



Our ref: 22-0099E/BF

13 August 2022

PacificCorp (Adele) Pty Ltd
Mr. Christopher Ciuffetelli
Director

Via email: christopher@pacificcorp.com.au

Address of Site: 19-23 Adele Crescent, Bahrs Scrub, QLD, 4207

Application Details Reconfiguring a Lot – 2 into 11 Lots

Regarding: Environmental Offset Proposal

1.0 Site Context

The Environment Division of Wolter Consulting Group was engaged by PacificCorp (Adele) Pty Ltd to prepare an Environmental Offset Proposal to support a development application for reconfiguration of a lot (2 into 11) at 19-23 Adele Crescent, Bahrs Scrub, QLD, 4207. The proposed offset arrangement is required to mitigate residual environmental impacts resulting from the necessary vegetation clearing of areas of Vegetation Management Areas required to facilitate development of the subject site.

This correspondence has been prepared in accordance with Section 3.1.9 of Logan City Planning Scheme Policy 3 and with appropriate consideration to the QLD Environmental Offsets Policy (version 1.2).

This report is to be read in conjunction with the WCG Detailed Ecological Assessment dated August 2022.

BRISBANE

2.0 Councils Environmental Offset Calculation

The Logan City Council Environmental Offset Estimate Report EOE_20220813_070435829_s5pP (refer **Attachment A**) has produced the below calculations determined by the estimated ecological value of native vegetation clearing.

Table One: LCC Financial Offset Calculator output summary

<i>Proposed Clearing Site Part</i>	<i>Area (square metres)</i>	<i>Ecological Index*</i>	<i>Estimated Offset Amount</i>
<i>1: MSES-MLES</i>	695.3	17.000000	\$10,428.69
<i>1: MLES</i>	4,415.5	16.767686	\$65,318.04
<i>Total</i>	5,110.9	16.799293	\$75,746.73

The above estimate is calculated off the sites ecological significance as determined under the Planning Scheme Policy 3 Ecological Significance Figure 3.1.10.1. Figure 3.1.10.1 indicates site features to be impacted to be within the ranges of >0 and <=12 and >12 and <=22.

In accordance with the requirements for an Ecological Assessment Report, ground truthing and assessment of the site observed numerous disparities with the mapped Ecological Significance Index (ESI) values with many of the mapped polygons supporting only exotic species or a mosaic of exotic species with native trees. This is particularly relevant to those polygons considered as Locally Significant Vine Forest under the Logan Planning Scheme 2015 Biodiveristy Overlay Code.

As such it is proposed that the financial offset be calculated based on a count of native trees and Native Habitat Trees rather than the area-based calculations provided by the calculator with the exception of one area confirmed as relevant to the LSVF overlay designation that will be calculated on an area of PVMA basis. This proposed method is supported under Schedule 6 Part 3.1.9.1 of the LPS2015 (Planning Scheme Policy 3 – Environmental Management) in the scenario where tree density is less than one tree per 10m². As the Tree Survey Plan identifies 17 trees conforming to council definition of Native Trees (or Native Habitat Trees) within the clearing area and the total area of the clearing area is 2.92ha, a total tree density is calculated at 0.005 trees/10m² thus justifying the proposed method.

In addition to the proposed tree count method of offset calculation (supplemented by the area of impacted PMVA), we additionally propose that the calculator output has not considered all current 'rights to clear' as provided within Part 5 of the Logan City Council Planning Scheme.

As such, WCG provide an alternative financial offset amount that is detailed below.

3.0 WCG Recommended Financial Offset

Please refer to WCG Environmental Offset Plan (**Attachment B**), the plan demonstrates the specific details and on-site conditions for the proposed financial offset calculation. The proposed offset is derived from predicted impacts to the Matters of Local Environmental Significance (MLES) and Matters of State environmental Significance (MSES) indicated for the site pursuant to the Logan City Council Planning Scheme 2015.

Proposed areas (refer **Attachment B Offset Proposal Details**) applicable to offsetting have removed area associated with vegetation clearing exemptions in accordance with Part 5 of the Logan City Planning Scheme Tables of Assessment (section 5.10.2 Biodiversity Areas Overlay). These exemptions are represented by:

- Table 5.10.2.1.4 (Clearing for bushfire protection) Section 2 (a)(i) – Clearing is permitted for the establishment of fire control lines where within **three (3) metres** of the lot boundaries.
- Clearing is for fuel reduction around an existing or approved class 1 building, limited to:
 - the removal of native vegetation in the inner zone (within **ten (10) metres** of the outermost projection of the building).
 - the removal of native vegetation other than a native tree from the outer zone (within 10 metres of the outer edge of the inner zone).
- Clearing is for fuel reduction around an existing or approved class 10 building or structure, limited to:
 - the removal of native vegetation in the inner zone (within **five (5) metres** of the outermost projection of the building or structure).
 - the removal of native vegetation other than a native tree from the outer zone (within five metres of the outer edge of the inner zone).

Refer **Attachment B Offset Proposal Plan** for visual representation of the areas associated with the above exemptions.

As previously detailed, the Ecological Assessment and associated Tree Survey Plan identifies 15 trees conforming to council definition of Native Trees or Native Habitat Trees and the total area of the clearing area is 2.92ha a total tree density is calculated at **0.005 trees/10m²**. As such, a tree count based financial offset within areas considered as SVMA (as defined in the WCG Ecological Assessment dated July 2022) is proposed. When applying the vegetation clearing exemptions detailed the total number of Native Trees that will require offset is calculated at a total of 17 with

four (4) native trees being exempt from offsetting requirements. Of the 13 native trees remaining for offset calculation, two (2) have been identified as Native Habitat Trees.

Table Two below provides summary of the above discussion and **Attachment B** provides the locations of the trees for offset.

Offset criteria	Total No.	LCC Cost per tree	Offset Value
Native Tree	13	\$131.49	\$1,709.37
Native Habitat Tree	2	\$262.98	\$525.96
Total			\$2,235.33

Table Two: Tree count for financial offset calculation.

The area of ground truth confirmed PVMA/LSVF (modified to consider the 3m boundary bushfire clearance exemption) was inserted into the Logan City Council Environmental Offset Calculator and the report EOE_20220727_062015274_36Wv extracted. The output of the calculator is replicated in Table Three below and provided in **Attachment A**.

Table Three: LCC Financial Offset Calculator output summary – confirmed PVMA only

<i>Proposed Clearing Site Part</i>	Area (square metres)	Ecological Index*	Estimated Offset Amount
1: MSES-MLES	750.3	17.000000	\$11,252.95
1: MLES	352.0	17.000000	\$5,279.77
<i>Total</i>	1,102.3	17.000000	\$16,532.72

Table Four below summarises the collective offset value proposed in this assessment.

Offset criteria	Total No.	LCC Cost per tree	Offset Value
Native Tree	13	\$131.49	\$1,709.37
Native Habitat Tree	2	\$262.98	\$525.96
PVMA/LSVF	1,219m ²	NA	\$16,532.72
Total			\$18,768.05

Table Four: Collective Financial Offset Value

6.0 Closure

This correspondence has proposed an alternative financial offset value for necessary vegetation clearing compared with that obtained by LCC's environmental offset calculator. We propose that the relevant exemptions to vegetation clearing (under the Logan City Council Planning Scheme) and current conventions adopted by council in relation to offset calculations be duly considered in a re-calculated offset amount. As such an alternative financial contribution is offered from that suggested by council's offset estimator.

A final offset amount of **\$18,768.05** based upon the non-exempt removal of 13 Native Trees located within Secondary Vegetation Management Area, two (2) Native Habitat Trees located within Secondary Vegetation Management Area and area of Primary Vegetation Management Area totalling 1,219m² is proposed to counter the residual environmental impacts of site development.

Included with this offset proposal are the relevant .SHP files in GDA94/MGA56J utilised in this assessment for council's consideration.

We hope the above information is suitable for your purposes, however, should you require any further information or have any enquiries relating to the above, please do not hesitate to contact us.

Yours sincerely,



Stephen Hayes
Director - Environment
BSc(Env) Hons GradCertBfireProt ESA MEIANZ
Wolter Consulting Group

Attachment A

LCC Environmental Offset Calculator Output



Your Environmental Offset Estimate Report

IMPORTANT NOTICE

STATE GOVERNMENT KOALA PROTECTION AMENDMENTS

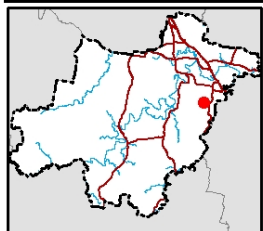
On 7 February 2020 the Queensland Government introduced the [Nature Conservation and Other Legislation \(Koala Protection\) Amendment Regulation 2020](#). This major legislative change reforms the way the Planning Regulation 2017 manages and mitigates the impact of development on koalas and koala habitat. It changes the process of assessing any proposed vegetation clearing involving mapped koala habitat and impacts the offset estimations in this report.

If you are proposing development that requires the clearing of vegetation, please contact Council to obtain further advice on (07) 3412 3412 or via email: Council@logan.qld.gov.au. Do not rely solely on the offset estimation report below.

For more information on this reform including copies of koala habitat mapping, please contact the Queensland Department of Environment and Science on 13GOV (13468) or email info@des.qld.gov.au or refer to the information on their [website](#).

Proposed Clearing Site: The area(s) you submitted online using the [Logan PD Hub](#) is shown in the Proposed Clearing Site Map below.

Request Received: 13/08/2022 05:04 PM



Legend

- Proposed Clearing Site

Map Projection
GDA 1994
MGA Zone 56

0 20 40 Meters

Environmental Offsets

Environmental offsets are used in the Logan Planning Scheme 2015 as a mitigation measure when unavoidable clearing of protected native vegetation is required as a result of approved development.

An environmental offset is an action such as planting trees or a payment made by the property owner to compensate for the environmental impacts of their development – usually associated

with clearing [protected vegetation](#).

The Logan Planning Scheme 2015 (in [Planning Scheme Policy 3 - Environmental management](#)) identifies three types of environmental offsets:

- restoration offsets;
- proponent driven offsets;
- financial settlement offsets.

This report only addresses the costs of a financial settlement offset. You may also like to consider a restoration offset or a proponent driven offset. To find out more please visit logan.qld.gov.au/vegetationprotection.

Financial settlement offsets paid to Council are used exclusively to purchase and rehabilitate degraded land in strategic locations to achieve benefits such as:

- ✓ replacing environmental values lost during development (e.g. protected vegetation and wildlife habitat areas);
- ✓ increasing and improving koala and other significant species habitat;
- ✓ connecting isolated areas of vegetation within biodiversity corridors;
- ✓ supporting environmental initiatives to restore the health of our [rivers and wetlands](#);
- ✓ increasing our City's greenspaces and eco-friendly recreation areas.

Important Information about this Estimate Report

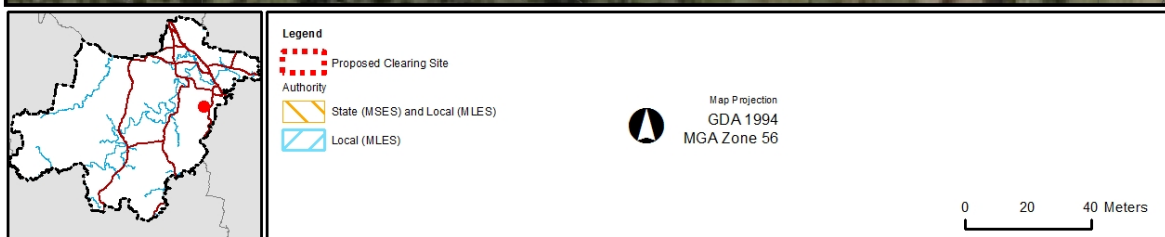
This report:

- is a tool to assist with your planning and development enquiries and does not form part of the Logan Planning Scheme 2015;
- provides an estimate only and does not represent a formal quotation or an invoice for payment;
- is current only at the date of generation, and is subject to change - a new estimate should be obtained prior to making decisions or lodging development applications;
- provides general information only, of which Council does not warrant the accuracy, completeness or currency. Council accepts no responsibility for, or in connection with, any loss or damage suffered as a result of any inaccuracies, errors or omissions, or your reliance on this information.

Your Environmental Offset Map

The proposed clearing site submitted to Council is shown and numbered in red. The areas subject to environmental offsets are shown in orange or blue diagonal lines.

LCC_LOGAN_PD_HUB_EOE_20220813_070435829_s5pP



Further information about the areas identified as being subject to environmental offsets is enclosed in the [Proposed Clearing Site – Ecological Significance and Values Map](#), which contains detailed maps from [Figure 3.1.10.1 - Ecological Significance of the Logan Planning Scheme 2015](#). This information is used to determine the ecological value of the areas that are a Matter of Local Environmental Significance (MLES) which are subject to an environmental offset (shown in blue on the map above).

Financial Settlement Offset

The estimated financial settlement offset amount, shown in Table 1 below, is determined from the ecological values of the proposed clearing site, and is calculated according to section 3.1.9.3 of [Planning Scheme Policy 3 – Environmental management](#).

Please note that according to the [Biodiversity Areas Overlay Map OM - 02.04](#) your proposed Clearing Site includes a Matter of State Environmental Significance (MSES).

The Queensland Government has separate regulatory requirements for MSES. This is regulated by the State Development Assessment Provisions. The Queensland State Government is responsible for managing MSES and you will need to contact the Department of Environment and Heritage Protection (13 74 68) regarding your proposed Clearing Site.

Where the native vegetation is identified as both as a MLES and as a MSES and no offset is required by the Queensland Government for the native vegetation identified as a MSES, development must:

- be located to avoid the need to clear the native vegetation; or
- achieve a net gain of native vegetation.

Table 1: Estimate of financial settlement offset amount.
(Ref:LCC_LOGAN_PD_HUB_EOE_20220813_070435829_s5pP)

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<i>Total</i>	5,110.9	16.799293	\$75,746.73

*The "Ecological Index" is an average value representing the ecological significance of the area. The higher the ecological index, the higher the ecological significance of the area - therefore attracting a higher financial settlement offset amount. Council seeks to encourage development in areas with a lower ecological significance to minimise environmental impacts.

Primary and Secondary Vegetation Management Areas

The Vegetation Management Area includes Primary and Secondary Vegetation Management Areas. If the area identified as being subject to an environment offset contains single or scattered trees in the Secondary Vegetation Management Area and the density of the trees is less than one tree per 10m², Council may accept an offset based on a count of native trees and native habitat trees (see Table 2 below). This may be less expensive than the estimate of the financial settlement offset amount presented in this report.

Native trees or native habitat trees may also be present in the proposed clearing site that have not been identified as subject to an environmental offset. These trees will incur an additional offset cost (see Table 2 below).

Table 2: Estimated cost of individual trees as part of a financial settlement offset (where appropriate).

Tree	Cost per tree
Native Tree	\$131.49
Native Habitat Tree	\$262.98

For more information about these trees and applicable fees go to:
logan.qld.gov.au/vegetationprotection

Reducing your offset amount

As a potentially more affordable alternative to paying a financial settlement offset, you may consider a restoration offset, which includes planting new trees on an alternative part of the property. You can also reduce the estimated offset amount by:

Environmental Offset Estimate Report

- Redesigning or moving the proposed clearing site to another location with fewer trees or a lower ecological significance, so that you retain as many ecological values as possible;
- Avoiding development in those areas identified as Biodiversity and Koala Corridors or Waterways and Wetlands buffers shown in the enclosed [Proposed Clearing Site – Ecological Significance and Values Map](#).

Exemptions from Environmental Offsets

You may be [exempt](#) from an environmental offsets in Logan if you are:

- constructing a new dwelling house or dual occupancy on an existing lot where no more than 4,000m² of native vegetation is cleared;
- clearing vegetation which already requires an offset by the State or Federal Government;
- clearing vegetation which is exempt under the [Biodiversity Areas Overlay Code](#) of the Logan Planning Scheme 2015.

More Information

You can learn more about environmental offsets on our [Vegetation Protection webpage](#), or by contacting Council on the details below.

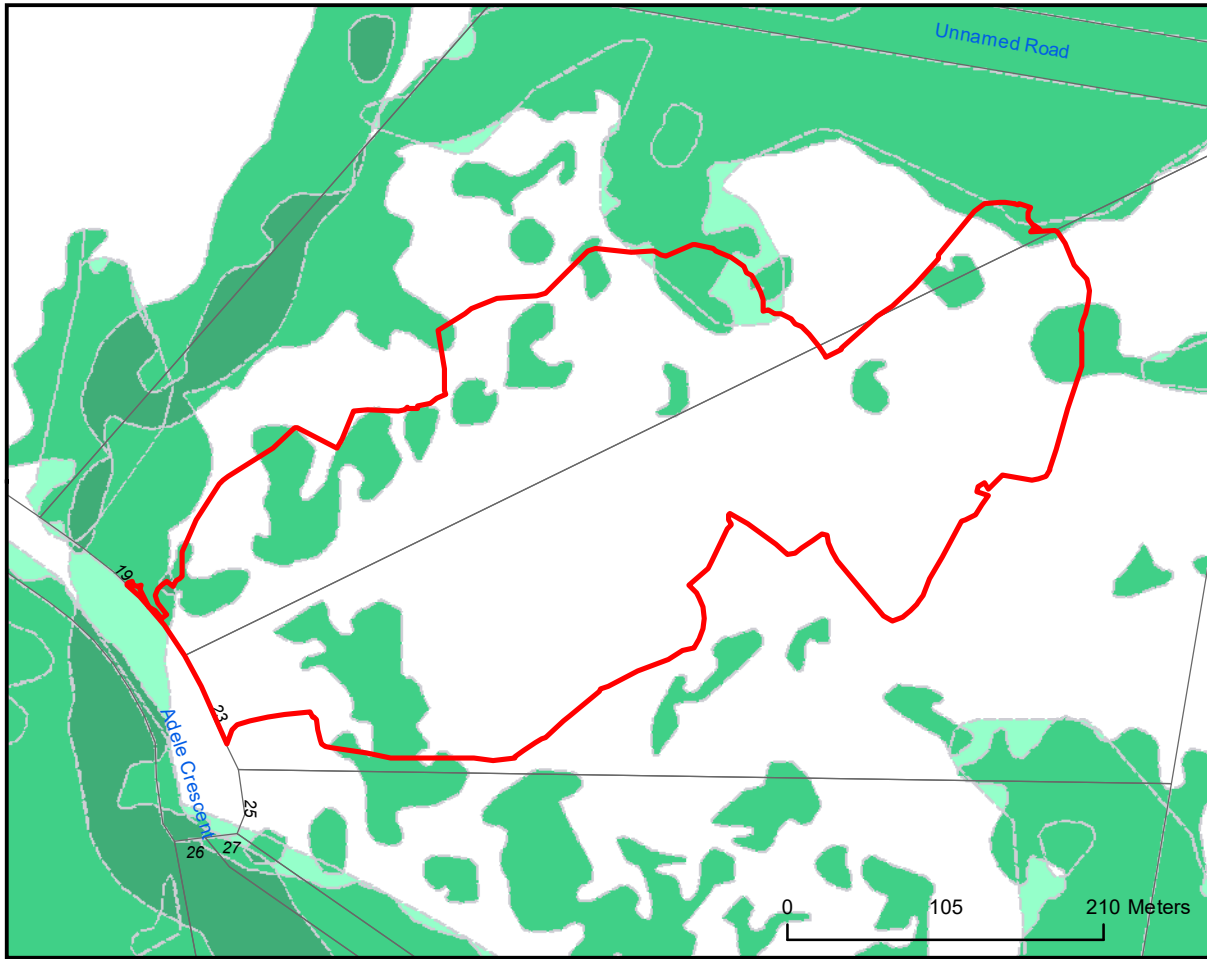
Phone:	(07) 3412 3412
Email:	environment@logan.qld.gov.au
Online:	logan.qld.gov.au/vegetationprotection
In person:	Logan City Council - City Administration Centre 150 Wembley Road Logan Central QLD 4114

Properties affected

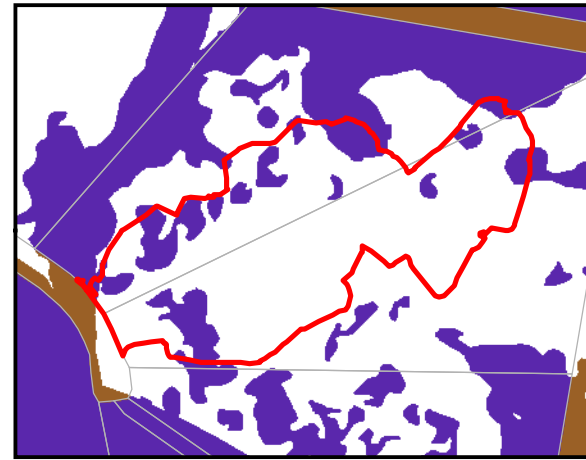
The proposed clearing site(s) drawn in the Logan PD Hub affects the following property(ies):

23 Adele Crescent BAHRS SCRUB QLD 4207, RP169807/27, 299597
19 Adele Crescent BAHRS SCRUB QLD 4207, RP169807/28, 299598

Note: "(Alt)" indicates an alternative street address for a listed property, noting the plan/lot number and property key will be the same.



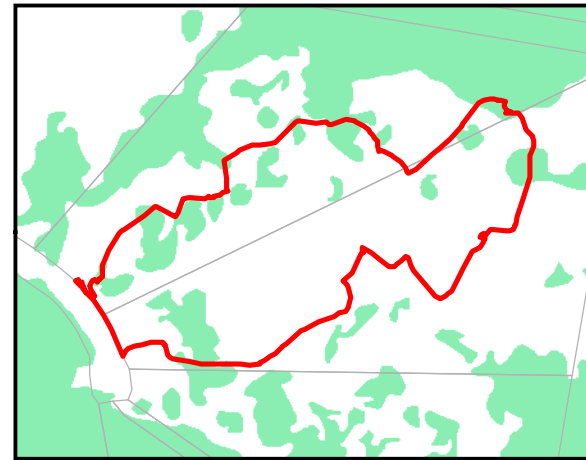
Ecological Significance



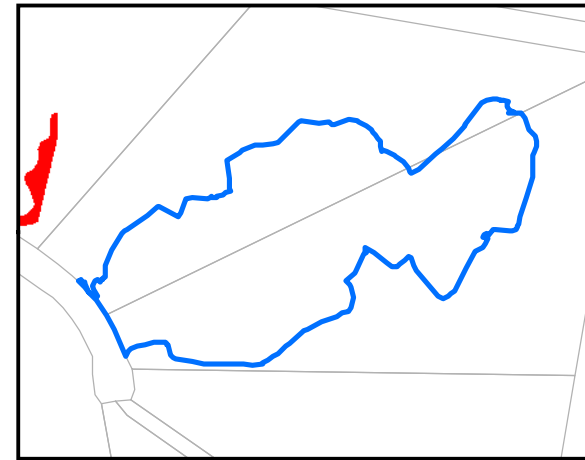
Map 1 - Urban vs Rural



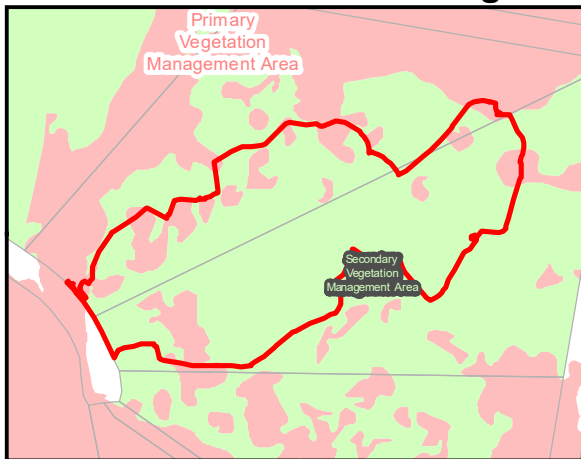
Map 2 - Remnant Vegetation



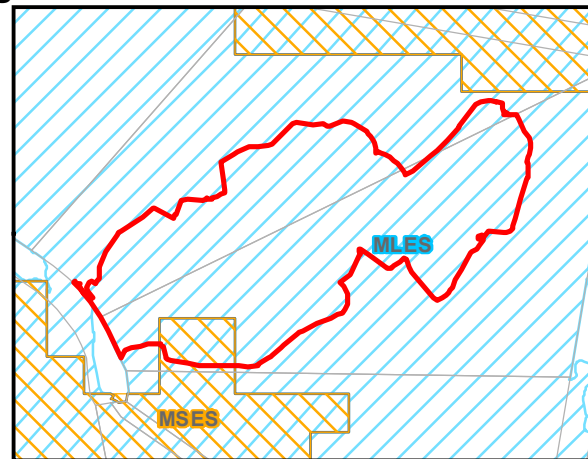
Map 3 - Regrowth and Tree Cover



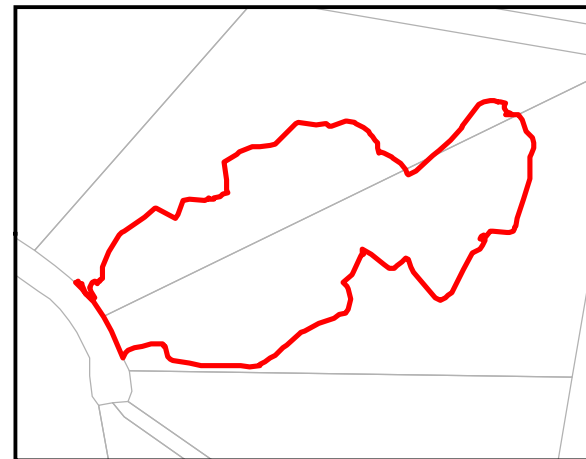
Map 4 - Koala Habitat



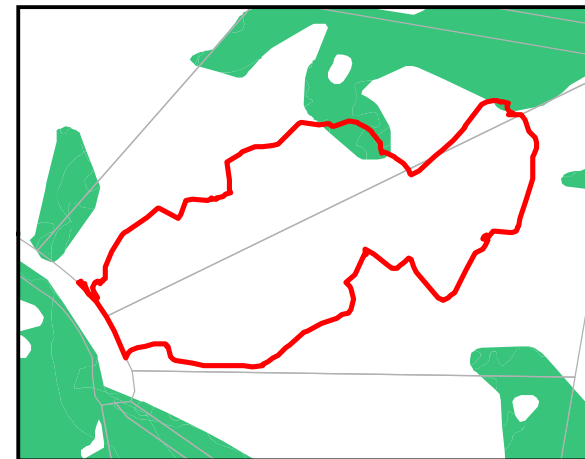
Vegetation Management Area



MSES and MLES



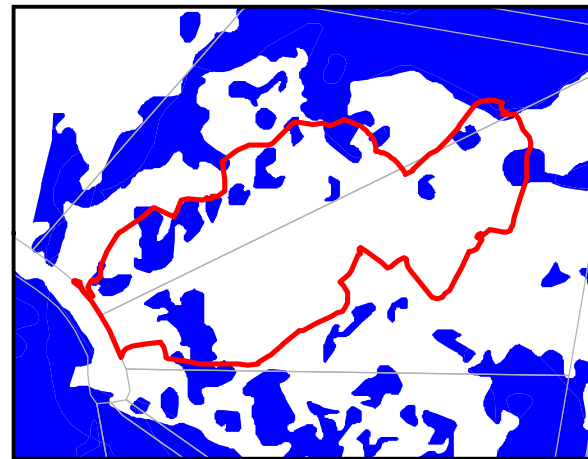
Map 5 - Vegetation Complex



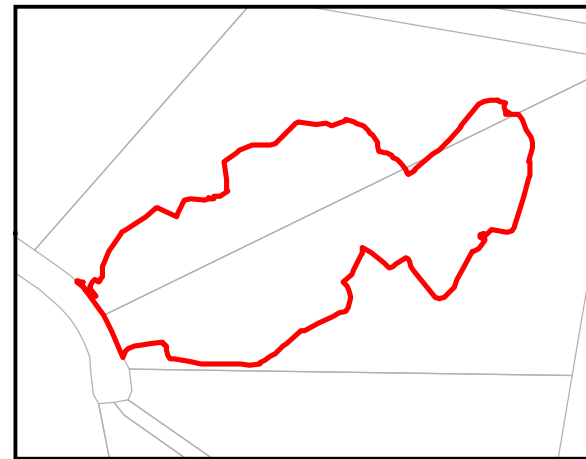
Map 6 - Species Complex



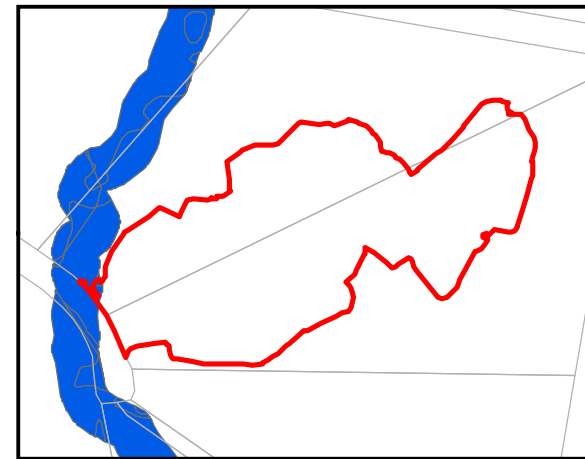
Map 7 - Conservation Buffers



Map 8 - Locally Significant Vegetation



Map 9 - Regional and Koala Corridors



Map 10 - Waterways and Wetlands

LEGEND

Ecological Significance

- >0 and <=12
- >12 and <=22
- >22 and <=32
- >32 and <=62

Map 1 - Urban vs Rural

- Rural (3)
- Urban (1)

Map 2 - Remnant Vegetation

- Endangered (10)
- Of concern (9)
- Least concern (8)

Map 3 - Regrowth and Tree Cover

- Tree cover - Endangered (7)
- Tree cover - Least concern (5)

Map 4 - Koala Habitat

- Koala habitat 1 (8)
- Koala habitat 2 (3)

Map 5 - Vegetation Complex

- Vegetation complex (3)

Map 6 - Species Complex

- Very High rank from Criteria A EVR buffers
- OR
- (9) Core Habitat for Wallum Froglets overlapping Very High or High EVR buffer
- High rank from Criteria A EVR buffers
- OR
- (7) Core Habitat for Wallum Froglets not overlapping Very High or High EVR buffer
- (4) Criteria I or H

Map 7 - Conservation Buffers

- Conservation Buffer (3)

Map 8 - Locally Significant Vegetation

- Locally Significant Vegetation (9)
- Melaleuca irbyana 100m hydrology protection buffer zone (3)

Map 9 - Ecological Corridors

- Regional Corridors (7)
- Koala Corridor (7)

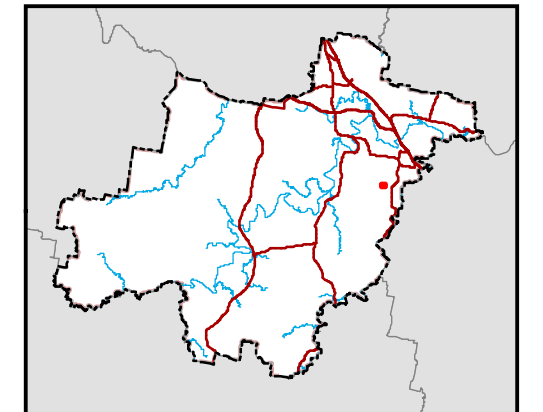
Map 10 - Waterways and Wetlands

- Map 10 - Waterways and Wetlands (10)

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Map Projection : Universal Transverse Mercator
Horizontal Datum : Geocentric Datum of Australia 1994
Grid : Map Grid of Australia, Zone 56

MAP SHEET REFERENCE:



Your Environmental Offset Estimate Report

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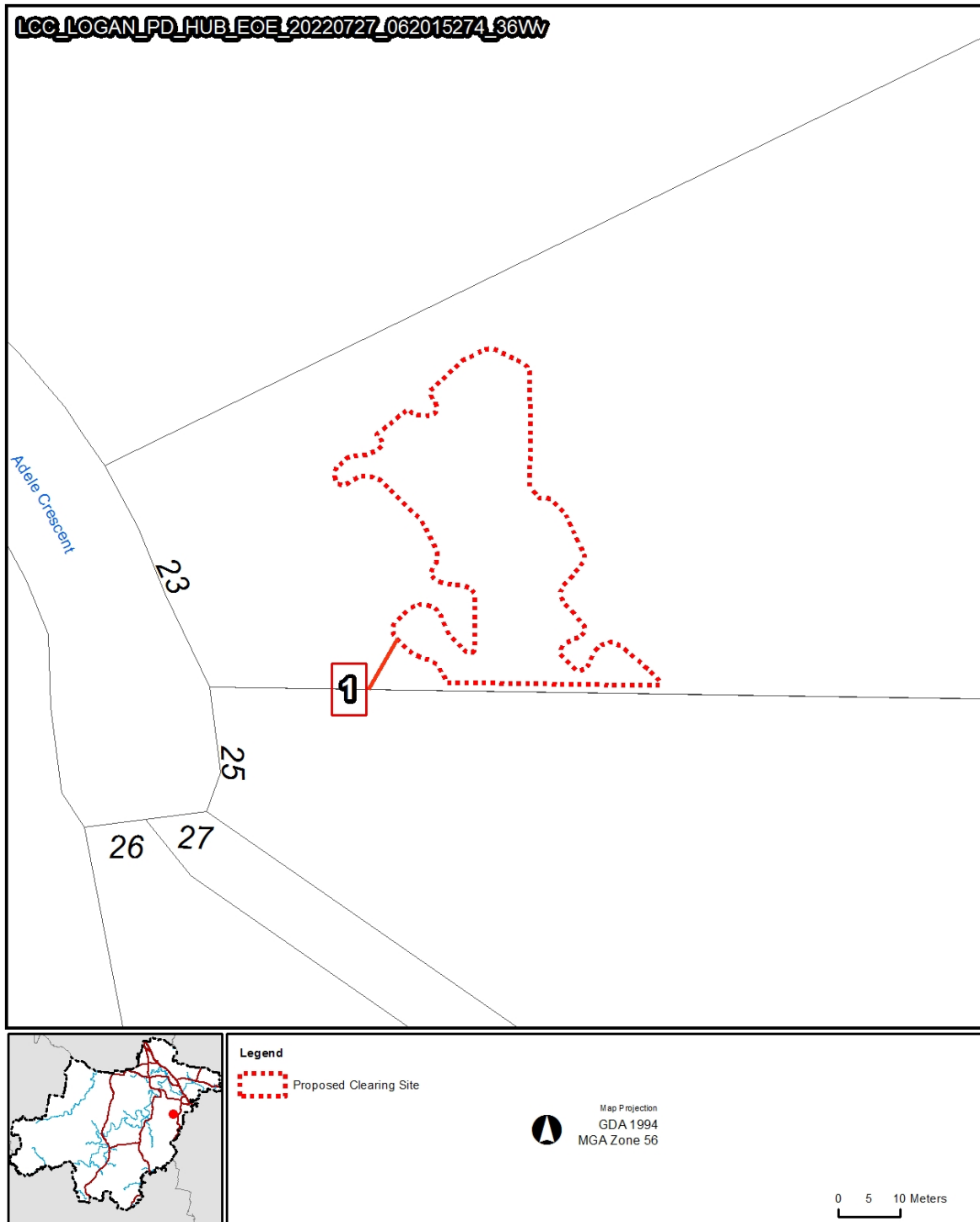
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LCC_LOGAN_PD_HUB_EOE_20220727_062015274_36WV



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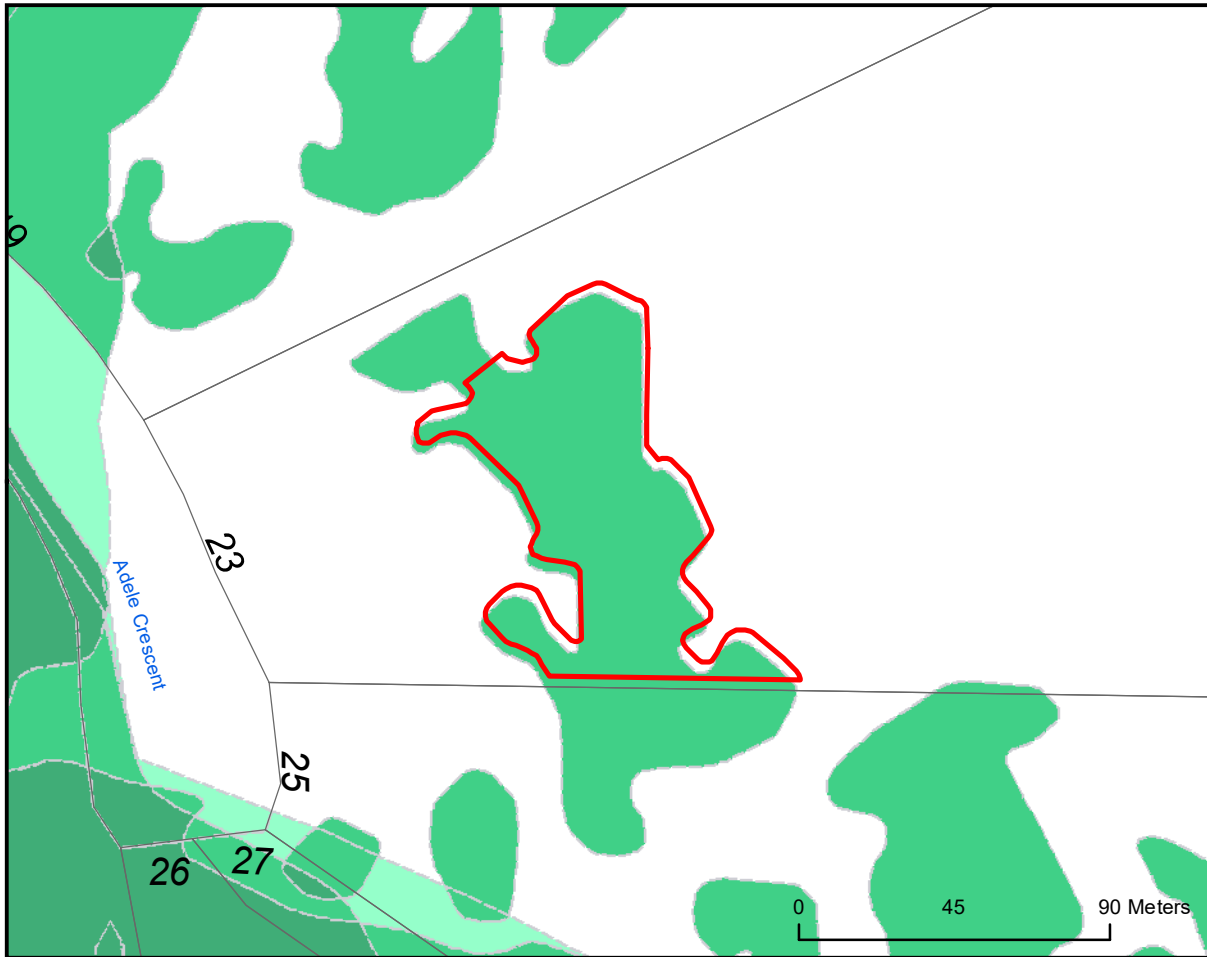
Phone:	(07) 3412 3412
Email:	environment@logan.qld.gov.au
Online:	logan.qld.gov.au/vegetationprotection
In person:	Logan City Council - City Administration Centre 150 Wembley Road Logan Central QLD 4114

Properties affected

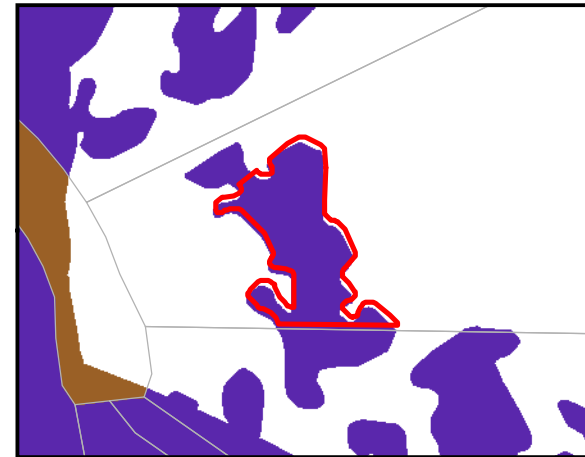
The proposed clearing site(s) drawn in the Logan PD Hub affects the following property(ies):

23 Adele Crescent BAHRS SCRUB QLD 4207, RP169807/27, 299597

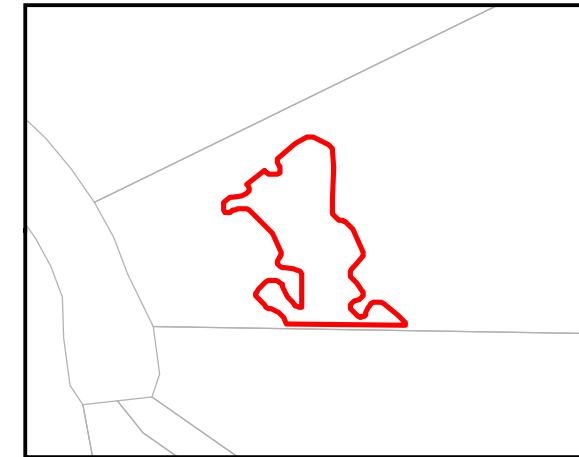
Note: "(Alt)" indicates an alternative street address for a listed property, noting the plan/lot number and property key will be the same.



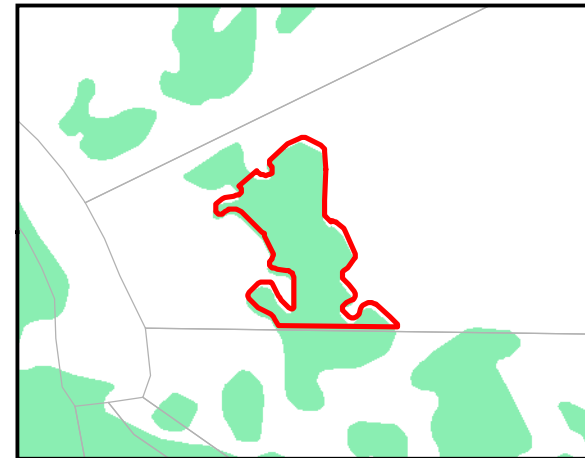
Ecological Significance



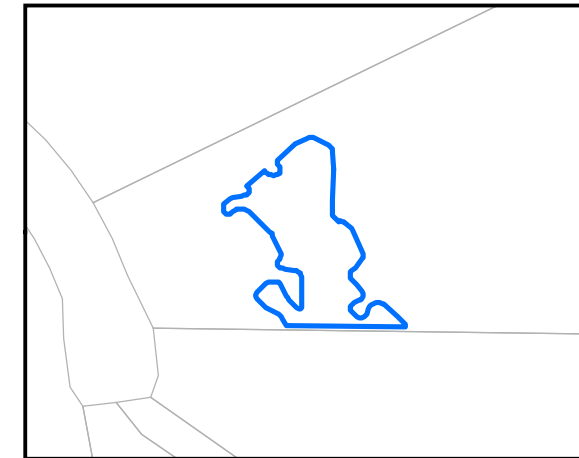
Map 1 - Urban vs Rural



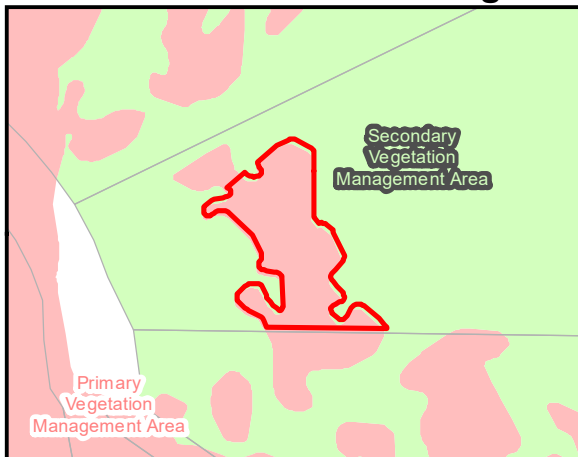
Map 2 - Remnant Vegetation



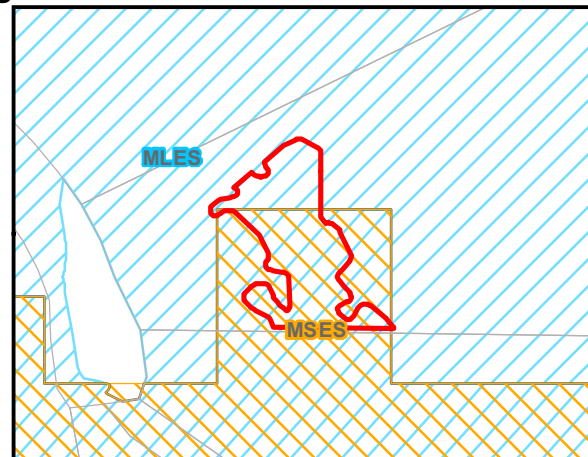
Map 3 - Regrowth and Tree Cover



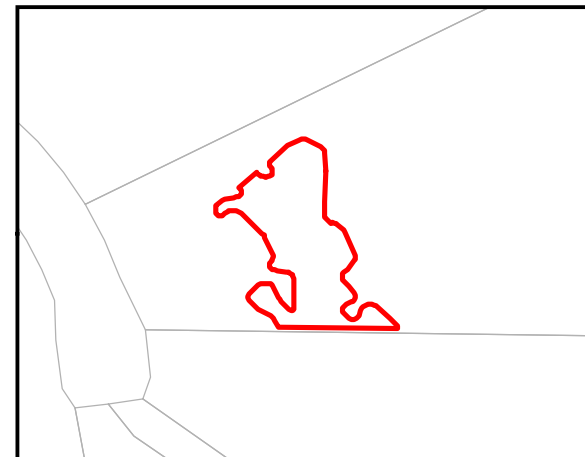
Map 4 - Koala Habitat



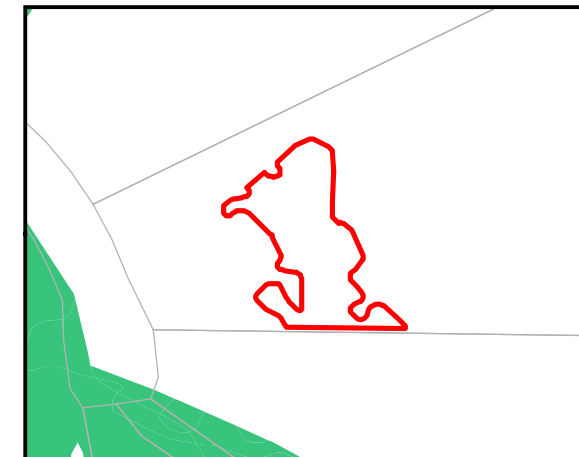
Vegetation Management Area



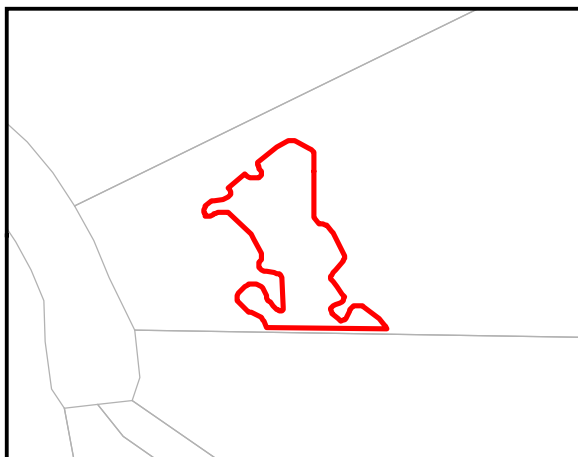
MSES and MLES



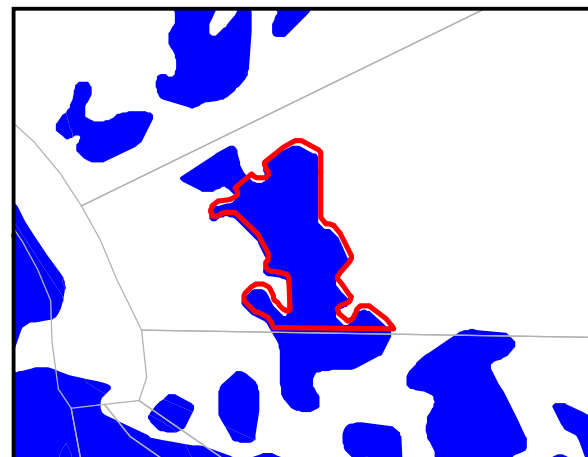
Map 5 - Vegetation Complex



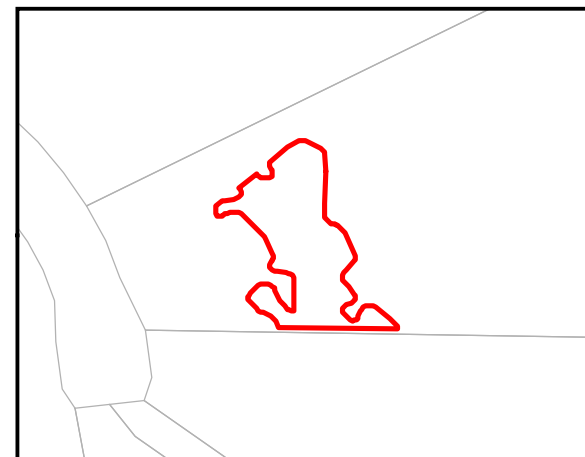
Map 6 - Species Complex



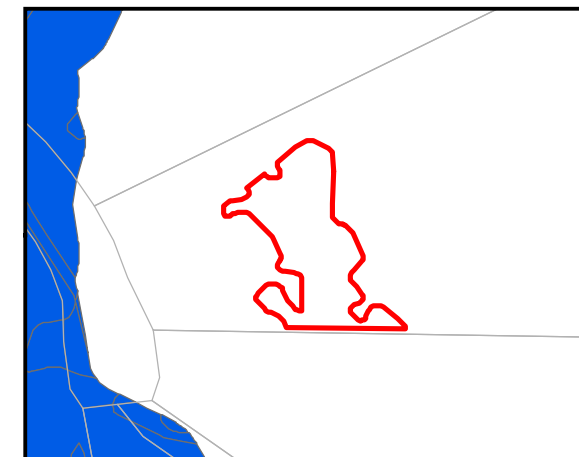
Map 7 - Conservation Buffers



Map 8 - Locally Significant Vegetation



Map 9 - Regional and Koala Corridors



Map 10 - Waterways and Wetlands

LEGEND

Ecological Significance

-
- >12 and <=22
- >22 and <=32
- >32 and <=62

Map 1 - Urban vs Rural

- Rural (3)
- Urban (1)

Map 2 - Remnant Vegetation

- Endangered (10)
- Of concern (9)
- Least concern (8)

Map 3 - Regrowth and Tree Cover

- Tree cover - Endangered (7)
- Tree cover - Least concern (5)

Map 4 - Koala Habitat

- Koala habitat 1 (8)
- Koala habitat 2 (3)

Map 5 - Vegetation Complex

- Vegetation complex (3)

Map 6 - Species Complex

- Very High rank from Criteria A EVR buffers
OR
- (9) Core Habitat for Wallum Froglets overlapping Very High or High EVR buffer
OR
- High rank from Criteria A EVR buffers
OR
- (7) Core Habitat for Wallum Froglets not overlapping Very High or High EVR buffer
OR
- (4) Criteria I or H

Map 7 - Conservation Buffers

- Conservation Buffer (3)

Map 8 - Locally Significant Vegetation

- Locally Significant Vegetation (9)
- Melaleuca irbyana 100m hydrology protection buffer zone (3)

Map 9 - Ecological Corridors

- Regional Corridors (7)
- Koala Corridor (7)

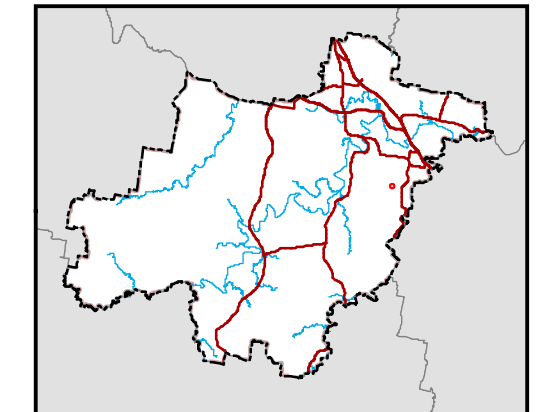
Map 10 - Waterways and Wetlands

- Map 10 - Waterways and Wetlands (10)

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Map Projection : Universal Transverse Mercator
 Horizontal Datum : Geocentric Datum of Australia 1994
 Grid : Map Grid of Australia, Zone 56

MAP SHEET REFERENCE:



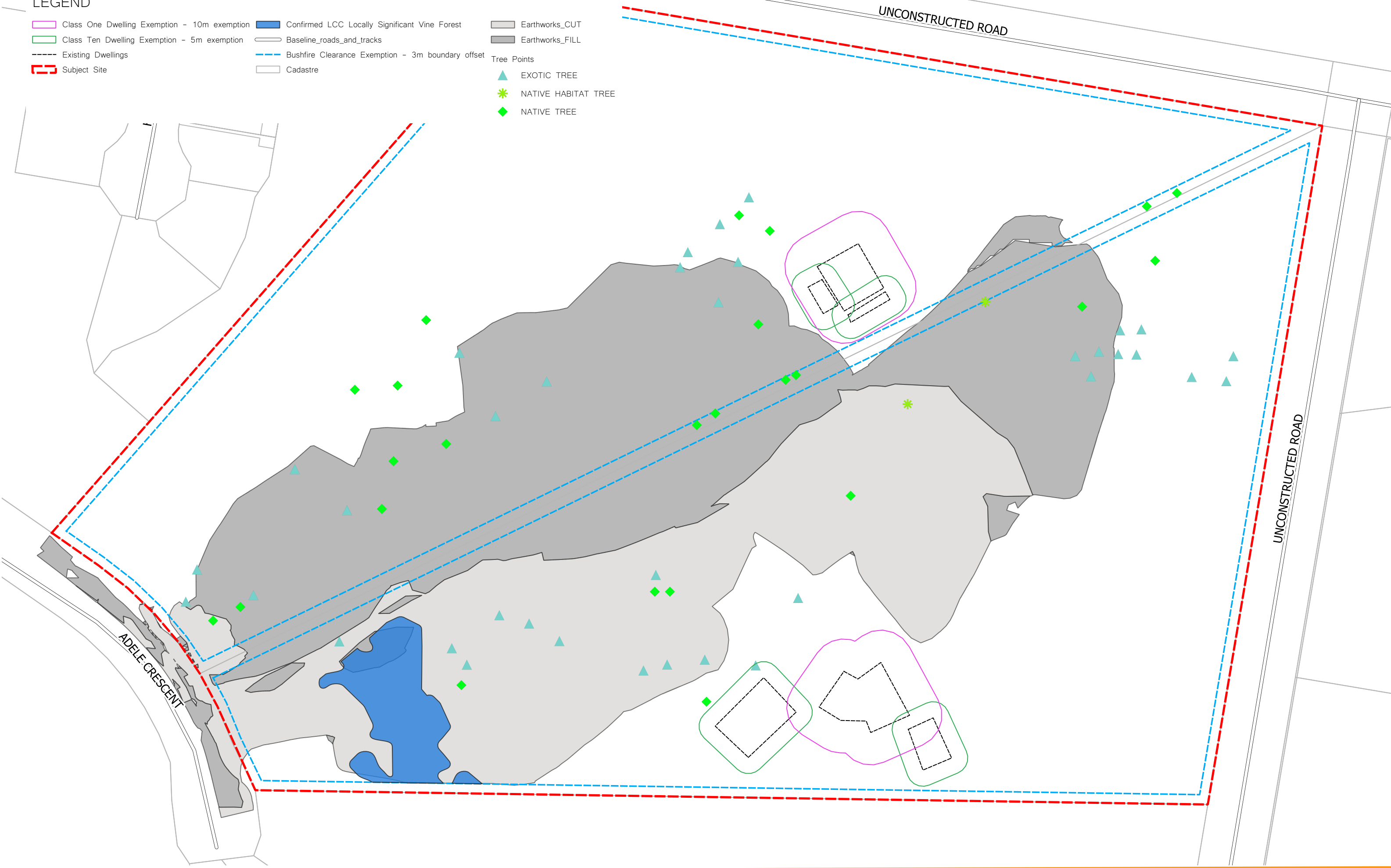
Attachment B

Offset Proposal Plan



LEGEND

- Class One Dwelling Exemption - 10m exemption
- Class Ten Dwelling Exemption - 5m exemption
- Existing Dwellings
- Subject Site
- Confirmed LCC Locally Significant Vine Forest
- Baseline_roads_and_tracks
- Bushfire Clearance Exemption - 3m boundary offset
- Cadastre
- Earthworks_CUT
- Earthworks_FILL
- Tree Points
- ▲ EXOTIC TREE
- ✱ NATIVE HABITAT TREE
- ◆ NATIVE TREE



Attachment C

GIS Shapefiles Package – provided separately.

Refer 21-0453E_3871-3893MtLindesayHighwayGreenbank_GISPackage_Iss_A.zip

