

Everyday

Engineers, Planners and Surveyors

A.B.N 33 128 918 347

Basic Ecological Assessment Report

Material Change of Use – Transport Depot (Minor)

***Situated at
4586-4600 Mount Lindesay Highway, NORTH MACLEAN
Lot 54 on SP180530***

Commissioned by

Queensland Mulching Pty Ltd

September 2022

***Everyday Engineers, Planners and Surveyors
Trading for and on behalf of
RDG***

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This document has been reviewed and approved by the following appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ). This document represents Version 1 (Formal Issue) of the Basic Ecological Assessment Report prepared in respect of 4586-4600 Mount Lindesay Highway, NORTH MACLEAN.



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In preparing this report we have made certain assumptions. We have assumed that all information and documents provided to us by the Client or as a result of a specific request or enquiry 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. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. We are not aware of any reason why any of the assumptions are incorrect.

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Limitations

The outcomes of this report are based on the proposal outlined within the body of the report. In preparing this report we have made certain assumptions. We have assumed that all information and documents provided to us by the Client or as a result of a specific request or enquiry 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. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. We are not aware of any reason why any of the assumptions are incorrect.

Everyday Engineers, Planners and Surveyors, in preparing the report herein has performed the services in a manner that is seen to be consistent with the normal level of care and expertise exercised by members of the profession community. Everyday Engineers, Planners and Surveyors' assessment is limited strictly to the applicable Planning Scheme, notably the *Logan Planning Scheme 2015*.

The findings, recommendations, and the conclusions had within this report are based upon the reading of the current version of the applicable Planning Scheme as absorbed on the day of the assessment. The conclusions had in respect of the appropriateness of the development proposal are limited to the level of compliance with the applicable Planning Scheme provisions, and as such should not be seen to represent advice as to the economic viability of the development proposal. The commentary provided represents the professional opinion(s) of the professional personnel of Everyday Engineers, Planners and Surveyors, with respect to the development proposal and the level of compliance had with the applicable Planning Scheme.

Changes, alterations and or modifications of the applicable Planning Scheme provisions, post preparation of this report, cannot be seen to reasonably apply.

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1. The Introduction

This *Basic Ecological Assessment Report* has been prepared on behalf of the Directors of **Queensland Mulching Pty Ltd** (the “**Client**”), in support of a development application (Material Change of Use (MCU) – Transport Depot (Minor) seeking approval for the establishment of a Transport Depot (Minor) upon the subject lands. This report provides an initial review of the site’s ecological values in accordance with Commonwealth, State and Local Government legislation and is intended to support the development application.

The subject lands are formally described as **Lot 54 on SP180530**, situated at **4586-4600 Mount Lindesay Highway, NORTH MACLEAN**. The proposed use is to be established in accordance with the Plan(s) of Development afforded within **Appendix A**.

1.1 Objectives

This report seeks to:

- provides an initial review of the site’s ecological values in accordance with Commonwealth, State and Local Government legislation and is intended to support the development application;
and thereafter where applicable seeks to
- afford mitigation strategies to minimise any perceive harm to the natural environment that may come about as a result of the development of the subject lands.

1.2 Key Site Details

A summary of the Key Site Details is afforded herein.

Site Details	
Site Address:	4586-4600 Mount Lindesay Highway, NORTH MACLEAN
Real Property Description:	Lot 54 on SP180530
Current Land Owner(s):	Mark Leslie Vary and Linda Maree Vary
Site Area:	23,600 square metres
Local Authority:	Logan City Council
Applicable Planning Scheme:	Logan Planning Scheme 2015
Local Area Plan:	N/A
Zone:	Rural Residential
Precinct:	Cottage Rural
Overlays Impacting Site:	Biodiversity Areas Overlay Bushfire Hazard Overlay Regional Infrastructure Corridors and Substations Overlay Transport Noise Corridors Overlay Waterway Corridors and Wetlands Trigger
Existing Land Use:	Dwelling House (MCUR/191/2020) Transport Depot (Subject to Show Cause Notice)
Proposed Land Use:	Dwelling House (MCUR/191/2020) Transport Depot (Minor)

Site Details	
VMA:	Nil
Koala Conservation (Koala) Conservation Plan 2017:	Within Koala Priority Area
Koala Habitat Values:	No Core Koala Habitat area(s) nor Locally refined Koala Habitat Area(s)
Coastal Protection:	Outside Coastal Management District
State Planning Policy:	Nil

Table 1: Key Site Details

1.3 Development Details

A summary of the proposed development details is detailed in Table 2 below.

Application Details	
Applicant	<i>Queensland Mulching Pty Ltd c/- Everyday Engineers, Planners and Surveyors Trading for and on behalf of RDG Environmental Engineering Solutions Pty Ltd</i>
Applicant Contact	Mr Ricky Graham
Form of Application	Material Change of Use
Level of Assessment	Impact Assessable
Approval Sought	Material Change of Use – Transport Depot (Minor)
Pre-lodgement Meeting	No
Referral Agencies	Yes

Table 2: Development Details

2. The Site and the Surrounding Locality

2.1 Location and Site Description

The lands, the subject of the development application, are sited at **4586-4600 Mount Lindesay Highway, NORTH MACLEAN**, and the lands being formally described as **Lot 54 on SP180530**.



Figure 1 – Locality Plan

The subject lands are accessed by way of the frontage roadway, Mount Lindesay Highway Service Road. The proposed development will retain the existing access provisions albeit that they will require upgrading.

2.2 Site Context

The subject lands are sited within the suburb of North Maclean, refer **Figure 2**.



Figure 2 – Context Plan

The subject lands are sited somewhat central to the suburb of North Maclean.

2.3 Existing Land Use(s)

The subject lands are currently afforded a development approval to afford for the construction of a dwelling house upon the subject lands (MCUR/191/2020). Due in part to the COVID 19 Pandemic, and the resultant supply chain issues (Building Products), the owner(s) of the subject lands have delayed the establishment of the proposed dwelling house upon the subject lands.

The lands take in a Class 10a Building Structure (Shed) within which the owner(s) house equipment utilised with the ongoing maintenance of the property. Up until 2020, the property was also utilised as a Transport Depot for the storage of vehicles and machinery utilised by the owner(s) as part of their business operations (Queensland Mulching Pty Ltd).

Whilst vehicles and or machinery are stored upon the property at times, the owner(s) have generally limited the storage of same to a maximum of two (2) heavy vehicles and or machines as the case maybe. This said there has been occasions (i.e., during periods of adverse weather) where it has been necessary to store additional vehicles and or machines upon the property (i.e., typically as a result of TMR placing a restriction upon the movement of heavy vehicles). In general, however there is limited equipment upon the subject lands in that idle machinery / vehicles doesn't produce an income. The vehicles / machinery operated by the owner(s) with their business (Queensland Mulching Pty Ltd) is traditional spread upon projects ranging from Northern Queensland through central New South Wales.



Figure 3 – Photography of existing property entrance sited at 4586-4600 Mount Lindesay Highway, NORTH MACLEAN

2.4 Surrounding Land Use(s)

Land Uses adjoining the Site

The subject lands are sited within the *Rural Residential Zone – Cottage Rural Precinct*. The surrounding lands to the north, east and the south are similarly sited within the *Rural Residential Zone – Cottage Rural Precinct*. The lands to the west (to the western side of Mount Lindesay Highway) are sited within a Priority Development Area (PDA), as such the administering authority is the State Government, **Figure 4**.



Figure 4 – Extract of Zone Map
(Source: Logan Planning Scheme 2015)

Land Uses within the Greater Surrounding Area

The greater surrounding area takes in the suburbs of Munruben, Chambers Flat, Stockleigh and North Maclean which predominantly afford for rural residential housing sited within the *Rural Residential Zone*, refer **Figure 5**.

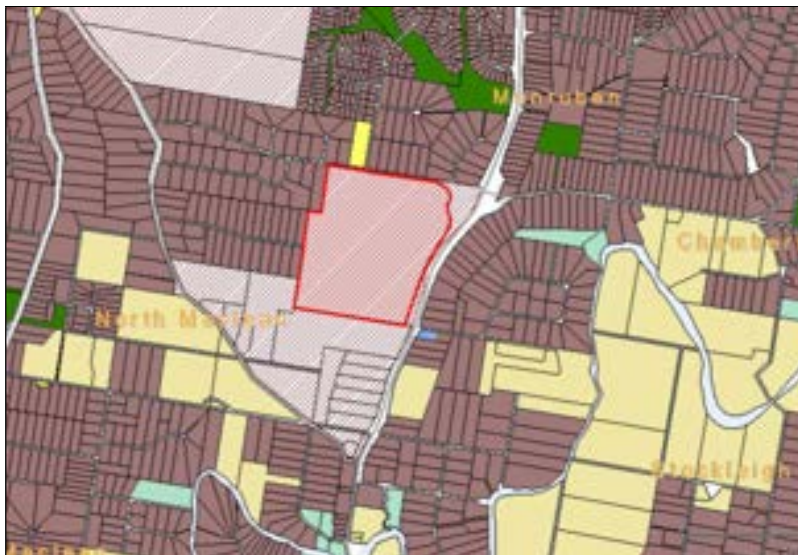


Figure 5 – Extract of Zone Map
(Source: Logan Planning Scheme 2015)

3. Legislation, Policy and Planning Instruments

3.1 Environmental Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places – defined in the EPBC Act as matters of national environmental significance.

The EPBC Act enables the Australian Government to join with the states and territories in providing a truly national scheme of environment and heritage protection and biodiversity conservation. The EPBC Act focuses Australian Government interests on the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance.

The objectives of the EPBC Act are to:

- provide for the protection of the environment, especially matters of national environmental significance;
- conserve Australian biodiversity;
- provide a streamlined national environmental assessment and approvals process;
- enhance the protection and management of important natural and cultural places;
- control the international movement of plants and animals (wildlife), wildlife specimens and products made or derived from wildlife;
- promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources;
- recognise the role of Indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity;
- promote the use of Indigenous peoples' knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge.

A Protected Matters Search in respect of the subject lands (Lot 54 on SP180530) was undertaken through the Environmental Protection and Biodiversity Conservation Online Protected Matters Search Tool (PMST). The search provides a list of wetlands of international significance, threatened ecological communities and threatened species which have the potential to be temporarily or permanently located within the general vicinity of the development site. A summary of the search results afforded in respect of the site is shown within Table 3. The complete copy of the actual search results returned is afforded within **Appendix B**.

Table 3: EPBC Act 1999 Protected Matters Search Results

Wetlands of International Importance		
Moreton Bay – within Ramsar Site		
Threatened Ecological Communities		
Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of New South Wales and South East Queensland ecological community (Endangered) – Community may occur within area		
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland (Endangered) – Community likely to occur within area		
Lowland Rainforest of Subtropical Australia (Critically Endangered) – Community may occur within area		
Poplar Box Grassy Woodland on Alluvial Plains (Endangered) – Community may occur within area		
Swamp Tea-tree (<i>Melaleuca irbyana</i>) Forest of South-east Queensland (Critically Endangered) – Community may occur within area		
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Critically Endangered) – Community may occur within area		
Threatened Species		
Scientific Name	Common Name	Status
Plants		
<i>Arthraxon hispidus</i>	Hairy-joint Grass [9338]	Vulnerable
<i>Bosistoa transversa</i>	Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable
<i>Corchorus cunninghamii</i>	Native Jute [14659]	Endangered
<i>Cryptostylis hunteriana</i>	Leafless Tongue-orchid [19533]	Vulnerable
<i>Cupaniopsis shirleyana</i>	Wedge-leaf Tuckeroo [3205]	Vulnerable
<i>Dichanthium setosum</i>	Bluegrass [14159]	Vulnerable
<i>Fontainea venosa</i>	[24040]	Vulnerable
<i>Macadamia integrifolia</i>	Macadamia Nut, Queensland Nut Tree, Smootshelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable
<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable
<i>Notelaea ipsviensis</i>	Cooneana Olive [81858]	Critically Endangered
<i>Plectranthus habrophyllus</i>	[64589]	Endangered
<i>Rhodamnia rubescens</i>	Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered
<i>Samadera bidwillii</i>	Quassia [29708]	Vulnerable
<i>Thesium australe</i>	Austral Toadflax, Toadflax [15202]	Vulnerable

Threatened Species		
Scientific Name	Common Name	Status
Birds		
<i>Anthochaera phrygia</i>	Regent Honeyeater [82338]	Critically Endangered
<i>Botaurus poiciloptilus</i>	Australasian Bittern [1001]	Endangered
<i>Calidris ferruginea</i>	Curlew Sandpiper [856]	Critically Endangered
<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo [67036]	Vulnerable]
<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover [877]	Vulnerable
<i>Cyclopsitta diophthalma coxeni</i>	Coxen's Fig-Parrot [59714]	Endangered
<i>Erythrorhynchus radiatus</i>	Red Goshawk [942]	Vulnerable
<i>Falco hypoleucos</i>	Grey Falcon [929]	Vulnerable
<i>Geophaps scripta scripta</i>	Squatter Pigeon (southern) [64440]	Vulnerable
<i>Grantiella picta</i>	Painted Honeyeater [470]	Vulnerable
<i>Hirundapus caudacutus</i>	White-throated Needletail [682]	Vulnerable
<i>Lathamus discolor</i>	Swift Parrot [744]	Critically Endangered
<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered
<i>Rostratula australis</i>	Australian Painted Snipe [77037]	Endangered
<i>Turnix melanogaster</i>	Black-breasted Button-quail [923]	Vulnerable
Fish		
<i>Maccullochella mariensis</i>	Mary River Cod [83806]	Endangered
Frog		
<i>Mixophyes fleayi</i>	Fleay's Frog [25960]	Endangered
Insects		
<i>Argynnis hyperbius inconstans</i>	Australian Fritillary [88056]	Critically Endangered
Mammals		
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat [183]	Vulnerable
<i>Dasyurus maculatus maculatus</i> (SE pop.)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll [75184]	Endangered
<i>Macroderma gigas</i>	Ghost Bat [174]	Vulnerable
<i>Petauroides volans</i>	Greater Glider [254]	Endangered
<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)[87600]	Vulnerable

Threatened Species		
Scientific Name	Common Name	Status
Mammals (cont.)		
<i>Petrogale penicillata</i>	Brush-tailed Rock-WALLABY [225]	Vulnerable
<i>Phascolarctos cinereus</i> (combined populations of QLD, NSW and the ACT)	Koala [85104]	Endangered
<i>Potorous tridactylus tridactylus</i>	Long-nosed Potoroo (northern) [66645]	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox [186]	Vulnerable
Reptiles		
<i>Coeranoscincus reticulatus</i>	Three-toed Snake-tooth Skink [59628]	Vulnerable
<i>Delma torquata</i>	Adorned Delma, Collared Delma [1656]	Vulnerable
<i>Furina dunmalli</i>	Dunmall's Snake [59254]	Vulnerable
Threatened Species		
Listed Migratory Species		
Scientific Name	Common Name	Status
Migratory Marine Birds		
<i>Apus pacificus</i>	Fork-tailed Swift [678]	
Migratory Terrestrial Species		
<i>Cuculus optatus</i>	Oriental Cuckoo, Horsfield's Cuckoo [86651]	
<i>Hirundapus caudacutus</i>	White-throated Needletail [682]	
<i>Monarcha melanopsis</i>	Black-faced Monarch [609]	
<i>Motacilla flava</i>	Yellow Wagtail [644]	
<i>Myiagra cyanoleuca</i>	Satin Flycatcher [612]	
<i>Rhipidura rufifrons</i>	Rufous Fantail [592]	
<i>Symposiachrus trivirgatus</i> as <i>Monarcha trivirgatus</i>	Spectacled Monarch [83946]	
Migratory Wetlands Species		
<i>Actitis hypoleucos</i>	Common Sandpiper [59309]	
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper [874]	
<i>Calidris ferruginea</i>	Curlew Sandpiper [856]	Critically Endangered
<i>Calidris melanotos</i>	Pectoral Sandpiper [858]	
<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover [877]	Vulnerable

Threatened Species		
Listed Migratory Species		
Scientific Name	Common Name	Status
Migratory Wetlands Species		
<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe [863]	
<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered
<i>Tringa nebularia</i>	Common Greenshank, Greenshank [832]	
Other Matters Protected by the EPBC Act		
Listed Marine Species		
Scientific Name	Common Name	Status
<i>Actitis hypoleucos</i>	Common Sandpiper [59309]	
<i>Anseranas semipalmata</i>	Magpie Goose [978]	
<i>Apus pacificus</i>	Fork-tailed Swift [678]	
<i>Ardea ibis</i>	Cattle Egret [66521]	
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper [874]	
<i>Calidris ferruginea</i>	Curlew Sandpiper [856]	Critically Endangered
<i>Calidris melanotos</i>	Pectoral Sandpiper [858]	
<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover [877]	Vulnerable
<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe [863]	
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle [943]	
<i>Hirundapus caudacutus</i>	White-throated Needletail [682]	
<i>Lathamus discolor</i>	Swift Parrot [744]	
<i>Merops ornatus</i>	Rainbow Bee-eater [670]	
<i>Monarcha melanopsis</i>	Black-faced Monarch [609]	
<i>Motacilla flava</i>	Yellow Wagtail [644]	
<i>Myiagra cyanoleuca</i>	Satin Flycatcher [612]	
<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered
<i>Rhipidura rufifrons</i>	Rufous Fantail [592]	
<i>Rostratula benghalensis (sensu lato)</i>	Painted Snipe [77037]	Endangered
<i>Symposiachrus trivirgatus</i> as <i>Monarcha trivirgatus</i>	Spectacled Monarch [83946]	
<i>Tringa nebularia</i>	Common Greenshank, Greenshank [832]	

3.2 Nature Conservation Act 1992

The *Nature Conservation Act 1992* (NCA) classifies and protects significant areas (Protected Areas) and protects threatened plant and animal species. The *Nature Conservation (Wildlife) Regulation 1994* (NCWR) lists plant and animal species presumed extinct, endangered, vulnerable, near threatened, least concern, international or prohibited.

The schedules of this regulation were considered in this report using Wildlife Online Database Search with a five (5) kilometre radius from the site. Species listed under the NCWR with the potential to occur around the site are shown in **Table 4**. The complete results of this search are included in **Appendix C**.

Table 4: NCA Wildlife Online Search Results

Scientific Name	Common Name	Status
Amphibians		
<i>Adelotus brevis</i>	Tusked Frog	Vulnerable
Birds		
<i>Ninox strenua</i>	Powerful Owl	Vulnerable
Mammals		
<i>Dasyurus maculatus maculatus</i>	Spotted-tailed quoll (southern subspecies)	Endangered
<i>Petaurus australis australis</i>	Yellow-bellied glider (southern subspecies)	Vulnerable
<i>Phascolarctos cinereus</i>	Koala	Endangered
<i>Petauroides armillatus</i>	Central Greater Glider	Endangered
Plants		
<i>Melaleuca irbyana</i>		Endangered

The author of this report having undertaken an inspection of the subject lands submits that there are none of the species listed within the **NCA Wildlife Online Search Results Tabulation** present within the portion of the subject lands within which it is proposed to establish the intended use.

This is not to say that the species were not present within the surrounding vegetation communities. This said, it is unlikely that the vegetation community present would represent a viable habitat area due to the land use(s) (PDA Area – Greenbank Industrial Area) within the immediate area of the subject lands.

Flora Trigger Map

Amendments to the 'protected plants' regulatory framework under the NCA commenced on 31 March 2014, establishing new approval triggers and processes for the clearing of protected plants.

A protected plant is defined as all Extinct, Endangered, Vulnerable and Near Threatened (EVNT) plant species listed by name in Schedules 1-5 of the NCWR and Least Concern Wildlife, not listed by name, but identified as a plant indigenous to Australia in Schedule 6.

Under the amended NCA a protected plant that is in the wild must not be 'taken' unless taking is under:

- A conservation plan applicable to the plant;
- A license, permit or other authority under a regulation; or
- An exemption under a regulation.

A search of the Flora Trigger Map (**Figure 6**) identifies that the subject lands are not triggered.



Figure 6: Excerpt of Protected Plants Flora Survey Trigger Map
(Generated in Respect of Lot 54 on SP180530, on 23rd September 2022)

In this instance the subject lands have, for the better part, been cleared at some time in the past, as such the lands are devoid of all but a small number of semi-mature / mature Eucalyptus sp.

The conduct of a separate 'Flora Survey' is not warranted in this instance. The author of this report having undertaken an inspection of the subject lands submits that there is none of the species listed within the **NCA Wildlife Online Search Results Tabulation** present upon the subject lands.

3.3 Vegetation Management Act 1999, as amended by the Vegetation Management Framework Amendment Act 2013

The *Vegetation Management Act 1999* (VMA) is the key mechanism by which the Queensland Government seeks to protect the State's environmental resources pertaining to vegetation. Under the provisions of the VMA, a series of maps delineate vegetation features across the landscape which are then each assigned a conservation value directly related to the remaining extent of these features remaining within the landscape. The VMA also protects 'essential habitat' vegetation where listed threatened species have been known to occur.

Under the provisions of the *Vegetation Management Framework Amendment Act 2013 No. 24*, regulated Vegetation Management Mapping shows vegetation categories used to determine clearing requirements. More recently, the Queensland Parliament passed the *Vegetation Management and Other Legislation Amendment Act 2018 (QLD)* (Act) amending the *Vegetation Management Act 1999 (QLD)*, *Planning Act 2016 (QLD)*, *Planning Regulation 2017 (QLD)*, and *Water Act 2000 (QLD)*.

While areas shown on the map as Category X are not generally regulated under the VMA, those shown as Category A, B, C or R are subject to clearing requirements. The latter vegetation categories can only be cleared in accordance with an exemption, self-assessable vegetation clearing code, area management plan or development approval. A supporting map defining Regional Ecosystems, wetlands, watercourses and essential habitat, is provided together with a Regulated Vegetation Management Map, refer **Appendix D**. Where an exemption does not exist, approval for clearing of native vegetation is required under the *Planning Act 2016* (PA) specifically assessment is required against **State Code 16: Native Vegetation Clearing** of the State Development Assessment Provisions (SDAP).

The subject lands are not seen to take in any areas of remnant vegetation (refer **Figures 7 and 8**). Furthermore, no watercourses have been mapped across the subject lands.



Figure 7: Excerpt of Regulated Vegetation Management Map
(Generated in Respect of Lot 54 on SP180530, on 23rd September 2022)

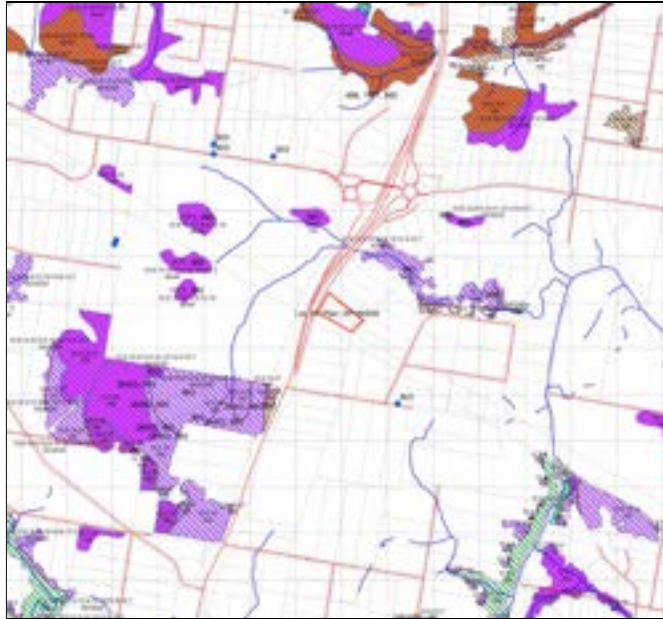


Figure 8: Excerpt of Vegetation Management Supporting Map
(Generated in Respect of Lot 54 on SP180530, on 23rd September 2022)

3.4 South East Queensland Koala Conservation State Planning Regulatory Provisions

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

The Nature Conservation (Koala) Conservation Plan 2017 allows koala habitat areas and koala priority areas to be determined and requires that these are shown on the Koala Conservation Plan Map. Koala Habitat areas are areas that contain koala habitat which is essential for the conservation of a viable koala population in the wild. Please note that these areas only apply to lots in 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).

Koala habitat areas include koala habitat areas (core) and koala habitat areas (locally refined). Following input from each local government, koala habitat areas (locally refined) were developed. Koala habitat areas (locally refined) will be afforded the same protection during a two-year transitional period as if they were habitat areas (core) identified by the State.

Koala priority areas are areas where long-term management (e.g., habitat protection, habitat restoration and threat mitigation) and monitoring will be strategically focused as the areas have the highest likelihood of achieving conservation outcomes for koalas.

Clearing koala habitat areas in a koala priority area is prohibited, except for in certain circumstances (see Schedule 10, 16A of the Planning Regulation 2017). Clearing cannot occur (other than for exempt activities) and a development application cannot be lodged for prohibited activities.

Development located inside a koala priority area on lots that contain koala habitat area, but do not involve clearing of koala habitat, will be assessed by local government, except for in certain circumstances (see Schedule 11, Parts 1 and 2 of the Planning Regulation 2017). This is to manage and minimise impacts on koala habitat, such as edge effects.

The subject lands are seen to fall within a Koala Priority Area, this said the subject lands do not take in any areas of Koala Habitat Area (Core) or Koala Habitat Area (Locally Refined). The proposed development does and will not afford for the clearing of any remnant vegetation, and in-turn the Koala Habitat Area (core) and or Koala Habitat Area (Locally Refined) by default, refer **Figure 9**.

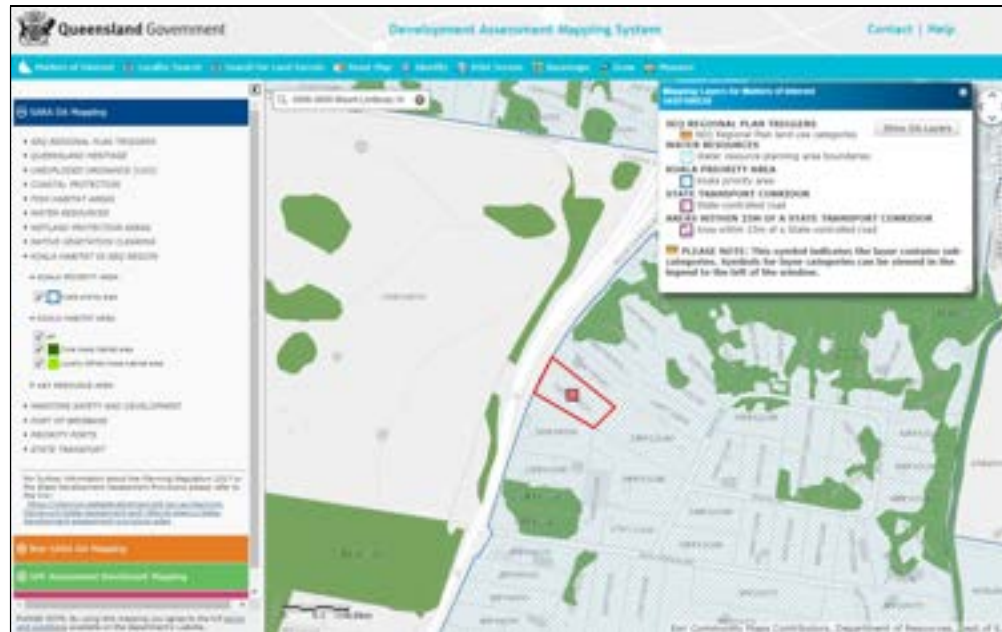


Figure 9: Matters of State Environmental Significance Mapping (Koala Habitat in SEQ Region)
(Source: Development Assessment Mapping System)

The Applicant submits that the proposed development complies with the provisions of *Schedule 10 Development Assessment, Part 10 Koala Habitat in SEQ Region, Division 5 Development on Premises in Koala Priority Areas nor Interfering with Koala Habitat – Assessment by Assessment Manager*. The Assessment benchmarks being 'For a development application in relation to which Schedule 11, Part 2 applies – the assessment benchmarks stated in Schedule 11, Part 2. This said, Schedule 11 – Assessment Benchmarks in relation to Koala Habitat in SEQ Region, Part 2 Development on Premises in Koala Priority Areas not interfering with Koala Habitat, Section 3 Application of Part, is not seen to apply as the subject lands do not take in any areas of Koala Habitat Area (Core) and or Koala Habitat Area (Locally Refined). There are no remaining benchmarks thus by default, the proposed development complies with the provisions of *Schedule 10 Development Assessment, Part 10 Koala Habitat in SEQ Region, Division 5 Development on Premises in Koala Priority Areas nor Interfering with Koala Habitat – Assessment by Assessment Manager*.

3.5 Coastal Protection and Management Act 1995

The *Coastal Protection and Management Act 1995* (Qld) seeks to protect the coastal resources of the coastal zone. The Act establishes a framework for the protection, conservation, rehabilitation and management of the coastal zone with regard to the core objectives of the national strategy for ecological sustainable development in the use of the Coastal Zone. The Act also ensures decisions about land use and development safeguard life and property from the threat of coastal hazards.

Coastal Development is managed to protect coastal resources through the planning and development framework established under the *Planning Act 2016* (PA). Specifically, coastal development requiring assessment under PA is required to respond to **State Code 8: Coastal Development and Tidal Protection** of the State Development Assessment Provisions (SDAP) specifically in relation to tidal works or works within a Coastal Management District.

The subject lands are not located within the Coastal Zone (**Figure 10**). The development application therefore does not trigger assessment against **State Code 8** of the SPP.

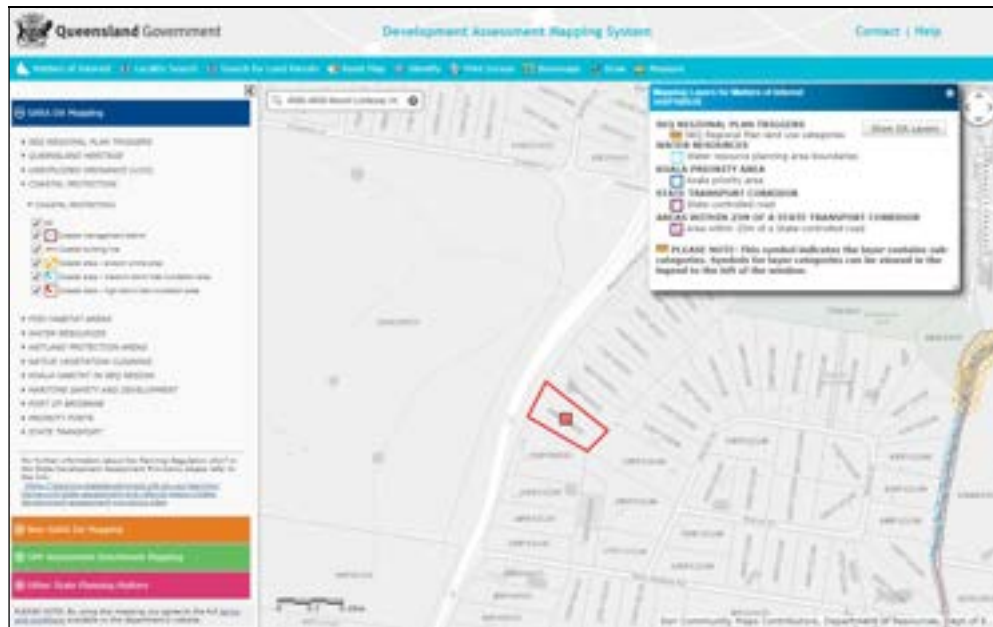


Figure 10: Matters of State Environmental Significance Mapping (Coastal Protection)
(Source: Development Assessment Mapping System)

3.6 Fisheries Act 1994 (Qld)

The *Fisheries Act 1994* deals with the use, conservation and improvement of Queensland's fisheries resources and fish habitats. The Fisheries Act seeks to ensure adequate provision for fish movement and habitat access during development processes that include:

- Building work in or adjacent to a declared Fish Habitat Area (FHA);
- Carrying out operational work completely or partly within a declared fish habitat area;
- Carrying out operational work that is the removal, destruction or damage of marine plants; and
- Carrying out Waterway Barrier Works.

Developments that involve any of the above activities require assessment against **State Code 12: Development in a Declared Fish Habitat Area** of the SDAP. In addition, development proposals that modify, or have a temporary or permanent loss of fish habitat are assessed by the *Department of Agriculture, Fisheries and Forestry*.

The subject lands do not contain and or are in close proximity to declared fish habitat areas or Fisheries mapped waterways for waterway barrier works (refer to **Figure 11**). Therefore, the development application does not trigger assessment against **State Code 12** of SDAP.

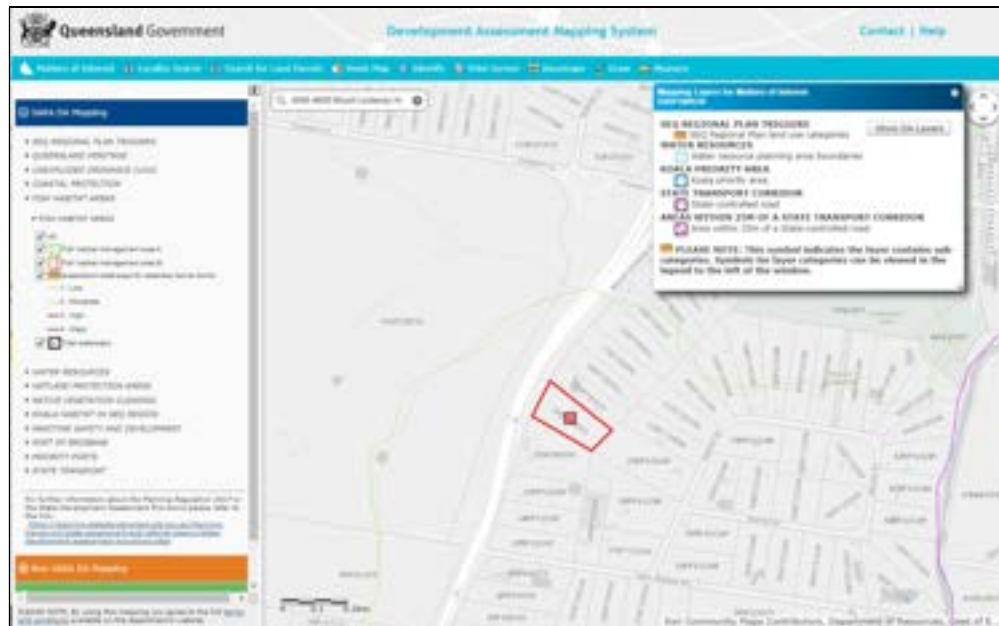


Figure 11: Matters of State Environmental Significance Mapping (Fish Habitat Areas)
(Source: Development Assessment Mapping System)

3.7 State Planning Policy

On the 3 July 2017, the State Planning Policy (SPP) July 2017 replaced the previous SPP 2016. The SPP is Queensland's pre-eminent state planning instrument. It expresses the state interests in land-use planning and development. Promoting these state interests through plan-making and development assessment decisions will help to secure a liveable, sustainable and prosperous Queensland. The SPP has effect throughout Queensland and sits above regional plans and local planning instruments in the hierarchy of planning instruments under the Planning Act 2016 (Planning Act). This means that the SPP prevails over these instruments, to the extent that they are inconsistent with the SPP.

The SPP July 2017 outlines the guiding principles that should underpin plan-making processes and development decisions in Queensland to achieve a planning system that is:

- outcome focused;
- integrated;
- efficient;
- positive;
- accountable.

The SPP July 2017 also identifies 17 state interests in land-use planning and development. These state interests are grouped into five broad themes, notably *Liveable Communities and Housing*, *Economic Growth*, *Environment and Heritage*, *Safety and Resilience to Hazards* and *Infrastructure*.

The SPP expresses state interests through:

- **state interest statements**, which identify the overall outcome for each state interest;
- **state interest policies**, which detail the specific policies that must be considered and appropriately integrated in planning and development outcomes, to achieve the state interest;
- **assessment benchmarks**, where applicable, which set out the matters that an assessment manager must assess a development application against. Assessment benchmarks apply only if the state interest has not been appropriately integrated in a local planning instrument (i.e. to the extent of any inconsistency), and if an assessment manager considers the benchmarks to be relevant to the development application.

SPP Structure

The SPP is structured as follows:

- **Part A: Introduction and context**
Explains the role of the SPP in Queensland's planning system.
- **Part B: Application and operation**
Explains how the SPP applies and operates in different circumstances under the Act and *Planning Regulation 2017*.
- **Part C: Purpose and guiding principles**
Explains the purpose of the SPP and establishes a series of linked principles that must underpin plan making and development in Queensland.
- **Part D: The state interest statements**
Identifies the overall outcome for each state interest in land use planning and development.
- **Part E: State interest policies and assessment benchmarks**
Establishes the policies to support the overall outcome for each state interest, organised into five broad themes. Some state interests also include assessment benchmarks for certain development, which apply if the state interest has not been appropriately integrated in a local planning instrument.
- **Part F: Glossary**
Provides a list of abbreviations and terms that assist readers to interpret the SPP.
- **Part G: Appendices**
Provides additional information on mapping and stormwater management design objectives.

The core of the SPP is contained in **Part D**, where it identifies the seventeen (17) Matters of State Environmental Significance (MSES) in land use planning and development, arranged into five (5) broad categories, notably *Liveable Communities and Housing, Economic Growth, Environment and Heritage, Safety and Resilience to Hazards and Infrastructure*.

These State interests will be consequentially integrated into Local Government Planning Schemes across Queensland. Four (4) State interests are included within the category of Environment and Heritage, which are:

- Biodiversity;
- Coastal Management;
- Cultural Heritage;
- Water Quality.

These are the Key State Interests of interest within this *Basic Ecological Assessment Report*.

Importantly, **Part E** of the SPP provides the assessment benchmarks for certain development, which applies if the state interest has not been appropriately integrated in a local planning instrument.

Applying the SPP in Development Assessment

For the purposes of development assessment, the SPP July 2017 may apply as either an assessment benchmark or as a matter to have regard to.

Examples of state interests with assessment benchmarks are:

- Liveable communities;
- Mining and extractive resources;
- Water quality;
- Natural hazards, risk and resilience;
- Strategic airports and aviation facilities.

Under the *Planning Regulation 2017* the assessment benchmarks apply if a state interest has not been appropriately integrated in a planning scheme. In this instance a development application must be assessed against the assessment benchmarks to the extent of any inconsistency of the planning scheme with the assessment benchmarks and where the assessment manager considers these assessment benchmarks are relevant to the proposed development.

In addition, the assessment manager must have regard to the SPP (including the relevant state interest statement and policies), where the planning scheme has not appropriately integrated the state interest. The SPP only applies as a matter to have regard to where the assessment manager considers these matters are relevant to the proposed development and only to the extent of any inconsistency with the planning scheme.

Given that the Planning Instrument in effect for the Logan City Council within the area of concern is the *Logan Planning Scheme 2015v8.1 (current as of the 15 February 2022)*, it is acknowledged that the Scheme adequately addresses the States Interests.

Assessment against the provisions of the SPP 2017

In essence, any development application across a site containing a State interest identified in **Part E** will need to demonstrate compliance with the assessment benchmarks. The subject lands are seen to take in matters of 'environmental' significance to the State, notably Biodiversity (refer **Figures 12 and 13**).

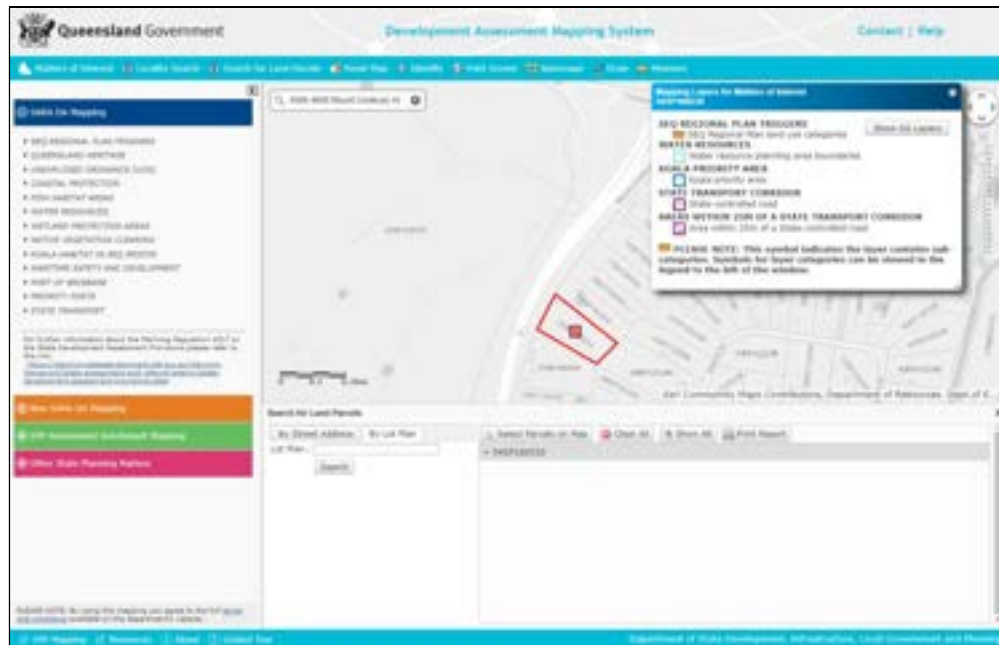


Figure 12: Matters of State Environmental Significance Mapping (Native Vegetation)
(Source: Development Assessment Mapping System)

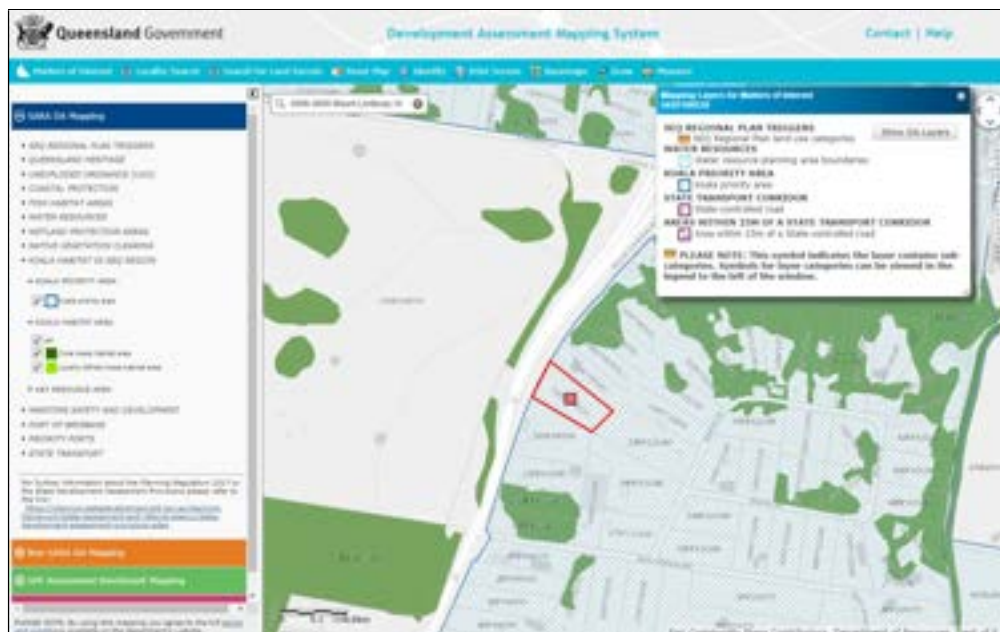


Figure 13: Matters of State Environmental Significance Mapping (Koala Habitat in SEQ Region)
(Source: Development Assessment Mapping System)

A printout of the State Government interests pertaining to the subject lands is included within **Appendix D**. The matters of State Interest identified herein are identified within the provisions of the Logan City Council Planning Scheme (Logan Planning Scheme 2015v8.1 (current as of the 15 February 2022)). The matters of State Interest are to be addressed by way of assessment against the provisions of the Biodiversity Areas Overlay Code, refer **Appendix E**.

3.8 Town Planning Instruments

The subject lands are located within the **Logan City Council Local Government Area** and as such are subject to the provisions of the Logan Planning Scheme 2015. The subject lands are situated within the *Rural Residential* zone – *Cottage Rural* precinct, refer **Figure 14**.

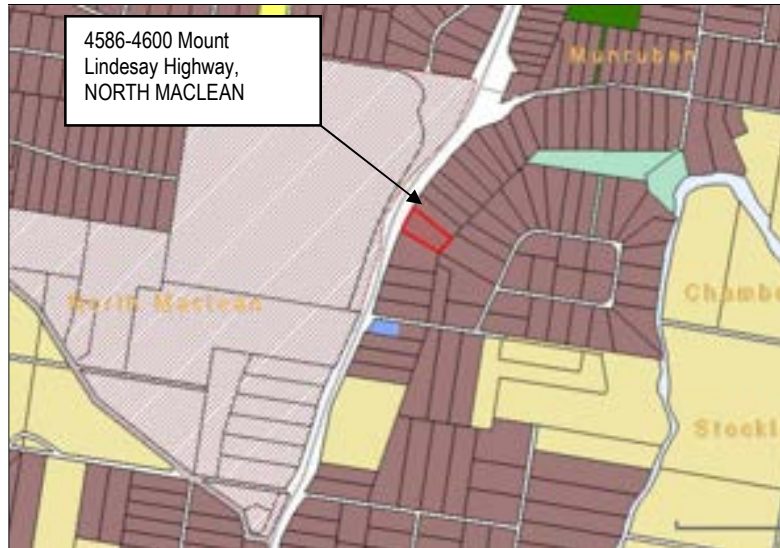


Figure 14 – Extract of Zone Map
(Source: Logan Planning Scheme 2015)

Having regard to the Biodiversity Areas Overlay Map, the property is trigger for assessment against the provisions of the Biodiversity Areas Overlay Code, refer **Figure 15**.



Figure 15: Excerpt of Biodiversity Areas Overlay Map

The subject lands are seen to be sited within both *Primary* and *Secondary Vegetation Management Areas*, refer **Figure 16**.



Figure 16: Excerpt of Biodiversity Areas Overlay Mapping – OM-02.01 Vegetation Management Areas

The subject lands are seen to take in *Matters of State and Local Significance*, refer **Figure 17**.



Figure 17: Excerpt of Biodiversity Areas Overlay Mapping – OM-02.04 Matters of State and Local Significance

The development proposal will require assessment against the provisions of the Biodiversity Areas Overlay Code, refer **Appendix E**.

4. Ecological Assessment Methodology and Process

The following steps were undertaken in the preparation of this assessment:

1. Desktop Analysis
2. Legislation and Policy Review
3. Field Survey
4. Analysis and Recommendation

4.1 Desktop Analysis

Prior to the conduct of Preliminary Field Survey Works, a desktop analysis was conducted to identify relevant information for the site.

The following information was reviewed:

- Search of the Australian Government – Department of Agriculture, Water and the Environment (DAWE) EPBC Protected Matters Search Tool;
- Search of the Department of Environment, Land and Water (DELW) Wildlife Online Database for the study area and surrounds;
- Search of Department of Resources (DR) Mapping Systems;
- Search of the Department of Environment and Science (DES) Mapping Systems;
- Planning Scheme Documents and Maps.

A review of aerial photography history was undertaken to assist with the broad delineation of vegetation communities and determine historical disturbance patterns to local vegetation communities.

4.2 Field Survey

A preliminary vegetation survey utilising the following methods was conducted to describe on-site vegetation.

- General Searches & Species Identification – The subject lands were walked to ensure all vegetation communities and species were recorded and identified. Particular attention was paid to any threatened species that were listed as possibly occurring on or within the vicinity of the subject lands and specific micro assemblages which may support these threatened species.
- Observation Survey – A detailed observation survey of the vertebrate fauna present on or that may utilise the study area, including faunal lists and significance status of species under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC) that includes the Japan – Australia Migratory Bird Agreement and the Bonn Convention; and Queensland's *Nature Conservation Act 1992* (NCA).
- Identification – Identification of habitat values within the area relevant to terrestrial vertebrate fauna, including ecological corridors; and
- Description – A description of the major fauna habitat present.

5. Ecological Assessment

5.1 Introduction

The subject lands are located in the suburb of North Maclean. The suburb of North Maclean is sited within the southern portion of the Logan City Local Government Area, with Munruben to the north, Chambers Flat and Stockleigh to the East, South Maclean to the South and New Beith to the West.

The subject lands are accessed by way of the frontage roadway, namely the Mount Lindesay Highway Service Road. The lands are sited within the *Rural Residential* zone – *Cottage Rural* precinct, within what is seen to represent an existing rural residential community.

The subject lands have been cleared of all significant vegetation at some time in the past, the lands are predominantly grass lands with the odd semi-mature *Eucalyptus* sp.. The author would surmise that the clearing of the lands was afforded at or about the time that the high voltage transmission lines were installed through the southern portion of the subject lands (Electricity Easement).

5.2 Flora Field Observations

The following observations have been made:

- The Environment Protection and Biodiversity Conservation Online Protected Matters Search Tool (PMST) have listed:
 - Six (6) threatened ecological communities as likely to occur and may occur within the area, notably:
 - The Coastal Swamp Oak (*Casuarine glauca*) Forest of New South Wales and South East Queensland ecological community (Endangered); and
 - The Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland (Endangered); and
 - The Lowland Rainforest of Subtropical Australia (Critically Endangered); and
 - The Poplar Box Grassy Woodland on Alluvial Plains (Endangered); and
 - The Swamp Tea-tree (*Melaleuca irbyana*) Forest of South-east Queensland; and
 - The White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland.

The aforementioned ecological communities and or a portion thereof were not seen to existing upon the subject lands.

- Fifteen (15) Vulnerable / Endangered / Critically Endangered bird species are listed as in the feature area.

None of the species listed were observed upon the subject lands, at the time of the assessment.

- One (1) Endangered Fish species is listed as being within the buffer area only.

The species listed was not observed upon the subject lands, at the time of the assessment.

- One (1) Endangered Frog species is listed as being within the buffer area only.
The species listed was not observed upon the subject lands, at the time of the assessment.
- One (1) Critically Endangered Insect species is listed as being within the featured area.
The species listed was not observed upon the subject lands, at the time of the assessment.
- Nine (9) Vulnerable / Endangered mammal species are listed as possibly occurring on the subject lands and or the immediately adjacent lands.
None of the species listed were observed upon the subject lands, at the time of the assessment.
- Fifteen (15) Vulnerable / Endangered / Critically Endangered native plants species are listed as possibly occurring on the subject lands and or the immediately adjacent lands.
None of the species listed were observed upon the subject lands, at the time of the assessment.
- Three (3) Vulnerable reptile species are listed as being within the featured area.
The species listed was not observed upon the subject lands, at the time of the assessment.
- The *Nature Conservation (Wildlife) Regulation 1994* (NCWR) lists seven (7) Vulnerable / Endangered species as possibly occurring on the subject lands.
The threatened species was not observed to occur upon the subject lands at the time of the assessment.
- The subject lands are for the better part, seen to be devoid of any substantial vegetation.

5.3 Basic Fauna Observations

A preliminary fauna assessment was conducted with the informal vegetation assessment over the subject lands. The purpose of the survey was to identify habitat opportunities, observations of species presence and activity and undertake targeted searches for actual usage by Threatened and Significant fauna species.

The survey included:

- Analysis of on-site habitat features (habitat trees, fallen logs, termite mounds, roosting sites, etc.), where present;
- Signs of fauna activity (scats, tracks, scratch marks on trees, nests, etc.);
- Searches throughout varying remnant vegetation communities, where present;
- General observation and opportunistic records.

No specific surveys for reptiles (Pitfall Traps), nocturnal species (spotlighting) or amphibians (frog call recognition) were used as part of the fauna survey.

The following species were recorded on or within the vicinity of the subject lands throughout the survey period.

Table 5: Site Species List (Fauna)

Birds	
<i>Cracticus torquatus</i>	Grey Butcherbird
<i>Entomyzon cyanotis</i>	Blue-faced Honeyeater
<i>Dacelo novaeguineae</i>	Laughing kookaburra
<i>Grallina cyanoleuca</i>	Magpie-lark
<i>Gymnorhina tibicen</i>	Australian Magpie
<i>Manorina melanocephala</i>	Noisy Miner
<i>Streptopelia chinensis</i>	Spotted Turtle-Dove [780]
<i>Trichoglossus chlorolepiddotus</i>	Scaly-breasted lorikeet
Amphibians	
<i>Limnodynastes tasmaniensis</i>	Spotted Marsh Frog

The Applicant has also reported the presence of *Pseudechis porphyriacus* (Reb-bellied Blank Snake) in and about the existing dam situated towards the rear of the subject lands.

There was a distinct lack of fauna present upon the subject lands, it is had that the presence of the high voltage transmission lines is a major deterrent to fauna habitation within the immediate area. The corridor taking in the transmission line(s) (Easement A RP121667) is maintained as a mown lawn area.

The impacts of EMR are highly disputed however, it is commonly acknowledged that there is a definite decline in fauna activity in and about high voltage transmission lines be it a lack of habitat within the cleared corridor or EMR or a combination of both.

6. Conclusions and Recommendation

6.1 Conclusions

4586-4600 Mount Lindesay Highway, NORTH MACLEAN has been substantively cleared of all vegetation (of significance) at some time in the past.

The subject lands are:

- devoid of any vegetation of significance, notably the Six (6) threatened ecological communities noted within the Environment Protection and Biodiversity Conservation Online Protected Matters Search afforded in respect of the lands;
- devoid of all threatened species, notably the species noted within the Environment Protection and Biodiversity Conservation Online Protected Matters Search afforded in respect of the lands;
- devoid of all threatened species, notably the species listed within the *Nature Conservation (Wildlife) Regulation 1994* (NCWR) Search afforded in respect of the lands.

No constraints are seen to exist in respect of the orderly development of the subject lands.

Summary of this Basic Ecological Assessment Report:

- The Environment Protection and Biodiversity Conservation Online Protected Matters Search Tool (PMST) have listed:
 - Six (6) threatened ecological communities as likely to occur and may occur within the area, notably:
 - The Coastal Swamp Oak (*Casuarine glauca*) Forest of New South Wales and South East Queensland ecological community (Endangered); and
 - The Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland (Endangered); and
 - The Lowland Rainforest of Subtropical Australia (Critically Endangered); and
 - The Poplar Box Grassy Woodland on Alluvial Plains (Endangered); and
 - The Swamp Tea-tree (*Melaleuca irbyana*) Forest of South-east Queensland; and
 - The White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland.
 - The aforementioned ecological communities and or a portion thereof were not seen to existing upon the subject lands.
 - Fifteen (15) Vulnerable / Endangered / Critically Endangered bird species are listed as in the feature area.

None of the species listed were observed upon the subject lands, at the time of the assessment.
 - One (1) Endangered Fish species is listed as being within the buffer area only.

The species listed was not observed upon the subject lands, at the time of the assessment.

- One (1) Endangered Frog species is listed as being within the buffer area only.
The species listed was not observed upon the subject lands, at the time of the assessment.
- One (1) Critically Endangered Insect species is listed as being within the featured area.
The species listed was not observed upon the subject lands, at the time of the assessment.
- Nine (9) Vulnerable / Endangered mammal species are listed as possibly occurring on the subject lands and or the immediately adjacent lands.
None of the species listed were observed upon the subject lands, at the time of the assessment.
- Fifteen (15) Vulnerable / Endangered / Critically Endangered native plants species are listed as possibly occurring on the subject lands and or the immediately adjacent lands.
None of the species listed were observed upon the subject lands, at the time of the assessment.
- Three (3) Vulnerable reptile species are listed as being within the featured area.
The species listed was not observed upon the subject lands, at the time of the assessment.
- The *Nature Conservation (Wildlife) Regulation 1994* (NCWR) lists seven (7) Vulnerable / Endangered species as possibly occurring on the subject lands.
The threatened species was not observed to occur upon the subject lands at the time of the assessment.
- The subject lands are seen to be devoid of any substantial vegetation.

6.2 Recommendations

6.2.1 Detailed Ecological Assessment

There is no warrant for the preparation of a detailed Ecological Assessment (EA) in respect of the subject lands.

6.2.2 Vegetation Clearing and Management Plan

There is no warrant for the preparation of a Vegetation Clearing and Management Plan (VCMP) in respect of the subject lands.

6.2.3 Fauna Management Plan

There is no warrant for the preparation of a Fauna Management Plan (FMP) in respect of the subject lands.

6.2.4 Propagation Plan

There is no warrant for the preparation of a Propagation Plan (PP) in respect of the subject lands.

6.2.5 Rehabilitation Plan

There is the potential to rehabilitate portions of the subject lands albeit that the areas that can be rehabilitate are somewhat limited by way of the existing electricity easement sited adjacent the southern boundary of the subject lands.

It is had that:

- The lands (excluding the area of the electricity easement) to the front of the proposed Dwelling House (MCUR/191/2020) should be rehabilitated, per the approval afforded in respect of MCUR/191/2020).
- The lands to the rear of the area of the proposed Transport Depot (Minor) should be rehabilitated.

The Applicant should afford a *Site Rehabilitation Plan* with the DA Application.

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Enquiries should be addressed to:

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PO Box 805
Jimboomba QLD 4280

Appendices

Appendix A

Proposal Plan

Appendix B

Environment Protection and Biodiversity Conservation Act 1999 – Protected Matters Database Search

Appendix C

Nature Conservation Act 1992 (Qld) – Wildnet Database Search Results

Appendix D

Environmental Searches

Appendix E

Biodiversity Areas Overlay Code Assessment

Appendix A

Proposal Plan

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Material Change of Use – Transport Depot (Minor) 4586-4600 Mount Lindesay Highway, NORTH MACLEAN Lot 54 on SP180530



Locality Plan



Site Plan

Everyday Engineers Planners & Surveyors ABN. 33 128 918 347 Mobile: 0432 124 461	4586-4600 Mount Lindesay Highway NORTH MACLEAN Transport Depot - Minor Cover Sheet, Locality and Site Plan November 2022	2022-98-Sheet 0 Rev A
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SCHEDULE OF DRAWINGS		
Drawing No.	Drawing Title	Revision
2022-098 – Sheet 0 Rev A	Cover Sheet, Locality and Site Plan	A
2022-098 – Sheet 1 Rev A	Schedule of Drawings	A
2022-098 – Sheet 2 Rev A	General Layout Plan	A
2022-098 – Sheet 3 Rev A	Plan of Development – Site Master Plan (Sheet 1 of 2)	A
2022-098 – Sheet 4 Rev A	Plan of Development – Site Master Plan (Sheet 2 of 2)	A
2022-098 – Sheet 5 Rev A	Plan of Development - Site Master Plan (Detail A)	A
2022-098 – Sheet 6 Rev A	Plan of Development - Site Master Plan (Detail B)	A

Everyday Engineers Planners & Surveyors ABN. 33 128 918 347 Mobile: 0432 124 461	4586-4600 Mount Lindesay Highway NORTH MACLEAN Transport Depot - Minor Schedule of Drawings November 2022	2022-98-Sheet 1 Rev A
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Refer to Plan of Development – Site Master Plan (Sheet 1 of 2), and approved documentation pertaining to Dwelling House Development Approval MCUR/191/2020 which accompanies this application (Dwelling House documentation to be read as ‘relevant matters’ for the purposes of s45(5)(b) of the Planning Act).

Refer to Plan of Development – Site Master Plan (Sheet 2 of 2), Plan of Development – Site Master Plan (Detail A), and Plan of Development – Site Master Plan (Detail B)



GENERAL LAYOUT PLAN

Note:

Plans of Development to be read in conjunction with Rehabilitation Plan / Landscape Concept Plan(s).

Everyday Engineers Planners & Surveyors ABN. 33 128 918 347 Mobile: 0432 124 461	4586-4600 Mount Lindsay Highway NORTH MACLEAN Transport Depot - Minor General Layout Plan November 2022	2022-98-Sheet 2 Rev A
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**Refer Plan(s) of Development,
Rehabilitation Plan / Landscape
Concept Plans had in respect of
the approved Dwelling House**

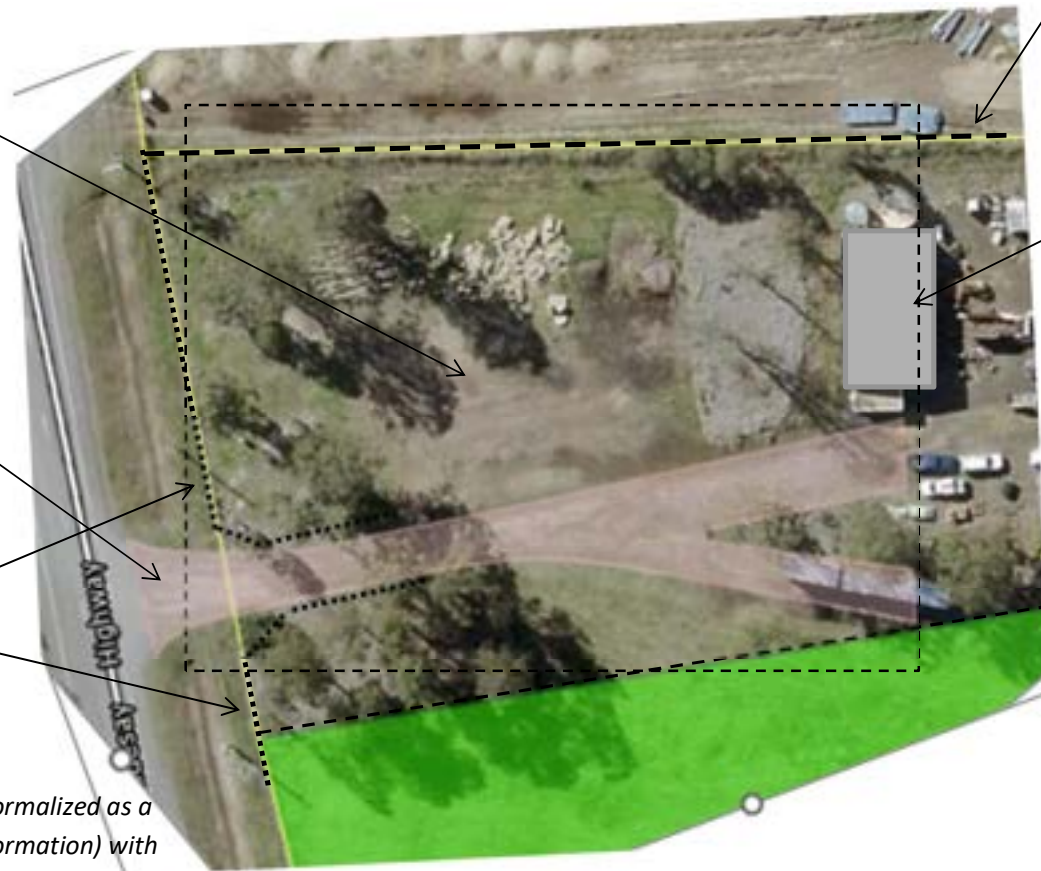
Access crossover arrangement to be
constructed in accordance with
Institute of Public Works Engineering
Australasia Standard Drawing Number
RS-049 Rev G.

Existing 1.8m High Chain Wire
Fence, along property boundary
fence.

Note:

*Existing access driveway arrangement to be formalized as a
7.0-metre-wide granular pavement (surface formation) with
an AC Seal.*

*Pavement design shall be subject to confirmation on-site by
RPEQ Supervising construction of access crossover, driveway
and manoeuvring area(s).*



1.8m High Colour Bond
Fence, along property

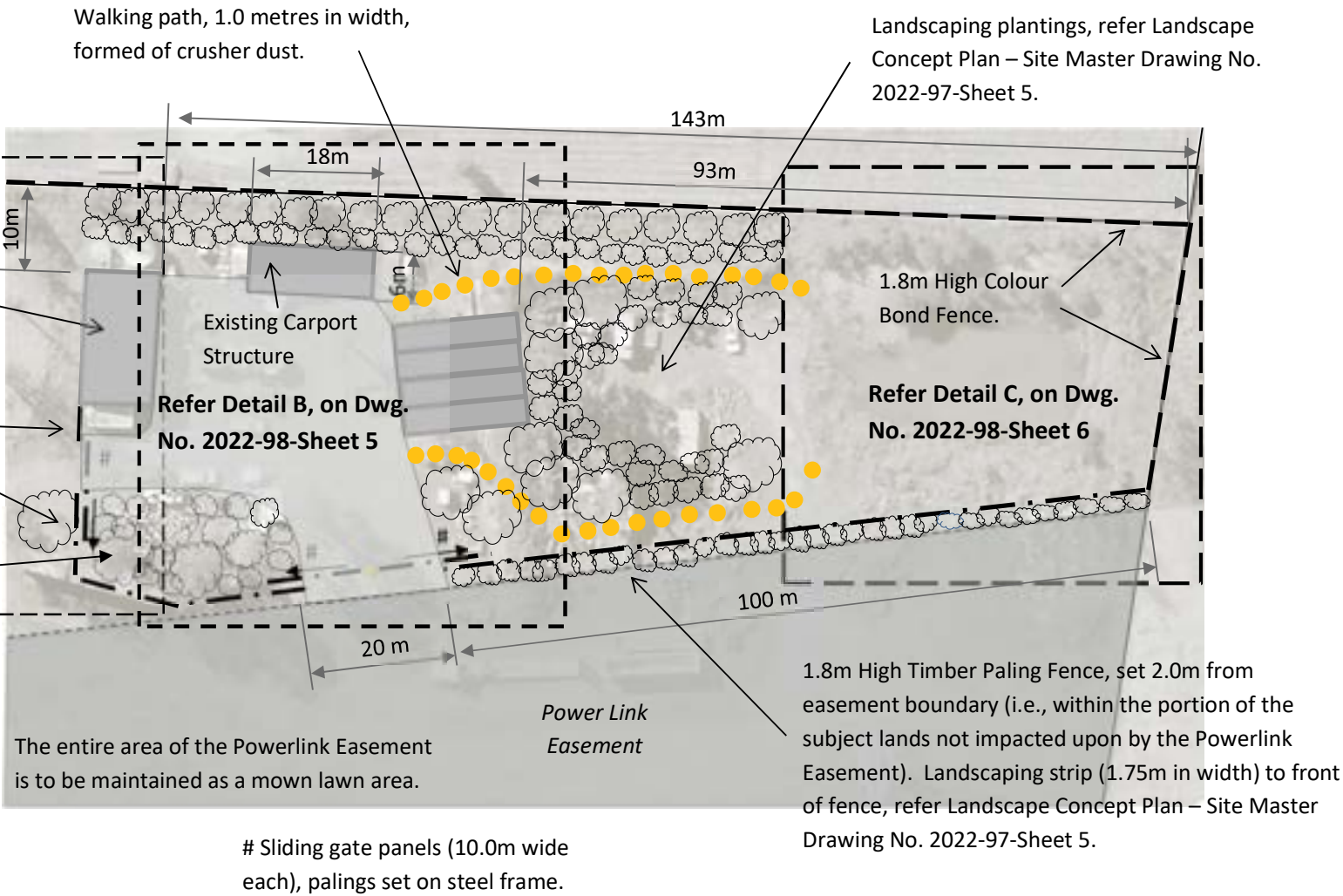
*Existing Shed
(10m x 18m) to
remain.
The Shed to not
seen to form
part of the
Transport
Depot – Minor*

Everyday Engineers Planners & Surveyors ABN. 33 128 918 347 Mobile: 0432 124 461	4586-4600 Mount Lindesay Highway NORTH MACLEAN Transport Depot - Minor Plan of Development – Site Master Plan Sheet 1 of 2 November 2022	2022-98-Sheet 3 Rev A
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**Refer Plan(s) of
Development, Rehabilitation
Plan / Landscape Concept
Plans had in respect of the
approved Dwelling House**

- Existing Shed to remain
(Shed does not form
part of 'Use').
- 1.8m High Timber Paling
Fence set on alignment
of existing shed.
- Landscaping plantings, refer
Landscape Concept Plan –
Site Master Drawing No.
2022-97-Sheet 4.

Note:
1. Heavy Vehicle Parking consists of
four (4) bays measuring 20 metres
long by 4 metres in width.
2. Existing Carport Structure to
remain (6 Car parking spaces, plus 2
car trailer spaces (if required)).

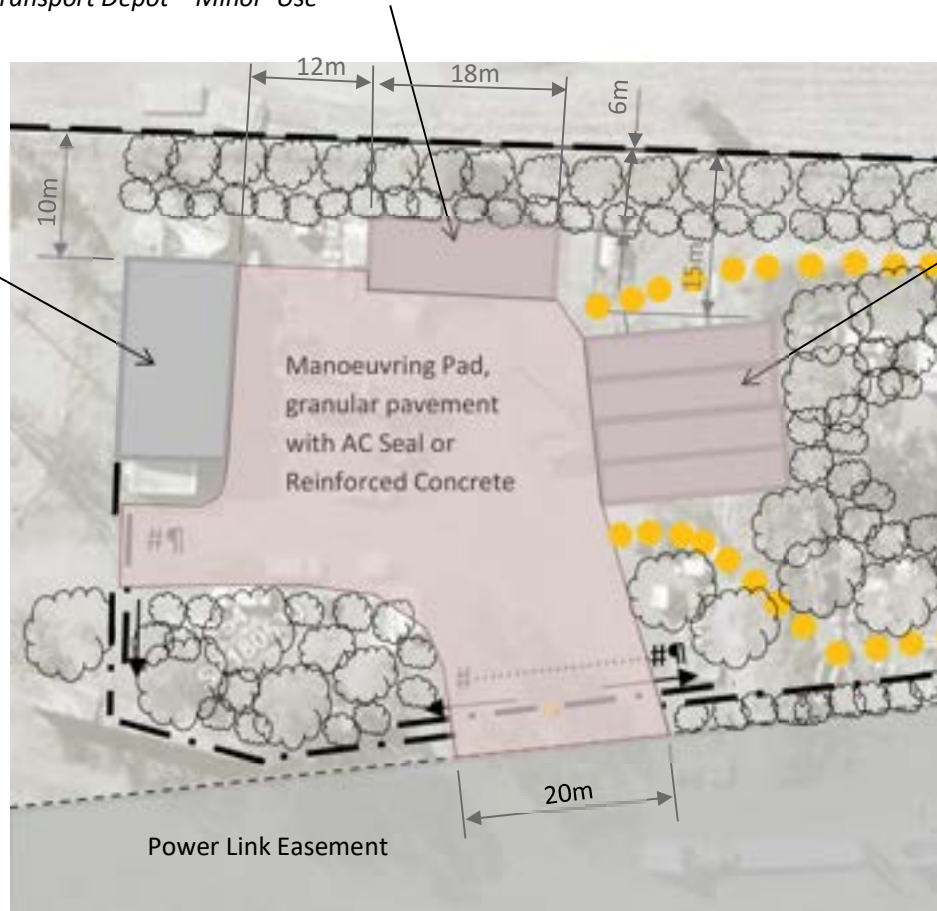


Everyday Engineers Planners & Surveyors ABN. 33 128 918 347 Mobile: 0432 124 461	4586-4600 Mount Lindesay Highway NORTH MACLEAN Transport Depot - Minor Plan of Development – Site Master Plan Sheet 2 of 2 November 2022	2022-98-Sheet 4 Rev A
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Existing Carport Structure to remain (6 Car parking spaces, plus 2 car trailer spaces (if required). Structure will form part of the Transport Depot – Minor 'Use'

Existing Shed (10m x 18m) to remain.

The Shed to not seen to form part of the Transport Depot – Minor 'Use'.



Heavy Vehicle Parking Area to accommodate a maximum of four (4) Heavy Vehicles.

Parking Bay at 15 Degree Splay to side boundary.

Reinforced Concrete pad measuring 20m depth by 16m width.

Reinforced Concrete Pad to consist of reinforced concrete (N32) pad 250mm thick slab with SL92 Mesh (two (2) layers) 60mm top and bottom cover. Ring Beam measuring 400mm width by 300mm depth with trench mesh and L11TM3, with 10mm reinforcing bar (box configuration), to four (4) sides of Pad.

Structural Details subject to confirmation.

Legend

Transport Depot – Minor 'Use' Area (1,850 square in Total).

Note:

1. Heavy Vehicle Parking consists of four (4) bays measuring 20 metres long by 4 metres in width.
2. Existing Carport Structure to remain (6 Car parking spaces, plus 2 car trailer spaces (if required)).
3. Landscaping plantings, refer Landscape Concept Plan – Site Master Drawing No. 2022-97-Sheets 4 and 5.

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The Applicant is to afford for the removal, and relocation / disposal of all waste and or rubbish stored within the rear portion of the property. The space is to be free of all rubbish / waste / shipping containers, any temporary building structures thus in-turn affording for the rehabilitation of the subject lands.

Walking path, 1.0 metres in width, formed of crusher dust.

Landscaping plantings, refer Landscape Concept Plan – Site Master Drawing No. 2022-97-Sheet 5.

1.8m High Timber Paling Fence, set 2.0m from easement boundary (i.e., within the portion of the subject lands not impacted upon by the Powerlink Easement). Landscaping strip (1.75m in width) to front of fence, refer Landscape Concept Plan – Site Master Drawing No. 2022-97-Sheet 4.

Remove existing weed species along boundary line, and about edge of dam.

Landscaping plantings, refer Landscape Concept Plan – Site Master Drawing No. 2022-97-Sheet 5.

1.8m High Colour Bond Fence.

Landscaping plantings, refer Landscape Concept Plan – Site Master Drawing No. 2022-97-Sheet 5.



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Transport Depot – Minor Rehabilitation Plan Landscape Concept Plan

**Everyday Engineers
Planners & Surveyors**

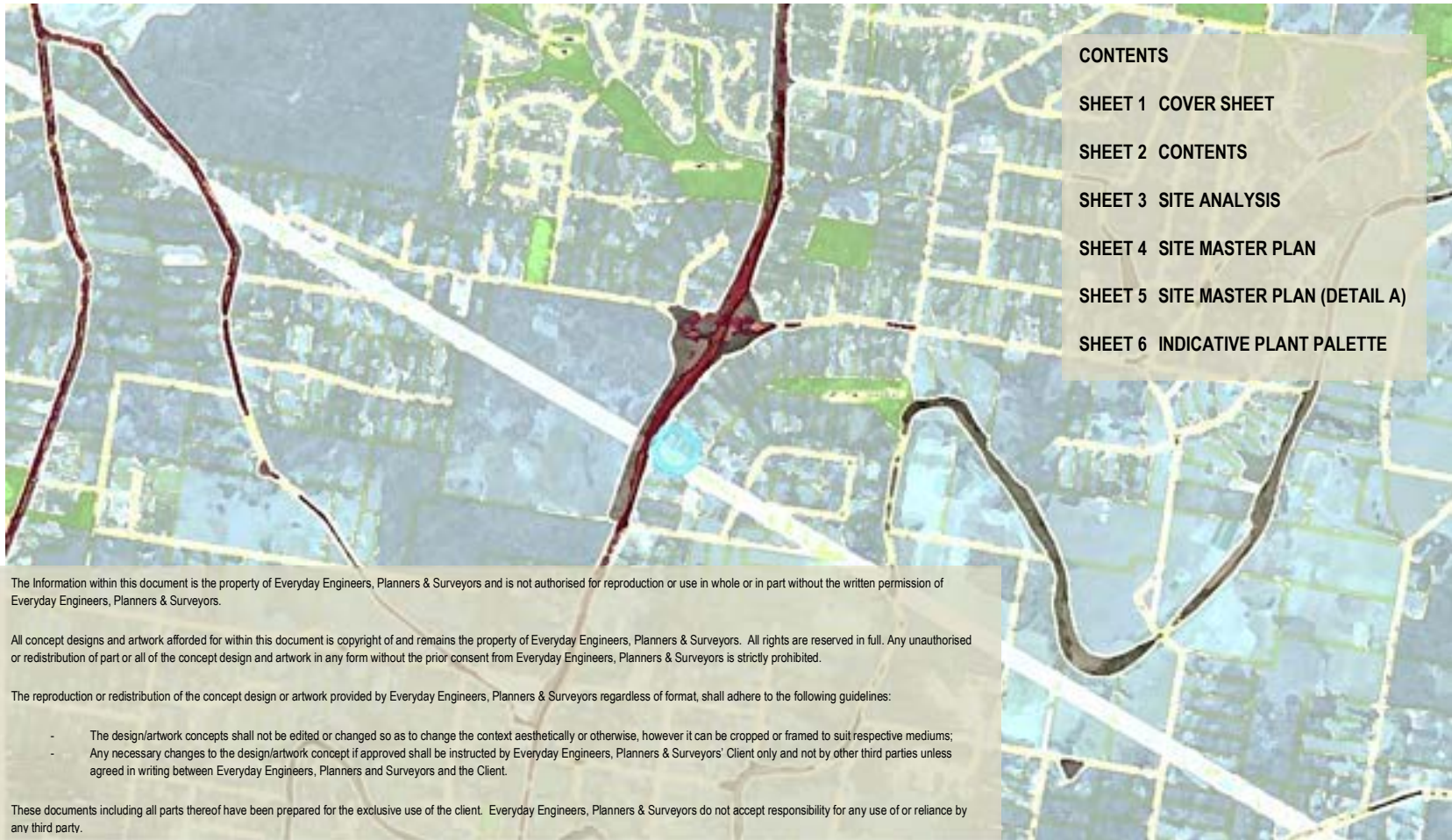
ABN. 33 128 918 347
Mobile: 0432 124 461

**4586-4600 Mount Lindesay Highway
NORTH MACLEAN**

**Transport Depot - Minor
Rehabilitation Plan**

**Landscape Concept Plan – Cover Sheet
November 2022**

2022-97-Sheet 1



**Everyday Engineers
Planners & Surveyors**

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Mobile: 0432 124 461**

**4586-4600 Mount Lindesay Highway
NORTH MACLEAN**

**Transport Depot - Minor
Rehabilitation Plan**

**Landscape Concept Plan – Contents
November 2022**

2022-97-Sheet 2



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Mobile: 0432 124 461

**4586-4600 Mount Lindesay Highway
NORTH MACLEAN**

**Transport Depot - Minor
Rehabilitation Plan
Landscape Concept Plan – Site Analysis
November 2022**

2022-97-Sheet 3

Refer Rehabilitation Plan / Landscape Concept Plans had in respect of the approved Dwelling House

Existing Shed to remain

1.8m High Timber Paling Fence set on alignment of existing shed.

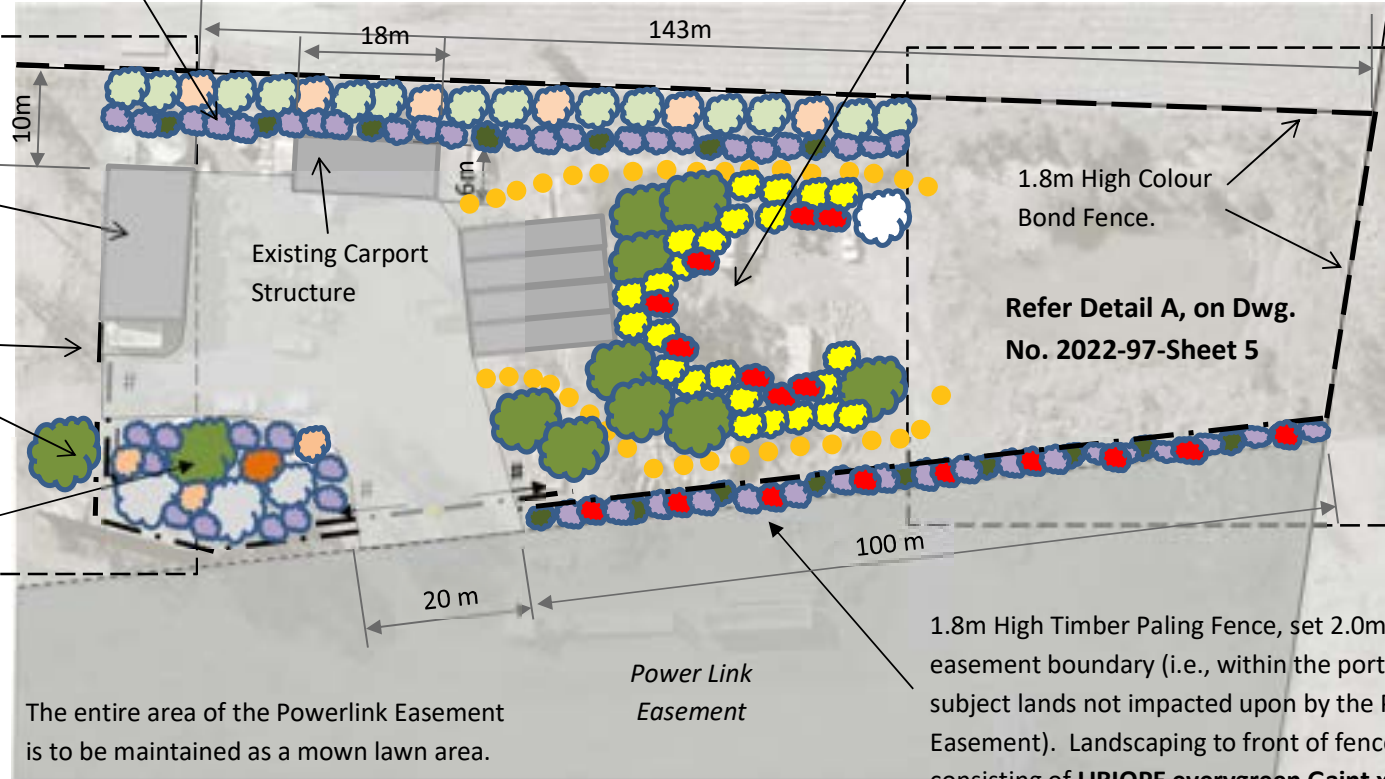
CORYMBIA citriodora x 2 No., **LIRIOPE everygreen Gaint x 20 No.** fringe to existing garden, inland with **GREVILLA banksia x 3 No.** and **BANKSIA ericifolia x 4 No.**

Note:

1. Heavy Vehicle Parking consists of four (4) bays measuring 20 metres long by 4 metres in width.
2. Existing Carport Structure to remain (6 Car parking spaces, plus 2 car trailer spaces (if required)).

GREVILLEA baileyana x 14 No., **BANKSIA ericifolia x 6 No.** adjacent to fenceline. **LIRIOPE everygreen Gaint x 50 No.** and **LOMANDRA hystrix Tropicbelle x 34 No.** fringe to garden edge.

CORYMBIA citriodora x 9 No., Mass planting of **CHRYSOCEPHALUM apiculatum (Yellow Buttons) x 50 No.** groundcover, and **HAEMODORACEAE anigozanthos (Big Red – Kangaroo Paw x 16 No.)**, encircling grass lawn area.



Sliding gate panels (10.0m wide each), palings set on steel frame.

1.8m High Timber Paling Fence, set 2.0m from easement boundary (i.e., within the portion of the subject lands not impacted upon by the Powerlink Easement). Landscaping to front of fence (1.75m width consisting of **LIRIOPE everygreen Gaint x 50 No.**, **LOMANDRA hystrix Tropicbelle x 34 No.**, and **HAEMODORACEAE anigozanthos (Big Red – Kangaroo Paw x 20 No.)**).

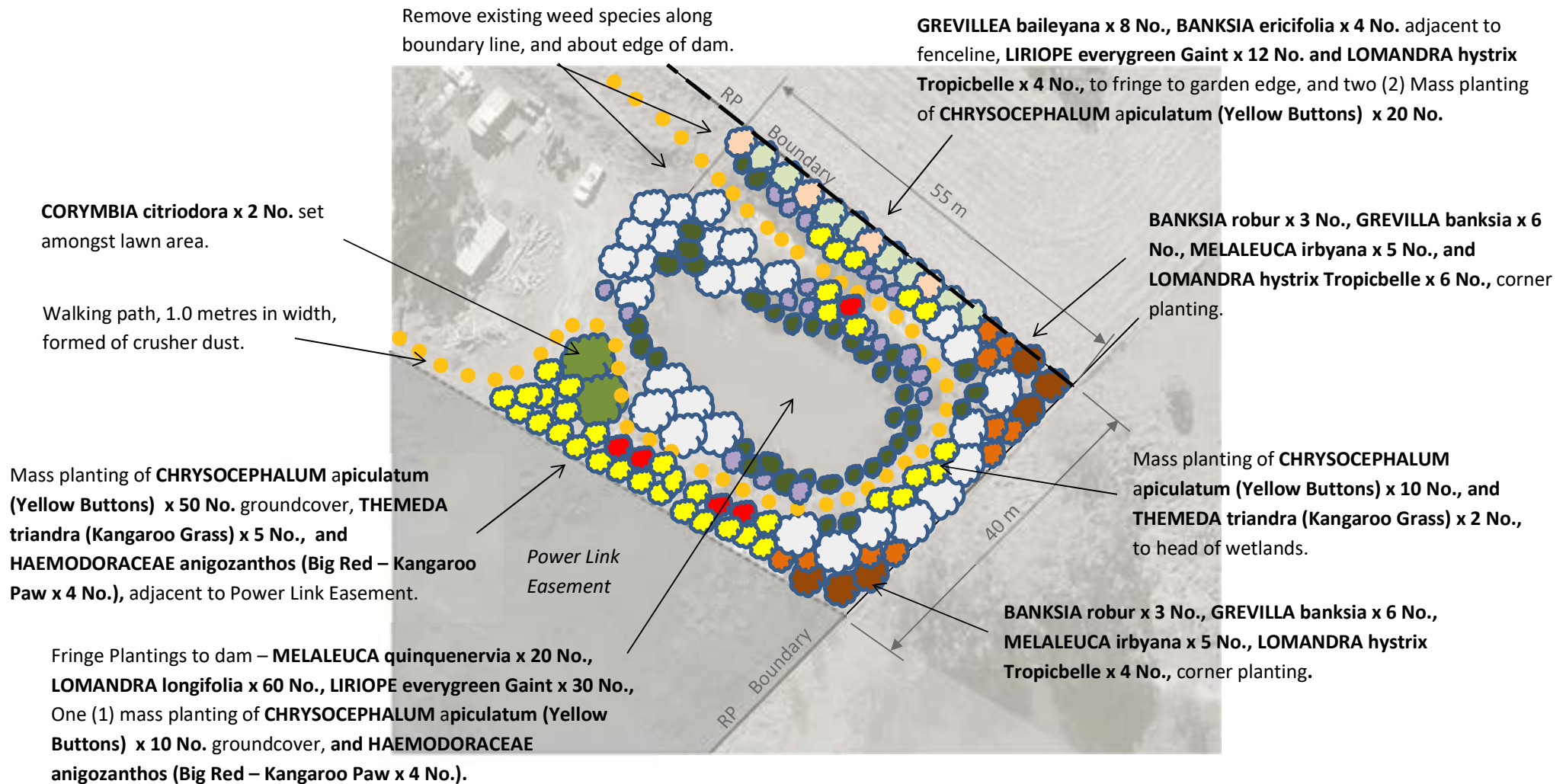
**Everyday Engineers
Planners & Surveyors**

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Mobile: 0432 124 461

**4586-4600 Mount Lindesay Highway
NORTH MACLEAN**

**Transport Depot - Minor
Rehabilitation Plan
Landscape Concept Plan – Site Master Plan
November 2022**

2022-97-Sheet 4



Everyday Engineers Planners & Surveyors ABN. 33 128 918 347 Mobile: 0432 124 461	4586-4600 Mount Lindesay Highway NORTH MACLEAN Transport Depot - Minor Rehabilitation Plan Landscape Concept Plan – Site Master Plan (Detail A) November 2022	2022-97-Sheet 5
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1. GREVILLEA robusta
2. GREVILLEA banksia
3. GREVILLEA baileyana
4. BANKSIA intergrifolia
5. BANKSIA robur
6. BANKSIA ericifolia
7. LIRIOPE everygreen gaint
8. LOMANDRA hystrix Tropicbelle
9. CUPANIOPSIS anacardioides
10. CORYMBIA citriodora
11. CHRYSOCEPHALUM apiculatum
12. HAEMODORACEAE anigozanthos
13. MELALEUCA irbyana
14. MELALEUCA quinquenervia
15. LOMANDRA longifolia
16. THEMEDA triandra

**Everyday Engineers
Planners & Surveyors**

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Mobile: 0432 124 461

**4586-4600 Mount Lindesay Highway
NORTH MACLEAN**

**Transport Depot - Minor
Rehabilitation Plan**

**Landscape Concept Plan – Indicative Plant Palette
November 2022**

2022-97-Sheet 6

SITE PLAN

4586 Mt Lindesay H`Way



APPROVED PLANS

DYNAMIC BUILDING APPROVALS REF: 0597/21

DATE OF APPROVAL: 29/10/2021

DESCRIPTION OF WORK: **Class 10a Carport**

Roofwater Drainage

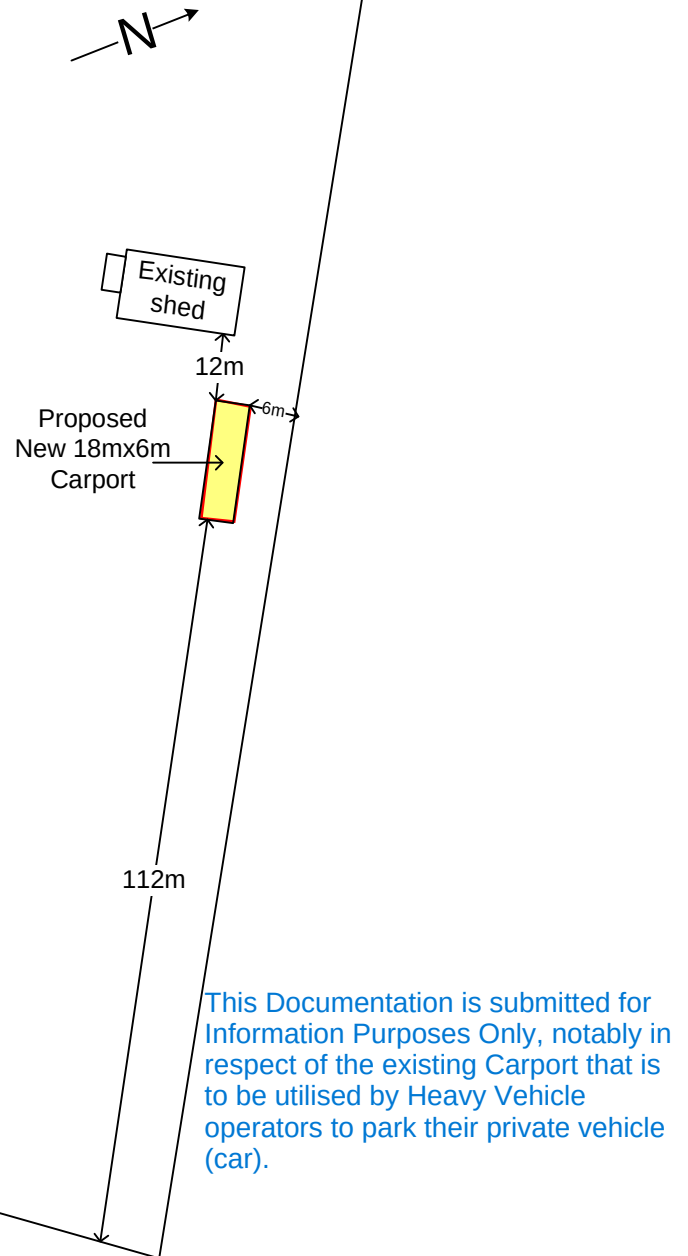
All roofwater shall be conveyed to the kerb and channel or inter-allotment drainage system in accordance with the local Council's stormwater policy and the NCC Volume Two.

Use of the Outbuilding is limited to Domestic Use (Class 10a) only and is not to be used for commercial, industrial or habitable purposes

COUNCIL'S BWAP APPROVAL:

This Building work is subject to a Building Works Assessable Against the Planning Scheme (BWAP) approval by Council (relaxation of boundary clearances, site coverage, and/or roofed area). The new work must strictly comply with Council's relaxation approval and conditions. See attached Approval and Conditions.

Reference No: **BWAP/126/2021**



Note! The Site Plan above is not necessarily drawn to scale refer to registered plan for exact property dimensions.



UNIT 8/178 SIGANTO DRIVE
HELENSVALE 4212
PHONE: 5511 9115
FAX:

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PROPOSED: Standard Carport

FOR: Mark & Linda Vary

SITE ADDRESS: LOT: 54 RP:SP180530
4586 Mount Lindesay Highway

North Maclean

HOME : 0418 718 019 **WORK:**

APPROVAL BY: Dynamic Building

AUTHORITY: Logan

REPRESENTATIVE : Lyndel Gatt
DATE : 15, Jun,

DIGGING

Unknown

OBSTRUCTIONS

Unknown

STORMWATER

Connected By Client At A Later Date

SITE CLEANUP

Erector To Remove Rubbish (extra Charged)

JOB NUMBER 14076

GENERAL NOTES

- G01 The design and details shown on these drawings are applicable to this project only and may not be reproduced in whole or in part or used for any other project or purpose without the written permission of Quotec Pty. Ltd with whom the copyright resides.
- G02 These drawings shall be read in conjunction with all architectural drawings, other consultants' drawings, specifications and such other written instructions as may be issued during the course of the contract. Any discrepancy shall be referred to the engineer before proceeding with the work.
- G03 All materials and workmanship shall be in accordance with the relevant and current saa codes and with authorities except where varied by the project specifications.
- G04 All dimensions shown shall be verified by the builder on site. Engineer's drawings shall not be scaled for dimensions.
- G05 Unless noted otherwise all levels are in meters and all dimensions are in millimetres.
- G06 Construction methods and safety maintenance during construction is the responsibility of the contractor(s). Where any structural element presents difficulties pertaining to construction or safety, the authorized entity must be notified prior to the commencement of work.
- G07 The structure must be maintained in a stable condition and no part must be overloaded during construction. Temporary bracing must be designed and provided by the contractor(s) to keep the building works and excavations stable at all times.
- G08 Neither snow loading or earthquake loading has been taken into account.
- G09 Quotec Pty. Ltd reserves the right to alter specifications and designs as it may see fit without prior notification or penalty.
- G10 All dimensions, width, height, lengths and openings are nominal and not absolute. It is the user's responsibility to satisfy themselves of any dimensions.
- G11 Where the purlin of a building exceeds 1200 centre, then the roof is to be considered as non-trafficable.

FOUNDATION NOTES

- F01 Footing & slab have been designed assuming stable site with an allowable bearing capacity of 100kpa, subgrade CBR15, Class "S" relatively
- F02 The owner is advised to obtain a geotechnical report if no existing site foundation report (to confirm F01).
- F03 Footings shall be located centrally under walls and columns unless noted otherwise.
- F04 All footings to be founded minimum 400 into natural ground. Do not found footings in uncontrolled fill
- F05 Engineer to be contacted if foundation conditions vary from that indicated in F01.

STEELWORK NOTES

- S01 All workmanship and material shall be in accordance with AS4100 and AS1554 except where varied by the contract documents.
- S02 Bolting categories are identified on the structural drawings in the following manner:
- Bolt category comments: 4.6/s commercial bolts of grade 4.6 to as1111 snug tightened 8.8/s high strength structural bolts of grade 8.8 to as1252 snug tightened
- S03 Unless noted otherwise all footing bolts shall be m16 category 8.8/s. M12 bolts for C100, C150, C200, and C250 sections, m16 bolts for C300 and C350 sections. No connection shall have less than 2 bolts. All holes shall be 2mm larger than the bolt diameter unless noted otherwise.
- S04 All galvanizing of structural steelwork shall be to AS4680. The continuous average zinc coating mass shall be 600g/m² (550g/m² minimum) provide seal plates to the ends of all hollow sections, with 'breather' holes if members are to be hot dip galvanized. All metal cladding should comply with AS1397-2001 g550, AZ150 (550 mpa minimum yield stress, 150g/m² minimum) coating mass.
- S05 Steelwork intended to be concrete encased shall be unpainted. Encasing concrete shall be grade N25 unless noted otherwise providing a cover adequate to suit fire rating or exposure conditions. Concrete encasement shall be centrally reinforced with 5mm wire to AS4617 or 6mm structural grade bars to AS4617 at 150mm pitch.

S06 Unless noted otherwise, all steel shall be of the following grade in accordance with the relevant Australian standard.

Type of steel	GRADE
Universal beams and columns, parallel flange Channels, large angles to AS/NZS3679.1	300 PLUS
Flats, small angles, taper flange beams and columns To AS/NZS3679.1	250
Welded sections to as/nzs3679.2	300
Hot rolled plates, floor plates and slabs to AS/NZS3678	250
Hollow sections to as1163 - circular sections less than 165mm outside diameter - sections other than The above	C250 C350
Cold form to AS4600	G450
Apex & knee plates	G450

CONCRETE NOTES

- C01 All workmanship and materials shall be in accordance with AS3600 current edition with amendments, except where varied by the contract documents.
- C02 No admixtures shall be used in concrete unless approved in writing.
- C03 All reinforcements shall be firmly supported on mild steel plastic tipped chairs, plastic chairs or concrete chairs at not greater than 1 metre centres both ways. Bars shall be tied at alternate intersections.
- C04 Concrete quality

The characteristic compressive strength and slump of the concrete must not be less than the value stated below.

Element	F _C MPa (28 Days)	Slump (mm)	Aggregate Size (mm)
Slabs	25 Mn	80 Max	20

Project control testing shall be carried out in accordance with AS3600.

- C05 Concrete sizes shown do not include thicknesses of applied finishes.
- C06 No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without the prior written approval of the engineer.
- C07 Construction joints where indicated shall be located to the approval of the engineer.
- C08 The finished concrete shall be a dense homogeneous mass, completely filling the formwork thoroughly imbedding the reinforcement and free of air pockets. All concrete including slabs on ground and footings shall be compacted with mechanical vibrators.
- C09 Curing of all concrete is to be achieved by keeping surfaces continuously wet for a period of three days, and prevention of loss of moisture for a total of 7 days followed by a gradual drying out. Approved sprayed on curing compounds may be used where no floor finishes are proposed. Polythene sheeting or wet hessian may be used if protected from wind and traffic.
- C10 The engineer shall be given 48 hours' notice for reinforcement inspection if required and concrete shall not be delivered until final approval obtained.
- C11 Conduits, pipes etc., shall only be located in the middle one third of slab depth and spaced at not less than 4 diameters.
- C12 Reinforcement symbols:
- N denotes normal ductility grade to as1302 grade, grade 410 mpa or greater
- R denotes grade 230 r hot rolled plain bars to AS1302.
- Si denotes hard-drawn deformed reinforced fabric to AS1304.
- C13 Reinforcement is represented diagrammatically and not necessarily in true projection.
- C14 Welding or heating of reinforcement shall not be permitted unless shown on the structural drawings or approved by the engineer.
- C15 Slab fabric shall be lapped 2 transverse wires plus 50mm.

C16 Trench mesh shall be spliced, where necessary, by a minimum lap of 500mm.

C17 The lap length of bar splices shall be not less than 500mm or 25 bar diameters.

C18 Clear concrete cover to reinforcement for durability shall be as follows unless shown otherwise.

Exposure	Concrete cover
Cast against ground	60mm
External exposed surface	60mm
Internal exposed surface	40mm

For Site Classification: Class A, S & M

CONCRETE:

All concrete work to be carried out in accordance with AS3600 & AS2870. For more than 2.5kPa live load and heavy goods vehicle then special slab design is required. Provide construction joints for every slab pane length is more than 15 * width. Concrete strength of minimum 25 MP at 28 days in slab is required. Cover to reinforcements to be minimum of 30mm from top slab & 65mm for footings. All reinforcements shall conform with AS4671- 2001. Care should be taken to ensure that bolts are anchored below without shifting any reinforcement fabric or bars.

For slab on ground, all topsoil and upper layer containing organic material to be removed and slab place on max. 300 of approved filling medium.

Prior to construction, a suitably qualified person is to assess site and soil conditions (i.e. reactive soils, landslide, flood). Refer to Design Engineer.

PROPRIETARY AND CONFIDENTIAL

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Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
 Client Vary
 Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.

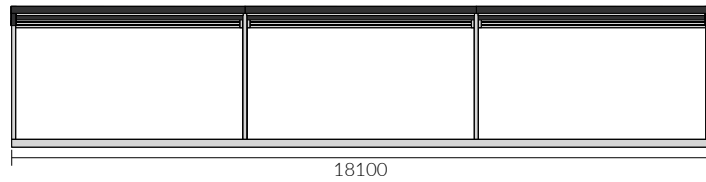


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 Date
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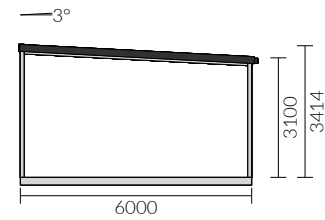
13012_VARY
 26 Oct 2021
 1 of 23



LEFT ELEVATION



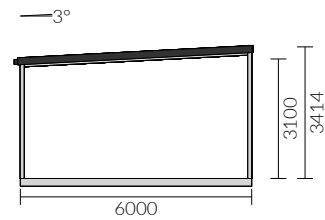
FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



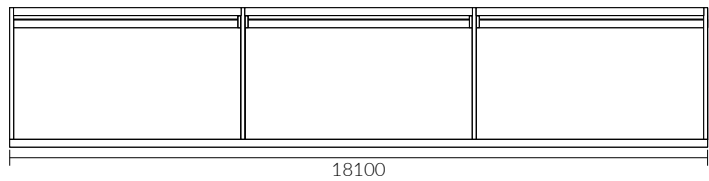
Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.

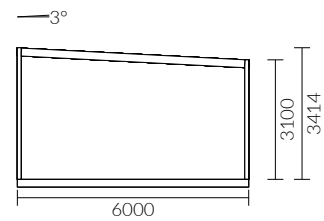


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Date 26 Oct 2021
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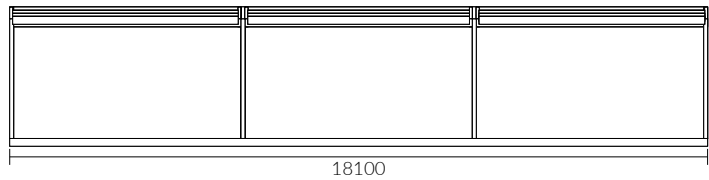
FRAME LEFT ELEVATION



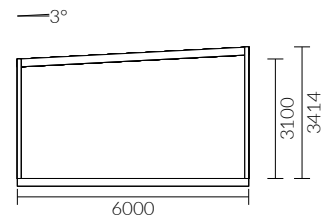
FRAME FRONT ELEVATION



FRAME RIGHT ELEVATION



FRAME BACK ELEVATION



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

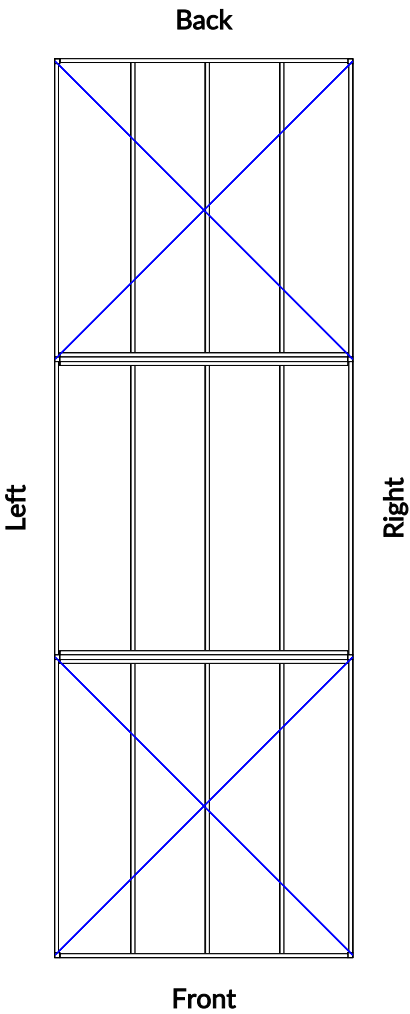
Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



Job# 13012_VARY
Date 26 Oct 2021
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BRACING

Bracing
Roof
Strap Bracing 30x0.8 Galv G2 Z275 (no holes)



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.

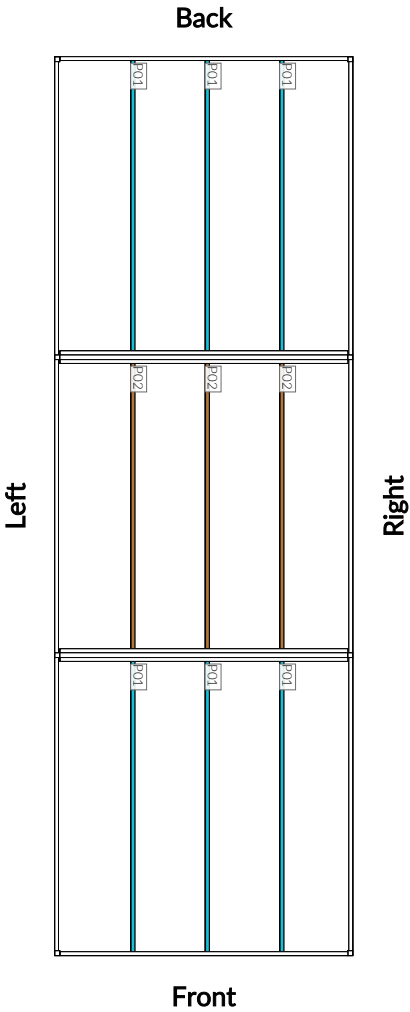


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Date 26 Oct 2021
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PURLINS

Frame Items

P01	6x	C Section 203 x 76 x 1.5
P02	3x	C Section 203 x 76 x 1.5



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.

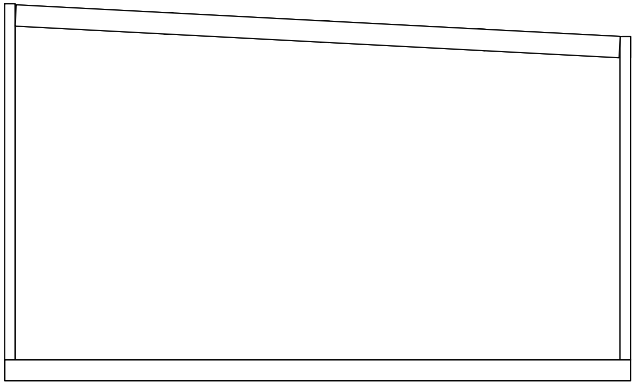


Job# 13012_VARY
Date 26 Oct 2021
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MAIN FRAME 1 ELEVATION

Viewed from front of building.

Frame Items



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

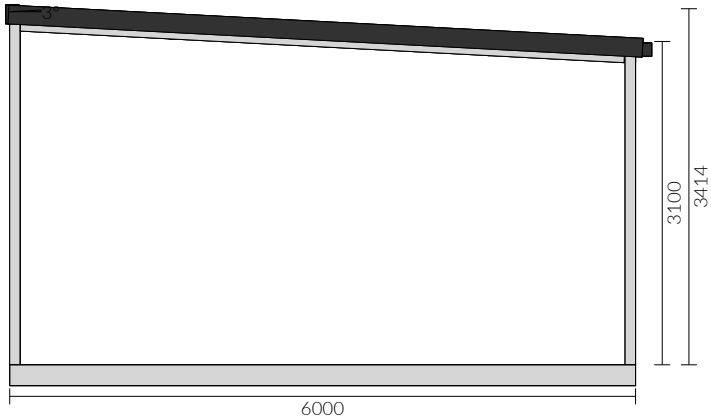
Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



Job# 13012_VARY
Date 26 Oct 2021
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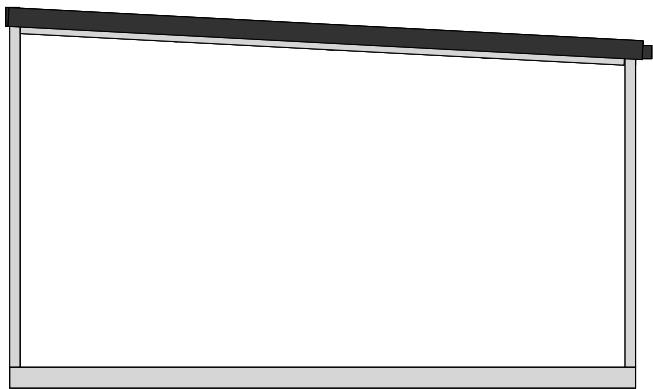
MAIN FRAME 1 ELEVATION WITH CLADDING

Viewed from front of building.



MAIN FRAME 1 ELEVATION CLAD SHEETS

Viewed from front of building.



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.

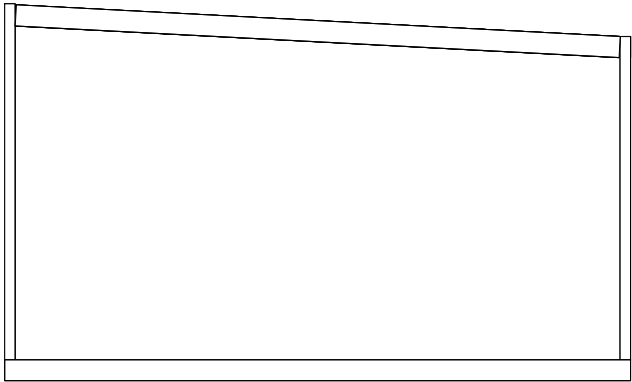


Job# 13012_VARY
Date 26 Oct 2021
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MAIN FRAME 2 ELEVATION

Viewed from front of building.

Frame Items



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

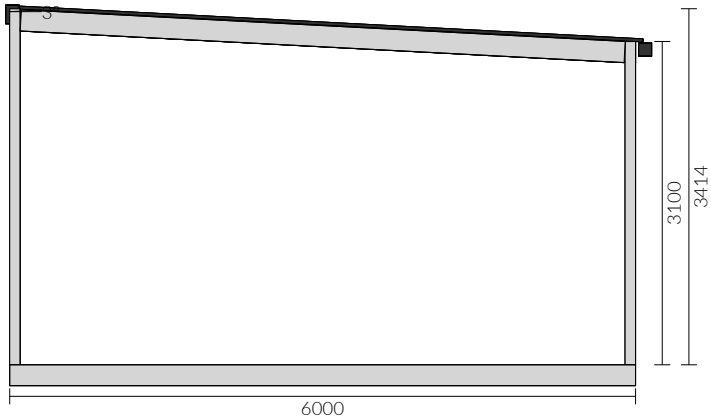
Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



Job# 13012_VARY
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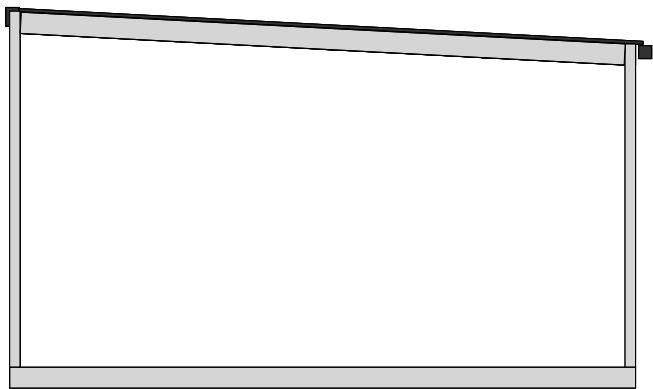
MAIN FRAME 2 ELEVATION WITH CLADDING

Viewed from front of building.



MAIN FRAME 2 ELEVATION CLAD SHEETS

Viewed from front of building.



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.

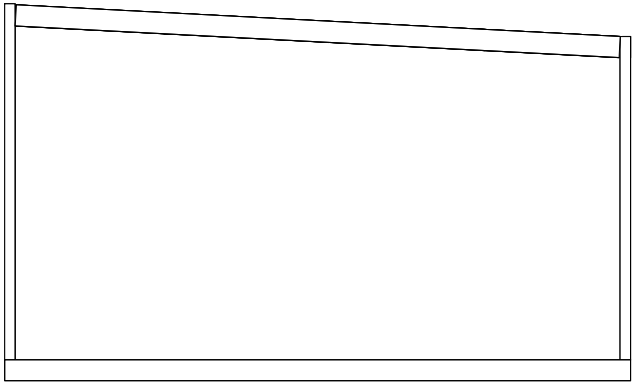


Job# 13012_VARY
Date 26 Oct 2021
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MAIN FRAME 3 ELEVATION

Viewed from front of building.

Frame Items



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

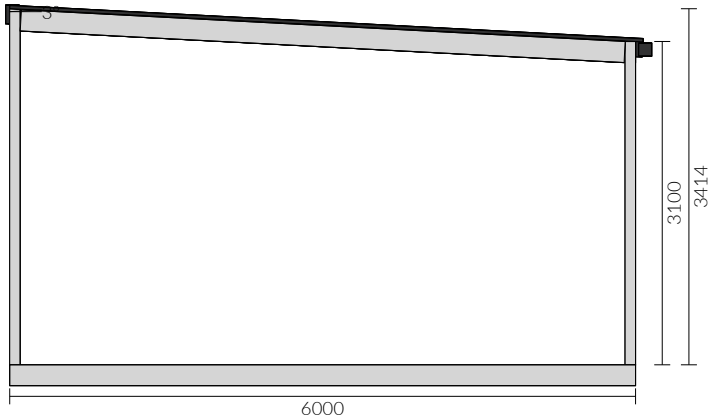
Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



Job# 13012_VARY
Date 26 Oct 2021
Page 10 of 23

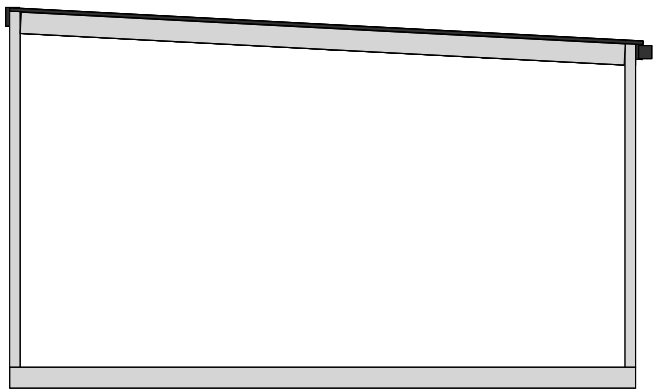
MAIN FRAME 3 ELEVATION WITH CLADDING

Viewed from front of building.



MAIN FRAME 3 ELEVATION CLAD SHEETS

Viewed from front of building.



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.

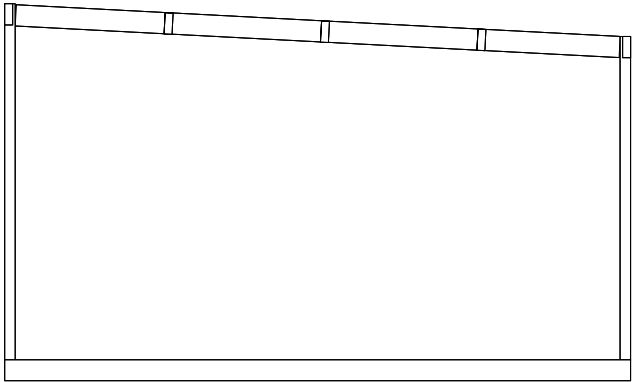


Job# 13012_VARY
Date 26 Oct 2021
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MAIN FRAME 4 ELEVATION

Viewed from front of building.

Frame Items



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

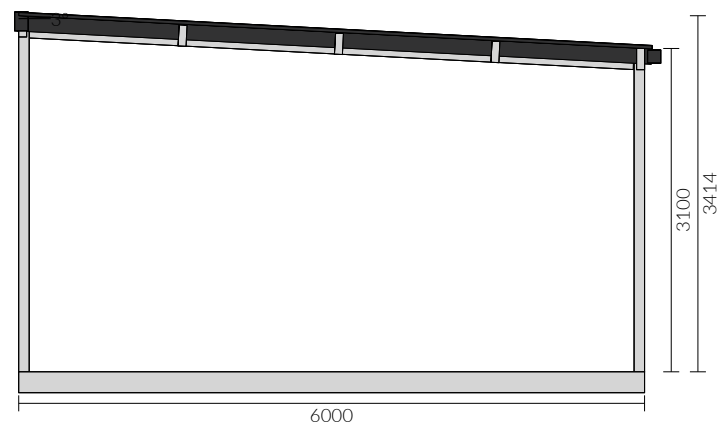
Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



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Date 26 Oct 2021
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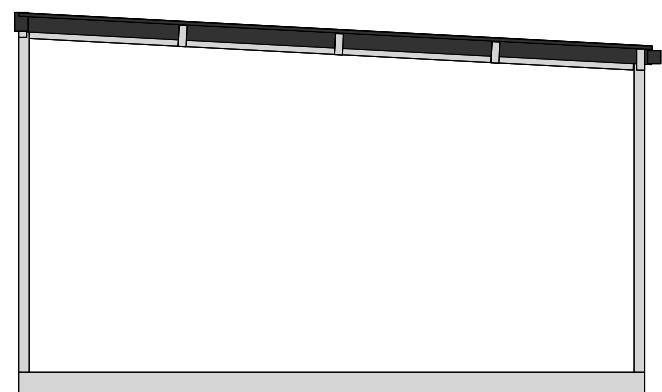
MAIN FRAME 4 ELEVATION WITH CLADDING

Viewed from front of building.



MAIN FRAME 4 ELEVATION CLAD SHEETS

Viewed from front of building.



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



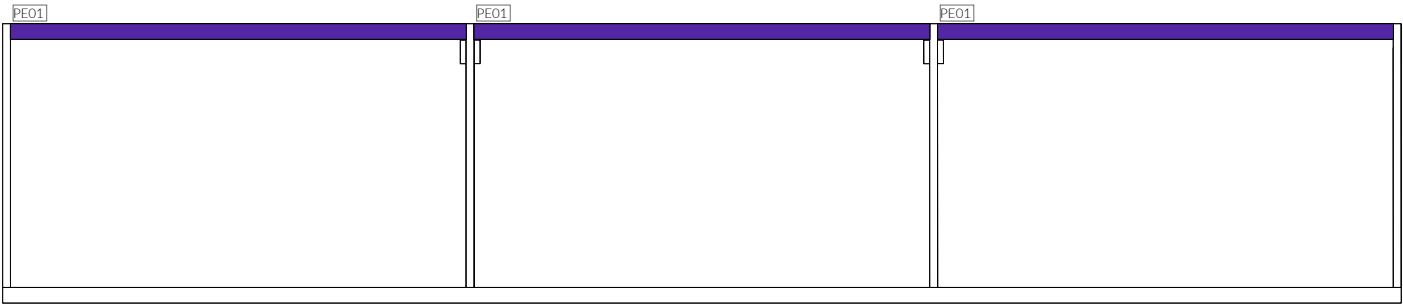
Job# 13012_VARY
Date 26 Oct 2021
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LEFT SIDE MAIN BUILDING FRAME ELEVATION

Viewed from left of building.

Frame Items

PE01	3x	C Section 203 x 76 x 1.5
------------------	----	--------------------------



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



Job# 13012_VARY
Date 26 Oct 2021
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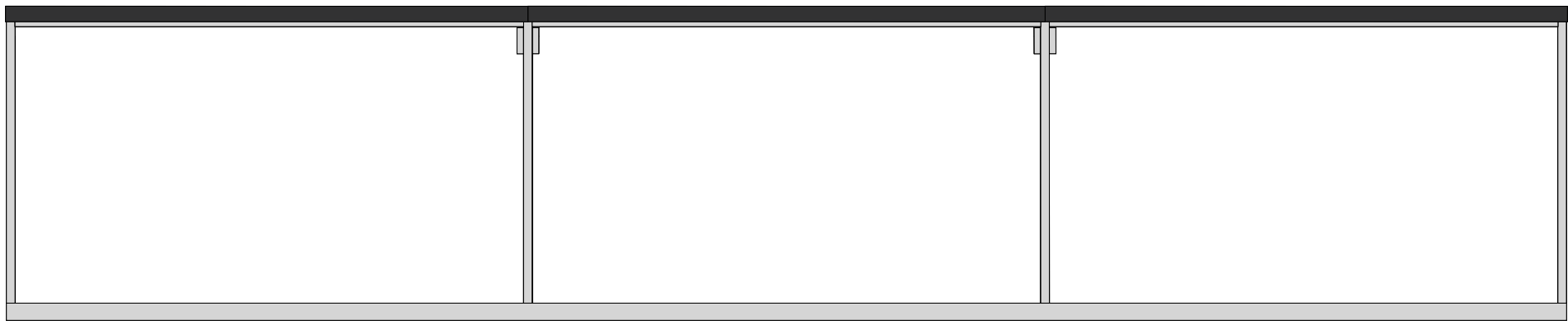
LEFT SIDE MAIN BUILDING ELEVATION WITH CLADDING

Viewed from left of building.



LEFT SIDE MAIN BUILDING ELEVATION CLAD SHEETS

Viewed from front of building.



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



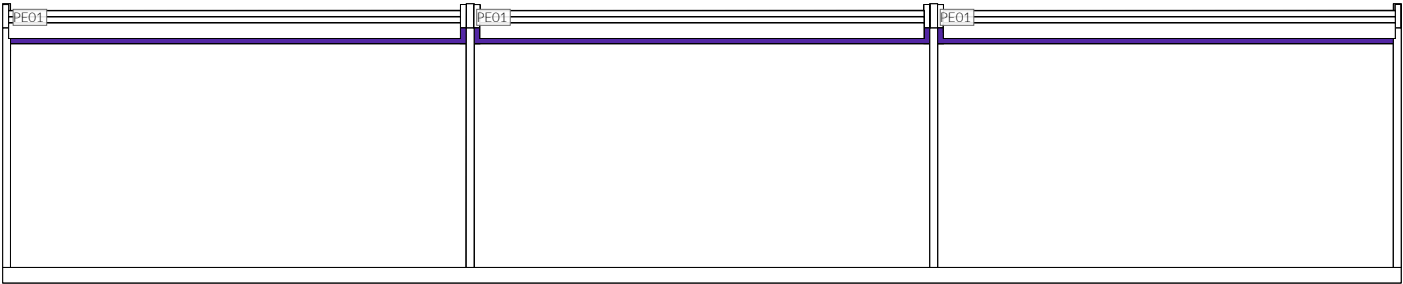
Job# 13012_VARY
Date 26 Oct 2021
Page 15 of 23

RIGHT SIDE MAIN BUILDING FRAME ELEVATION

Viewed from right of building.

Frame Items

PE01	3x	C Section 203 x 76 x 1.5
------	----	--------------------------



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

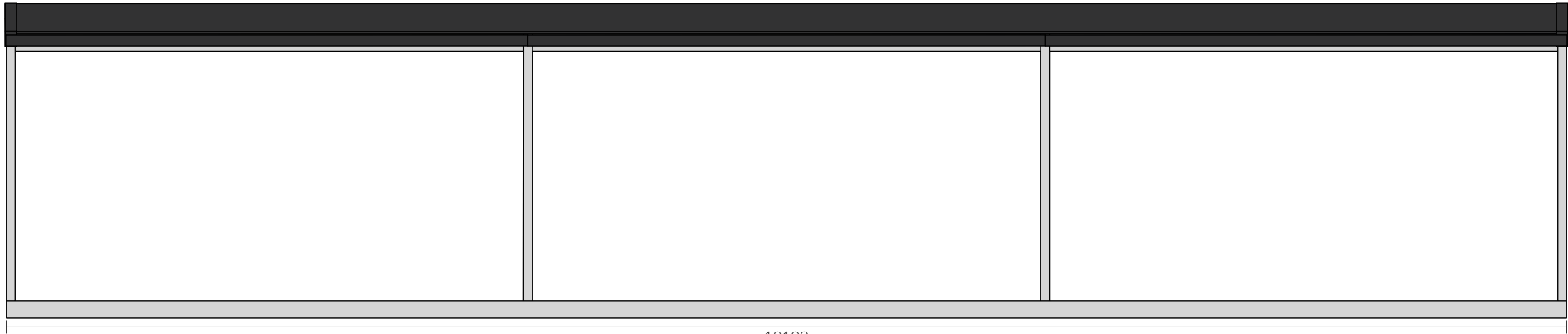
Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



Job# 13012_VARY
Date 26 Oct 2021
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RIGHT SIDE MAIN BUILDING ELEVATION WITH CLADDING

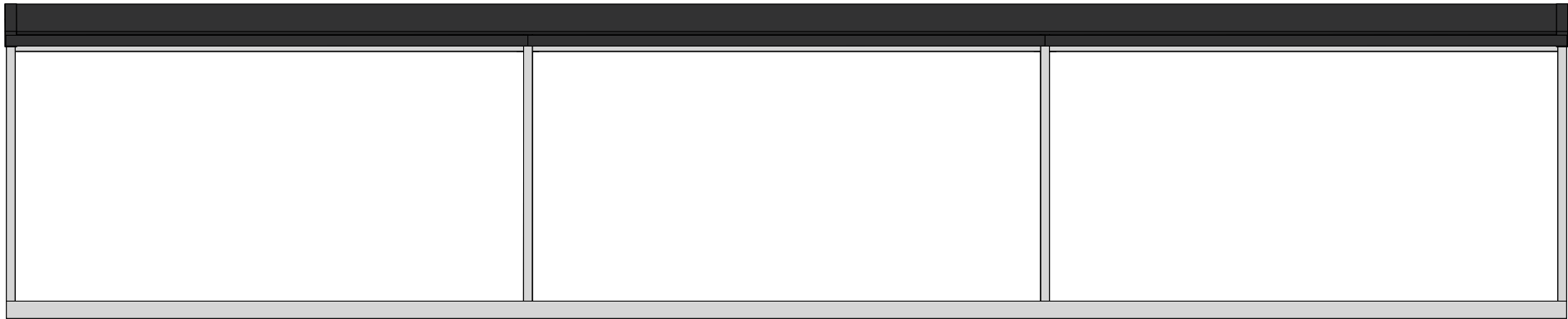
Viewed from right of building.



18100

RIGHT SIDE MAIN BUILDING ELEVATION CLAD SHEETS

Viewed from front of building.



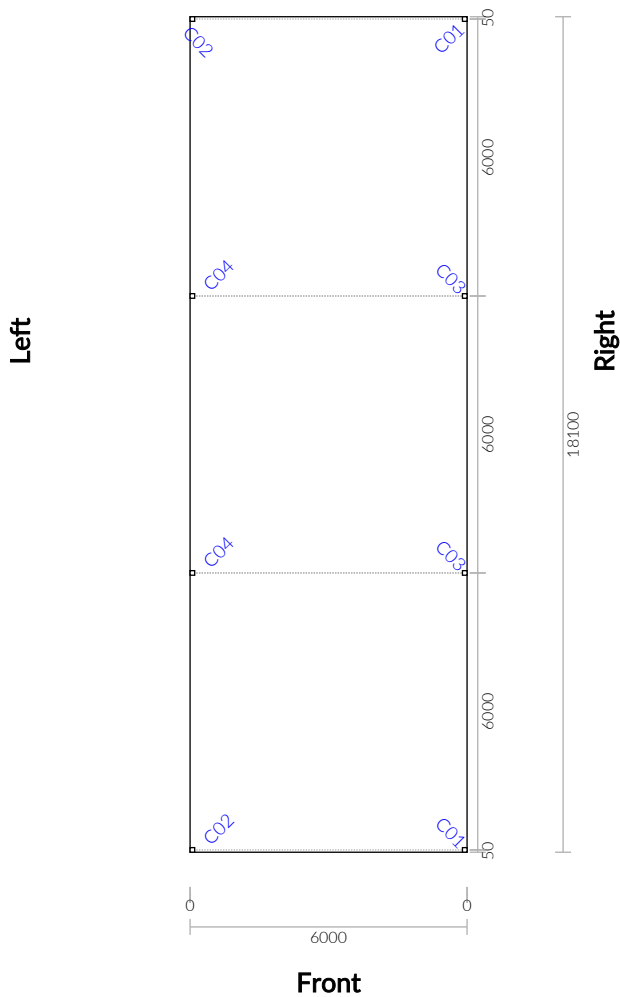
Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



Job# 13012_VARY
Date 26 Oct 2021
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PLAN



Major Frame

C01	Column	SHS100100305	3100mm	Rafter	C20019	5797mm
C02	Column	SHS100100305	3414mm	Rafter	C20019	5797mm
C03	Column	SHS100100305	3100mm	Rafter	C20019	5797mm
C04	Column	SHS100100305	3414mm	Rafter	C20019	5797mm

Miscellaneous Framing

Perimeter Beam	C Section 203 x 76 x 1.5.
Purlin	C Section 203 x 76 x 1.5. Max Spacing 2000

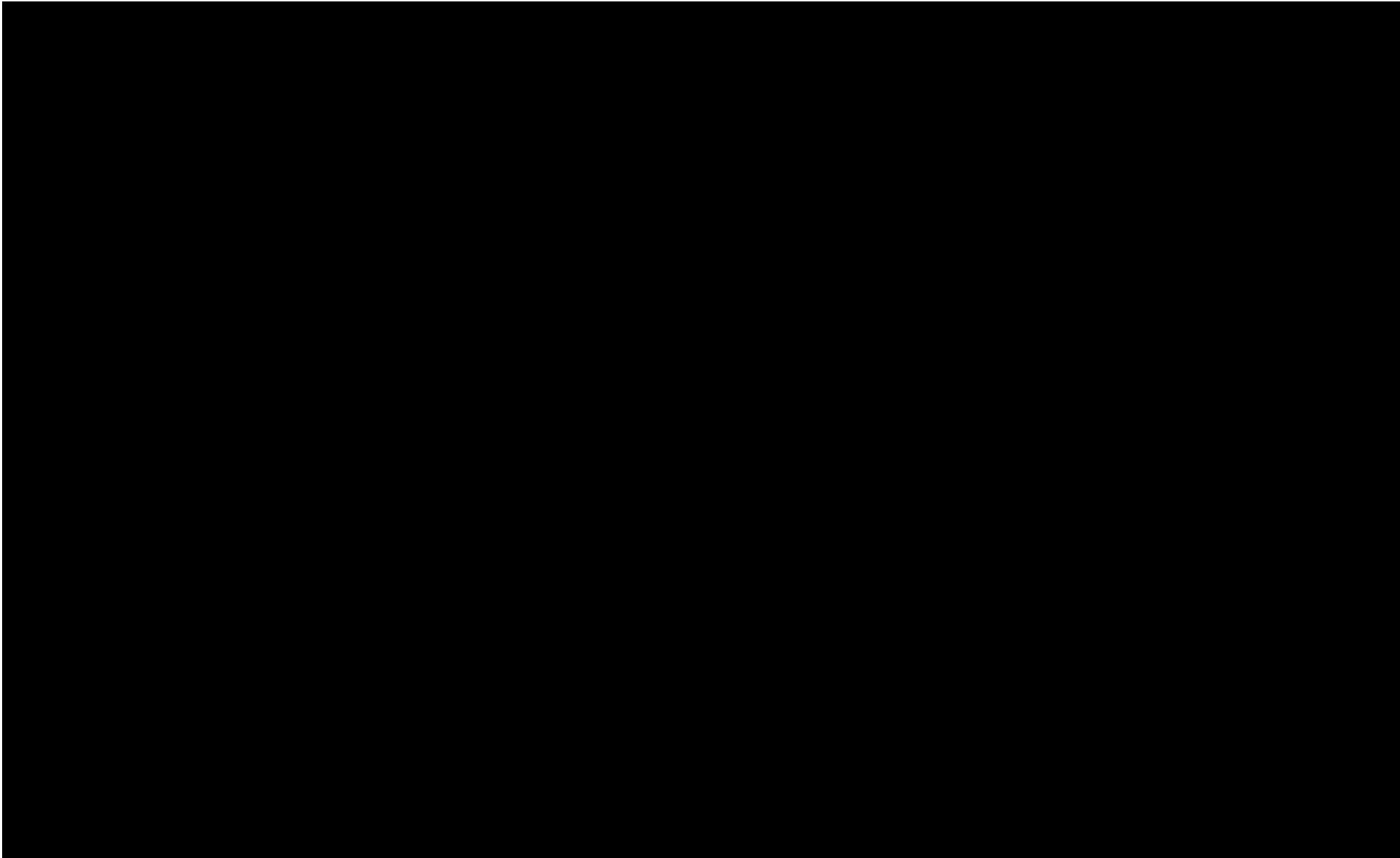


Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



Job# 13012_VARY
Date 26 Oct 2021
Page 18 of 23

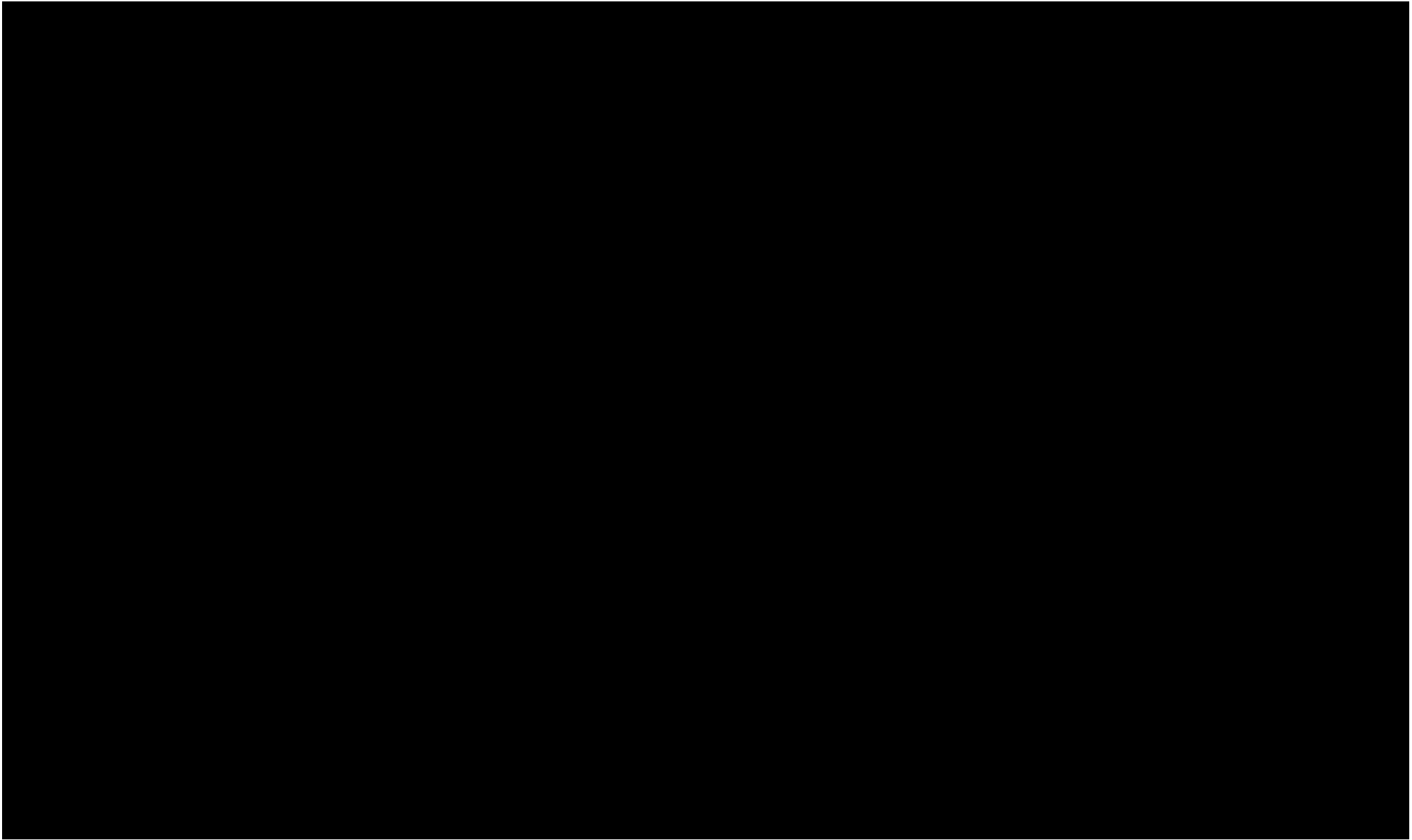


Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



Job# 13012_VARY
Date 26 Oct 2021
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Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



Job# 13012_VARY
Date 26 Oct 2021
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Site Details

Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280
Lot/RP 54/SP180530 LOGAN CITY
Latitude -27.764004,153.020158
Elevation 27.00m
Region B
Ultimate VR 57m
Summary AS/NZS 1170 ARI:500YEARS
Height:10m Critical Direction:NORTH
Md:0.95 TC:2.0000 Mz,cat:1.0000 Ms:1.0000
Mh:1.0000 Mlee:1.0000 Mel:1.0000 Mt:1.0000
Wind Speed 54.15m/s



Project 6m (w) x 18.1m (l) x 3.1m (h) Skillion Carport
Client Vary
Site Address 4586-4600 MOUNT LINDESAY HIGHWAY NORTH MACLEAN QLD 4280

Drawings by Quotec System Pty Ltd. All work to be in accordance with accompanying engineer's details.



Job# 13012_VARY
Date 26 Oct 2021
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Compliance certificate for building design or specification



This form is to be used by an appointed competent person for the purposes of section 10 of the *Building Act 1975* and sections 73 and 77 of the *Building Regulation 2021* (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

The description must identify all land the subject of the application.

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address	4586-4600 MOUNT LINDESAY HIGHWAY		
	Suburb/locality	NORTH MACLEAN	
State	QLD	Postcode	4280

Lot and plan details (*attach list if necessary*)

54/SP180530

Local government area the land is situated in

LOGAN CITY

2. Description of aspect/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Structural Engineers details for Carport Skillion 6m (w) x 18.1m (l) x 3.1m (h)

Graeme Moulston & Associates Engineering Pty Ltd, Practising Structural Design Engineer hereby confirm that the design by Quotec Pty Ltd as noted in Section 4 herein have been checked by me and are in accordance with the basis of certification as per Section 3. The pre-engineered steel building is manufactured from high tensile steel 450MPa yield strength. The building comprises of cold formed thin walled Galvanized C Section, bonded and screwed at connections. The building is clad in zincalume or colorbond metal cladding and constructed on a slab or footing.
Subject to Approved Final Shop Drawings and subject to Final Connection Frame Details

Building Class 10a, Import Lvl 2, Terrain Cat(T2), Wind Class(B)=57m/s



3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.

Compliance: I, Graeme Moulston of Graeme Moulston & Associates Engineering Pty Ltd, certify that the subject Proposed Shed / Garage, as described above has been designed in accordance with the project specifications and complies with the provisions of the Building Code of Australia (BCA) including the current relevant codes and standards referred to therein as listed below.

AS/NZS: 1170.0: 2002 Supp 1 Amdts 1, 3 & 4 (R2016) Structural Design Actions - General Principles

AS/NZS: 1170.1: 2002 Supp 1 Amdts 1 & 2 (R2016) Structural Design Actions - (Permanent Imposed & Other Actions)

AS/NZS: 1170.2: 2 2011 Amdts 4 & 5 (R2016) Structural Design Actions - Wind Actions

AS/NZS: 1170.4: 2007 Amdts 2 (R2018) Structural Design Actions - Earthquake Actions in Aus

AS/NZS: 1554.1: 2014 Amdts 2 2017 Structural Steel Welding, Welding of Steel Structures

AS/NZS: 2312.1: 2014 (Or Similar being a Corrosion Protection) Protection of Structural Steel against Corrosion, by use of Protective Coating—Paint Coating

AS/NZS: 4600: 2018 Cold Formed Steel Structures

AS/NZS: 4671: 2001 Steel Reinforcement Material

AS: 4055: 2021 Wind Loads for Housing

AS: 4100: 2020 Steel Structures

AS: 3600: 2018 Concrete

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

Drawings by: Quotec Systems Pty Ltd, Suite 5, Level 1, 49 Sherwood Road, Toowong QLD 4066

Drawings being: Architectural Drawings, Engineers Drawings, Pier Drawings

Drawing No: Page1 to 20

Project No: 13012_VARY

Certified by: *Graeme Moulston & Associates Engineering Pty Ltd*

Job No. Q21-13012

Reference Documents:

Site Map

CSIRO Foundation Maintenance & Footing Performance – A Homeowner's Guide

5. Building certifier reference number and building development approval number

Building certifier reference number		Building development application number (if available)	
-------------------------------------	--	--	--

6. Appointed competent person details

Under Part 6 of the Building Regulation a person must be assessed as a competent for the type of work (design-specification) by the relevant building certifier.

Name (in full)	Graeme Moulston FIEAust CPEng NER APEC Engineer IntPE (Aus)
Company name (if applicable)	Graeme Moulston & Associates Engineering P/L
Contact person	Graeme Moulston
Business phone number	07 55 306 214



Email address	info@gcma.com.au		
Postal address	PO Box 213		
	Suburb/locality	Mudgeeraba	
State	QLD	Postcode	4213
Licence class or registration type (if applicable)			
Licence or registration number (if applicable)	CPEng 5590 - RPEQ 4431		

9. Signature of appointed competent person

This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.

Signature		Date	27/10/2021
-----------	---	------	------------

LOCAL GOVERNMENT USE ONLY

Date received	Click or tap to enter a date.	Reference number/s	
---------------	-------------------------------	--------------------	--

Appendix – explanatory information

IMPORTANT NOTE: it is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

Who can complete this certificate? (sections 10 of the *Building Act 1975* (Building Act) and 73 of Building Regulation 2021 (BR 2021))

A building certifier can accept from a competent person (design – specifications) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

For a competent person to meet the regulation requirements (section 77 of the BR 2021) they must substantially complete all sections of this form, including information, such as the design of a particular material, system, method of building or that a building element complies with the Building Code of Australia or a provision of the Queensland Development Code. It is also important that the details of the relevant reference documents are included, for example, the applicable Australian Standards or other technical provisions that may be applicable to the subject work.

What is the purpose of this form? (section 10 of the *Building Act 1975*)

The information in this form informs the building certifier's decision making when they are assessing a building development application and issuing the building development approval for the building work the subject of the certificate (form).

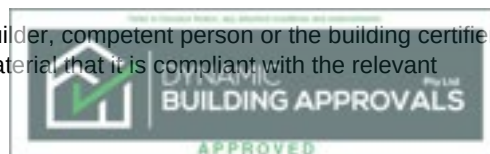
When is this form not required?

The assessment of some building applications will be entirely within the expertise of the relevant building certifier and therefore they may not seek the help of a competent person. In these instances, this form is not required.

Is a manufacturer or supplier required under the BR 2021 to complete and sign this Form 15, if requested?

No. A manufacturer or supplier of building materials is not required to complete and give this form or any aspect and inspection certificates if requested by a construction contractor, builder, appointed competent person, or a building certifier.

However, a manufacturer or supplier may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a manufacturers statement for an aspect or material that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.



What if there is not enough space for all the supporting material/documents?

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is also available in a Microsoft Word version, that you can download and edit to include additional material in the relevant parts of the form. **Note:** that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

Appointed competent person (design or specification) – (sections 34 and 36 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

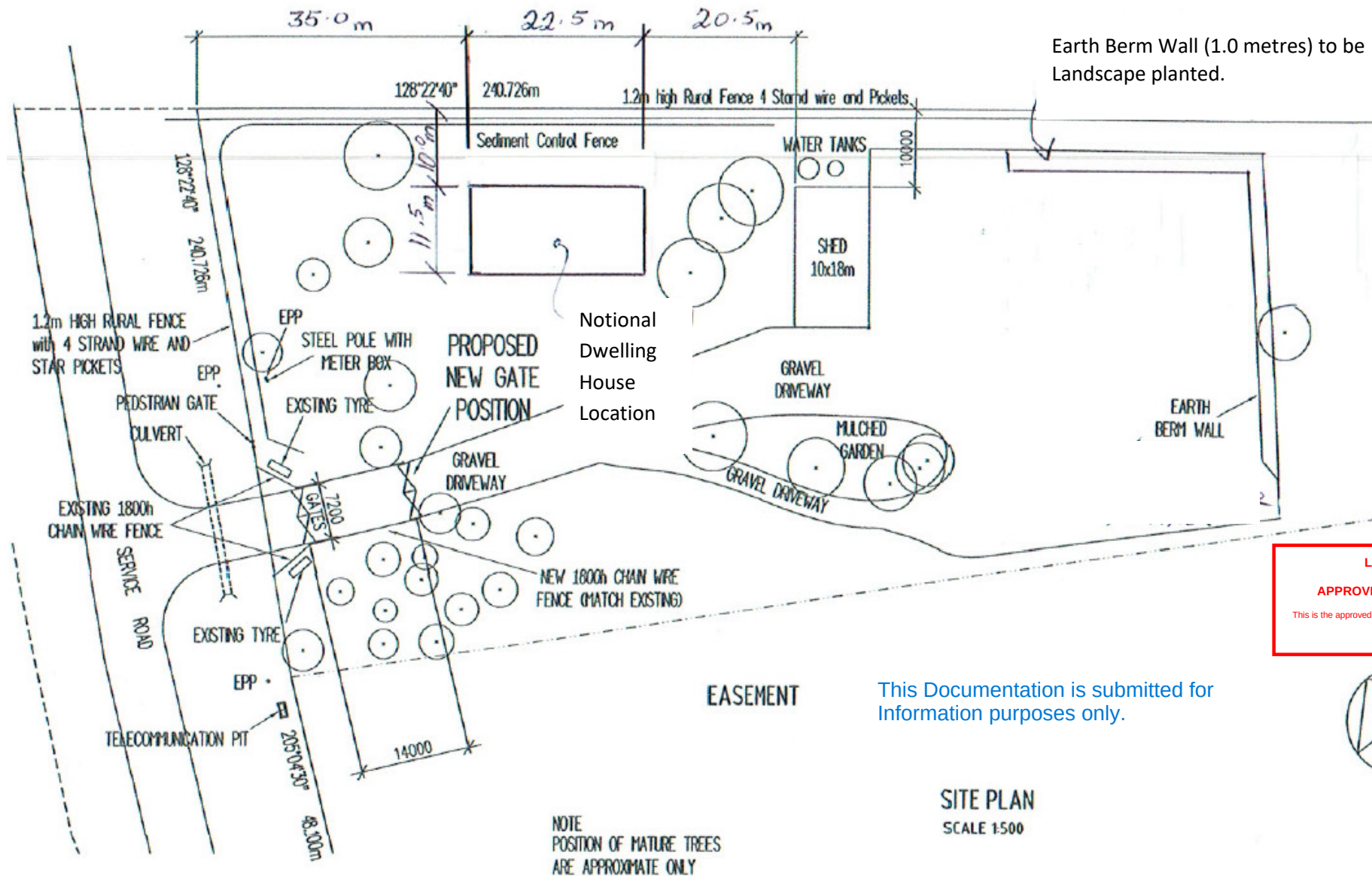
An individual is appointed as competent to give design-specification help on or from a particular day. The building certifier can also decide an individual is a competent person (design-specification) and a competent person (inspection) at the same time or for the same systems or components of the work.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.





Earth Berm Wall (1.0 metres) to be Landscape planted.

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
MCUR/191/2020



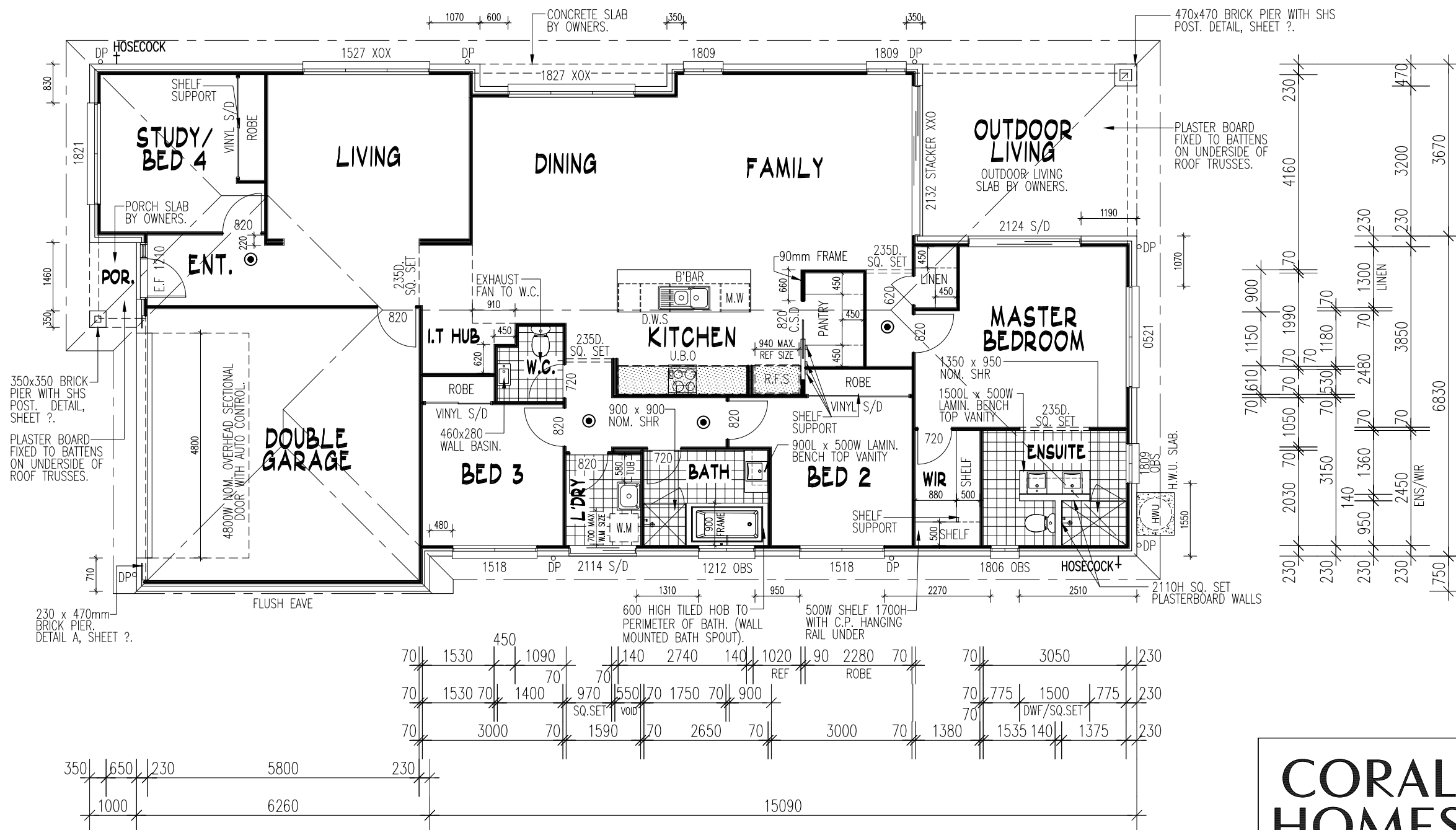
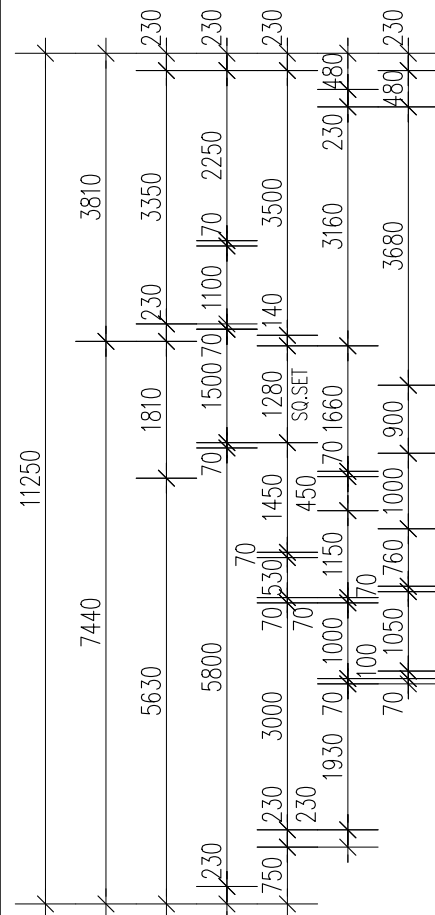
Sheet 1 of 3

This Documentation is submitted for Information purposes only.

Notes	Designed RDG	Everyday Engineers Planners & Surveyors ABN. 33 128 918 347 Mobile: 0432 124 461				Plan of Development 4586-4600 Mount Lindesay Highway NORTH MACLEAN	SCALE: NTS	
	Drawn RDG						SHEET No.: 1 of 1	
	Checked RDG						Drg. No.: 152/2019/01	
			A	19.08.20	Original Issue			
			No.	Date	Revision			A



NOOSAVILLE 25 DESIGNER FACADE



LEGEND

RF.S	FRIDGE PROVISION
W.O.	WALL OVEN TOWER
MW	MICROWAVE PROVISION
D.W	DISHWASHER PROVISION
B.BAR	BREAKFAST BAR
W.M.	WASHING MACHINE PROVISION
D.P.	DOWNPIPE
OBS	OBSCURE GLASS
AWN	AWNING WINDOW
F/G	FIXED GLASS TO ALL PANELS
D/H	DOUBLE HUNG WINDOW
PB	SET WINDOW REVEAL (SUITS TILING)
S/D	GLASS SLIDING DOOR (EXTERNAL)
STACKER	GLASS STACKER DOOR (EXTERNAL)
XO	SLIDING PANEL/ FIXED PANEL
C.S.D.	INTERNAL CAVITY SLIDING DOOR
300 SET	3000 SQUARE SET P'BOARD BULKHEAD
820	SIZE OF TIMBER DOOR (WIDTH)
21-18	SIZE OF WINDOW (2100H x 1800W)
P.C.J.	PLASTERBOARD CEILING CONTROL JOINT
PH. ►	PHONE POINT
DA. ►►	DATA POINT
GAS ►►	GAS BAYONET POINT
◎	LOCATION OF SMOKE ALARM.
	(TO COMPLY WITH B.C.A CLASS 1 & 10 PART 3.7-2 & WITH A.S 3786.

NOTES

WRITTEN DIMENSIONS WILL TAKE PRECEDENCE
OVER SCALE.
ALL INTERNAL DIMENSIONS STATED ARE
FRAME SIZE - EXCLUDING LININGS.
ALL WINDOWS TO BE SLIDING U.N.O.

ARFA:—

LIVING:-	177.40m ²
GARAGE:-	36.59m ²
O'DR LIV:-	16.77m ²
PORCH:-	1.81m ²
TOTAL AREA:-	232.57m ²
PER LENGTH:-	68.16m
ROOF AREA:-	265.82m ²
PER LENGTH:-	70.30m

F L O O R P L A N
L A Y O U T . Sheet 2 of 3

Sheet 2 of 3

LOGAN CITY COUNCIL

APPROVED PLAN OF DEVELOPMENT

This is the approved plan of development for Development Application

MCUR/191/2020

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CORAL HOMES

QBCC 50792/1014053
OFT 62084C

DRAWING

FLOOR PLAN LAYOUT

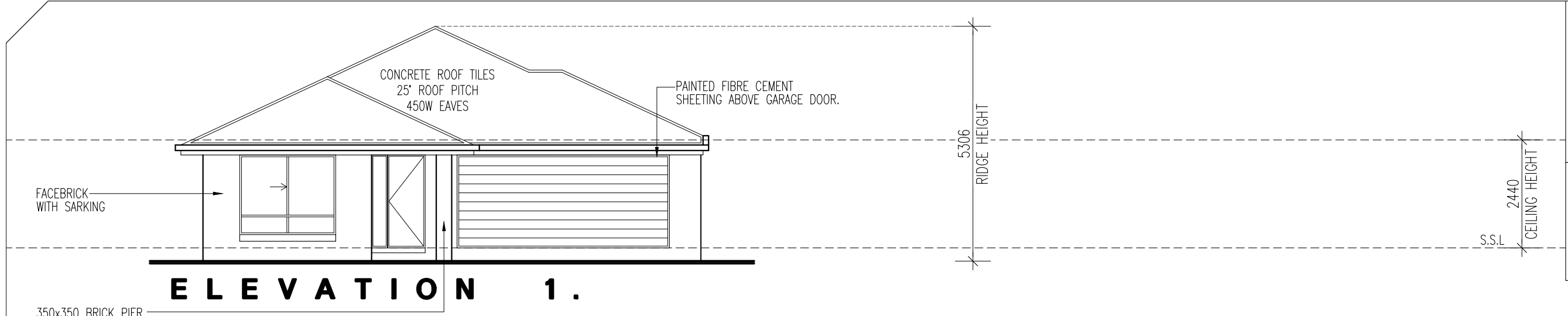
SCALE:

SCALE.

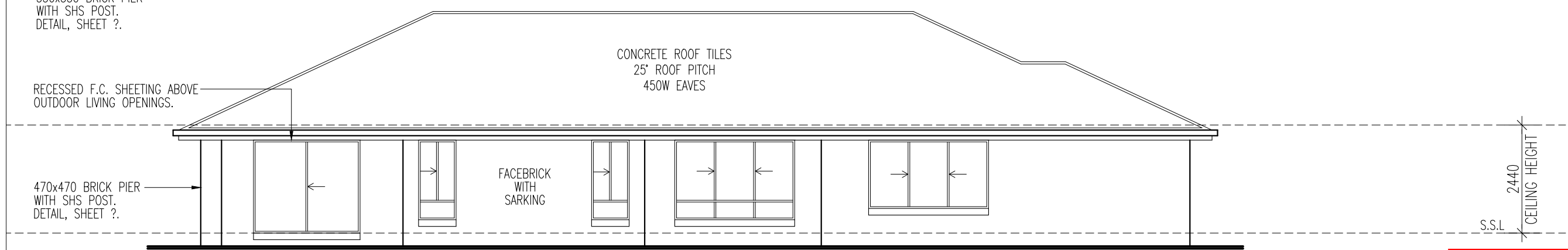
SHEET

STEEL

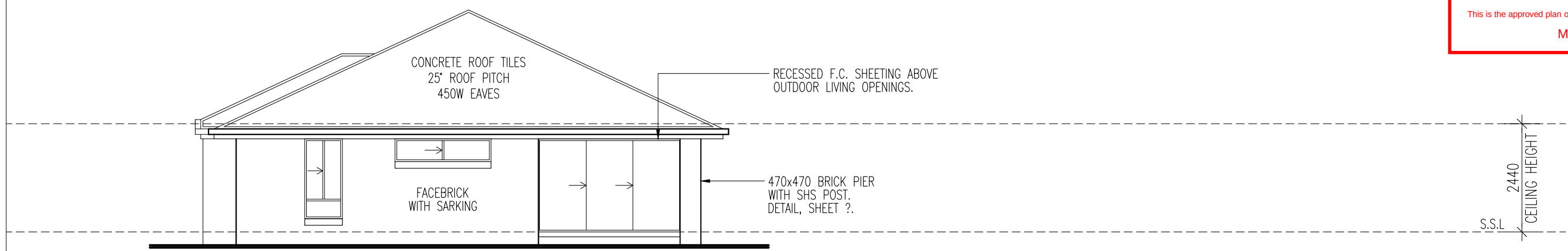
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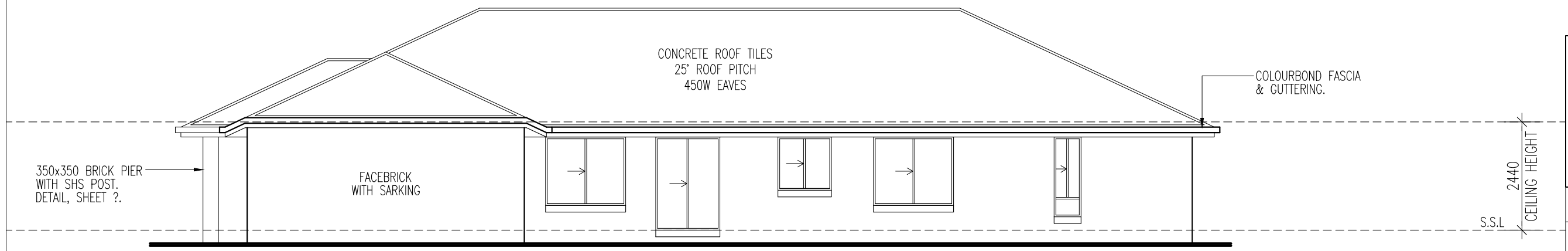
ELEVATION 1.



ELEVATION 2.



ELEVATION 3.



ELEVATION 4.

IMPORTANT NOTICE:
ALL WINDOWS TO FLOOR LEVELS WHICH ARE 2m OR MORE ABOVE THE SURFACE BENEATH MUST HAVE A BARRIER AT A HEIGHT NO LESS THAN 865mm AND THE OPENING PANEL ABOVE BE RESTRICTED TO A MAXIMUM OF 125mm OR HAVE A BARRIER WHICH CAN RESIST A MINIMUM OF 250N OF OUTWARD HORIZONTAL ACTION.

IMPORTANT NOTICE:
THERE ARE NO ATYPICAL DESIGN FEATURES IN THIS CONSTRUCTION THAT PRESENT UNUSUAL WORKPLACE, HEALTH & SAFETY ISSUES IN THE CONSTRUCTION, MAINTENANCE, USE OR DEMOLITION OF THIS STRUCTURE.

**NOOSAVILLE 25
DESIGNER FACADE**

LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT
This is the approved plan of development for Development Application
MCUR/191/2020

Sheet 3 of 3

CORAL HOMES

QBCC 50792/1014053
OFT 62084C

DRAWING
ELEVATIONS

SCALE:
1:100

SHEET
2

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REV:1:17.10.19-DCR



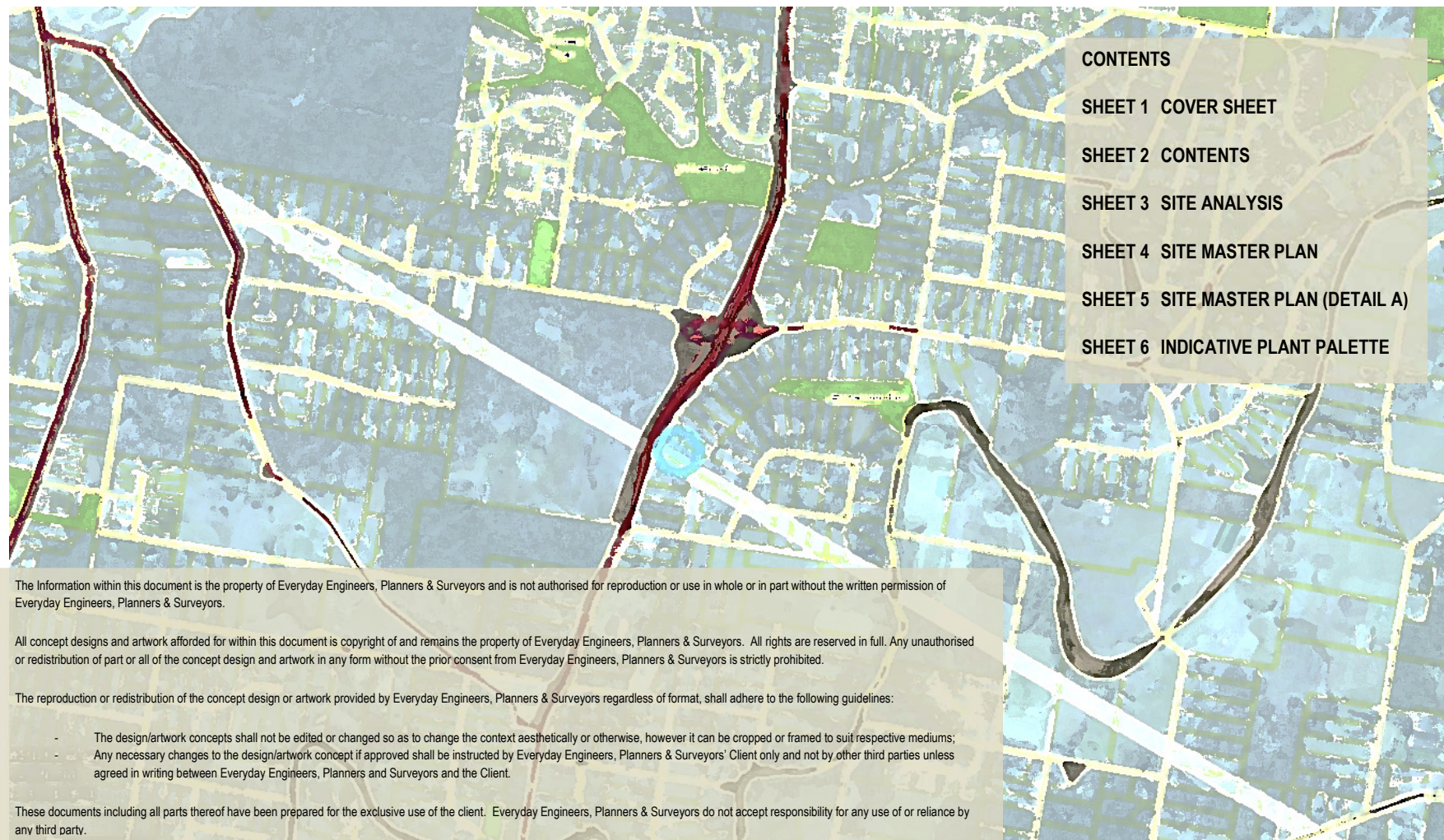
Rehabilitation Plan Landscape Concept Plan

**Everyday Engineers
Planners & Surveyors**
ABN. 33 128 918 347
Mobile: 0432 124 461

**4586-4600 Mount Lindesay Highway
NORTH MACLEAN**

Rehabilitation Plan
Landscape Concept Plan – Cover Sheet
August 2020

2020-63 Sheet 1



**Everyday Engineers
Planners & Surveyors**

**ABN. 33 128 918 347
Mobile: 0432 124 461**

**4586-4600 Mount Lindesay Highway
NORTH MACLEAN**

**Rehabilitation Plan
Landscape Concept Plan – Contents
August 2020**

2020-63 Sheet 2

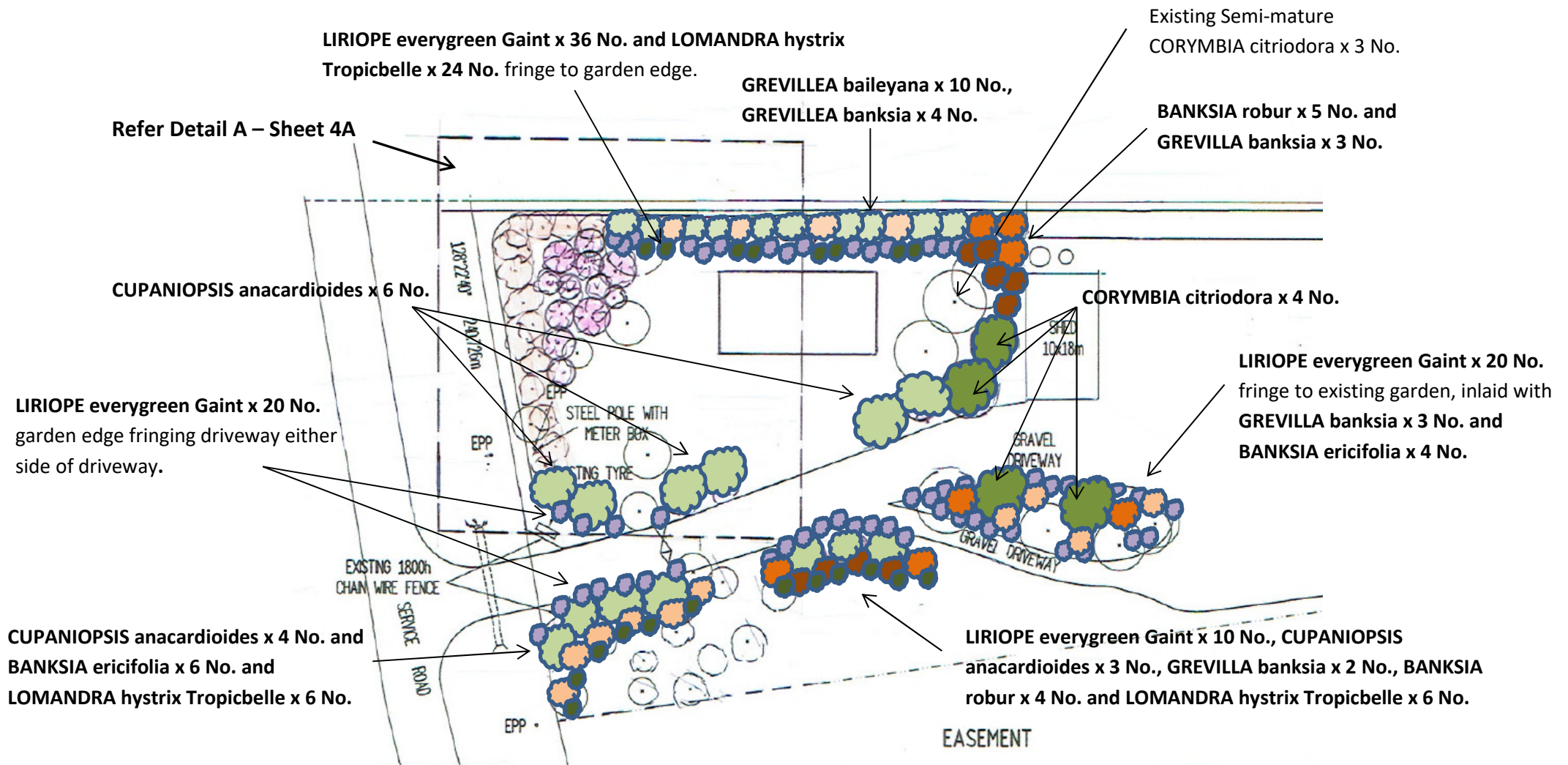


**Everyday Engineers
Planners & Surveyors**
ABN. 33 128 918 347
Mobile: 0432 124 461

**4586-4600 Mount Lindsay Highway
NORTH MACLEAN**

Rehabilitation Plan
Landscape Concept Plan – Site Analysis
August 2020

2020-63 Sheet 3



**Everyday Engineers
Planners & Surveyors**

ABN. 33 128 918 347
Mobile: 0432 124 461

**4586-4600 Mount Lindesay Highway
NORTH MACLEAN**

Rehabilitation Plan
Landscape Concept Plan – Site Master Plan
August 2020

2020-63 Sheet 4

GREVILLEA robusta x 3 No. set
in corner of property

LIRIOPE everygreen Gaint x 36 No. and **LOMANDRA hystrix**
Tropicbelle x 24 No. fringe to garden edge.

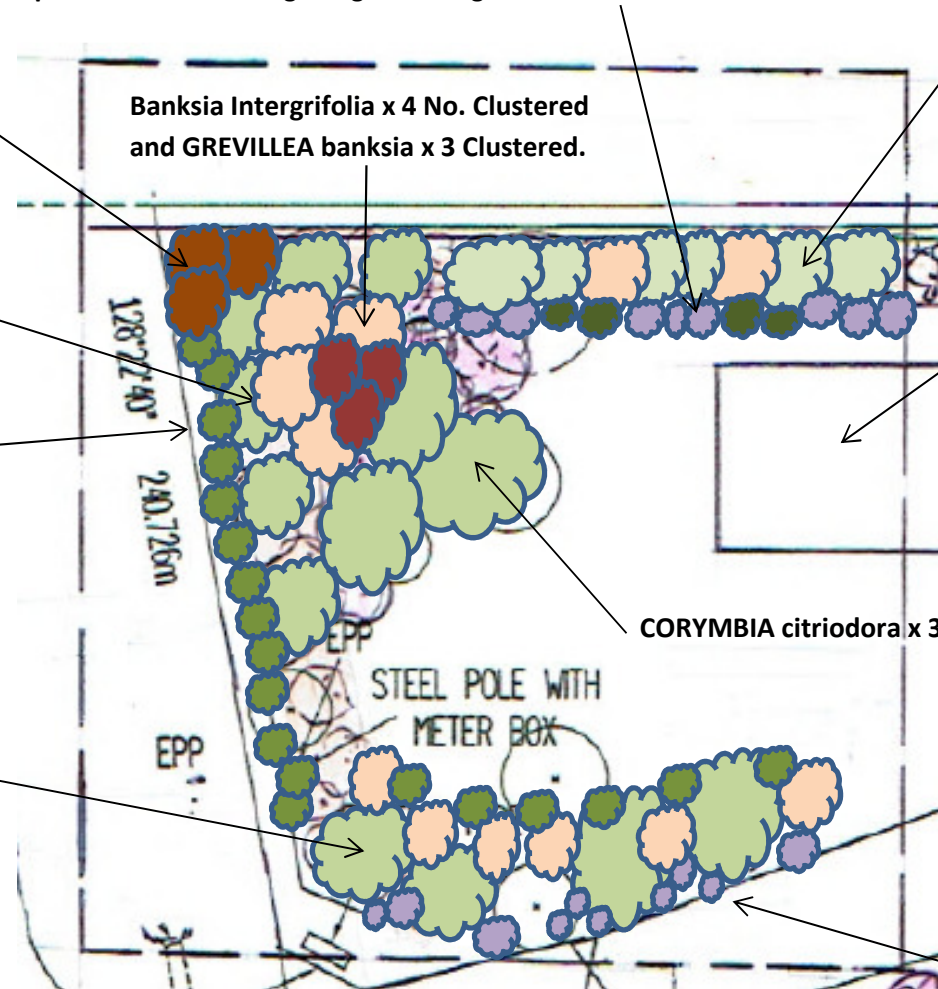
GREVILLEA baileyana x 10 No.,
GREVILLEA banksia x 4 No.

Banksia Intergrifolia x 4 No. Clustered
and **GREVILLEA banksia x 3 Clustered.**

CUPANIOPSIS anacardioides X 6 No.
set upon 1.0 metre high landscaped
mound.

LOMANDRA hystrix Tropicbelle x 40 No.
to frontage of landscape mound

CUPANIOPSIS anacardioides x 4 No. and
BANKSIA ericifolia x 6 No. and
LOMANDRA hystrix Tropicbelle x 6 No.



Proposed Dwelling House

CORYMBIA citriodora x 3 No.

LIRIOPE everygreen Gaint x 20 No.
garden edge fringing driveway either
side of driveway.

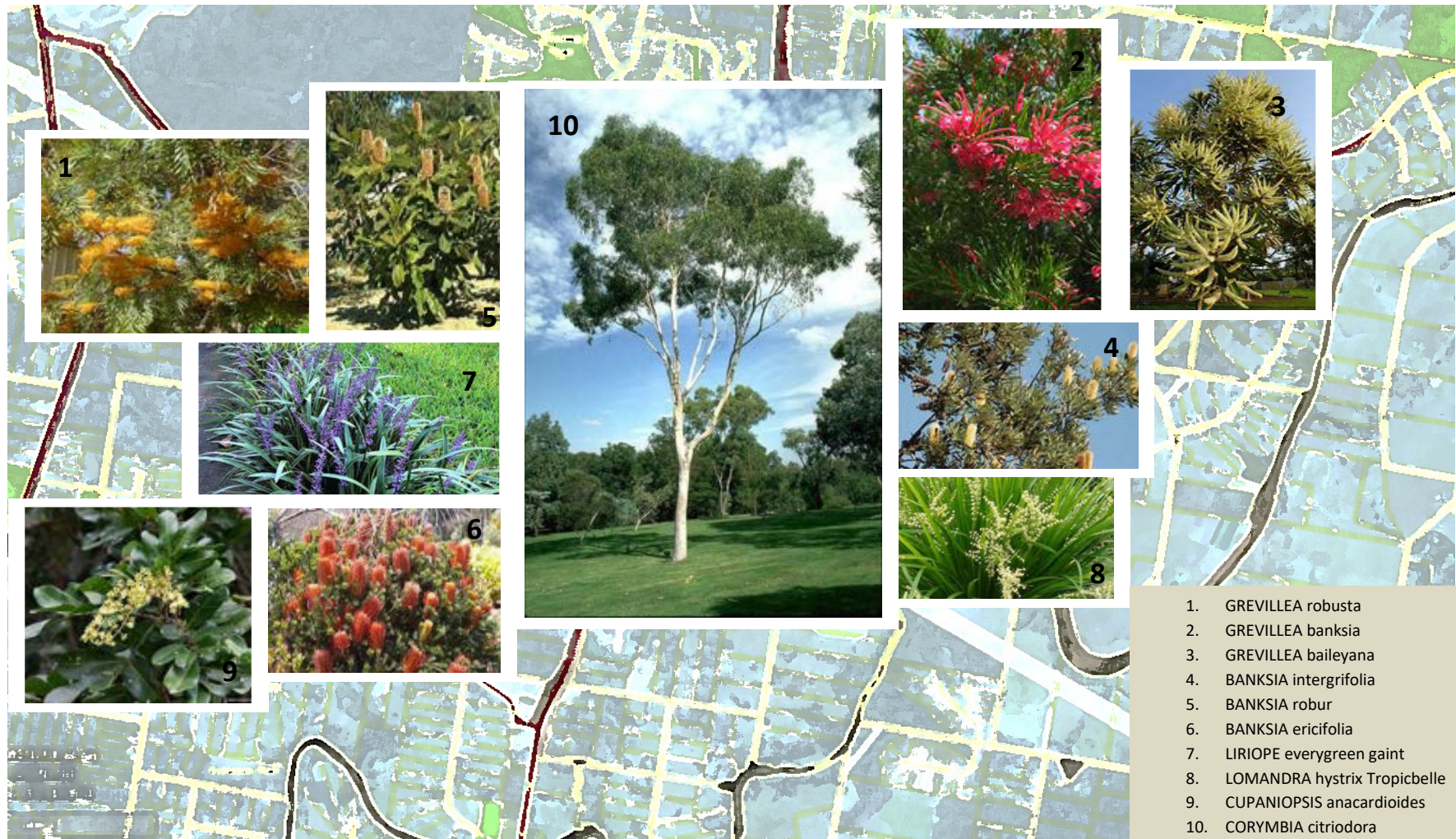
Everyday Engineers
Planners & Surveyors

ABN. 33 128 918 347
Mobile: 0432 124 461

4586-4600 Mount Lindesay Highway
NORTH MACLEAN

Rehabilitation Plan
Landscape Concept Plan – Site Master Plan (Detail A)
August 2020

2020-63 Sheet 5



1. GREVILLEA robusta
2. GREVILLEA banksia
3. GREVILLEA baileyana
4. BANKSIA intergrifolia
5. BANKSIA robur
6. BANKSIA ericifolia
7. LIRIOPE everygreen gaint
8. LOMANDRA hystrix Tropicbelle
9. CUPANIOPSIS anacardioides
10. CORYMBIA citriodora

Everyday Engineers
Planners & Surveyors
 ABN. 33 128 918 347
 Mobile: 0432 124 461

4586-4600 Mount Lindesay Highway
NORTH MACLEAN

Rehabilitation Plan
 Landscape Concept Plan – Indicative Plant Palette
 August 2020

2020-63 Sheet 6

Appendix B

Environment Protection and Biodiversity Conservation Act 1999
Protected Matters Database Search

***Everyday Engineers Planners and Surveyors
Trading on behalf of
RDG Environmental Engineering Solutions Pty Ltd
PO Box 805
Jimboomba Qld 4280
e-mail: rickygraham@everydayengineers.com.au***



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: 23-Sep-2022

[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:	39
Listed Migratory Species:	16

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

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 <http://www.environment.gov.au/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:	21
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	1
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	6
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	20 - 30km 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
Swamp Tea-tree (Melaleuca irbyana) Forest of South-east Queensland	Critically 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			
Anthochaera phrygia			
Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to 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 known 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
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Endangered	Species or species habitat may occur within area	In feature area
Erythroriorchis radiatus Red Goshawk [942]	Vulnerable	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
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	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 buffer area only
FROG			
Mixophyes fleayi Fleay's Frog [25960]	Endangered	Species or species habitat may occur within area	In buffer area only
INSECT			
Argynnis hyperbius inconstans Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area	In feature area
MAMMAL			
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat may occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area	In feature area
Macroderma gigas Ghost Bat [174]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area
Potorous tridactylus tridactylus Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
PLANT			
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat may occur within area	In feature area
Dichanthium setosum bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Fontainea venosa [24040]	Vulnerable	Species or species habitat may occur within area	In feature area
Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area	In feature area
Notelaea ipsviciensis Cooneana Olive [81858]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat may occur within area	In feature area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area	In feature area

REPTILE			
Coeranoscincus reticulatus Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat may occur within area	In feature area
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area	In feature area
Furina dunmalli Dunmall's Snake [59254]	Vulnerable	Species or species habitat may 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 known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Monarcha melanopsis Black-faced Monarch [609]		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
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat likely to 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]		Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]		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
Calidris acuminata Sharp-tailed Sandpiper [874]		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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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]		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 known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
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
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 known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
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
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]		Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
A and T Koala Billabong	Nature Refuge	QLD	In buffer area only

EPBC Act Referrals					[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status	
Controlled action					
Cedar Grove Connector Pipeline	2011/6013	Controlled Action	Completed	In feature area	
Crowson Lane Road Upgrade	2021/9084	Controlled Action	Assessment Approach	In buffer area only	
Industrial Development in the Greater Flagstone Urban Development Area 4499-4651 Mount Lindesay Hwy.	2013/6941	Controlled Action	Post-Approval	In feature area	
Mirvac Greater Flagstone Project - Master Planned Development, Greenbank, Qld	2016/7817	Controlled Action	Post-Approval	In buffer area only	

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Not controlled action (particular manner)				
Construction & Operation 275/330kV Transmission Line	2006/2820	Not Controlled Action (Particular Manner)	Post-Approval	In feature area

Bioregional Assessments				
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 are 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

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

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

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
- seals which have only been mapped for breeding sites near the Australian continent

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

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

Acknowledgements

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

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

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

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

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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: 23-Sep-2022

[Summary](#)

[Details](#)

[Matters of NES](#)

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

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[Caveat](#)

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Summary

Matters of National Environment Significance

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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:	45
Listed Migratory Species:	16

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

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 <http://www.environment.gov.au/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:	2
Commonwealth Heritage Places:	1
Listed Marine Species:	21
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:	3
Regional Forest Agreements:	None
Nationally Important Wetlands:	1
EPBC Act Referrals:	15
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	20 - 30km 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
Swamp Tea-tree (Melaleuca irbyana) Forest of South-east Queensland	Critically 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			
Anthochaera phrygia			
Regent Honeyeater [82338]	Critically Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to 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 known 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
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Endangered	Species or species habitat may occur within area	In feature area
Erythroriorchis radiatus Red Goshawk [942]	Vulnerable	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
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	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 buffer area only
FROG			
Mixophyes fleayi Fleay's Frog [25960]	Endangered	Species or species habitat may occur within area	In buffer area only
INSECT			
Argynnis hyperbius inconstans Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area	In feature area
MAMMAL			
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat may occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area	In feature area
Macroderma gigas Ghost Bat [174]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat known 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 known to occur within area	In feature area
Potorous tridactylus tridactylus Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
PLANT			
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Bosistoa transversa Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Corchorus cunninghamii Native Jute [14659]	Endangered	Species or species habitat may occur within area	In buffer area only
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Cupaniopsis shirleyana Wedge-leaf Tuckeroo [3205]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Dichanthium setosum bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Fontainea venosa [24040]	Vulnerable	Species or species habitat may occur within area	In feature area
Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area	In feature area
Notelaea ipsviciensis Cooneana Olive [81858]	Critically Endangered	Species or species habitat may occur within area	In feature area
Plectranthus habrophyllus [64589]	Endangered	Species or species habitat likely to occur within area	In buffer area only
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 may occur within area	In feature area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area	In feature area
REPTILE			
Coeranoscincus reticulatus Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat may occur within area	In feature area
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area	In feature area

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
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 known to occur within area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		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
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat likely to 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat known 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
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]		
The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.		
Commonwealth Land Name	State	Buffer Status
Defence		
Defence - GREENBANK TRAINING AREA [31010]	QLD	In buffer area only
Defence - GREENBANK TRAINING AREA [31009]	QLD	In buffer area only

Commonwealth Heritage Places [Resource Information]			
Name	State	Status	Buffer Status
Natural			
Greenbank Military Training Area (part)	QLD	Listed place	In buffer area only

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat 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
Calidris acuminata Sharp-tailed Sandpiper [874]		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]		Species or species habitat known to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
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
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 known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
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]		Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
A and T Koala Billabong	Nature Refuge	QLD	In buffer area only
Koolena	Nature Refuge	QLD	In buffer area only
Van der Loos	Nature Refuge	QLD	In buffer area only

Nationally Important Wetlands			[Resource Information]
Wetland Name		State	Buffer Status
Greenbank Army Training Area C		QLD	In buffer area only

EPBC Act Referrals					[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status	
Controlled action					
Cedar Grove Connector Pipeline	2011/6013	Controlled Action	Completed	In feature area	
Crowson Lane Road Upgrade	2021/9084	Controlled Action	Assessment Approach	In buffer area only	
Industrial Development in the Greater Flagstone Urban Development Area 4499-4651 Mount Lindesay Hwy.	2013/6941	Controlled Action	Post-Approval	In feature area	
Mirvac Greater Flagstone Project - Master Planned Development, Greenbank, Qld	2016/7817	Controlled Action	Post-Approval	In buffer area only	
Residential Development (Lot30, SP309195) Mountain Ridge Rd, South Maclean, Qld	2019/8408	Controlled Action	Post-Approval	In buffer area only	
Rosia Park Multisport Precinct	2021/9082	Controlled Action	Further Information Request	In buffer area only	

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Teviot Downs Residential Estate, Greenbank	2011/6106	Controlled Action	Post-Approval	In buffer area only
Not controlled action				
Construction of a new water main (pipeline), Jimboomba, QLD	2010/5576	Not Controlled Action	Completed	In buffer area only
Greenbank to Flagstone Central Conveyance Pipeline Project, Qld	2018/8344	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 buffer area only
Not controlled action (particular manner)				
Construction & Operation 275/330kV Transmission Line	2006/2820	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Residential subdivision 348-434 Cusack Lane, Jimboomba, Qld	2015/7617	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
Kagaru to Acacia Ridge and Bromelton Inland Rail Project	2021/8927	Referral Decision	Referral Publication	In buffer area only
Rosia Park Multisport Precinct	2021/9016	Referral Decision	Completed	In buffer area only
Bioregional Assessments				
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 are 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

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

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

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
- seals which have only been mapped for breeding sites near the Australian continent

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

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

Acknowledgements

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

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

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

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

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Appendix C

Nature Conservation Act 1992 (Qld)

Wildnet Database Search Results



Queensland Government

WildNet species list

Search Criteria: Species List for a Specified Point
Species: All
Type: Native
Queensland status: Rare and threatened species
Records: Confirmed
Date: Since 1980
Latitude: -27.7640
Longitude: 153.0202
Distance: 1
Email: rickygraham@everydayengineers.com.au
Date submitted: Friday 23 Sep 2022 10:59:29
Date extracted: Friday 23 Sep 2022 11:00:02

The number of records retrieved = 1

Disclaimer

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Information about your Species lists request is logged for quality assurance, user support and product enhancement purposes only.

The information provided should be appropriately acknowledged as being derived from WildNet database when it is used. As the WildNet Program is still in a process of collating and vetting data, it is possible the information given is not complete. Go to the WildNet database webpage (<https://www.qld.gov.au/environment/plants-animals/species-information/wildnet>) to find out more about WildNet and where to access other WildNet information products approved for publication. Feedback about WildNet species lists should be emailed to wildlife.online@des.qld.gov.au.

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	mammals	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala		E	E	16

CODES

I - Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*.

The codes are Extinct (EX), Extinct in the Wild (PE), Critically Endangered (CR), Endangered (E), Vulnerable (V), Near Threatened (NT), Special Least Concern (SL) and Least Concern (C).

A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999*.

The values of EPBC are Extinct (EX), Extinct in the Wild (XW), Critically Endangered (CE), Endangered (E), Vulnerable (V) and Conservation Dependent (CD).

Records - The first number indicates the total number of records of the taxon (wildlife records and species listings for selected areas).

This number is output as 99999 if it equals or exceeds this value. A second number located after a / indicates the number of specimen records for the taxon.

This number is output as 999 if it equals or exceeds this value.



Queensland Government

WildNet species list

Search Criteria: Species List for a Specified Point
Species: All
Type: Native
Queensland status: Rare and threatened species
Records: Confirmed
Date: Since 1980
Latitude: -27.7640
Longitude: 153.0202
Distance: 5
Email: rickygraham@everydayengineers.com.au
Date submitted: Friday 23 Sep 2022 11:00:10
Date extracted: Friday 23 Sep 2022 11:10:02

The number of records retrieved = 7

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Information about your Species lists request is logged for quality assurance, user support and product enhancement purposes only.

The information provided should be appropriately acknowledged as being derived from WildNet database when it is used. As the WildNet Program is still in a process of collating and vetting data, it is possible the information given is not complete. Go to the WildNet database webpage (<https://www.qld.gov.au/environment/plants-animals/species-information/wildnet>) to find out more about WildNet and where to access other WildNet information products approved for publication. Feedback about WildNet species lists should be emailed to wildlife.online@des.qld.gov.au.

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Limnodynastidae	<i>Adelotus brevis</i>	tusked frog		V		1
animals	birds	Strigidae	<i>Ninox strenua</i>	powerful owl		V		2
animals	mammals	Dasyuridae	<i>Dasyurus maculatus maculatus</i>	spotted-tailed quoll (southern subspecies)		E	E	1
animals	mammals	Petauridae	<i>Petaurus australis australis</i>	yellow-bellied glider (southern subspecies)		V	V	2
animals	mammals	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala		E	E	160
animals	mammals	Pseudocheiridae	<i>Petauroides armillatus</i>	central greater glider		E	E	4/1
plants	land plants	Myrtaceae	<i>Melaleuca irbyana</i>			E		11/2

CODES

I - Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*.

The codes are Extinct (EX), Extinct in the Wild (PE), Critically Endangered (CR), Endangered (E), Vulnerable (V), Near Threatened (NT), Special Least Concern (SL) and Least Concern (C).

A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999*.

The values of EPBC are Extinct (EX), Extinct in the Wild (XW), Critically Endangered (CE), Endangered (E), Vulnerable (V) and Conservation Dependent (CD).

Records - The first number indicates the total number of records of the taxon (wildlife records and species listings for selected areas).

This number is output as 99999 if it equals or exceeds this value. A second number located after a / indicates the number of specimen records for the taxon.

This number is output as 999 if it equals or exceeds this value.

Appendix D

Environmental Searches



Vegetation management report

For Lot: 54 Plan: SP180530

23/09/2022

This publication has been compiled by Operations Support, Department of Resources.

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Recent changes

Updated mapping

Updated vegetation mapping was released on 8 September 2022 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, wetland, high-value regrowth and essential habitat mapping.

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

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 Resources who administer the framework;

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

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

Protected plant framework - an explanation of the application of the framework and contact details for the Department of Environment and Science 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 Environment and Science who administer the framework; and

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

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

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

- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 54 Plan: SP180530, 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)
54	SP180530	Freehold	23,600
A	RP121667	Easement	0.0

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.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 54 Plan: SP180530, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Logan City

Bioregion(s)	Subregion(s)
Southeast Queensland	Moreton Basin

Catchment(s)
Logan-Albert

2. Vegetation management framework (administered by the Department of Resources)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2012, 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 prescribed under Schedule 5 of the Vegetation Management Regulation 2012; 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 Resources 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 Resources 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 Resources 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 Resources before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

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

3. Vegetation management framework for Lot: 54 Plan: SP180530

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. Total area: 2.36ha

Vegetation category	Area (ha)
Category X	2.4

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 Resources 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 of Resources to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

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

3.2 Regional ecosystems

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

A description of regional ecosystems can be accessed online at

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	2.36	None	None

Please note:

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

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

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

3.3 Watercourses

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

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

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

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

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

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

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

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

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

No records

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

No Class A

Class B (with urban areas masked as per SPP): 2.36ha

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: 54 Plan: SP180530.

4. Vegetation management framework maps

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

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

Regulated vegetation management map

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

Vegetation management supporting map

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

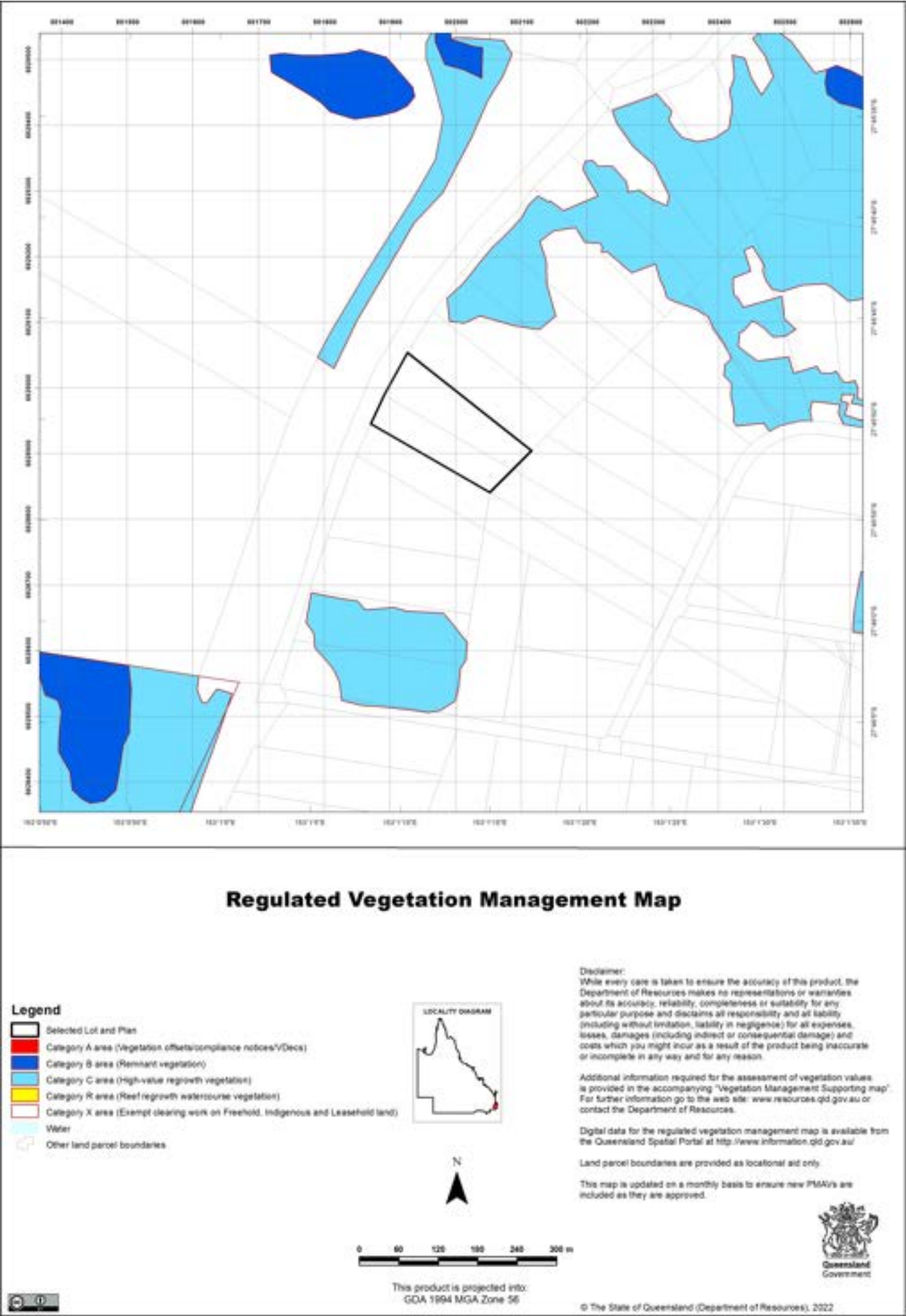
Coastal/non-coastal map

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

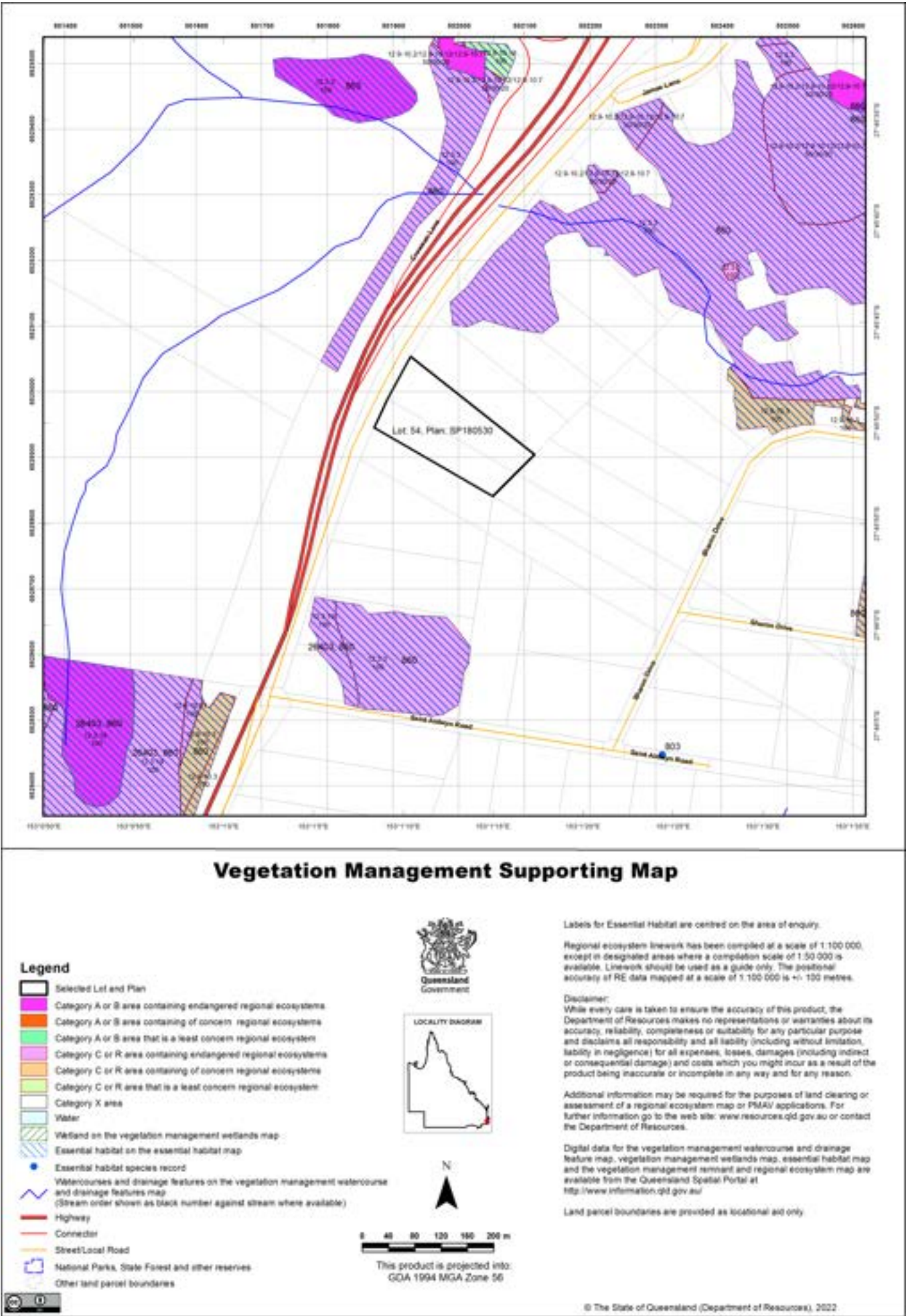
Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

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

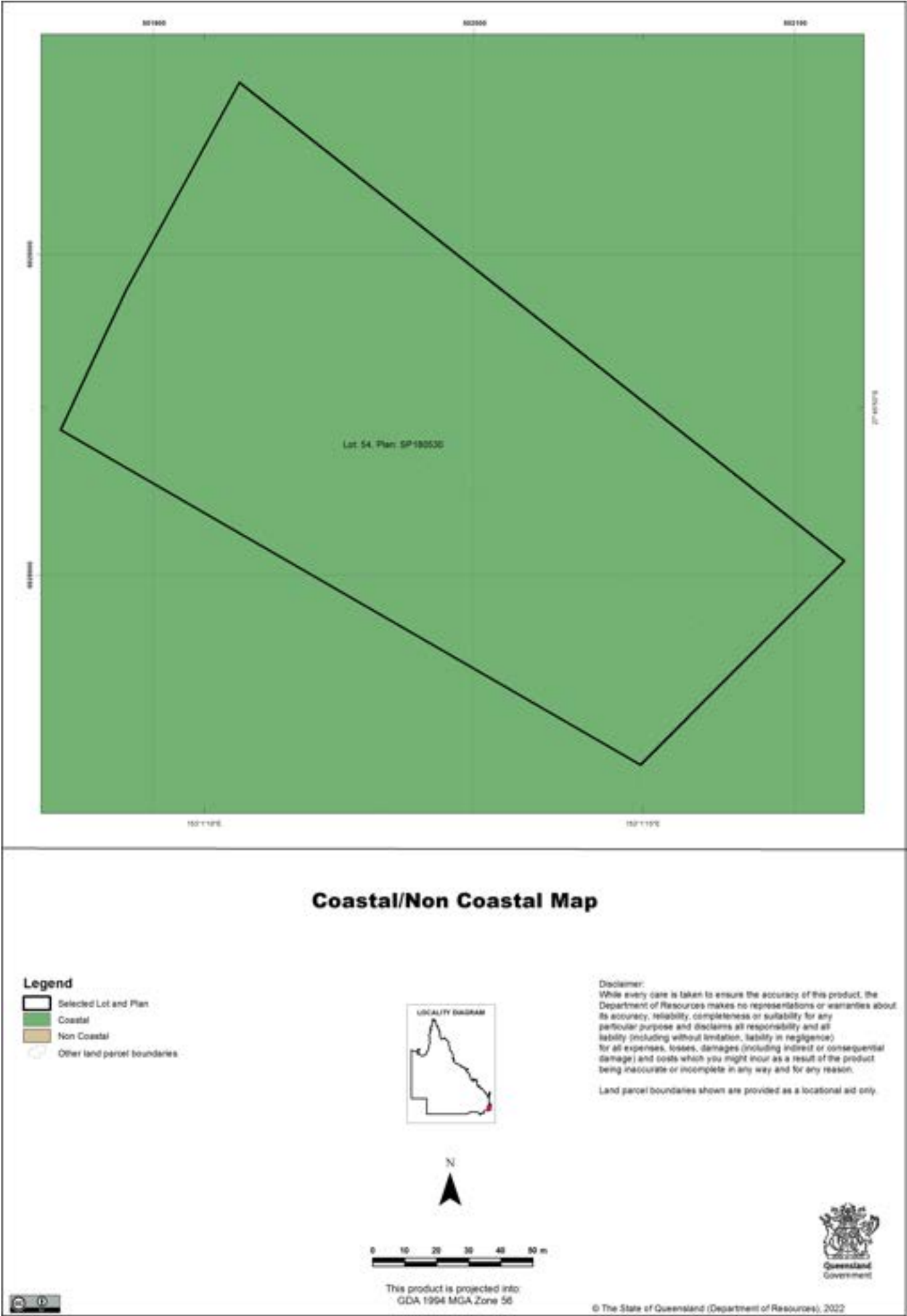
4.1 Regulated vegetation management map



4.2 Vegetation management supporting map



4.3 Coastal/non-coastal map



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



5. Protected plants framework (administered by the Department of Environment and Science (DES))

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 a threatened or near threatened plant can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Science, 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 DES

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@des.qld.gov.au

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

5.5 Protected plants flora survey trigger map

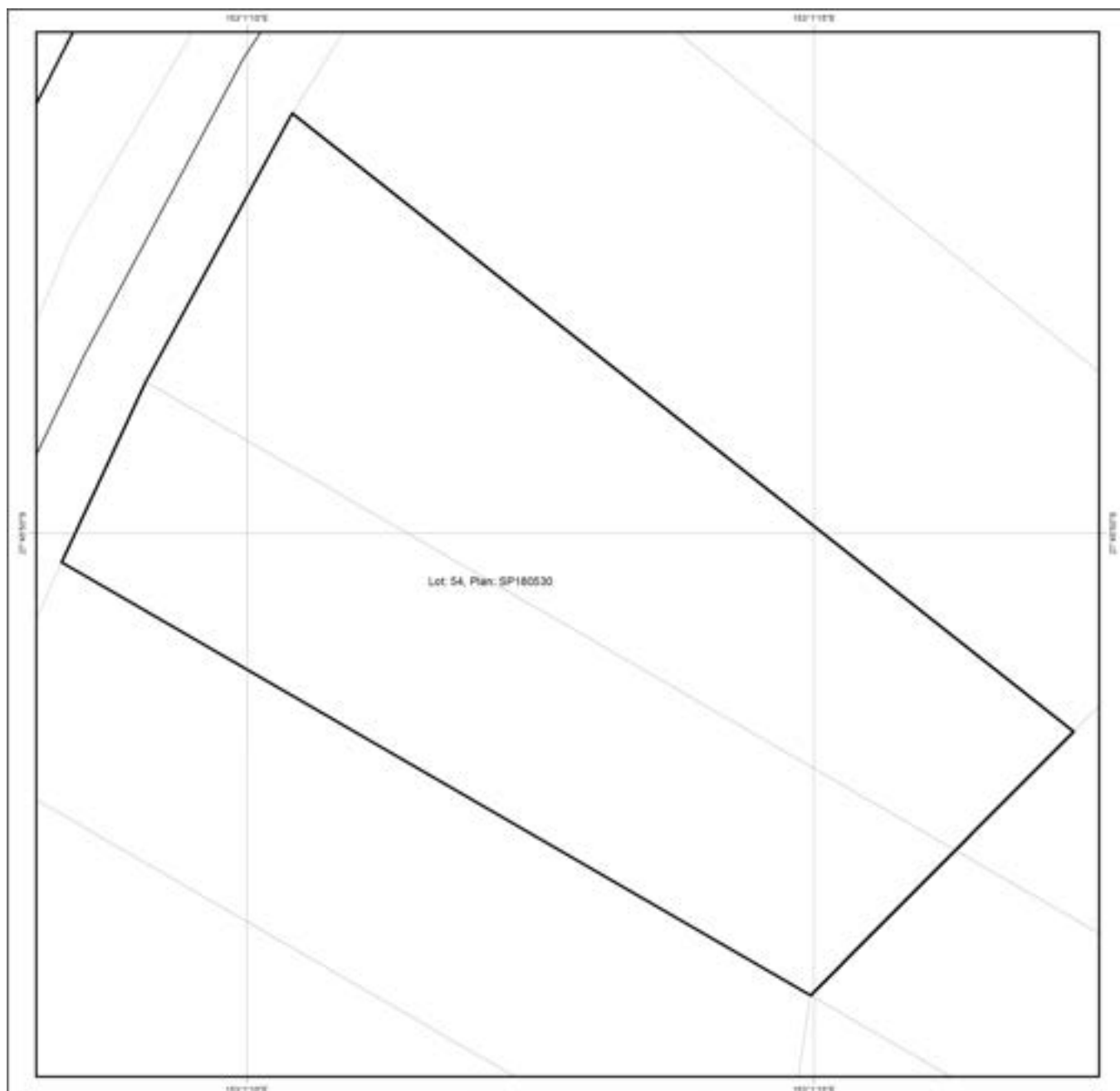
This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

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

Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science 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 Environment and Science webpage on the [clearing of protected plants](#) for more information.



Protected Plants Flora Survey Trigger Map

Legend

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



This product is projected into:
GDA 1994 MGA Zone 56

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 Environment and Science at palm@des.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 disclaims 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.

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6. Koala protection framework (administered by the Department of Environment and Science (DES))

The koala (*Phascolarctos cinereus*) is listed in Queensland as vulnerable 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 by 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 DES

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

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

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

7. Koala protection framework details for Lot: 54 Plan: SP180530

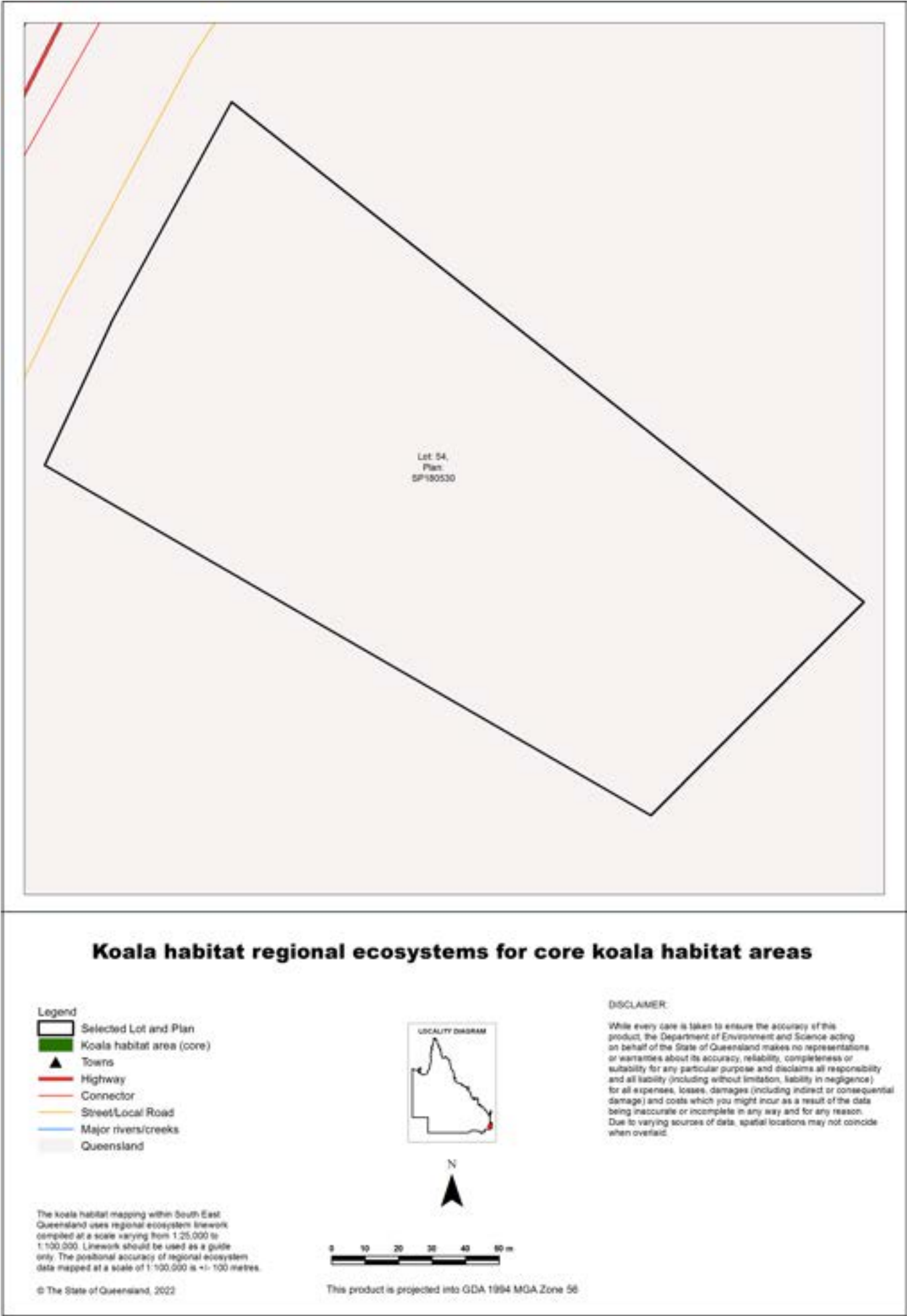
7.1 Koala districts

Koala District A

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

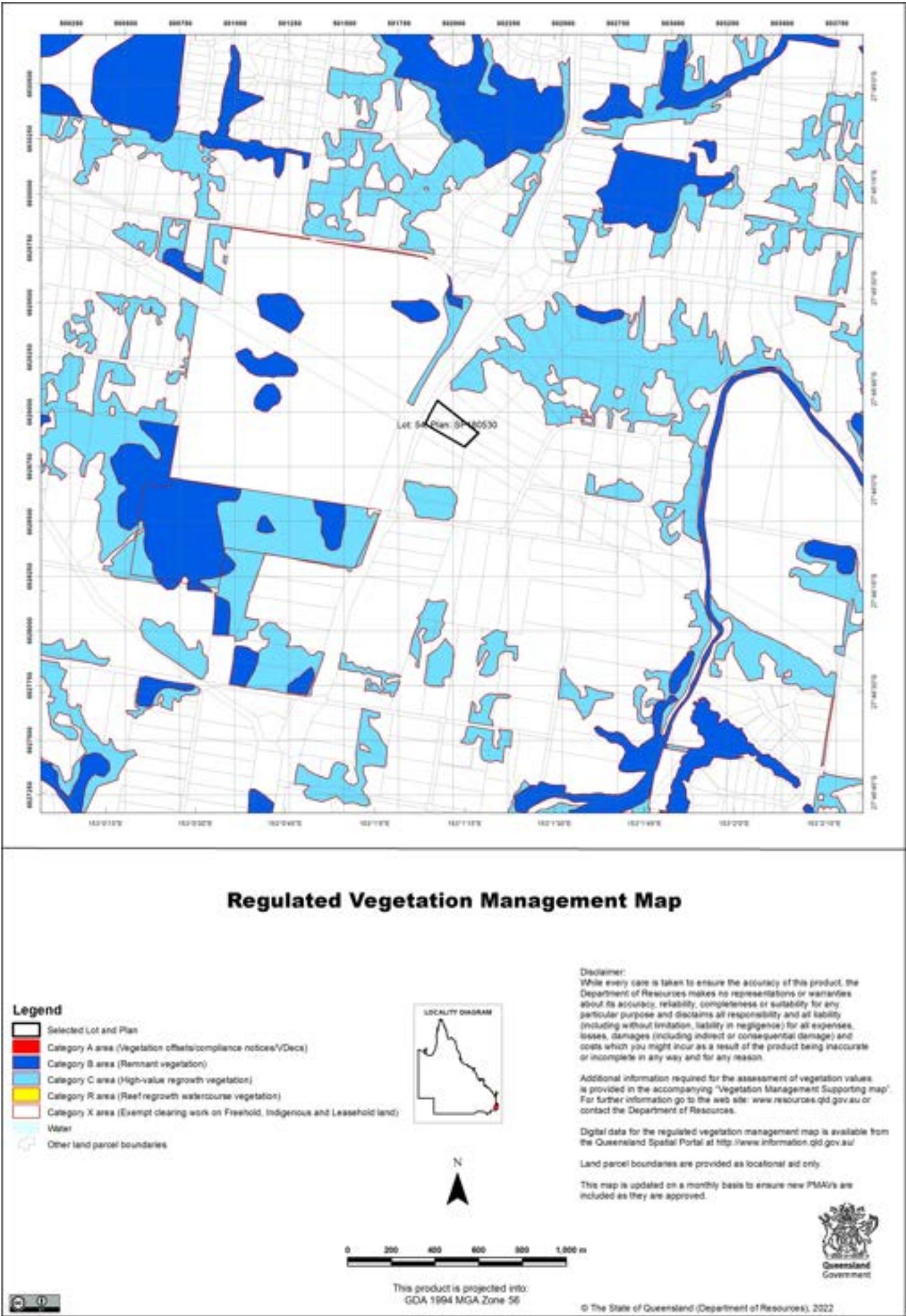


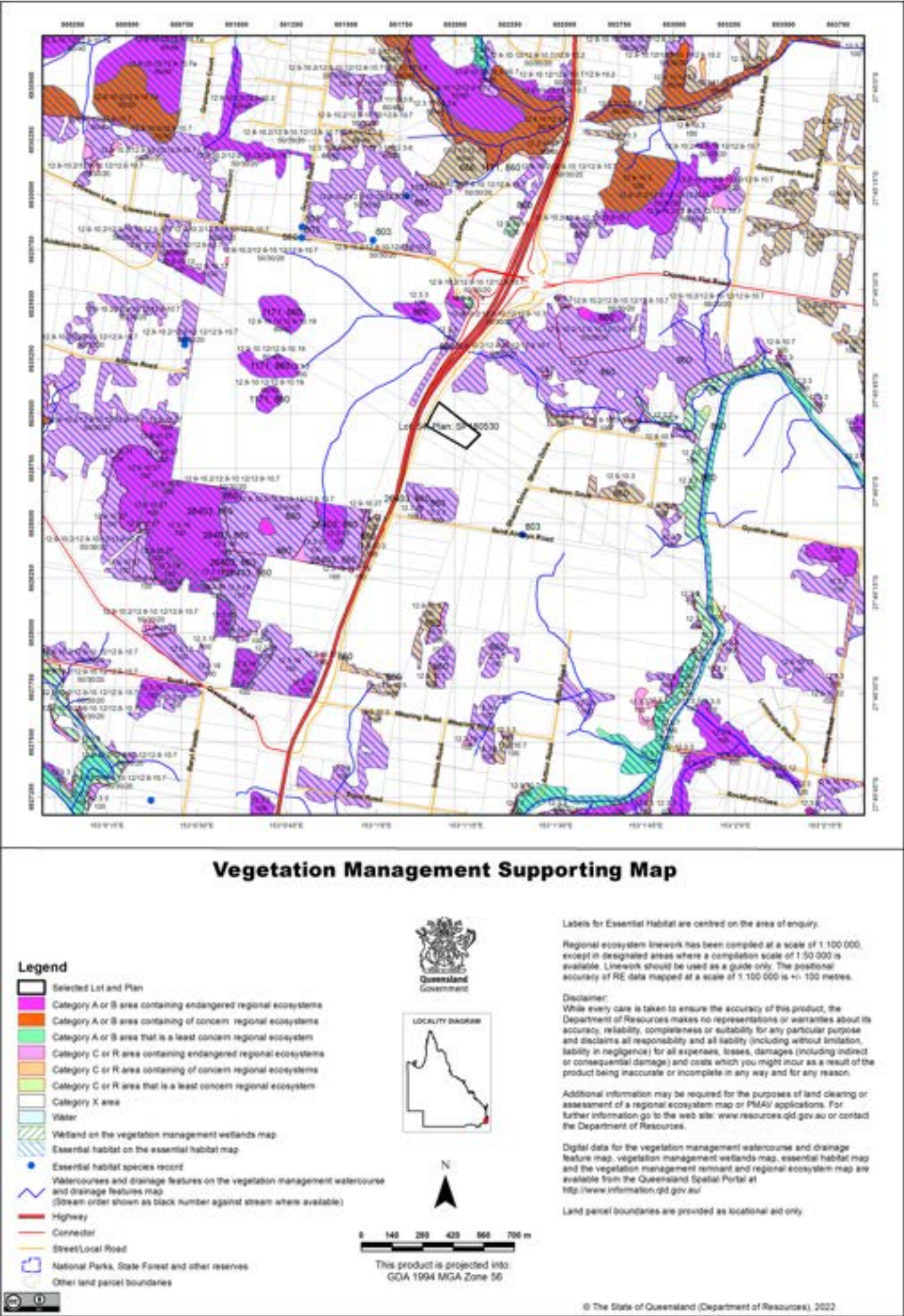
7.3 Koala habitat regional ecosystems for core koala habitat areas



8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
- Interference with overland flow - Earthworks, significant disturbance	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Regional Development, Manufacturing and Water (Queensland Government) Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) www.rdmw.qld.gov.au www.resources.qld.gov.au
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	Ph: 13 QGOV (13 74 68) www.datsip.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>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
Protected plants and protected areas	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 1300 130 372 (option 4) palm@des.qld.gov.au www.des.qld.gov.au
Koala mapping and regulations	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) Koala.assessment@des.qld.gov.au
- Interference with fish passage in a watercourse, mangroves - Forestry activities on State land tenures	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Agriculture, Water and the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
Development and planning processes	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office
Harvesting timber in the Wet Tropics of Qld World Heritage area	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au





Vegetation Management Act 1999 - Extract from the essential habitat database

Essential habitat is required for assessment under the:

- State Development Assessment Provisions - State Code 16: Native vegetation clearing which sets out the matters of interest to the state for development assessment under the *Planning Act 2016*; and
- Accepted development vegetation clearing codes made under the *Vegetation Management Act 1999*

Essential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s on the accompanying essential habitat map.

This report identifies essential habitat in Category A, B and Category C areas.

The numeric labels on the essential habitat map can be cross referenced with the database below to determine which essential habitat factors might exist for a particular species.

Essential habitat is compiled from a combination of species habitat models and buffered species records.

The Department of Resources website (<http://www.resources.qld.gov.au>) has more information on how the layer is applied under the State Development Assessment Provisions - State Code 16: Native vegetation clearing and the *Vegetation Management Act 1999*.

Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated.

Essential habitat, for protected wildlife, means a category A area, a category B area or category C area 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; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

Protected wildlife includes critically endangered, endangered, vulnerable or near-threatened native wildlife prescribed under the *Nature Conservation Act 1992*.

Essential habitat in Category A and/or Category B and/or Category C

No records



Vegetation Management Pre-clear Regional Ecosystem Map

Legend

- Selected Lot and Plan
- Pre-clearing area containing Endangered RE
- Pre-clearing area containing Of Concern RE
- Pre-clearing area that is a Least Concern RE
- Water
- Highway
- Connector
- Street/Local Road
- Other land parcel boundaries

Queensland Government

LOCALITY DIAGRAM

N

0 10 20 30 40 50 m

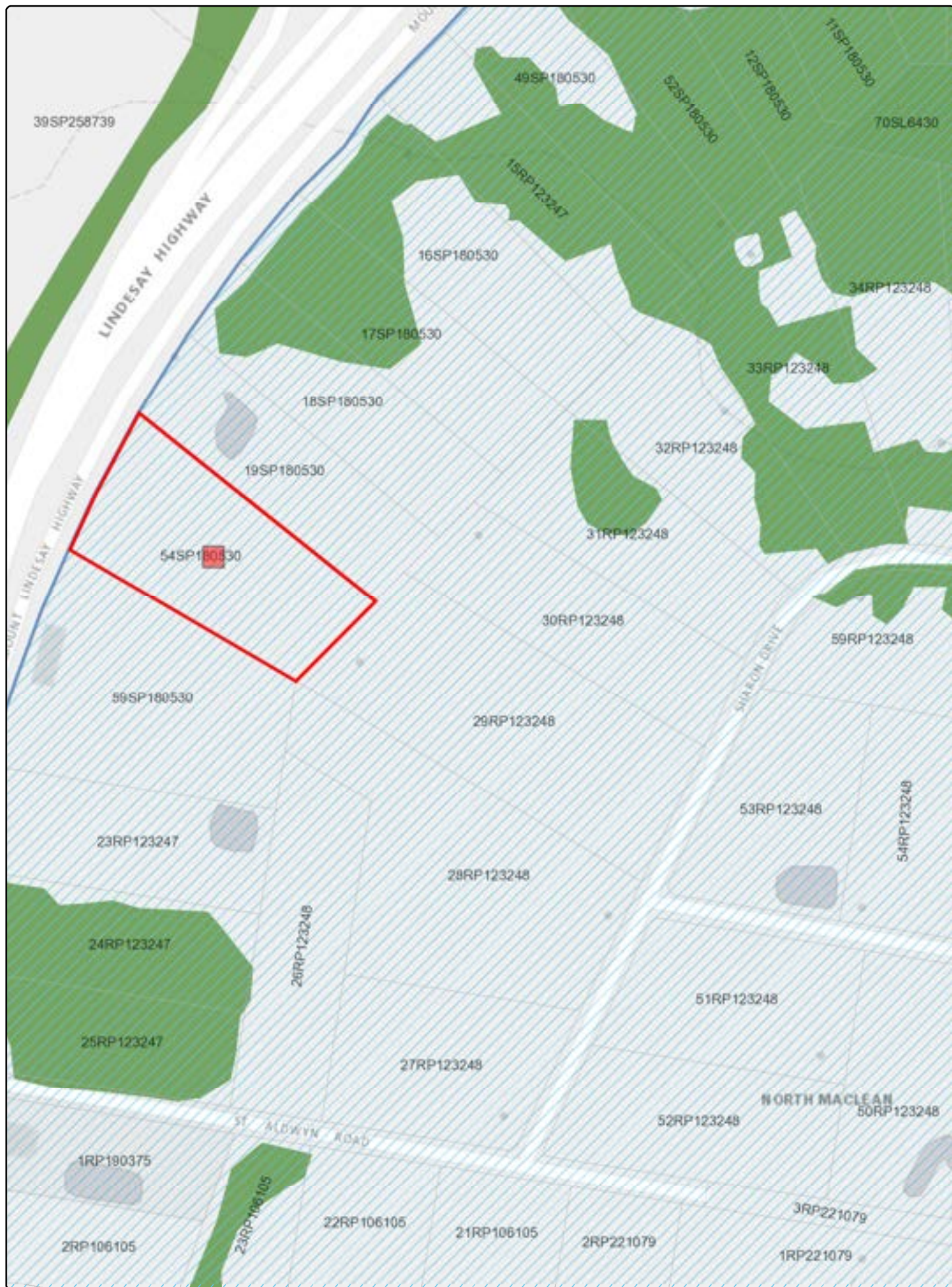
This product is projected into:
GDA 1994 MGA Zone 56

Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Resources 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 or negligence) for all expenses, losses and 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.

Pre-clearing regional ecosystem line-work reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only.

Digital data for the Pre-clearing regional ecosystem map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

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



DA Mapping System – Print Screen

Date: 23/09/2022

0 70 140 210 280

Metres



Queensland Government

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Legend

Drawn Polygon Layer

Override 1

Cadastre (5k)



Cadastre (5k)

Koala priority area



Koala priority area

Core koala habitat area



Core koala habitat area

Locally refined koala habitat area



Locally refined koala habitat area

DA Mapping System – Print Screen

Date: 23/09/2022

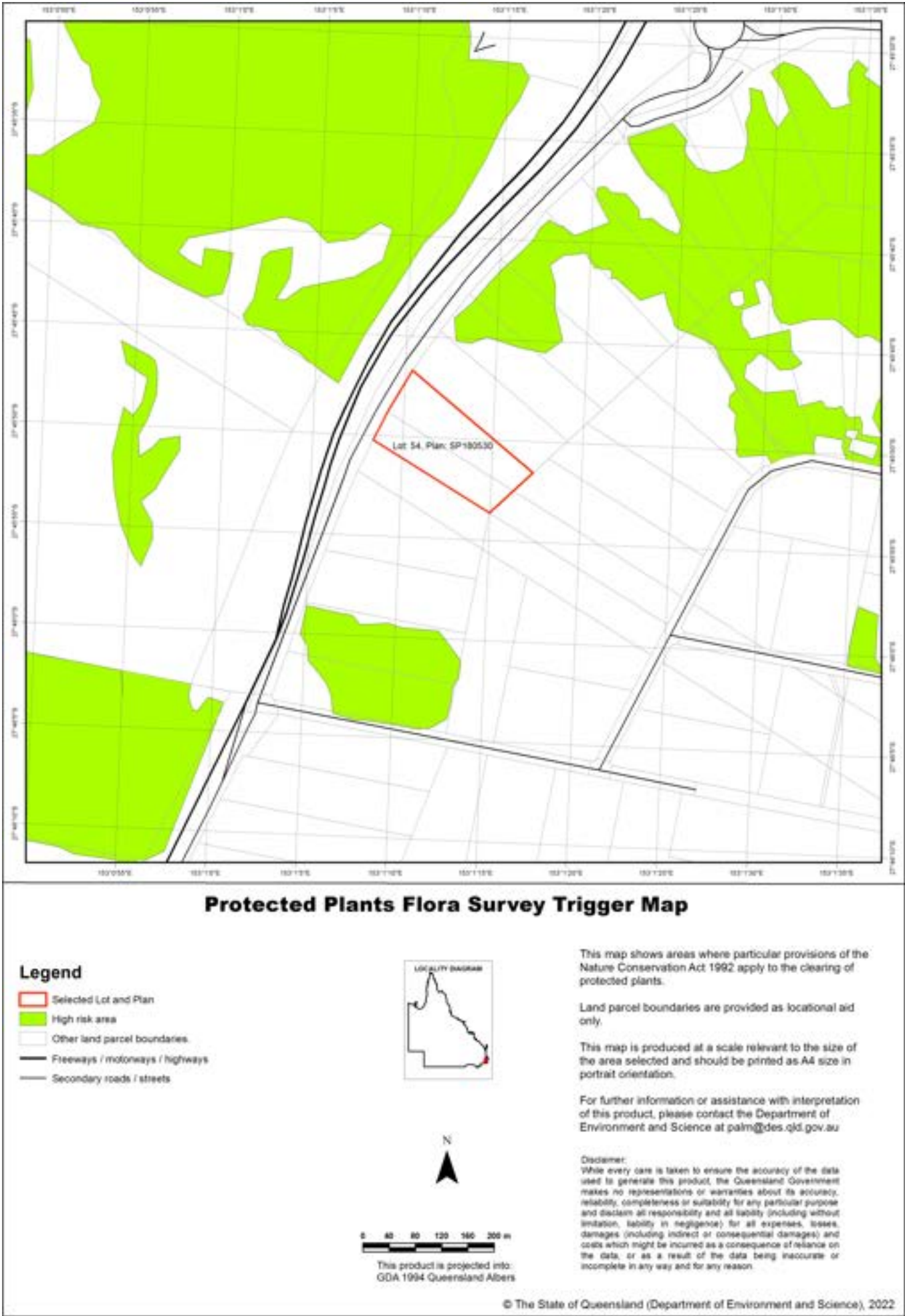
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Protected plants flora survey trigger map

The protected plants flora survey trigger map identifies 'high risk areas' where threatened and near threatened plants are known to exist or are likely to exist. Under the *Nature Conservation Act 1992* (the Act) it is an offence to clear protected plants that are 'in the wild' unless you are authorised or the clearing is exempt, for more information see [section 89](#) of the Act.

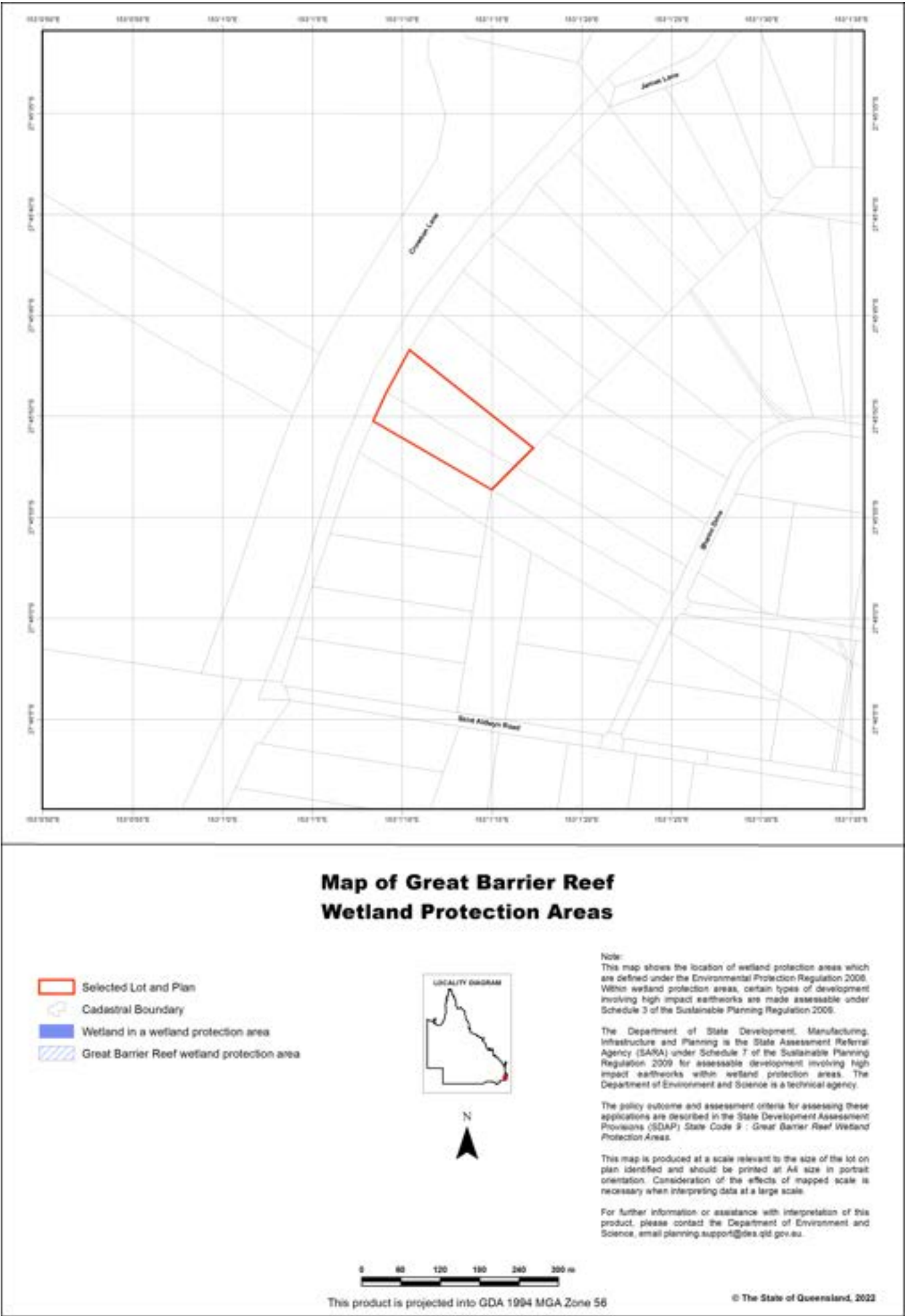
Please see the Department of Environment and Science webpage on the [clearing of protected plants](#) for information on what exemptions may apply in your circumstances, whether you may need to undertake a flora survey, and whether you may need a protected plants clearing permit.

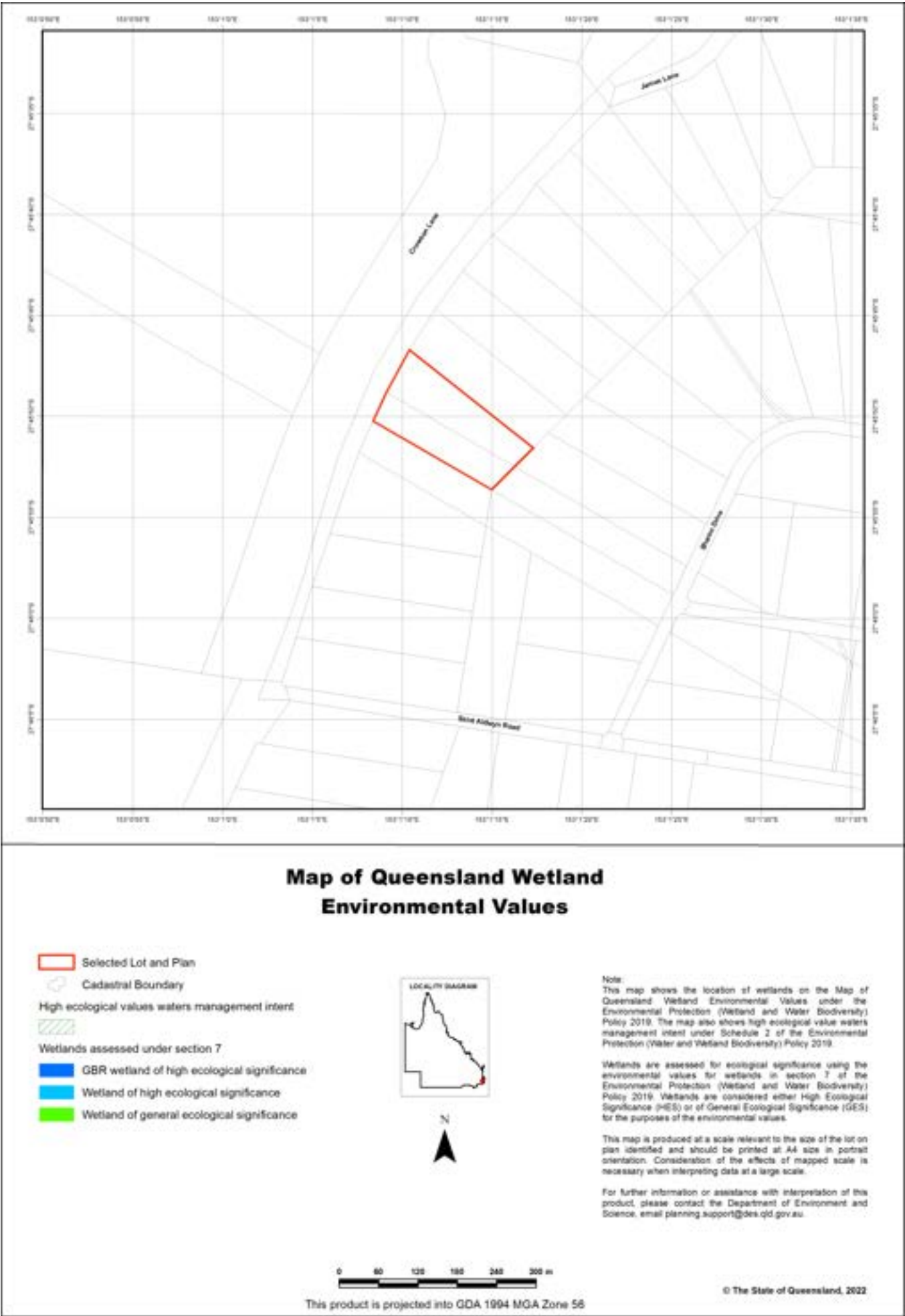
Updates to the data informing the flora survey trigger map

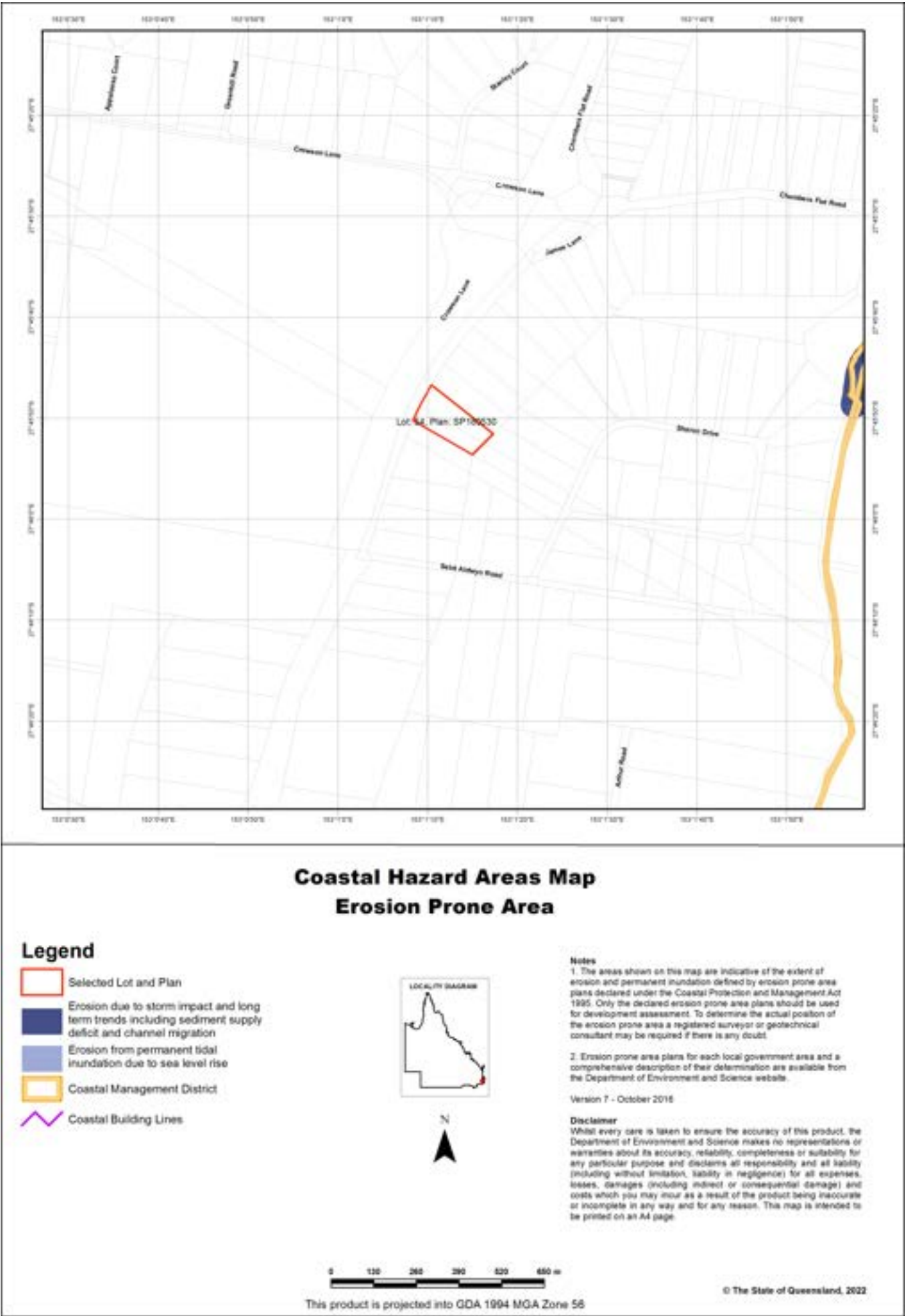
The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

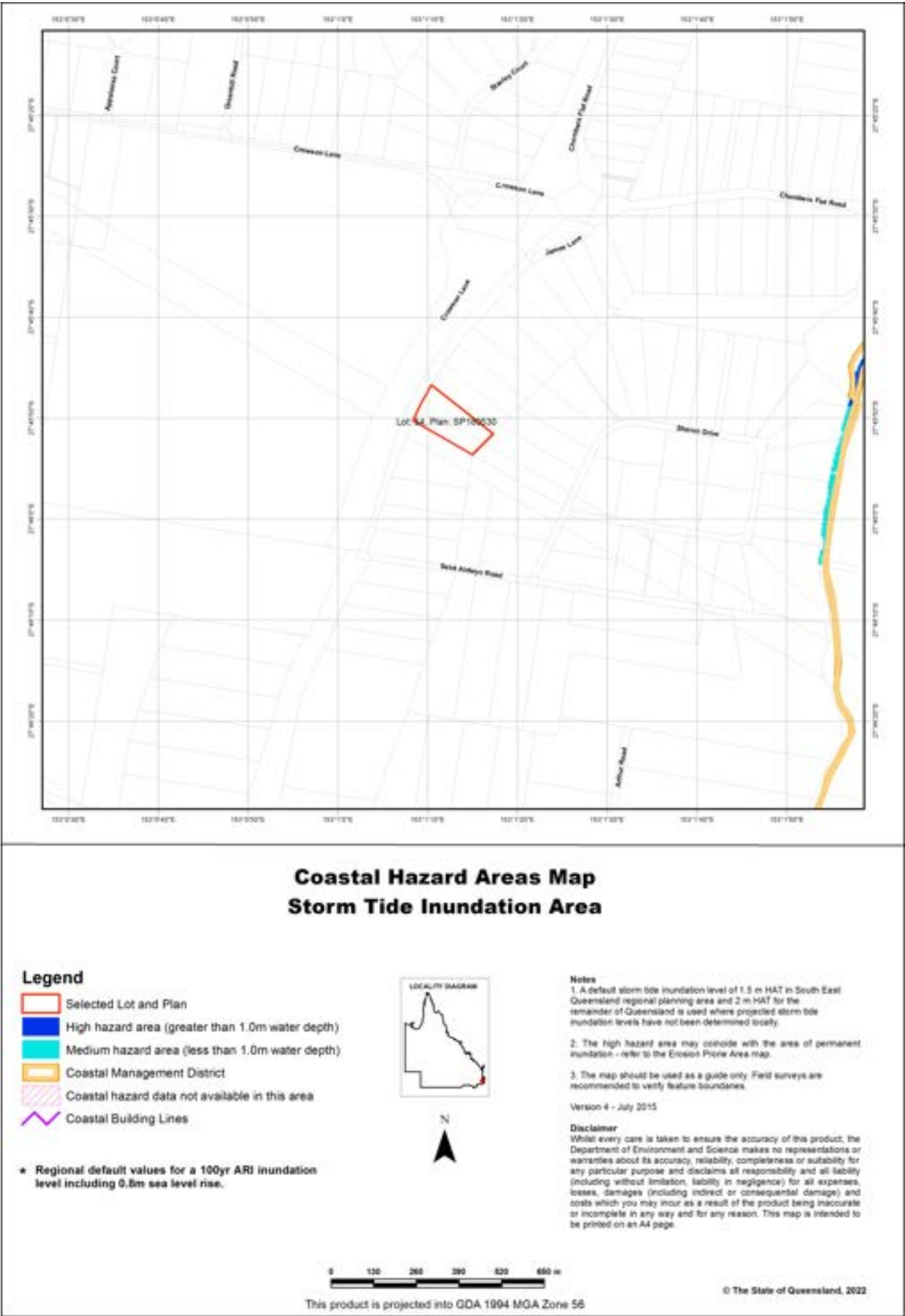
Species information

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 Environment and Science 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 Environment and Science webpage on the [clearing of protected plants](#) for more information.









State Assessment and Referral Agency

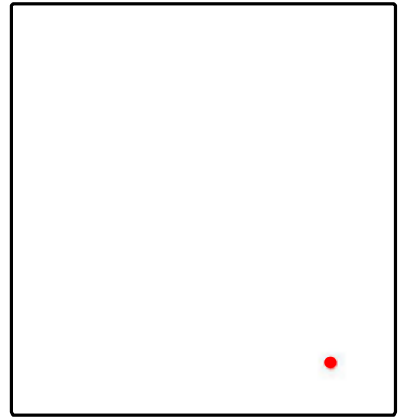
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Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories
Water resource planning area boundaries
Koala priority area
State-controlled road
Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 54SP180530 (Area: 23600 m²)
SEQ Regional Plan land use categories
Water resource planning area boundaries
Koala priority area
State-controlled road
Area within 25m of a State-controlled road



State Assessment and Referral Agency

Date: 23/09/2022



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Legend

SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area

0 30 60 90 120
Metres

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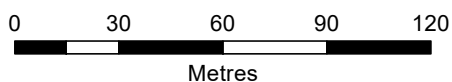
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Legend

Water resource planning area boundaries



Water resource planning area boundaries



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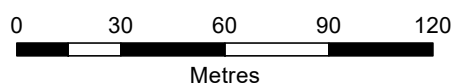
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Legend

Area within 25m of a State-controlled road

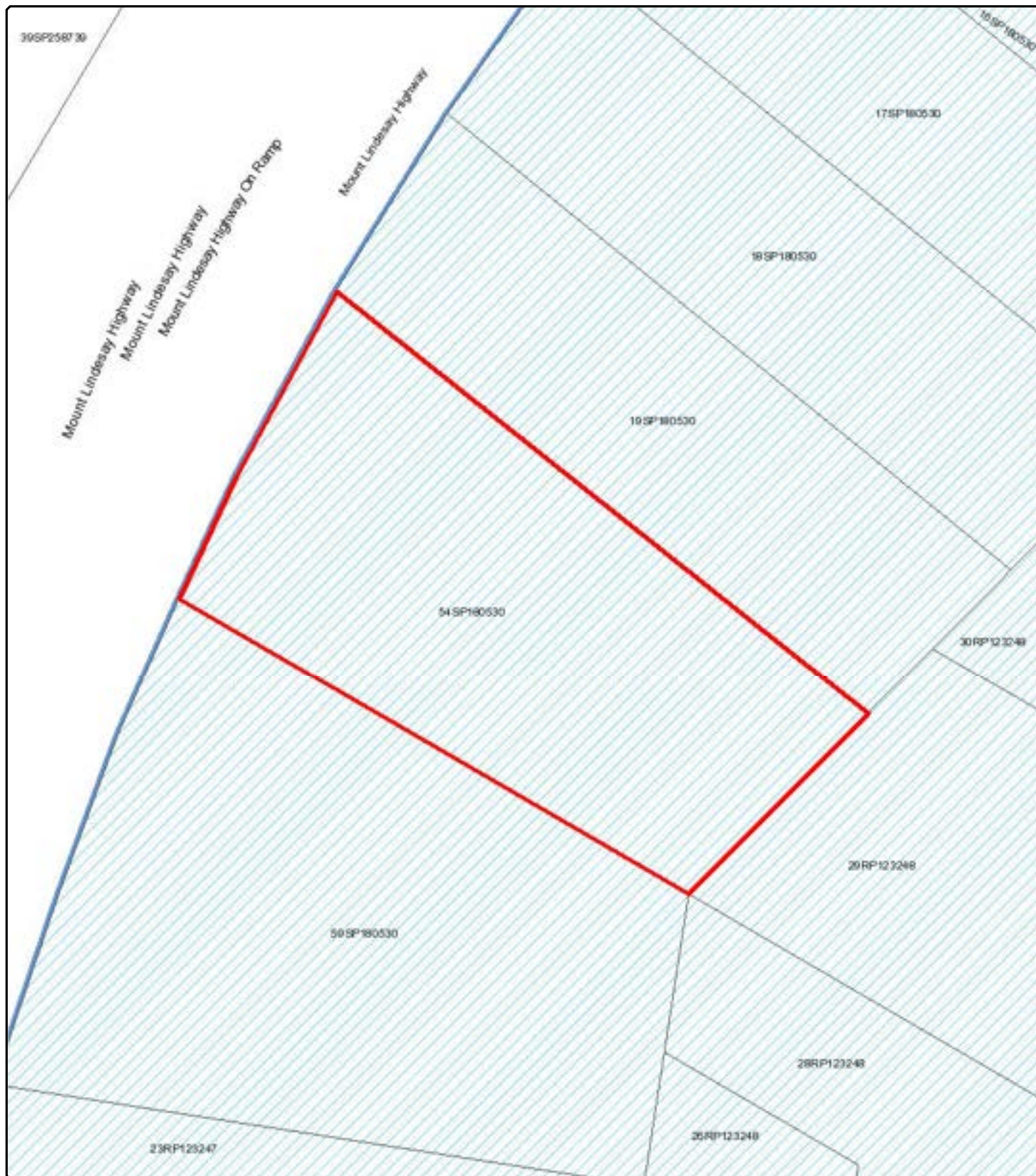


Area within 25m of a State-controlled road



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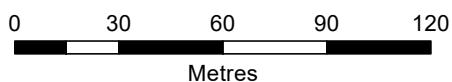
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Legend

Koala priority area

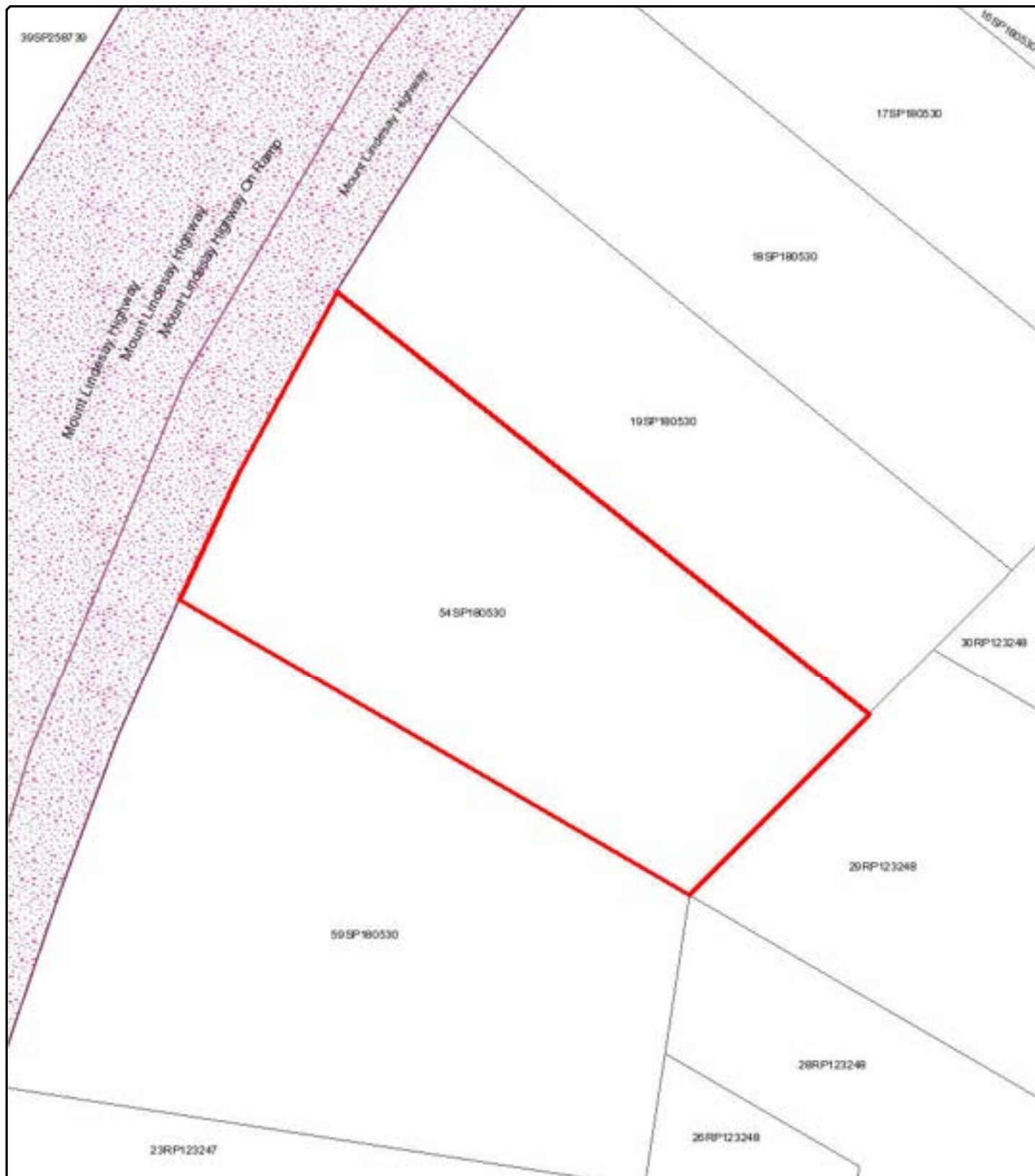


Koala priority area



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Date: 23/09/2022



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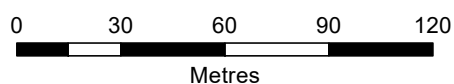
© The State of Queensland 2022.

Legend

State-controlled road

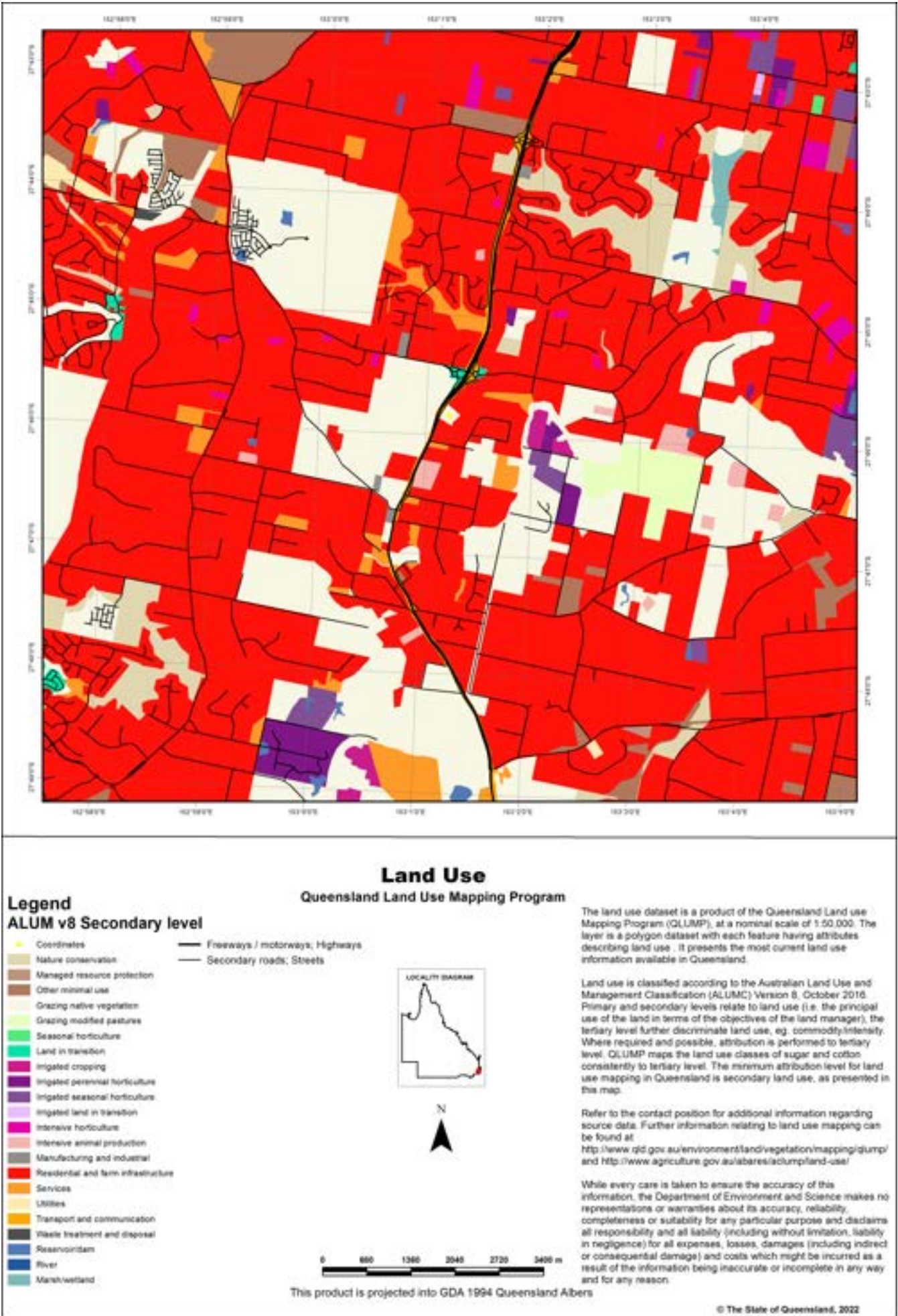


State-controlled road



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Appendix E

Biodiversity Areas Overlay Code Assessment

***Everyday Engineers Planners and Surveyors
Trading on behalf of
RDG Environmental Engineering Solutions Pty Ltd
PO Box 805
Jimboomba Qld 4280
e-mail: rickygraham@everydayengineers.com.au***

Biodiversity Areas Overlay Code

Table 8.2.2.3.1–Biodiversity areas overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Biodiversity corridors		
PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map–OM-02.02 is designed and located to: (a) provide for habitat links; (b) facilitate safe wildlife movement; (c) facilitate wildlife refuge; (d) enhance habitat values; (e) rehabilitate degraded areas with native vegetation. <i>Note—Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3–Environmental management.</i>	AO2 Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map–OM-02.02.	The subject lands are not sited within a Biodiversity Corridor, as identified upon Overlay Map OM-02.02.

Primary vegetation management area		
P02 Development in the Primary vegetation management area identified on Biodiversity areas overlay map—OM—02.01 is designed and located: (a) to: (i) protect the current extent of native vegetation; or (ii) achieve a net gain of native vegetation; (b) to rehabilitate degraded areas with native vegetation. <i>Note—The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map—OM—02.03.</i> <i>Note—Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</i>	AO2.1 Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map—OM—02.01, unless: (a) if identified as a matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map—OM—02.04, an offset is provided in accordance with section 3.1—Environmental offset standards in Planning scheme policy 3—Environmental management; or (b) if identified as Both matters of local and state environmental significance of Matter of state environmental significance on Biodiversity areas overlay map—OM—02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act 2014</i>. <i>Note—Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</i> <i>Note—For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions.</i> <i>Note—Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</i>	The subject lands are seen to take in a slither of 'Primary Vegetation', as identified upon Overlay Map OM-02.01, within the north-western portion of the subject lands. The area in question (as it exists now) is little more than a mown area of lawn. It is the Applicant's intentions to rehabilitate the greater portion of the lands between the existing shed and the frontage roadway at or about the time of the construction of the future dwelling house afforded under development approval MCUR/191/2020. Council is referred to the 'Rehabilitation Plan(s)' accompanying the development application. The Applicant submits that the proposed rehabilitation works will exceed what could be reasonably sought under the provisions of Performance Outcome PO2.

	AO2.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.	The subject lands are seen to take in a slither of 'Primary Vegetation', as identified upon Overlay Map OM-02.01, within the north-western portion of the subject lands. The area in question (as it exists now) is little more than a mown area of lawn. It is the Applicant's intentions to rehabilitate the greater portion of the lands between the existing shed and the frontage roadway at or about the time of the construction of the future dwelling house afforded under development approval MCUR/191/2020. Council is referred to the 'Rehabilitation Plan(s)' accompanying the development application. The Applicant submits that the proposed rehabilitation works will exceed what could be reasonably sought under the provisions of Performance Outcome PO2.
Secondary vegetation management area		
PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map—OM-02.01 is designed and located to either: (a) protect the current extent of native trees and native habitat trees; or (b) achieve a net gain of native trees and native habitat trees. <i>Note—Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</i>	AO2 Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map—OM—02.01, unless: (a) If clearing less than 10 native trees, compensatory planting is provided of: (i) Two trees of the same species for every native tree cleared in a secondary vegetation management area; (ii) Four trees of the same species for every habitat tree cleared in a secondary vegetation management area;	The subject lands are seen to be wholly within a 'Secondary Vegetation Management Area' as identified on Biodiversity areas overlay map-OM-02.01. In saying this there is no vegetation (other than slashed grasses) within the area of the easement (electricity) that passes through the lands nor the areas within which the existing facilities area sited. The Applicant's proposal does not afford for the removal of any vegetation within the bounds of the subject lands (other than weed species / declared weeds).

	(b) if identified as a matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map—OM—02.04, an offset is provided in accordance with section 3.1—Environmental offset standards in Planning scheme policy 3—Environmental management; or (c) if identified as Both Matters of local and state environmental significance on Biodiversity areas overlay map—OM—02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act</i>. <i>Note—Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</i> <i>Note—For the purposes of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions.</i> <i>Note—Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear native vegetation.</i>	It is the Applicant's intentions to rehabilitate: (a) the greater portion of the lands between the existing shed and the frontage roadway; and (b) the area to the rear of the proposed Transport Depot (Minor); and (c) the lands adjacent the eastern boundary of the subject lands. It is the Applicant's intentions to rehabilitate the greater portion of the lands between the existing shed and the frontage roadway at or about the time of the construction of the future dwelling house afforded under development approval MCUR/191/2020. It is the Applicant's intentions to rehabilitate the lands to the rear of the Transport Depot similarly at or before the time of the establishment of the proposed dwelling house (MCUR/191/2020) and or prior to the commencement of the Transport Depot 'Use' whichever is the sooner. Council is referred to the 'Rehabilitation Plan(s)' accompanying the development application. The Applicant submits that the proposed rehabilitation works will exceed what could be reasonably sought under the provisions of Performance Outcome PO3.
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Koala corridor		
P04 Development in a Koala corridor identified on Biodiversity areas overlay map—OM—02.02 is designed and located to protect and enhance koala habitat. <i>Note—Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</i>	A02 Development: (a) is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map—OM—02.02; (b) in a Koala corridor identified on Biodiversity areas overlay map—OM—02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework.	The subject lands are not sited within a 'Koala Corridor', as identified upon Overlay Map OM – 02.02.
Locally significant vegetation area		
P05 Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map—OM—02.03 protects <i>Melaleuca irbyana</i>, vine forest, <i>Gossia gonoclada</i> and significant remnant vegetation areas from: (a) encroachment; (b) edge effects. <i>Note—Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</i>	A05 Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map—OM—02.03.	The subject lands are not located in a Locally significant vegetation area identified on the Biodiversity areas overlay map—OM—02.03.

For assessable development		
Wildlife movement		
PO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map—OM—02.02 provides for the safe movement of native fauna by: (a) generating minimal additional night time traffic; (b) minimising the risk of injury or death to wildlife by vehicular traffic; (c) incorporating practices or measures to minimise disruption, injury or death during construction; (d) providing that a road or accessway has a low design speed; (e) providing fauna-friendly fencing. <i>Note—Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.</i>	AO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map—OM—02.02 provides for the safe movement of native fauna through the implementation of: (a) the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; (b) the Queensland Government Koala-sensitive Design Guideline.	The subject lands are not sited within a Biodiversity Corridor or a Koala Corridor, as identified upon Overlay Map OM-02.02.
Locally significant Melaleuca irbyana buffer area		
P07 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map—OM—02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map—OM—02.03 from: (a) edge effects; (b) adverse changes to the local hydrology.	A07 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map—OM—02.03 provides for a vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map—OM—02.03.	The subject lands are not sited within the 'Locally Significant Melaleuca Irbyana Buffer Area', as identified upon Overlay Map OM – 02.03.

Note—Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.		
Landscape values		
PO8 Development is designed and located to protect and enhance the landscape values of: (a) a ridgeline; (b) native vegetation.	AO8 No acceptable outcome provided.	The proposed development will not impact upon the Landscape Amenity nor will it afford for the removal of any native vegetation. The Applicant's intentions are to rehabilitate: (a) the greater portion of the lands between the existing shed and the frontage roadway; and (b) the area to the rear of the proposed Transport Depot (Minor); and (c) the lands adjacent the eastern boundary of the subject lands. It is the Applicant's intentions to rehabilitate the greater portion of the lands between the existing shed and the frontage roadway at or about the time of the construction of the future dwelling house afforded under development approval MCUR/191/2020. It is the Applicant's intentions to rehabilitate the lands to the rear of the Transport Depot similarly at or before the time of the establishment of the proposed dwelling house (MCUR/191/2020) and or prior to the commencement of the Transport Depot 'Use' whichever is the sooner. Council is referred to the 'Rehabilitation Plan(s)' accompanying the development application. The Applicant submits that the proposed rehabilitation works will exceed what could be reasonably sought under the provisions of Performance Outcome PO8.

Lighting		
PO9 Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map—OM—02.02 is designed to minimise adverse light impacts on native fauna.	AO9 Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map—OM—02.02: (a) complies with the dark surrounds lighting levels in AS4282-1997—Control of the obtrusive effects of outdoor lighting; (b) is directed away from areas identified on Biodiversity areas overlay map—OM—02.00.	The subject lands are not sited within a Biodiversity Corridor nor a Koala Corridor, as identified upon Overlay Map OM-02.02.