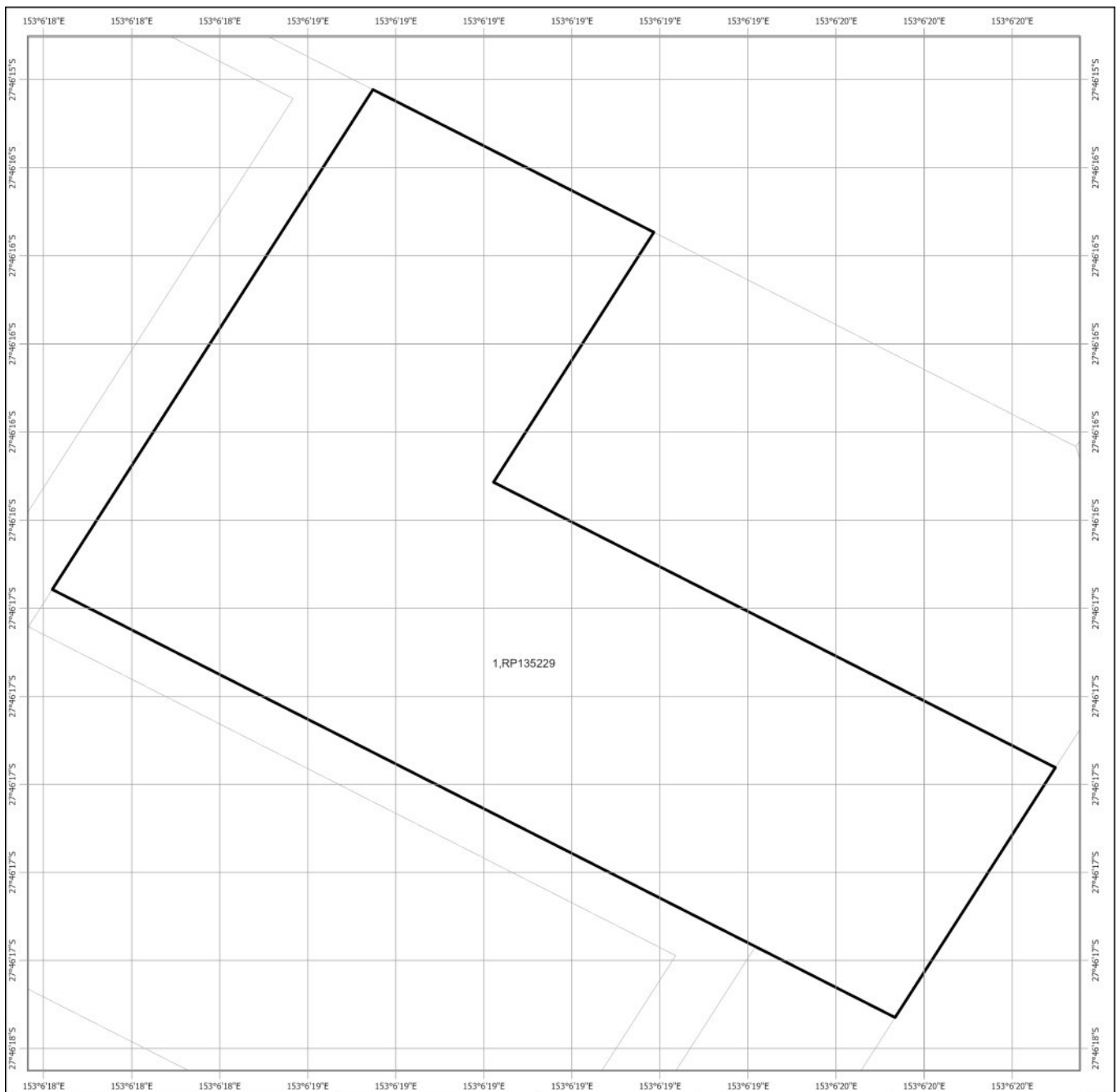
This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

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

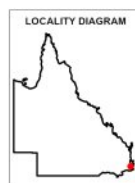
Species information

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



Protected Plants Flora Survey Trigger Map

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



0 2.75 5.5 8.25 11 13.75 m

This product is displayed in:
GDA2020

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

Land parcel boundaries are provided as locational aid only.

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

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

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

© The State of Queensland (Department of the Environment, Tourism, Science and Innovation), 2026

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:

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

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

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

Interfering with koala habitat means:

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

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

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

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DETSI

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

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

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

7. Koala protection framework details for Lot: 1 Plan: RP135229

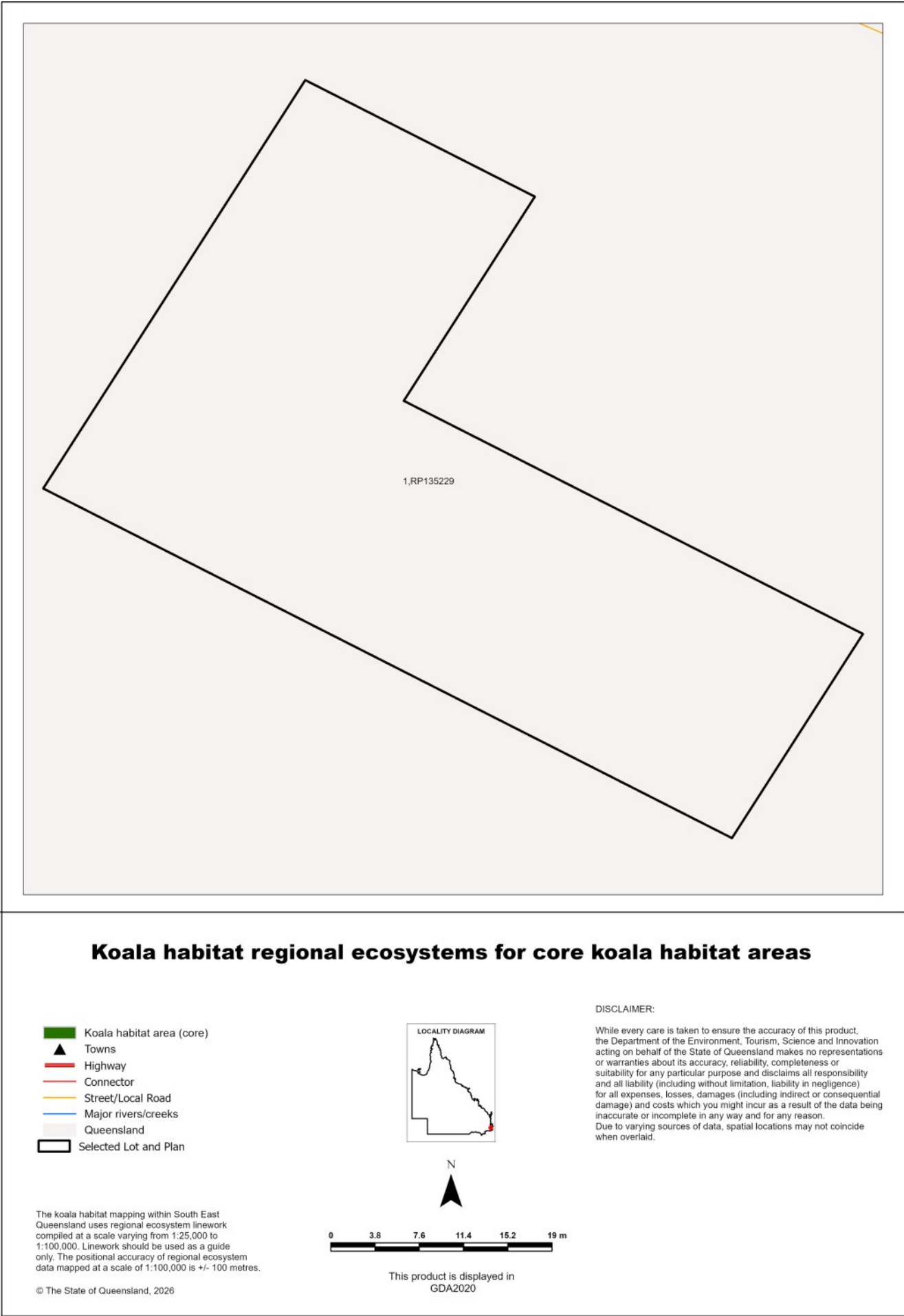
7.1 Koala districts

Koala District A

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



7.3 Koala habitat regional ecosystems for core koala habitat areas



8. Other relevant legislation contacts list

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



Appendix 5

Species List



Scientific Name	Common Name	Status
Flora Species		
<i>Bidens pilosa</i>	Cobbler's Peg	Weed
<i>Lantana camara</i> *	Lantana	Weed
<i>Setaria sphacelate</i> *	African bristlegrass	Weed
<i>Chloris gayana</i> *	Rhodes grass	Weed
<i>Megathyrsus maximus</i> *	Guinea grass	Weed
<i>Parsonsia straminea</i> *	Monkey rope vine	Weed
<i>Pinus elliottii</i> *	Slash pine	Weed
<i>Bidens Pilosa</i> *	Cobbler's pegs	Weed

Fauna Species		
<i>Cracticus tibicen</i>	Australian magpie	LC
<i>Cracticus nigrogularis</i>	Pied butcherbird	LC
<i>Aquila audax</i>	Wedge-tailed eagle	LC
<i>Trichoglossus moluccanus</i>	rainbow lorikeet	LC
<i>Chenonetta jubata</i>	Australian wood duck	LC



Appendix 6

Waterway Corridors and Wetlands Overlay Code



Table 8.2.12.3.1 - Waterway corridors and wetlands overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Design and location		
PO1 Development is designed and located to protect the ecosystem processes, water quality, function, scenic amenity and landscape values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00.	AO1 Development is located outside the: a. waterway areas identified on Waterway corridors and wetlands overlay map OM-14.01; b. wetlands and wetland buffers identified on Waterway corridors and wetlands overlay map OM-14.02.	Complies with PO1 The proposed development is located over 65m from the edge of the Logan Village Park wetland, within the mapped buffer. A main road (Albert Street) provides a barrier between the development and the wetland area. Construction of the development will not result in impacts to the ecological function, water quality or scenic amenity of the wetland.
For assessable development only		
Location and ecosystem processes		



PO2 Development is: a. designed and located such that a waterway area or wetlands and wetland buffer is protected; b. designed, constructed and managed to protect and enhance: i. in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00; ii. safe wildlife movement and fish passage. <i>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome. Compliance with this performance outcome is to be demonstrated by an ecological assessment report prepared in accordance with part 2 of Planning scheme policy 3 - Environmental management.</i>	AO2 Development: a. demonstrates that locating outside the waterway area of wetland and wetland buffer is not reasonably possible; b. prepares an ecological assessment report in accordance with part 2 of Planning scheme policy 3 - Environmental management that demonstrates how the development protects and enhances in-stream and riparian habitat values and results in no loss of connectivity which supports wildlife movement; c. protects and enhances the ecological function of a Waterway corridor and wetlands area in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.2 - Waterway terrestrial and aquatic fauna movement of Planning scheme policy 3 - Environmental management.	Complies with AO2 The proposed development has been designed to avoid direct disturbance to the core waterway corridor and riparian zone associated with the Logan Village Park wetland. The principal corridor will not be disturbed and the development footprint has been consolidated within previously disturbed areas to minimise impacts. An Ecological Assessment Report prepared in accordance with Planning Scheme Policy 3 – Environmental Management demonstrates that the development avoids direct impacts to the riparian area and ecological values. The proposal avoids fragmentation of habitat connectivity, and maintains wildlife movement pathways along the drainage line. Stormwater management infrastructure will be designed to maintain pre-development flow regimes. Erosion and sediment control measures will be implemented during construction to prevent sediment runoff.
Natural hydrological and geomorphological processes		
PO3	AO3	Complies with AO3



Development is designed, constructed and managed to ensure: a. the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 are maintained; b. where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated.	Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by: a. stabilising banks using native vegetation in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.3 - Near-natural hydrology reinstatement works of Planning Scheme Policy 3 - Environmental Management; b. reinstating the near-natural hydrology in accordance with section 3.3.3 - Near-natural hydrology reinstatement works of Planning scheme policy 3 - Environmental management.	The proposed development will not impact on the natural hydrological and geomorphological processes of the mapped waterway corridor. The principal drainage line and associated riparian vegetation will not be disturbed, maintaining natural channel form, bank stability and flood conveyance capacity. No channel realignment or hard engineering works are proposed within the core riparian corridor. The main road (Albert Street) provides a sufficient buffer from the edge of the proposed lots, so that it avoids directly impacting the wetland.
Erosion prone areas		
PO4 Development in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	AO4 Development is not located in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 unless the development: a. cannot be feasibly located elsewhere;	Not Applicable The Project Area is not identified as being within an erosion prone area on Waterway Corridors and Wetlands Overlay Map OM-14.03. The site is located inland and is not subject to coastal erosion processes



	b. is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	
Water quality		
PO5 Development is designed, constructed and managed to protect water quality of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 by: a. providing vegetated buffers; b. incorporating water sensitive urban design principles having regard to: a. protecting water quality of surface and ground waters; b. minimising sewage discharges to the natural environment; c. limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area.	AO5 Development: a. provides a vegetated riparian buffer in accordance with section 3.3.1 - Riparian corridor revegetation and weed control of Planning scheme policy 3 - Environmental management; b. provides effective erosion and sediment control in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure; c. implements water sensitive urban design principles in accordance with section 3.6 - Stormwater infrastructure standards and section 3.7 - Landscaping standards of Planning scheme policy 5 - Infrastructure; d. excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points.	Complies with AO5 The proposed development will not impact the water quality of the mapped waterway corridor. Effective erosion and sediment control measures will be implemented during construction in accordance with Planning Scheme Policy 5 – Infrastructure to prevent sediment discharge into the stormwater system.



Access		
PO6 Development provides for an integrated and publicly accessible network of waterways and wetlands to facilitate activation and maintenance of: a. a River waterway identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River where located within the urban footprint; b. a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02.	AO6 Development provides: a. road access in the form of an access road or collector road to a River waterway, identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River, where the premise adjoins the River waterway and is located within the urban footprint; b. a pedestrian and cycle network along a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02 where the premises adjoins the Major wetland.	Not Applicable The Project Area does not adjoin a River waterway identified on Waterway Corridors and Wetlands Overlay Map OM-14.01 (Albert River or Logan River), nor does it adjoin a Major wetland identified on Overlay Map OM-14.02.
Tenure		
PO7 Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.	AO7 No acceptable outcome provided.	Not Applicable The development is not within or directly adjacent to the wetland. Therefore, tenure or management arrangements for the wetland will not be obstructed.

