



88 Mountain Ridge Road, South MacLean Ecological Assessment Report

Prepared for Kennedy Property Group

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Acronyms, Abbreviations and Definitions

28 South – 28 South Environmental Pty Ltd

ALA – Atlas of Living Australia

Applicant – Kennedy Property Group

AS – Australian Standard

CKHA – Core Koala Habitat Area

CREVNT – Critically Endangered, Endangered, Vulnerable, or Near-Threatened

DA – Development Application

DAMS – Development Assessment Mapping System

DBH – Diameter at Breast Height

DCCEEW – Department of Climate Change, Energy, the Environment and Water

DES – Department of Environment and Science

DMA – Distinct Matter Area

DoR – Department of Resources

DSDILGP – Department of State Development, Infrastructure, Local Government and Planning

EAR – Ecological Assessment Report

EPBC Act – *Environment Protection and Biodiversity Conservation Act 1999* (Cth)

KPA – Koala Priority Area

LGA – Local Government Area

MCU – Material Change of Use

MLES – Matter(s) of Local Environmental Significance

MNES – Matter(s) of National Environmental Significance

MSES – Matter(s) of State Environmental Significance

NC Act – - *Nature Conservation Act 1992* (Qld)

Planning Regulation – - *Planning Regulation 2017* (Qld)

PMST – Protected Matters Search Tool

RE – Regional Ecosystem

REDD – Regional Ecosystem Description Database

SARA – State Assessment Referral Agency

SPP – State Planning Policy

TEC – Threatened Ecological Community

The Site – Lot 1 on RP193885, 88 Mountain Ridge Road, South MacLean

TPZ – Tree Protection Zone

TRP – Tree Retention Plan

VMA – *Vegetation Management Act 1999*

WWBW – Waterway for Waterway Barrier Works

1 Introduction

1.1 Background

Kennedy Property Group (the **Applicant**) has engaged 28 South Environmental Pty Ltd (**28 South**) to advise on ecological and environmental planning matters in regard to the proposed Development Application (**DA**) for Material Change of Use (**MCU**) for 88 Mountain Ridge Road, South MacLean. The property is more properly described as Lot 1 on RP193885 covering a total area of 2.05 ha (referred to herein as '**the Site**'). The Site is located within the southern extent of Logan City Council's (**LCC**'s) Local Government Area (**LGA**). The locality of the Site is illustrated in **Figure 1** and plans are included as **Attachment 3**.

The Site is situated within the centre region of South MacLean, in the eastern extent of the LCC LGA. The Site is bound and accessed by Mountain Ridge Road to the north and Teviot Road to the east. Rural residential allotments surround the Site in all directions. A well vegetated parkland and locally mapped terrestrial corridor exists southwest of the Site along the Flagstone Creek riparian corridor.

The Proposed Development will involve a MCU application to LCC for the establishment of a service complex including a fuel service station, fuel pumps, below canopy structures, fast food outlets and carwash. The 14,357 m² development area also accommodates 51 vehicle parking spaces, eight refuelling spaces and numerous dedicated loading/delivery zones. The Proposed Development layout is included in **Attachment 3**.

1.2 Purpose of this Report

The purpose of this Ecological Assessment Report (**EAR**) is to provide an assessment of the Proposed Development against relevant ecological and environmental planning legislation, policies and instruments at the Commonwealth, State and Local levels. The EAR achieves this through:

- i) Desktop assessments, including query of:
 - a. Department of Climate Change, Energy, the Environment and Water (**DCCEEW**) Protected Matters Search Tool (**PMST**)

- b. Department of Environment and Science (**DES**) WildNet species list search tool and WildNet Biomaps interactive mapping database
 - c. Department of Resources (**DoR**) Vegetation Management Report
 - d. DES Environmental Reports Online search register
 - e. Department of State Development, Infrastructure, Local Government and Planning (**DSDILGP**) Development Assessment Mapping System (**DAMS**)
 - f. DSDILGP State Planning Policy (**SPP**) Mapping System
 - g. Relevant Local planning scheme and interactive mapping system
 - h. Queensland Globe mapping database
 - i. Atlas of Living Australia (**ALA**) interactive mapping database
 - j. QImagery historic aerial imagery
 - k. Nearmap current high resolution aerial imagery
- ii) Field studies, including a description of methodology and discussion of results;
 - iii) Determination of potential impacts of the Proposed Development on ecological features within and adjoining the Site;
 - iv) Determination of environmental approval triggers for the Proposed Development, particularly for assessment against:
 - a. the *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC Act**) and Matters of National Environmental Significance (**MNES**);
 - b. relevant State regulated provisions and Matters of State Environmental Significance (**MSES**);
 - c. relevant ecological components of LCC's Planning Scheme; and

- v) recommendations for measures to avoid, minimise and mitigate potential impacts of the Proposed Development on environmental values within the Site in context with relevant environmental planning frameworks.

This EAR is intended to form part of the overall package of material to support the MCU DA to LCC.

2 Statutory Environmental Matters for Consideration

Ecological values and ecologically important areas for the Proposed Development have been defined with reference to Commonwealth, State and LCC environmental legislation/ policy. A summary of relevant statutory considerations is provided in **Table 1**.

Table 1 – Statutory matters considered by this EAR

Matter of Interest	Relevant Legislative Instrument or Policy	Regulatory Department and/or Referral Agency if Triggered	Relevant Database Searches/Attachment	Relevance to the Proposed Development
Commonwealth matters				
Matters of National Environmental Significance	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	Department of Climate Change, Energy, the Environment and Water (DCCEEW)	Protected Matters Search Tool (PMST) (Attachment 4) Wildlife Online (Attachment 5)	A search of the PMST within a 5 km radius of the Site was conducted in order to aid identification of MNES under the EPBC Act. Relevant MNES are discussed in Section 3.1 . Refer to Section 6.1 for further assessment.
State matters				
Clearing Native Vegetation	Planning Regulation 2017 (Schedule 10 Part 3, Division 4, Table 3)	State Assessment Referral Agency (SARA) and the Department of Resources (DoR)	Vegetation Management Report (Attachment 6)	The Site is known to contain Regulated Regrowth (Category C) Vegetation throughout the majority of Site, with the exception of a central north pocket of Site that is recognised as Category X. The Proposed Development has been designed to prioritise development within areas mapped as Category X where possible in an effort to maintain Category C vegetation in the south and west of Site. Nevertheless, clearing of regulated native vegetation is required to facilitate the Proposed Development with the potential to trigger a referral to SARA. However, as the Site is less than 5 ha in size and LCC is the Assessment Manager, clearing Native Vegetation is exempt clearing work and is not referable for this Proposed Development. As per Schedule 21 of the Planning Regulation 2017, this meets the definition of exempt clearing. Refer to Section 6.2 for further assessment.

Matter of Interest	Relevant Legislative Instrument or Policy	Regulatory Department and/or Referral Agency if Triggered	Relevant Database Searches/Attachment	Relevance to the Proposed Development
Koala Habitat Areas	Planning Regulation 2017 (Schedule 10, Part 10, Division 2, Table 1)	SARA and Department of Environment and Sciences (DES)	Vegetation Management Report Attachment 6	<p>The Site is not located within a Koala Priority Area (KPA). Notably, it is situated directly opposite a KPA located approximately 20 m north of Site.</p> <p>The Site is predominantly mapped as Core Koala Habitat Area (CKHA), with a central north pocket of the Site not mapped to contain CKHA (Figure 2). Further to this, the Site has been subject to broadscale historical clearing and thinning activities for agricultural and cropping pursuits since 1944 which have negatively impacted habitat value for koalas. Resultantly, the Proposed Development has been designed to prioritise areas lacking koala habitat value where possible in an effort to maintain koala habitat value in the south and west of Site.</p> <p>It is considered unlikely that the extent of the Proposed Development will significantly impact upon koala values. However, referral to SARA is required for the clearing of CKHA necessitated by the Proposed Development as this exceeds exempt clearing requirements (Figure 3). A response to State Code 25 has been included as Attachment 2.</p> <p>Refer to Section 6.2 and Attachment 2 for further assessment.</p>
Waterway for Waterway Barrier Works (WWBW)	Planning Regulation 2017 (Schedule 10, Part 10, Division 2, Table 1)	SARA and the Department of Agriculture and Fisheries	Vegetation Management Report (Attachment 6)	<p>The Site is not mapped to support any identified WWBW.</p> <p>No Further Assessment Required</p>

Matter of Interest	Relevant Legislative Instrument or Policy	Regulatory Department and/or Referral Agency if Triggered	Relevant Database Searches/Attachment	Relevance to the Proposed Development
Protected Plants	Nature Conservation (Plants) Regulation 2020 (Section 139, 141, 140(a))	Department of Environment and Sciences (DES)	Vegetation Management Report (Attachment 6)	<p>A review of the Flora Survey Trigger Map under the Queensland <i>Nature Conservation Act 1992 (NC Act)</i> reveals that the Site does contain an area of protected plants 'high risk' trigger mapping within areas across the Site that will conflict with the Proposed Development.</p> <p>A Protected Plant Clearing Permit or Exempt Clearing Notification will be required prior to commencement of clearing. A Protected Plant Flora Survey Report is required to apply for either permit or exemption and must demonstrate that a Protected Plant Flora Survey was conducted in accordance with the latest version of the <i>Flora Survey Guidelines – Protected Plants</i> to demonstrate that Critically Endangered, Endangered, Vulnerable, or Near-Threatened (CREVNT) species listed under the NC Act were adequately surveyed for within the area. This survey must be conducted by a suitable qualified person under the act.</p>
Local matters				
Biodiversity Areas Overlay	LCC Planning Scheme, Biodiversity Areas Overlay Code	LCC	N/A	<p>The Site is wholly within the Secondary Vegetation Management Area and Biodiversity Area Triggers overlays. The entirety of the Site is also mapped as Matters of Local Environmental Significance (MLES).</p> <p>Assessment against the provisions of the relevant Overlay Code will be required as part of the Development application.</p> <p>Refer to Section 6.3.</p>
Matters of State and Local Significance	LCC Planning Scheme, Biodiversity Areas Overlay Code	LCC	N/A	<p>The Site wholly falls under the 'MLES overlay' (green). Assessment against the provisions of the relevant Overlay Code will be required as part of the Development application.</p> <p>Refer to Section 6.3.</p>
Waterway Corridors and Wetlands Trigger	LCC Planning Scheme, Biodiversity Areas Overlay Code	LCC	N/A	<p>This mapping overlay does not impact the Site.</p> <p>No further assessment required.</p>

3 Flora Assessment

3.1 Desktop Assessment

The Site is situated over geologies described as mixed fine and coarse grain sedimentary rocks typically forming undulating landscapes, plateaus, benches and scarps. The Vegetation Management Report (**Attachment 6**) identifies the Site is mapped as containing Category X (non remnant) and Category C (high value regrowth) vegetation to 27% and 73%, respectively. The Regional Ecosystem (**RE**) mapping shows that the Category C vegetation represents composite RE 12.9-10.2/12.9-10.12/12.9-10.7, to 50%, 30% and 20% proportions, respectively. The full description for these individual REs communities can be found in the Regional Ecosystem Description Database (**REDD**) prepared by the Queensland Herbarium and located on the Queensland Government 'Regional ecosystem descriptions' webpage. The short description for these individual REs communities is outlined below.

- Least Concern RE 12.9-10.2 - *Corymbia citriodora* subsp. *variegata* (spotted gum) +/- *Eucalyptus crebra* (narrow-leaved ironbark) open forest on sedimentary rocks.
- Endangered RE 12.9-10.12 - *Corymbia intermedia* (pink bloodwood), *Angophora leiocarpa* (smooth-barked apple) +/- *Eucalyptus seeana* (narrow-leaved red gum) mixed woodland on sedimentary rocks.
- Of Concern RE 12.9-10.7 - *Eucalyptus crebra* (narrow-leaved ironbark) +/- *Eucalyptus tereticornis* (forest red gum), *Corymbia tessellaris* (Moreton Bay ash), *Angophora* spp. and *Eucalyptus melanophloia* (silver-leaved ironbark) woodland on sedimentary rocks

Notably, where composite REs include differing *Vegetation Management Act 1999 (VMA)* classes, the most threatened class is mapped to prevail. In this instance, composite RE 12.9-10.2/12.9-10.12/12.9-10.7 is reflected as an Endangered RE across the Site due to the RE 12.9-10.12 component.

The PMST search (**Attachment 4**) indicates the potential occurrence of MNES TEC, flora and fauna species in the region. The Wildlife Online data also indicates confirmed records of CREVNT species in the locality (**Attachment 5**). As such, conservation-significant species identified by these database searches were targeted during Site surveys.

3.2 Survey Methods

Baseline botanical assessment of the Site was undertaken by 28 South Environmental botanical and ecological staff on 12 November 2021 and 14 September 2023. Surveys involved a complete traverse of the Site to review the Sites various ecological values including detailed tree survey, tree count data, identification of significant landscape or native habitat trees, broad vegetation groups and opportunistic flora observations.

Individual trees have been captured in high detail with use of the tree survey (**Figure 4a**). Tree count data has been acquired via a grid-based assessment of Site to supplement the survey in areas of dense regrowth (trees less than 200 mm DBH) and provide vegetation detail in the development footprint area and parts of the Site to be underscrubbed (**Figure 4b**). Additionally, **Photo Plate 1 to Photo Plate 8** (refer Photo Plates attachment) provides visual representation of Site vegetation characteristics.

Surveys also involved an assessment to determine whether the Site:

- i. Supports vegetation analogous with TEC identified as MNES under the EPBC Act;
- ii. Supports flora species identified as MNES under the EPBC Act and CREVNT plant species listed under the NC Act;
- iii. Supports plant species or communities which were otherwise of conservation interest;
- iv. Is appropriately represented on the Regulated Vegetation Management Mapping.

This level of detailed botanical survey is considered sufficient to inform on the impact of the Proposed Development given the modified, disturbed and landscaped nature of the existing Site.

3.3 Survey Findings

3.3.1 Vegetation Assemblages

While the regulated vegetation mapping indicates that the Site is comprised of composite RE 12.9-10.2/12.9-10.12/12.9-10.7, Site surveys found that the Endangered RE 12.9-10.12 component of the composite RE is not present, as the key diagnostic species for this RE, *Eucalyptus seeana* (narrow-leaved red gum), was largely absent from Site, with only one individual recorded.

The more contiguous regrowth vegetation in the Site's east and south supports a similar density of mature trees, but these occur over a regenerating subcanopy layer comprised of *Lophostemon suaveolens* (swamp box), *Alphitonia excelsa* (soap tree), *Acacia disparrima* (hickory wattle) and juvenile canopy species.

The understorey is predominantly comprised of exotic grasses, but the native species *Lomandra longifolia* (matrush), *Lepidosperma laterale* (variable swordedge), and *Themeda triandra* (Kangaroo grass) are also present.

The Tree Schedule collected during the Site inspection is provided in **Attachment 7**. The Site's condition at the time of the survey is illustrated in **Photo Plate 1** to **Photo Plate 8**.

3.3.2 Threatened Flora and Vegetation Community

Threatened Ecological Communities (TECs) identified in the PMST as known or likely to occur in the locality are identified as:

- Coastal Swamp Sclerophyll Forest of NSW and SEQ;
- Grey box-grey gum wet forest of subtropical eastern Australia
- Subtropical eucalypt floodplain forest and woodland of the NSW north coast and SEQ bioregions; and
- Swamp Tea-tree (*Melaleuca irbyana*) Forest of SEQ;

Surveys confirmed that the identified on-ground values do not represent any of the abovementioned TECs on Site. Additionally, REs associated with the TECs are not present on Site. Historic clearing which has led to the majority of the Site being mapped as Category C is likely to have significantly reduced the likelihood of supporting the PMST identified TECs on Site.

Field surveys did not record any flora species listed as MNES under the EPBC Act, or CREVNT species listed under the NC Act.

4 Fauna Habitat Assessment

4.1 Desktop Assessment

Review of the PMST and Wildlife Online database searches revealed the occurrence of several conservation-significant species records occurring in the broader region (**Attachments 4** and **Attachment 5**). Particular emphasis was placed on searching for threatened fauna species with potential presence in the locality which are identified as:

- *Phascolarctos cinereus* (koala) – NC Act (Endangered), EPBC Act (Endangered); and
- *Petauroides armillatus* (central greater glider) – NC Act (Endangered), EPBC Act (Endangered).

Assessment of historic aerial imagery aided to inform the survey areas and inform of the likelihood of potential occurrence of the abovementioned species. The imagery review found that the Site and the broader locality have been subject to historical broadscale clearing and thinning activities for agricultural and cropping pursuits and more recently for urban development. The earliest aerial imagery available is from 1944 and shows the Site and broader locality to be extensively vegetated with some clearing evident. The locality continues to be progressively cleared and developed for rural residential and agricultural pursuits from the 1960s, however the vegetation within the Site remains largely consistent throughout the aerial imagery through the 1970's. The dwelling is established in the centre of the Site sometime around 1983. From the 1970s through to the 1980s, the vegetation within the balance of the Site remains largely consistent, though the surrounding locality is progressively cleared for residential development. Throughout the 1990s through to present day the vegetation on Site remains consistent, allowing for the potential regular use by fauna species identified in the background searches.

4.2 Survey Methods

Fauna and habitat assessment of the Site was undertaken by 28 South Environmental botanical and ecological staff on 12 November 2021. Surveys included a detailed walk-through of the Site, assessment of all vegetation supported within and immediately adjoining the Site for habitat features important to species of conservation significance and active searches for fauna species or their evidence (such as koala and other scansorial fauna). Site assessment included performing a tree survey, identification of significant landscape trees or native habitat

trees, broad vegetation groups, spontaneous fauna utilisation, and threatened species presence observations (**Figure 4**).

4.3 Survey Findings

Surveys found that Site utilisation by fauna during the survey period was limited to commonly found urban fauna, mostly represented by highly mobile avi-fauna species.

No conservation significant fauna species were identified, nor was there evidence to suggest the support of these species.

Trees on Site were generally of a size that would not support hollows of sufficient quality to sustain *Petauroides armillatus* (central greater glider), nor was evidence of *Phascolarctos cinereus* (koala) indicated, likely attributed to the regular maintenance of the ground cover through mowing and movement barriers in the area inclusive of boundary fencing, Teviot Road and Mountain Ridge Road.

5 Impacts and Mitigation

5.1 Design Consideration and Vegetation Impacts

The Proposed Development application has focused its extent over areas of the Site that contain the lowest ecological value to avoid greater impacts in other areas of Site and to minimise impacts as much as practicable. Historical aerial imagery indicates that much of the development footprint has been subject to clearing and other disturbance back to 1944 or subject to landscaping and modification. More refined design and construction methods will be detailed at Operational Works stage.

Figure 5 illustrates the impacts to the vegetation and ecological values within the Site. The residual trees have been identified for removal to facilitate the creation of the Service Station buildings, carpark and the entry and exit lanes. The disturbed area associated with the immediate development footprint within the Site equates to 1.44 ha. The proposed irrigation fields require clearing of understory vegetation at a minimum. It is our assumption that LCC would consider the installation of the proposed irrigation fields to lead to the demise and removal of canopy trees in the long term due to continuous water inundation of 2,000 litres

per day. The loss of these trees and subsequent area will be integrated into the compensatory land based and/or proponent driven financial offset (refer to **Section 6.4**).

A TRP is supplied (**Figure 7**) as supporting documentation for the development application which indicates the location of all native and landscaping trees (> 100 mm Diameter at Breast Height (**DBH**)) within the Proposed Development footprint. Each tree is assigned an individual Tree Protection Zone (**TPZ**) per the Australian Standard (AS4970-2009). The removal of trees within the immediate development area will be necessary to establish the proposed service station.

The layout is considered to achieve an appropriate balance of development commensurate with the LCC Planning Scheme Overlays, the Site's planning designation, and the on-ground ecological values. The design retains the Site's most significant areas of vegetation to maintain environmental connectivity. As such, the Proposed Development is unlikely to give rise to significant impact on species of conservation significance and should continue to facilitate and improve ecological processes in the immediate landscape.

5.2 Mitigation Measures

Retention of vegetation within the development footprint is not practicable due to the extent of earthworks necessary. The Proposed Development layout (**Attachment 3**) has been designed and sited to maximise the retention of higher quality vegetation and habitats within the Site. Notwithstanding, there are opportunities for individual tree retention throughout the Site where not interfering with the Proposed Development footprint and in line with bushfire management requirements.

Landscaping works using locally endemic flora species will offer foraging opportunities for native fauna residing within the locality and should aim to utilise species which offer foraging resources during winter bottlenecking periods.

Fauna management measures such as: the preparation of a fauna management plan; pre-clearing fauna assessments; and the use of a suitably qualified fauna spotter catcher will reduce the potential for impacts to fauna during the clearing process. Components of native trees removed from the Proposed Development footprint could be dried and placed into the areas subject to ecological restoration works to provide terrestrial refuge habitat elements.

6 Statutory Compliance

6.1 EPBC Act

The Site constitutes land with attributes that support koala, which includes roadside vegetation and regrowth vegetation. The following represents the determination of the significance of the action on the koala with consideration given to the EPBC Act *Matters of National Environmental Significance – Significant Impact Guidelines 1.1* and the advice from the 'Referral guidance for the endangered koala' webpage.

The Proposed Development requires the removal of a relatively small area of native vegetation constituting koala habitat in the context of the surrounding vegetation. The impact is associated with the direct footprint of the service station, predominantly located central to the Site, extending to the north and east boundaries. The impacts of the Proposed Development are located intentionally within less environmentally valuable areas of the Site where practicable, to impact highly modified landscaped vegetation and communities that have been subject to historical disturbance.

In a broader context, the vegetation impacted is located within a relatively high-risk area for koala movement, given the Site is situated abutting two significant roads of Teviot Road and Mountain Ridge Road. This vegetation is relatively undefined within the surrounding matrix of rural residential also posing some threat to koala. While the Proposed Development requires the removal of koala habitat, the resultant layout is more defined in terms of koala movement pathways. Clear delineation fencing will separate the active areas of the service station from the retained vegetation which will optimise routes around the potential threat associated with vehicle movement into the service station. Impacts to potential habitat on Site, will be compensated for via on-Site rehabilitation and/or financial contribution to LCC and the State.

In this context, 28 South Environmental does not consider the Proposed Development to constitute a Significant Impact on MNES. However, a Controlled Action Referral remains the only mechanism to derisk the Proposed Development.

6.2 State Triggers

As discussed in **Section 2**, the Site supports Regulated Regrowth (Category C) Vegetation over the majority of the Site, with the exception of a central north pocket of non-remnant (Category X) vegetation. The Site is <5 ha and LCC is the Assessment Manager. Further, as per Schedule 21 of the Planning Regulation 2017, the Site is situated within an urban area, with the Proposed Development representing an urban purpose. As such, clearing Native Vegetation is exempt clearing work and is not referable for this Proposed Development.

The Site is also mapped to support CKHA over approximately half of the Proposed Development area. The Site supports three structures; the residential dwelling, a machinery shed and a garden shed. Exempt clearing can be undertaken to establish a necessary firebreak with a distance of 1.5 x the height of the tallest vegetation next to the residential dwelling and machinery shed.¹ A further one-off 500 m² is exempted.² However, referral to SARA is required for the clearing of CKHA that exceeds exempt clearing requirements and therefore a financial offset will be required. Where referral is required for impacts exceeding exempt limits, an offset is required for the full extent of impacts to koala habitat on-Site.

Further, the Site is mapped to contain an area of protected plants 'high risk' trigger mapping within areas across the Site that will conflict with the Proposed Development footprint. As such, a Protected Plant Clearing Permit or Exempt Clearing Notification will be required prior to commencement of clearing. A Protected Plant Flora Survey Report is required to apply for either permit or exemption and must demonstrate that a Protected Plant Flora Survey was conducted in accordance with the latest version of the Flora Survey Guidelines – Protected Plants to demonstrate that CREVNT species listed under the NC Act were adequately surveyed for within the area. This survey must be conducted by a suitable qualified person under the Act.

¹ Site surveys determined this to be 23m, establishing a clearing buffer of 34.5m

² Definition under Schedule 24 of the Planning Regulation 2017 - exempted development (Part k)

6.3 Logan City Council – Logan Planning Scheme 2015

As highlighted in **Table 1**, the Site supports both the Secondary Vegetation Management Area and MSES/ MLES overlay mapping under the Biodiversity Areas Overlay of the LCC Planning Scheme. A full response to the Biodiversity Areas Overlay Code can be found in **Attachment 1**. However, of specific note, the Biodiversity Areas Overlay Code will require any future development on the Site to:

PO3: Development in the Secondary vegetation management area identified on Biodiversity areas overlay map is designed 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.*

RESPONSE: In order to practicably maintain financial and commercial viability of the Proposed Development, it is unrealistic to retain all native trees within the Site due to the widely scattered nature of the trees and civil requirements to achieve a logical and efficient urban form sought by LCC. In lieu of retaining all trees, the Proposed Development has expended efforts to avoid/minimise impacts to areas of higher ecological significance throughout the Site and compensate for necessary losses required by the Proposed Development. This has been demonstrated by first prioritising the central northern pocket of lower value cleared and garden vegetation that surrounds the existing residence. Subsequent design iterations have shifted the Proposed Development further into the northeast corner of the Site, bound to the northern and eastern boundaries, allowing the impact area to retain more higher quality vegetation in the southern and western extents of Site and avoid fragmenting vegetation across Site. The residual ecological impact is sought to be compensated financially such that LCC can utilise the offset to contribute to achieving a net gain of native trees and native habitat trees.

A tree survey has been undertaken as a component of the Application process and an Infrastructure Agreement sought with LCC for the offsetting of vegetation based on an area of impact as outlined in the LCC *Planning Scheme Policy 3 – Environmental management* is proposed.

PO8: Development is designed and located to protect and enhance the landscape values of a ridgeline and native vegetation.

RESPONSE: The Site does not contribute to any significant amenity or landscape values uncommon to the surrounding region, nor is it located on any prominent ridgelines.

6.4 Environmental Offsets Report

Under the LCC Planning Scheme's Biodiversity Areas Overlay, the Site is mapped entirely to contain Secondary Vegetation Management Areas and contains Local matters of environmental significance. Future Proposed Development could result in the loss of native canopy trees, from within the Secondary Vegetation Management Area.

To comply with the provisions of Sections 3.1.9.1 and 3.1.10.1 of LCC's Planning Scheme Policy 3 – Environmental Management, a preliminary environmental offset report will be required based on the proposed layout. Under the Environmental Management Planning Scheme Policy, an offset for impacts to native vegetation can be provided as a financial settlement, proponent driven land-based offset or a combination of both. Given the scale of the Site and the limited MLES that could be subject to impact by the Proposed Development, a financial settlement will likely be the most effective and appropriate method for offset acquittal.

This financial contribution for LCC to invest into its rehabilitation works across the LGA, would provide a significantly better ecological outcome than the existing status quo or where development avoided these overlays and did not trigger assessment against these codes, avoiding the need to rehabilitate these areas.

Additionally, in addressing State Code 25, to compensate for impacts to a separate State regulated MSES, an additional offset is required to be paid for the impact to CKHA to the State Government in accordance with *Queensland Environmental Offset Policy* and the *Environmental Offsets Act 2014*.

6.4.1 Local Government Offset

The financial environmental offset is calculated using the methodology outlined within the Environmental Management Planning Scheme Policy. As the Logan City Council offset report tool is currently undergoing maintenance, the financial offset has been estimated based on

the latest report received on 12 February 2024 (**Attachment 8a**), which incorporates the current immediate development footprint, however, does not incorporate impacts required by bushfire management provisions. Based on the development footprint area, the Financial Offset for the acquittal for impacts to trees within the Secondary Vegetation Management Area in the Logan City Council local government area is estimated at **\$126,638.29**. This figure will be more accurately determined upon finalisation of compensatory revegetation efforts and assessment by LCC.

6.4.2 State Government Offset

A financial environmental offset is required for impacts to Koala Habitat. An estimate has been calculated using the Queensland Government Financial Offsets Calculator for Distinct Matter 1.1.1 SEQ Koala Habitat. The total impact to CKHA is 1.12ha (refer **Attachment 8b**). When this total impact area is entered into the Offsets Calculator as a single Distinct Matter Area (**DMA**), two figures are provided to acquit the impacts to trees within the CKHA:

1. A financial offset figure, in this case totalling **\$200,691.66** or;
2. A land based offset figure, in this case totalling **3.36 ha**.

Compensatory revegetation efforts can also be utilised across suitable areas of the Site to reduce the final financial offset amount. Revision of this figure will occur once compensatory revegetation areas have been finalised.

7 Summary and Conclusions

This EAR represents an assessment of environmental planning matters applicable to the Proposed Development through relevant statutory planning regulations and an ecological assessment of Site values in the context of the Site bounds and more broadly in the locality. This ecological assessment has identified the ecological values supported within the Site and the impacts likely to occur should the Proposed Development be approved in its current layout.

The Site contains elements of Commonwealth ecological/environmental planning constraints. However, from the Commonwealth perspective, impacts of the Proposed Development are considered unlikely to constitute a Significant Impact on MNES. As such, a Controlled Action Referral to the DCCEEW is not considered warranted at this stage, though it remains the only mechanism to derisk the Proposed Development from the Commonwealth perspective.

At a State level, the Site is mapped to contain Regulated Vegetation, a large portion of which is identified for retention as part of the Proposed Development. Notwithstanding, the Proposed Development meets the exempt clearing work criteria under the Planning Regulation 2017 and as such, is not referable to the State. The Site is also mapped to support CKHA over approximately half of the Proposed Development area. Various exemptions are only applicable to exempt development. The impacts to MSES – Core Koala Habitat warrant a referral to SARA and will require environmental offsets for an impact of 1.12ha.

Additionally, a review of the Flora Survey Trigger Map under the NC Act reveals that the Site does contain an area of protected plants ‘high risk’ trigger mapping within areas across the Site that will conflict with the Proposed Development. As such, a Protected Plant Clearing Permit or an Exempt Clearing Notification will be required as the project approaches the operational works phase.

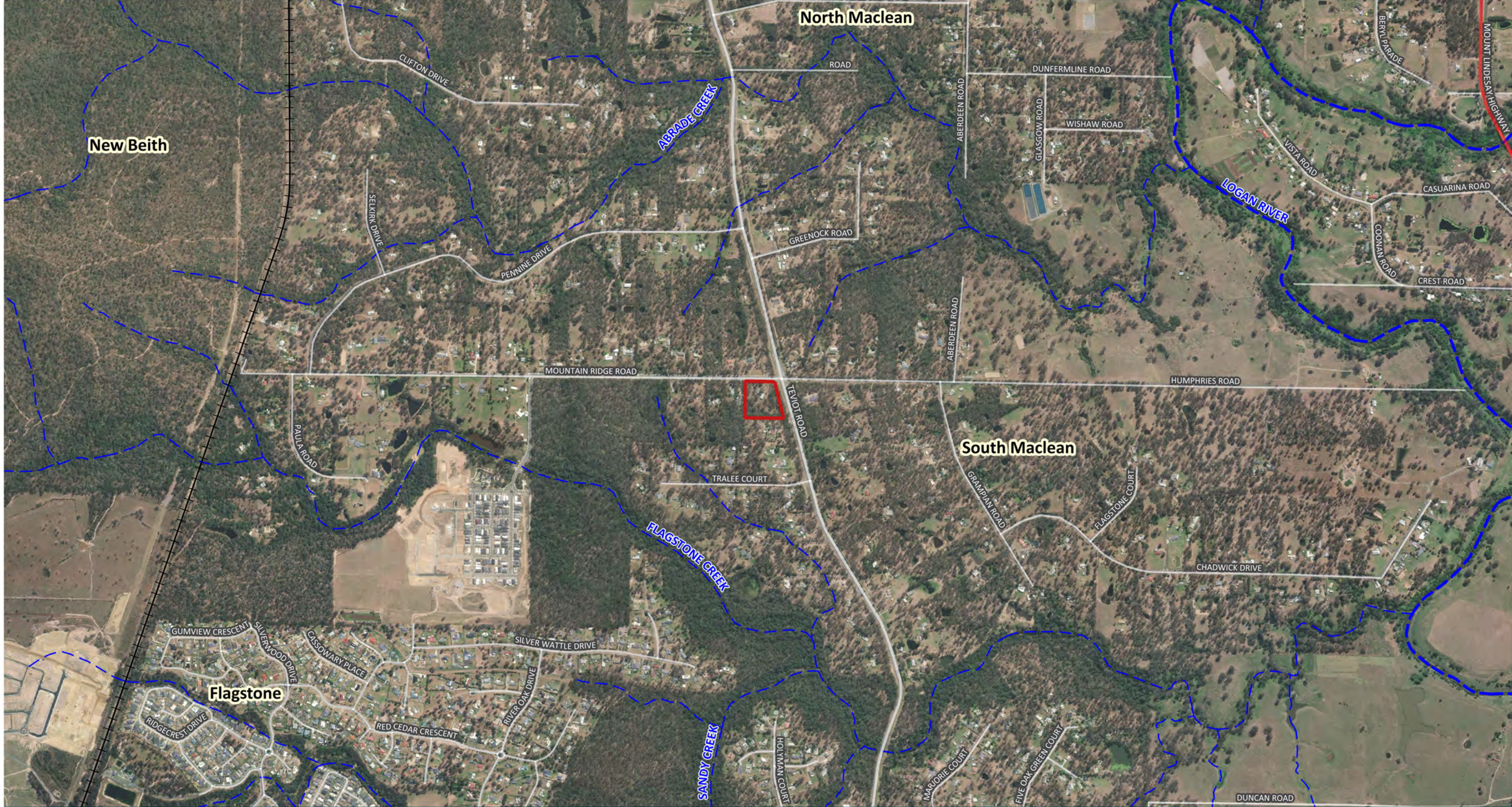
At the Local level, the Site is mapped to contain a number of MLES. The Proposed Development has been sited and designed within areas of the Site that have been subject to historical modification and ongoing disturbance; consequently, avoiding or minimising areas ground-truthed to contain higher ecological significance and habitat value within the northern central area of the Site.

The Proposed Development will involve restoration works within the retained vegetation and an environmental offset for this impact to MLES and MSES has been calculated to compensate these impacts to cleared vegetation.

Given the minimisation of impacts and enhancement of higher ecological values within the Site and the broader LCC region via an offset, it is considered unlikely that the Proposed Development layout would impact any conservation-significant vegetation communities, flora and/or fauna species. The Proposed Development design has considered relevant environmental planning considerations and is considered commensurate with the overall planning intent of the Site. The future provision of ecological restoration works and environmental offsets will adequately compensate for the unavoidable impacts to native vegetation the Proposed Development will incur.

This EAR demonstrates that the high-level objectives of the Site’s environmental planning considerations (e.g. the Biodiversity Areas Overlay Code) are met by the Proposed Development.

Figures



South Maclean Service Station

Legend

- Site Boundary
- Property Boundaries
- Waterway
- Major Road
- Road
- Rail network

Figure 1 - Locality

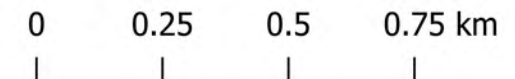
28 South Project Ref: 2021-154

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources and Mines, 2021); Roads (DNRME, 2020); Watercourse (DNRME, 2020); Contours (DNRME 2016).



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Approved		Revision Note
CH		

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South Maclean Service Station

Legend

Figure 2 - Mapped Koala Habitat

28 South Project Ref: 2021-154

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources and Mines, 2021); Roads (DNRME, 2020); Watercourse (DNRME, 2020); Contours (DNRME 2016).

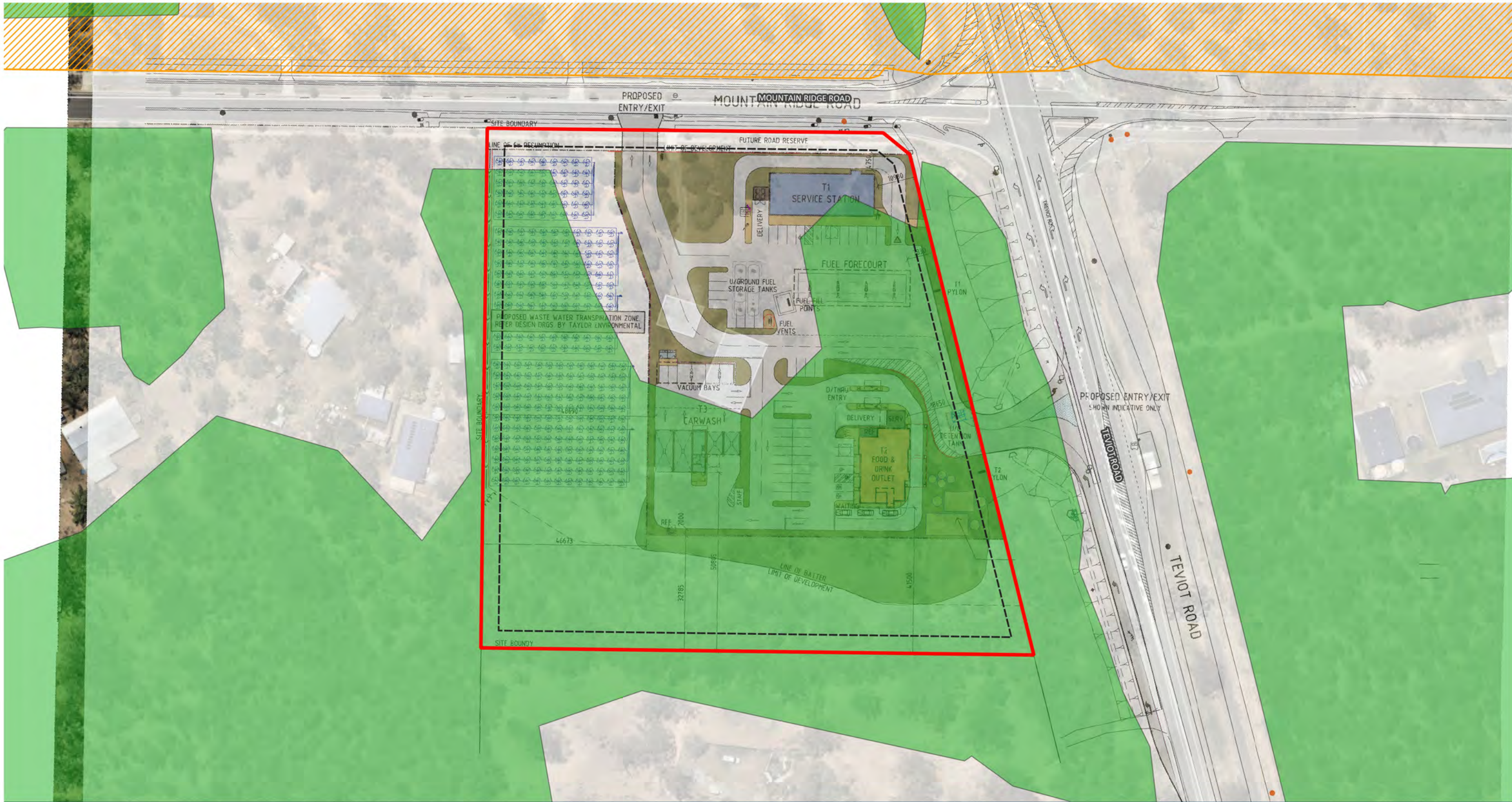


- Site Boundary
- Core Koala Habitat Area
- Koala Priority Area
- Road

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CH		

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South Maclean Service Station

Legend

- Site Boundary
- Road
- Core Koala Habitat Area
- Koala Priority Area
- Permitted 5 metre exempt clearing area

Figure 3 - Exempt Clearing Work

28 South Project Ref: 2021-154

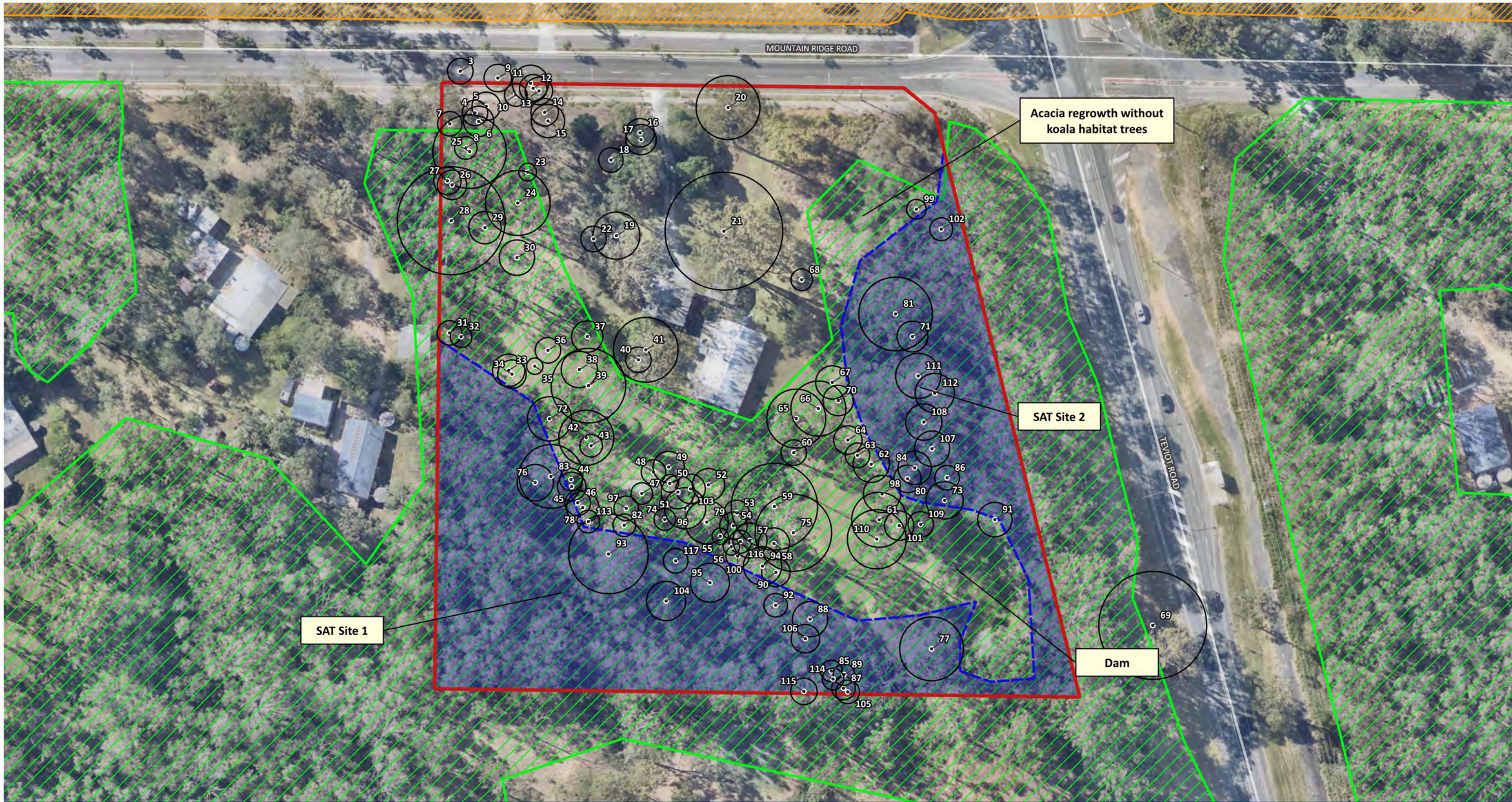
Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources and Mines, 2021); Roads (DNRME, 2020); Watercourse (DNRME, 2020); Contours (DNRME 2016).



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South Maclean Service Station

Legend

Figure 4a - Ground-truthed Vegetation (>200mm DBH)

28 South Project Ref: 2021-154

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources and Mines, 2021); Roads (DNRME, 2020); Watercourse (DNRME, 2020); Contours (DNRME 2016).

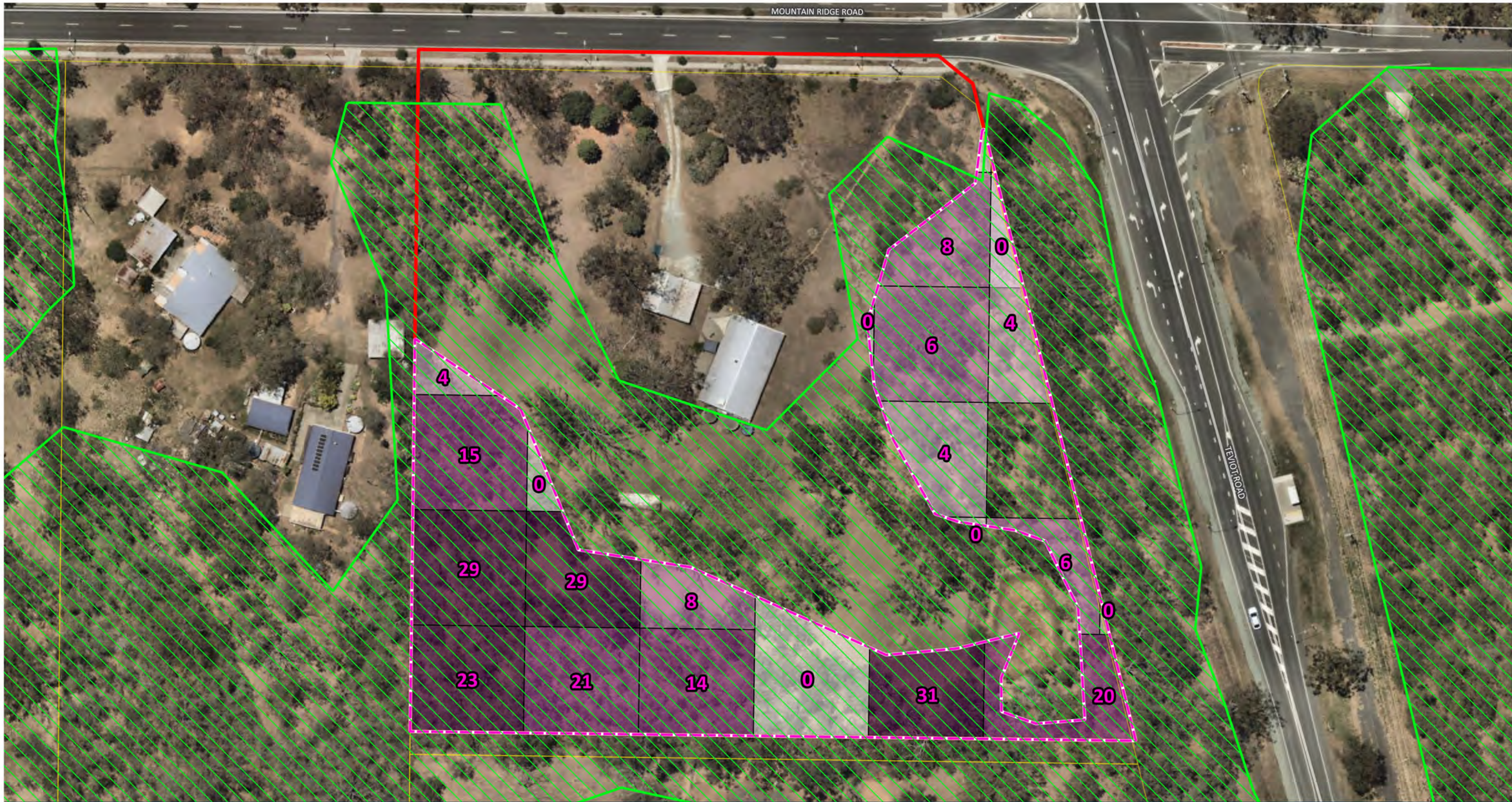


- Site Boundary
- Road
- Core Koala Habitat Area
- Koala Priority Area
- Structurally Intact Regrowth
- Tree Protection Zone (>200mm DBH)

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South Maclean Service Station

Legend

Figure 4b - Ground-truthed Vegetation (<200mm DBH)

28 South Project Ref: 2021-154

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources and Mines, 2021); Roads (DNRME, 2020); Watercourse (DNRME, 2020); Contours (DNRME 2016).



- Site Boundary
 - Road
 - Core Koala Habitat Area
 - Koala Priority Area
 - Structurally Intact Regrowth
-
- Tree Count Grid (DBH<200mm)
- 0 trees
 - 1 - 4 trees
 - 5 - 8 trees
 - 9 - 21 trees
 - 22 - 31 trees

NOTE: The numbers within grids represents the count of trees <200mm DBH

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South Maclean Service Station

Legend

Figure 5 - Development's Relationship to on-site Koala Habitat Values

- Site Boundary
- Structurally Intact Regrowth
- Tree Protection Zone
- Proposed Impact to CKHA [11,196m²]

28 South Project Ref: 2021-154

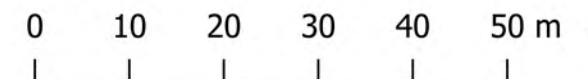
Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources and Mines, 2021); Roads (DNRME, 2020); Watercourse (DNRME, 2020); Contours (DNRME 2016).

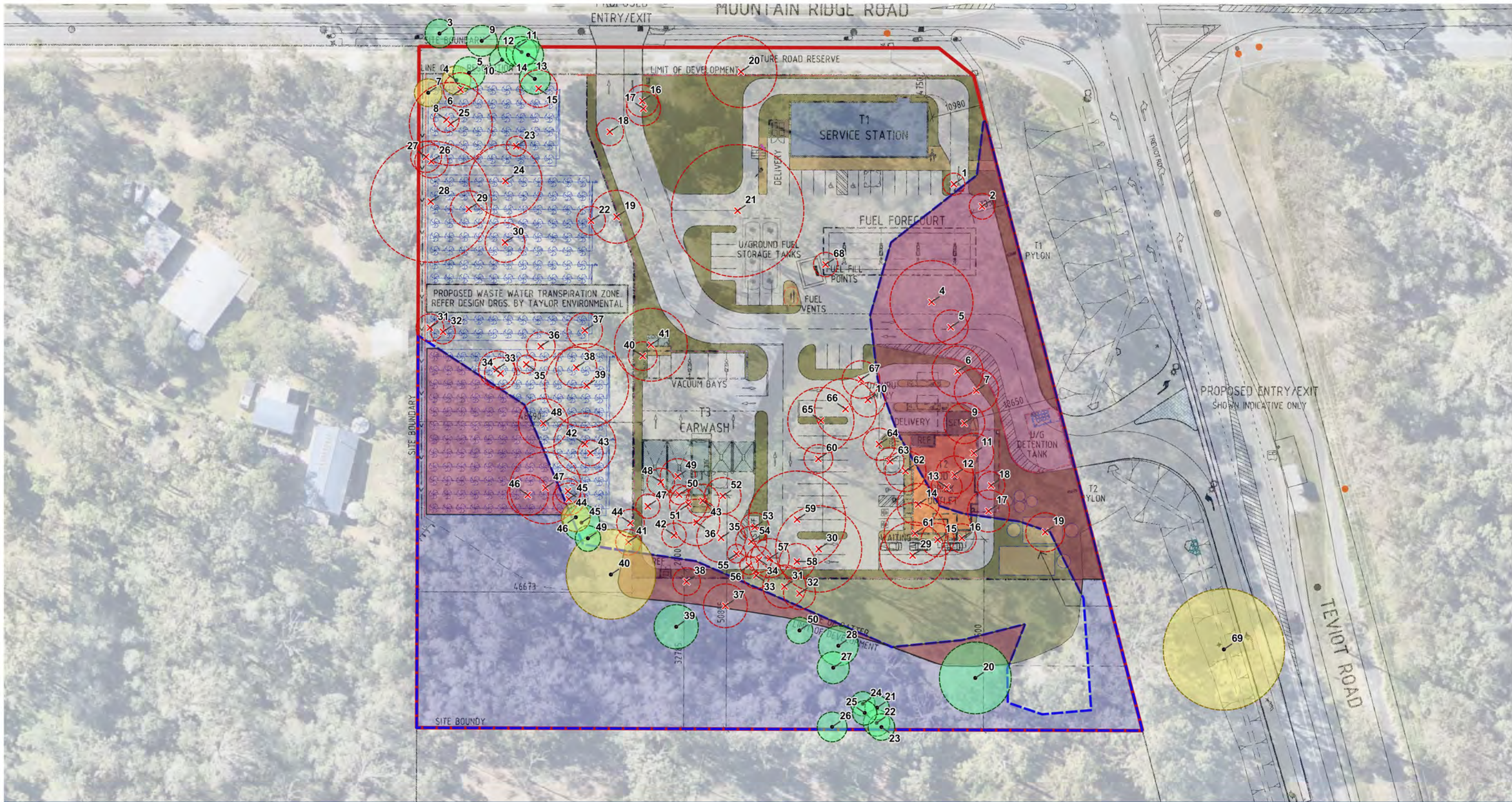


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Sept 2023		TC
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WM		

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South Maclean Service Station

Legend

Figure 6 - Tree Retention Plan

- Site Boundary
- Tree to be retained [21]
- Tree to be retained subject to Arborist Assessment [5]
- Tree to be removed [89]
- Structurally intact regrowth vegetation
- Intact regrowth to be removed [3,677m²]

28 South Project Ref: 2021-154

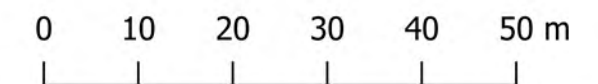
Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources and Mines, 2021); Roads (DNRME, 2020); Watercourse (DNRME, 2020); Contours (DNRME 2016).



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Tree ID	Genus	DBH (mm)	Multistem	Multistem Value	Tree Height (m)	Crown Width (m)	Tree Health	Health Comment	Tree Structure	Structure Comment	Habitat Features	Status	Comments	TPZ (m)
3	Eucalyptus crebra	260	No		12	5	Good	Typical	Good	Typical	No visible habitat features	Retain		3.1
4	Eucalyptus tereticornis	260	2 stems		12	6	Good	Typical	Good	Typical	No visible habitat features	TBC		3.1
5	Eucalyptus tereticornis	290	No		14	8	Good	Typical	Good	Typical	No visible habitat features	Retain		3.5
6	Eucalyptus tereticornis	310	No		15	9	Good	Typical	Good	Typical	No visible habitat features	Remove		3.7
7	Eucalyptus tereticornis	250	No		12	5	Good	Typical	Good	Typical	No visible habitat features	TBC		3.0
8	Eucalyptus tereticornis	230	No		11	6	Good	Typical	Good	Typical	No visible habitat features	Remove		2.8
9	Corymbia citriodora subsp. citriodora	280	No		12	6	Good	Typical	Good	Typical	No visible habitat features	Retain		3.4
10	Corymbia citriodora subsp. citriodora	230	No		12	6	Good	Typical	Good	Typical	No visible habitat features	Retain		2.8
11	Corymbia citriodora subsp. citriodora	370	No		19	12	Good	Typical	Good	Typical	No visible habitat features	Retain		4.4
12	Angophora leiocarpa	280	No		12	8	Fair	Sparse	Fair	Typical	No visible habitat features	Retain		3.4
13	Eucalyptus tereticornis	280	2 stems		10	7	Good	Typical	Fair	Typical	No visible habitat features	Retain		3.4
14	Eucalyptus tereticornis	280	No		12	8	Good	Typical	Good	Typical	No visible habitat features	Retain		3.4
15	Eucalyptus tereticornis	340	No		18	12	Good	Typical	Good	Typical	No visible habitat features	Remove		4.1
16	Eucalyptus tereticornis	290	No		12	9	Good	Typical	Good	Typical	No visible habitat features	Remove		3.5
17	Eucalyptus tereticornis	310	No		14	10	Good	Typical	Good	Typical	No visible habitat features	Remove		3.7
18	Corymbia intermedia	250	3 stems		10	8	Good	Typical	Fair	Typical	No visible habitat features	Remove		3.0
19	Eucalyptus tereticornis	480	No		22	15	Good	Typical	Good	Typical	No visible habitat features	Remove		5.8
20	Corymbia citriodora subsp. citriodora	650	No		24	15	Good	Typical	Good	Typical	No visible habitat features	Remove		7.8
21	Eucalyptus tereticornis	1200	No		25	18	Good	Typical	Good	Typical	No visible habitat features	Remove		14.4
22	Eucalyptus fibrosa	260	No		12	8	Good	Typical	Good	Typical	No visible habitat features	Remove		3.1
23	Eucalyptus crebra	180	No		10	6	Good	Typical	Good	Typical	No visible habitat features	Remove		2.2
24	Corymbia citriodora subsp. citriodora	660	No		23	12	Good	Typical	Good	Typical	No visible habitat features	Remove		7.9
25	Corymbia citriodora subsp. citriodora	750	No		23	12	Good	Typical	Good	Typical	No visible habitat features	Remove		9.0
26	Eucalyptus tereticornis	300	2 stems		12	8	Fair	Crown Decline	Good	Poor Form	No visible habitat features	Remove		3.6
27	Corymbia intermedia	280	2 stems		11	8	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.4
28	Eucalyptus tereticornis	1100	No		21	15	Fair	Sparse	Fair	Poor Form	Large Hollow	Remove	several broken branch potential hollows	13.2
29	Eucalyptus tereticornis	330	No		15	10	Good	Typical	Good	Typical	No visible habitat features	Remove		4.0
30	Eucalyptus crebra	360	No		20	12	Good	Typical	Good	Typical	No visible habitat features	Remove		4.3
31	Eucalyptus crebra	250	No		10	5	Good	Typical	Good	Typical	No visible habitat features	Remove		3.0
32	Eucalyptus tereticornis	220	No		8	4	Good	Typical	Good	Typical	No visible habitat features	Remove		2.6
33	Corymbia citriodora subsp. citriodora	330	No		14	8	Good	Typical	Good	Typical	No visible habitat features	Remove		4.0
34	Eucalyptus tereticornis	290	No		12	8	Good	Typical	Good	Typical	No visible habitat features	Remove		3.5
35	Corymbia intermedia	150	No		6	2	Good	Typical	Good	Typical	No visible habitat features	Remove		2.0
36	Lophostemon suaveolens	260	2 stems		10	6	Good	Typical	Good	Typical	No visible habitat features	Remove		3.1
37	Corymbia intermedia	320	No		15	8	Good	Typical	Good	Typical	No visible habitat features	Remove		3.8
38	Corymbia intermedia	370	No		18	9	Good	Typical	Good	Typical	No visible habitat features	Remove		4.4
39	Eucalyptus tereticornis	760	No		23	15	Good	Typical	Good	Typical	No visible habitat features	Remove		9.1
40	Corymbia intermedia	260	No		12	7	Good	Typical	Good	Typical	No visible habitat features	Remove		3.1
41	Eucalyptus crebra	660	No		22	14	Good	Typical	Good	Typical	No visible habitat features	Remove		7.9
42	Eucalyptus tereticornis	560	No		22	12	Good	Typical	Good	Typical	No visible habitat features	Remove		6.7
43	Lophostemon suaveolens	230	No		9	5	Good	Typical	Good	Typical	No visible habitat features	Remove		2.8
44	Lophostemon suaveolens	230	No		9	5	Good	Typical	Good	Typical	No visible habitat features	Remove		2.8
45	Lophostemon suaveolens	290	No		12	8	Good	Typical	Good	Typical	No visible habitat features	Remove		3.5
46	Eucalyptus tereticornis	260	No		9	5	Good	Typical	Good	Typical	No visible habitat features	TBC		3.1
47	Eucalyptus tereticornis	220	No		12	5	Good	Typical	Good	Typical	No visible habitat features	Remove		2.6
48	Eucalyptus tereticornis	250	No		12	6	Good	Typical	Good	Typical	No visible habitat features	Remove		3.0
49	Eucalyptus tereticornis	320	No		14	9	Good	Typical	Good	Typical	No visible habitat features	Remove		3.8
50	Corymbia intermedia	180	3 stems		9	4	Good	Typical	Good	Typical	No visible habitat features	Remove		2.2
51	Lophostemon suaveolens	340	No		12	9	Good	Typical	Good	Typical	No visible habitat features	Remove		4.1
52	Eucalyptus tereticornis	330	No		16	8	Good	Typical	Good	Typical	No visible habitat features	Remove		4.0
53	Eucalyptus tereticornis	260	No		12	6	Good	Typical	Good	Typical	No visible habitat features	Remove		3.1
54	Eucalyptus tereticornis	280	No		12	7	Good	Typical	Good	Typical	No visible habitat features	Remove		3.4
55	Corymbia citriodora subsp. citriodora	150	No		13	5	Good	Typical	Good	Typical	No visible habitat features	Remove		2.0
56	Corymbia citriodora subsp. citriodora	150	No		10	5	Good	Typical	Good	Typical	No visible habitat features	Remove		2.0
57	Corymbia citriodora subsp. citriodora	350	No		18	12	Good	Typical	Good	Typical	No visible habitat features	Remove		4.2
58	Eucalyptus tereticornis	320	No		16	10	Good	Typical	Good	Typical	No visible habitat features	Remove		3.8
59	Eucalyptus tereticornis	880	No		23	14	Fair	Sparse	Fair	Typical	No visible habitat features	Remove		10.6
60	Corymbia tessellaris	260	No		14	8	Fair	Sparse	Fair	Typical	No visible habitat features	Remove		3.1
61	Corymbia intermedia	560	No		19	12	Good	Typical	Good	Typical	No visible habitat features	Remove		6.7
62	Corymbia citriodora subsp. citriodora	370	No		18	10	Good	Typical	Good	Typical	No visible habitat features	Remove		4.4
63	Eucalyptus tereticornis	250	No		11	6	Good	Typical	Good	Typical	No visible habitat features	Remove		3.0
64	Corymbia intermedia	290	No		13	6	Good	Typical	Good	Typical	No visible habitat features	Remove		3.5
65	Corymbia citriodora subsp. citriodora	600	No		19	12	Good	Typical	Good	Typical	No visible habitat features	Remove		7.2
66	Corymbia citriodora subsp. citriodora	560	No		21	14	Good	Typical	Good	Typical	No visible habitat features	Remove		6.7
67	Eucalyptus tereticornis	340	No		15	10	Good	Typical	Good	Typical	No visible habitat features	Remove		4.1
68	Lophostemon suaveolens	220	No		8	6	Good	Typical	Good	Typical	No visible habitat features	Remove		2.6
69	Eucalyptus tereticornis	1100	No		24	15	Fair	Sparse	Fair	Typical	Large Hollow	TBC	potential for hollow	13.2
70	Eucalyptus tereticornis	310			18	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.7
71	Corymbia citriodora	314	2	270 160	11	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.8
72	Eucalyptus tereticornis	450			20	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		5.4
73	Corymbia citriodora	380			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.6
74	Eucalyptus tereticornis	220			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.6
75	Eucalyptus tereticornis	780			23	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		9.4
76	Corymbia intermedia	370			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.4
77	Eucalyptus tereticornis	650			24	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		7.8
78	Lophostemon suaveolens	330			12	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		4.0
79	Eucalyptus tereticornis	440			22	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		5.3

Tree ID	Genus	DBH (mm)	Multistem	Multistem Value	Tree Height (m)	Crown Width (m)	Tree Health	Health Comment	Tree Structure	Structure Comment	Habitat Features	Status	Comments	TPZ (m)
80	Eucalyptus tereticornis	280			20	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.4
81	Corymbia citriodora	750			21	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		9.0
82	Corymbia tessellaris	230			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.8
83	Eucalyptus tereticornis	650			26	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		7.8
84	Corymbia citriodora	340			22	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.1
85	Lophostemon suaveolens	220			10	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.6
86	Corymbia citriodora	250			14	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.0
87	Corymbia citriodora	240			12	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.9
88	Corymbia citriodora	360			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		4.3
89	Lophostemon suaveolens	220			10	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.6
90	Eucalyptus tereticornis	290			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.5
91	Corymbia intermedia	350			22	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.2
92	Corymbia citriodora	240			20	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.9
93	Eucalyptus tereticornis	810			28	5	Fair	Typical	Fair	Typical	No visible habitat features	TBC		9.7
94	Corymbia citriodora	390			21	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.7
95	Lophostemon suaveolens	397	3	130 250 280	13	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.8
96	Lophostemon suaveolens	420			14	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		5.0
97	Lophostemon suaveolens	250			13	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.0
98	Corymbia citriodora	380			20	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.6
99	Corymbia citriodora	200			11	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.4
100	Eucalyptus tereticornis	240			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.9
101	Eucalyptus tereticornis	300			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.6
102	Corymbia citriodora	233	2	200 120	11	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.8
103	Eucalyptus tereticornis	300			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.6
104	Corymbia citriodora	400			18	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		4.8
105	Lophostemon suaveolens	240			12	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.9
106	Corymbia citriodora	290			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		3.5
107	Eucalyptus tereticornis	360			22	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.3
108	Corymbia citriodora	370			21	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.4
109	Corymbia citriodora	260			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.1
110	Corymbia intermedia	600			20	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		7.2
111	Corymbia citriodora	460			22	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		5.5
112	Corymbia citriodora	400			21	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.8
113	Eucalyptus tereticornis	230			14	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.8
114	Eucalyptus tereticornis	220			14	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.6
115	Corymbia intermedia	270			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		3.2
116	Eucalyptus tereticornis	230			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.8
117	Lophostemon suaveolens	250			9	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.0

Photo Plates



Plate 1 – Photo Point 1



Plate 2 – Photo Point 2



Plate 3 – Photo Point 3



Plate 4 – Photo Point 4



Plate 5 – Photo Point 5



Plate 6 – Photo Point 6



Plate 7 – Photo Point 7



Plate 8 – Photo Point 8

Attachment 1

Logan Planning Scheme – Code Responses

8.2.2 Biodiversity areas overlay code

8.2.2.1 Application

1. This code applies to accepted development (subject to requirements), compliance assessable and assessable development for which the Biodiversity areas overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.2.1 - Biodiversity areas overlay map OM-02.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3. - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

8.2.2.2 Purpose

1. The purpose of the code is to:
 - a. connect biodiversity corridors;
 - b. protect and enhance habitat values and ecosystem functions;
 - c. protect scenic amenity values.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development protects and enhances:

- i. habitat values and biodiversity corridors;
- ii. native vegetation in the primary vegetation management area;
- iii. native trees and native habitat trees in the secondary vegetation management area;
- iv. wildlife habitat and movement;
- v. landscape values.

8.2.2.3 Requirements for assessment

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

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

Performance outcomes	Acceptable outcomes	Project Response
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: <ul style="list-style-type: none"> 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. 	AO1 Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.	N/A The Proposed Development is not within a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.

<p>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.</p>		
<p>Primary vegetation management area</p>		
<p>PO2 Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located:</p> <ul style="list-style-type: none"> a. to: <ul style="list-style-type: none"> a. protect the current extent of native vegetation; or b. achieve a net gain of native vegetation; b. to rehabilitate degraded areas with native vegetation. <p>Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03. 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.</p>	<p>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:</p> <ul style="list-style-type: none"> 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 or 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> <p>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. 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.</p>	<p>N/A</p> <p>The Proposed Development does not contain Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01.</p>

	<p>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.</p> <p>AO2.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.</p>	
Secondary vegetation management area		
<p>PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either:</p> <ol style="list-style-type: none"> 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. <p>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.</p>	<p>AO3 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:</p> <ol style="list-style-type: none"> a. if clearing less than 10 native trees, compensatory planting is provided of: <ol style="list-style-type: none"> 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 native habitat tree cleared in a secondary vegetation management area; 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 	<p>In order to practicably maintain financial and commercial viability of the Proposed Development, the complete retention of native trees as they exist within the Site will be unrealistic given the widely scattered nature of the trees and civil requirements to achieve a logical and efficient urban form sought by LCC. Alternatively, the Proposed Development has expended efforts to limit impact in areas of higher ecological significance throughout the Site by focusing on areas that exist in a disturbed state. This has been demonstrated by first prioritising the central northern pocket of lower value cleared and garden vegetation that surrounds the existing residence. Subsequent design iterations have seen the footprint of the Proposed Development be located further into the northeast corner of the Site, bound to the northern and eastern boundaries, allowing the impact area to retain more higher quality vegetation in the southern and western extents of Site and avoid fragmenting vegetation across Site. Additionally, the Proponent will compensate for necessary losses required by the Proposed Development. Remaining environmental</p>

	<p>c. if identified as Both Matters of local and state environmental significance or Matters 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</i></p> <p>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.</p> <p>Note - For the purpose 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.</p> <p>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 the native vegetation.</p>	<p>impact is sought to be compensated financially such that LCC can utilise the offset to contribute to achieving a net gain of native trees and native habitat trees. A tree survey has been undertaken as a component of the Application process and an Infrastructure Agreement sought with LCC for the offsetting of vegetation based on an area of impact as outlined in the LCC <i>Planning Scheme Policy 3 – Environmental management</i> is proposed.</p>
Koala corridor		
<p>PO4 Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat. 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.</p>	<p>AO4 Development:</p> <ol style="list-style-type: none"> 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. 	<p>N/A</p> <p>The Proposed Development is not within a Koala corridor identified on Biodiversity areas overlay map OM-02.02.</p>
Locally significant vegetation area		

<p>PO5 Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from:</p> <ul style="list-style-type: none"> a. encroachment; b. edge effects. <p>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.</p>	<p>AO5 Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.</p>	<p>N/A The Proposed Development is not within a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03.</p>
<p>For assessable development</p>		
<p>Wildlife movement</p>		
<p>Locally significant Melaleuca irbyana buffer area</p>		
<p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p>	<p>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:</p> <ul style="list-style-type: none"> a. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; b. the Queensland Government Koala-sensitive Design Guideline. 	<p>N/A The Proposed Development is not within a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02.</p>

<p>PO7 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:</p> <ul style="list-style-type: none"> a. edge effects; b. adverse changes to the local hydrology. <p>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.</p>	<p>AO7 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.</p>	<p>N/A</p> <p>The Proposed Development is not within a Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03.</p>
<p>Landscape values</p>		
<p>PO8 Development is designed and located to protect and enhance the landscape values of:</p> <ul style="list-style-type: none"> a. a ridgeline; b. native vegetation. 	<p>AO8 No acceptable outcome provided.</p>	<p>N/A</p> <p>The Site does not contribute to any significant amenity or landscape values uncommon to the surrounding region, nor is it located on any prominent ridgelines</p>
<p>Lighting</p>		
<p>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.</p>	<p>AO9 Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02:</p> <ul style="list-style-type: none"> 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. 	<p>N/A</p> <p>The Proposed Development is not within a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02.</p>

Attachment 2

State code 25: Development in South East Queensland koala habitat areas

[Guideline: State Development Assessment Provisions State Code 25: Development in South East Queensland koala habitat areas](#) provides direction on how to address this code.

Table 25.1: Development and relevant provisions of the code

Aspect of Development	Relevant provisions
Material change of use, operational work, building work and plumbing or drainage work	Table 25.2

Table 25.2 Material change of use, operational work, building work and plumbing or drainage work

Performance outcomes	Response
<p>PO1 Development supports connectivity between highly connected patches of mapped koala habitat areas.</p>	<p>The Proposed Development seeks to utilise areas across the Site that present the least ecological value, while avoiding and retaining existing high value regrowth vegetation to the greatest extent practicable, whilst maintaining viability of the development. The pattern of the retained vegetation has been intentionally designed through numerous design iterations to help facilitate connectivity by providing a safe route of passage around the operational portion of the Proposed Development to minimise conflict with the operational function of the Proposed Development.</p> <p>Impact is focused on the central northern (cleared) part of the Site supporting the dwelling and machinery shed,³ and extends into the Site's north eastern corner, near the intersection of Teviot and Mountain Ridge Road, and along the eastern boundary of Site. Dwellings and infrastructure on properties to the west of the Site are also located near Mountain Ridge Road, leaving the southern and western extents of the Site in a naturalistic state of high value regrowth, and providing a focus for east-west habitat connectivity as well as passage north. Vegetation will be maintained along the southern boundary in its existing intact regrowth state. The western boundary will be maintained in a combination of existing vegetation; thinned to facilitate a low fire hazard state; and underscrubbed to facilitate the water transpiration system pending its final design layout. In a broader context, maintaining these pathways will connect the Site to surrounding high value regrowth vegetation throughout the neighbouring</p>

³ With associated Exempt clearing work areas.

Performance outcomes	Response
	<p>rural residential land parcels which further adjoin a large parcel of land containing remnant vegetation and Flagstone Creek which can provide even greater dispersal through the region.</p> <p>Should koalas enter the hardstand areas, vehicle speeds are signed to be low. However, it is the design intent to restrict koala movement to points away from the main areas of operational activity, guided by way of koala exclusion fencing into the vegetated southern section of Site which can provide safe passage around the Site. An unavoidable risk of koala strike is present should movement occur across Teviot Road or Mountain Ridge Road, however, is reduced as a direct line of sight across the road is possible. Residual risk can be minimised by traffic calming devices such as speed bumps or chicanes, and driver awareness measures such as wildlife awareness signage. These measures are considered more appropriate to managing the risk than alternative hard engineered solutions.</p>
<p>PO2 Development supports safe koala movement by preventing fragmentation of patches of mapped koala habitat areas.</p>	<p>PO2 seeks that development avoids habitat fragmentation and provide corridors to facilitate koala movement in undeveloped areas. If development proposes to remove habitat between koala habitat areas, corridors need to be identified to ensure that retained koala habitat areas remain connected. The guideline outlines the manner in which this can be achieved.</p> <p>As discussed in PO1, the design of the Proposed Development has undergone various iterations which result in a design that intentionally facilitates safe koala movement and reduces fragmentation as much as practical across the Site. By situating the development footprint into the very northeastern-most portion of the Site, the Proposed Development is able to retain the high value regrowth situated along the southern boundary of Site, as well as the western boundary in a combination of existing vegetation, maintained low fire hazard state, and sections of low impact water transpiration area. This results in the ability to facilitate movement in an east-west and north-south direction. The added safety element of this design to the koala is that a route of passage around the operational portion of the Proposed Development is provided which will minimise conflict with the operational function of the Proposed Development. Further, this option provides greater movement functionality in a broader context as the vegetation along the southern and western boundaries is directly linked to surrounding high value regrowth vegetation throughout the neighbouring rural residential land parcels which further adjoin a large parcel of land containing remnant vegetation and Flagstone Creek which can provide even greater dispersal through the region.</p>

Performance outcomes	Response
	<p>Movement safety can be increased by use of koala exclusion fencing to guided koalas into the vegetated balance of Site. An unavoidable risk of koala strike is present where movement occur across Teviot Road or Mountain Ridge Road, however, is reduced as a direct line of sight across the road is possible. Residual risk can be minimised by traffic calming devices such as speed bumps or chicanes, and driver awareness measures such as wildlife awareness signage and road markings.</p>
<p>PO3 Development within a mapped koala habitat area is undertaken in a way that prevents the risk of injury or death of koalas.</p>	<p>The greatest risk to koala arises during the clearing phase of the Proposed Development. While surveys found no evidence of recent koala use, there is potential for koala to occur in the development footprint and for animals to be exposed to risk of injury or death to arise as a result of clearing or construction. To mitigate this risk, the following development approval conditions should be adopted for:</p> <p>Clearing phase:</p> <ul style="list-style-type: none"> • Before the commencement of clearing, the clearing area must be clearly defined by a construction exclusion fence. The fence must remain in place throughout the construction program and be maintained or replaced as required. No clearing or any other damage to native vegetation is permitted beyond this zone; • Dogs must not be brought to site; • A spotter catcher must oversee the clearing program and direct the clearing contractor as required. Specifically, the spotter-catcher must ensure that a pre-clearance check is conducted each day of clearing, before the commencement of clearing, and that the clearing is undertaken in a sequential manner; • The clearing must be undertaken with an excavator-mounted grab. This allows trees to be dislodged and then slowly lowered to the ground rather than being felled in an uncontrolled manner (as occurs with a bulldozer); • Clearing should be undertaken from within the development footprint and ensure that trees are felled into this area. Trees must not be felled in a way that causes damage to Trees to be Retained. <p>Construction phase:</p> <ul style="list-style-type: none"> • A construction exclusion fence must be constructed on the boundary of the development footprint as defined though detailed design.

Performance outcomes	Response
	<ul style="list-style-type: none"> • The fence must remain in place throughout the construction program and be maintained or replaced as required; • Dogs must not be brought to site; • If post-holes or trenches are dug and not immediately used, they must be capped until used; • If a koala is seen approaching or crossing the construction site, all work must cease until the koala has moved a safe distance away from potential harm. The koala must be allowed to make movements of its own volition.
<p>PO4 Development does not compromise safe koala movement through impediments that restrict movements between highly connected patches of mapped koala habitat areas.</p>	<p>The CKHA patches on and adjoining the Site are contiguous or located less than 200m from each other, and so are considered highly connected patches. The intent of PO4 is to ensure that development is sited and designed to allow koalas to move safely between highly connected patches.</p> <p>The southern and western boundaries of the Site are the potential focal areas for koala movement as they directly link to retained koala habitat on neighbouring rural residential land parcels progressing west and south into the broader region. The retention of vegetation along the southern and western boundaries of the Site provides the greatest and safest movement potential for koalas given the connectivity to the surrounding contiguous and highly connected patches of mapped koala habitat areas surrounding the Site. This surrounding high value regrowth vegetation throughout the neighbouring rural residential land parcels would be able to sustain passage to a large parcel of land containing higher quality remnant vegetation and portion of Flagstone Creek which can provide even greater dispersal through the region. While koala exclusion fencing will be employed, this is intended to guide koalas into the vegetated balance of Site, and help prevent traversing the operational area of the Proposed Development. Pre-existing fauna friendly fencing will facilitate movement through the western and southern boundaries of the Site.</p>

Performance outcomes	Response
<p>PO5 Development is designed and sited to:</p> <ol style="list-style-type: none"> 1. avoid impacts on matters of state environmental significance; or 2. minimise and mitigate impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and 3. provide an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance. <p>Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the <u>Brisbane Port LUP precinct plan</u>.</p>	<p>A Matters of State Environmental Significance Report shows that the Site contains two MSES areas: (i) a koala habitat area (described above); and (ii) Regulated vegetation. The RE mapping shows that the Category C vegetation represents composite RE 12.9-10.2/12.9-10.12/12.9-10.7, to 50%, 30% and 20% proportions, respectively. Notably, in-field flora assessment found that the Endangered RE 12.9-10.12 component of the composite RE is not present, as the key diagnostic species for this RE, <i>Eucalyptus seeana</i> (narrow-leaved red gum), was largely absent from Site, with only one individual recorded. The manner in which development impacts have been avoided, minimised, and mitigated is discussed in response to PO1.</p> <p>Recent proceedings with SARA have indicated that where referral is required for impacts exceeding exempt limits, an offset is required for the full extent of impacts to koala habitat on-Site. Resultantly, the unavoidable residual impact on CKHA is calculated at 1.12 ha, equating to a direct offset obligation of 3.36 ha. There is capacity to accommodate approximately 190 m² of offset planting within the southern part of the Site. This leaves a residual impact to be addressed by either: (i) a direct offset elsewhere; or (ii) a financial settlement amount of \$200,691.66 minus the financial equivalent of 190 m² of offset planting (Attachment 8b).</p>

Attachment 3



RPD

LOT 1 on RP193885

COUNCIL: LOGAN CITY

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 20,458m²
(INCLUDES AREA FOR ROAD RESUMPTION)

DEVELOPMENT AREA - 11,083m²
(EXCLUDES AREA FOR ROAD RESUMPTION)

LANDSCAPED AREA

- TOTAL SITE AREA - 12,940m²
- DEVELOPMENT AREA - 3,564m²

BUILDING SITE COVER

- TOTAL SITE AREA - 6.9%
- DEVELOPMENT AREA - 12.8%

IMPERVIOUS AREAS
(CALCULATED OVER TOTAL SITE AREA)

- PRE DEVELOPMENT - 454m²
(INCLUDES BUILDING ROOFED AREAS)
- POST DEVELOPMENT - 7,518m²
(INCLUDES BUILDING ROOFED AREAS)

BUILDING AREAS

- T1 SERVICE STATION - 365m²
- T2 FOOD & DRINK - 280m²
- T3 CARWASH - 47m²
(ENCLOSED BUILDING)

TOTAL BUILDING GFA - 692m²

EXTERNAL STRUCTURES

- T1 REFUSE ENCLOSURE - 16m²
- T2 REFUSE/SERVICES - 39m²
- CAR FORECOURT - 338m²
(UNENCLOSED BUILDING FOOTPRINT)
- T3 WASH BAYS - 195m²
(UNENCLOSED BUILDING FOOTPRINT)
- T3 VACUUM BAYS - 135m²
(UNENCLOSED BUILDING FOOTPRINT)
- T3 REFUSE ENCLOSURE - 5m²

TOTAL EXT. STRUCTURES - 728m²

VEHICLE PARKING

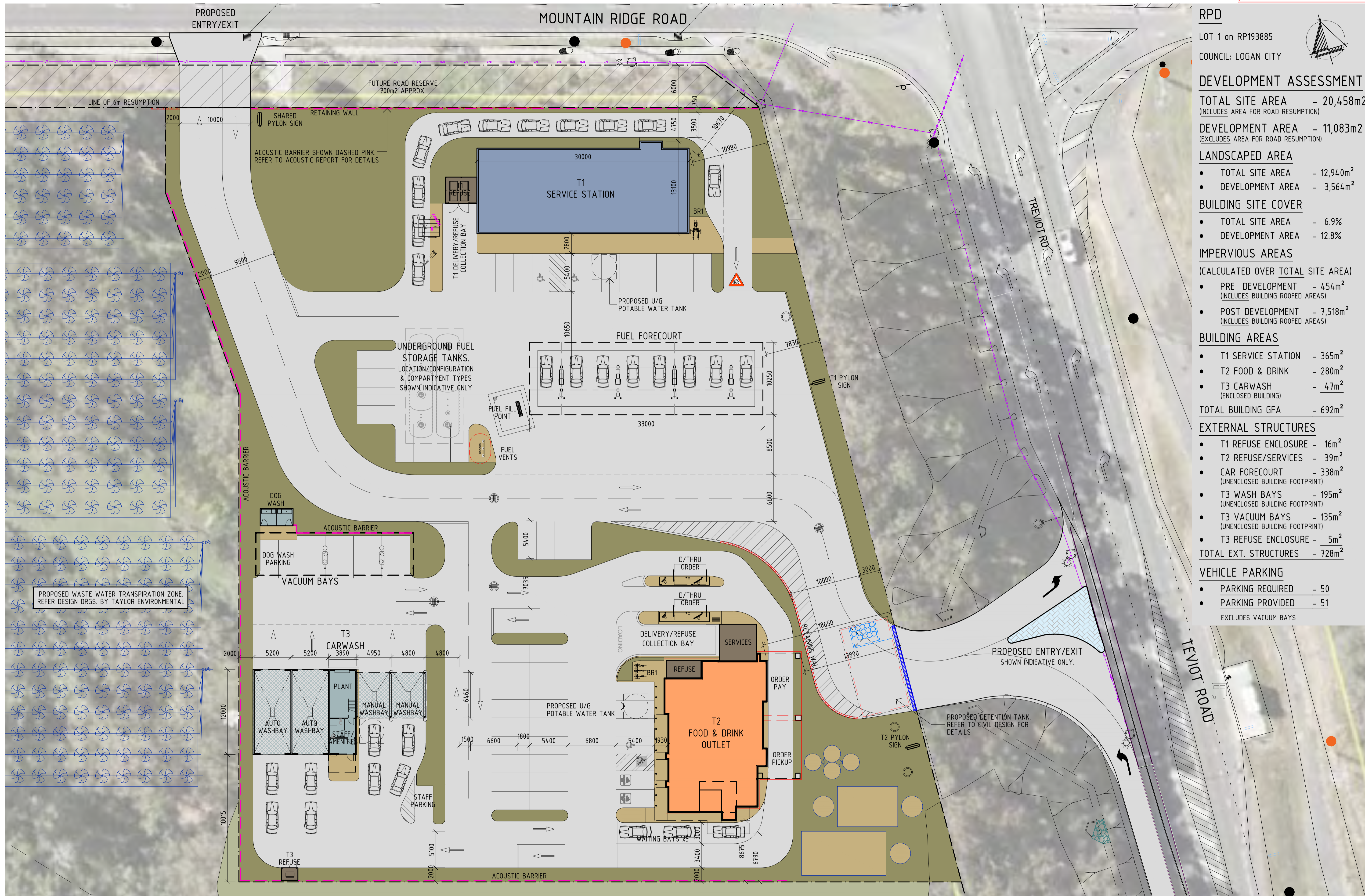
- PARKING REQUIRED - 50
- PARKING PROVIDED - 51

EXCLUDES VACUUM BAYS

Revision and approvals				
Code	Date	By	Description	Drawn
F	22.01.2024	GN	UPDATED LAYOUT FOR APPROVAL	
E	17.01.2024	GN	D.A ISSUE	
D	20.12.2023	GN	REVISED LAYOUT FOR APPROVAL	

Project Description	
PROPOSED SERVICE STATION & FOOD & DRINK OUTLETS 88-98 MOUNTAIN RIDGE RD. SOUTH MACLEAN	
Scale 1:500@A1 / 1:1000@A3	Approved Issued

Drawing Title	
OVERALL SITE PLAN	
Drawing Number 23046-DA02	Revision F



RPD
 LOT 1 on RP193885
 COUNCIL: LOGAN CITY

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 20,458m²
(INCLUDES AREA FOR ROAD RESUMPTION)

DEVELOPMENT AREA - 11,083m²
(EXCLUDES AREA FOR ROAD RESUMPTION)

LANDSCAPED AREA

- TOTAL SITE AREA - 12,940m²
- DEVELOPMENT AREA - 3,564m²

BUILDING SITE COVER

- TOTAL SITE AREA - 6.9%
- DEVELOPMENT AREA - 12.8%

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(CALCULATED OVER TOTAL SITE AREA)

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(INCLUDES BUILDING ROOFED AREAS)
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BUILDING AREAS

- T1 SERVICE STATION - 365m²
- T2 FOOD & DRINK - 280m²
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(ENCLOSED BUILDING)

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(UNENCLOSED BUILDING FOOTPRINT)
- T3 REFUSE ENCLOSURE - 5m²

TOTAL EXT. STRUCTURES - 728m²

VEHICLE PARKING

- PARKING REQUIRED - 50
- PARKING PROVIDED - 51

EXCLUDES VACUUM BAYS

Consulting Engineer



- commercial / industrial / retail
- fast food restaurant design
- travel centre / service stations
- project concept to completion

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 Do not scale this drawing.
 Check all dimensions on site prior commencement of works

Revision and approvals				
Code	Date	By	Description	Own
F	22.01.2024	GN	UPDATED LAYOUT FOR APPROVAL	
E	17.01.2024	GN	D.A ISSUE	
D	20.12.2023	GN	REVISED LAYOUT FOR APPROVAL	

Project Description	
PROPOSED SERVICE STATION & FOOD & DRINK OUTLETS 88-98 MOUNTAIN RIDGE RD. SOUTH MACLEAN	
Scale 1:250@A1 / 1:500@A3	Approved Issued

Drawing Title	
PROPOSED SITE PLAN	
Drawing Number 23046-DA03	Revision F

Attachment 4



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 15-Aug-2023

[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:	8
Listed Threatened Species:	51
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 environment anywhere.

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

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

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	23
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:	None
EPBC Act Referrals:	22
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 buffer area only
Grey box-grey gum wet forest of subtropical eastern Australia	Endangered	Community likely to occur within area	In buffer area only
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community may occur within area	In feature area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community may occur within area	In feature area
Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions	Endangered	Community likely to occur within area	In feature area
Swamp Tea-tree (Melaleuca irbyana) Forest of South-east Queensland	Critically Endangered	Community likely to occur within area	In buffer area only
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community may occur within area	In feature area

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

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

Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
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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
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
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area	In feature area
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Critically Endangered	Species or species habitat may occur within area	In feature area
Erythrotriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area	In feature area
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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 feature area
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat 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
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area	In feature area
PLANT			
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Bosistoa transversa Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Cupaniopsis tomentella Boonah Tuckerroo [3322]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
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
Notelaea lloydii Lloyd's Olive [15002]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Picris evae Hawkweed [10839]	Vulnerable	Species or species habitat may occur within area	In feature area
Planchonella eerwah Shiny-leaved Condoo, Black Plum, Wild Apple [17340]	Endangered	Species or species habitat likely to occur within area	In feature area
Plectranthus habrophyllus [64589]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Rhaponticum australe Austral Cornflower, Native Thistle [22647]	Vulnerable	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
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species

[[Resource Information](#)]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 known 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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

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 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
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 known to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In 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
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat likely to occur within area overfly marine area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]		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
Henderson Reserve	Nature Refuge	QLD	In buffer area only
Koolena	Nature Refuge	QLD	In buffer area only

EPBC Act Referrals					[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status	

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Kagaru to Acacia Ridge and Bromelton Inland Rail Project	2021/8927		Completed	In buffer area only
New Beith Road Upgrade	2023/09505		Assessment	In buffer area only
Proposed Industrial Development at North Maclean	2022/09304		Assessment	In buffer area only
Controlled action				
Casino Ipswich Pipeline	2007/3877	Controlled Action	Completed	In buffer area only
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
Flagstone West Urban Development Project, QLD	2014/7206	Controlled Action	Post-Approval	In buffer area only
Greater Flagstone master planned residential development, Undullah, Qld	2015/7530	Controlled Action	Post-Approval	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 buffer area only
Mirvac Greater Flagstone Project - Master Planned Development, Greenbank, Qld	2016/7817	Controlled Action	Post-Approval	In buffer area only
Residential Development, Lot 4 RP45728, New Beith, Qld	2019/8398	Controlled Action	Further Information Request	In buffer area only
Residential development, Teviot Road, north Beaudesert, Qld	2016/7724	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 feature area
Tarnbrae Greater Flagstone Residential Development, New Beith, QLD	2019/8412	Controlled Action	Further Information Request	In buffer area only
Not controlled action				
Construction and upgrade of approximately 7km of external road corridor, Flagstone, Qld	2014/7319	Not Controlled Action	Completed	In buffer area only
Construction of a new water main (pipeline), Jimboomba, QLD	2010/5576	Not Controlled Action	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Flagstone Central to Cedar Grove WWTP Conveyance Pipeline	2018/8190	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
South West Pipeline and Wyaralong Tanks Project, Qld	2018/8320	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
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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Attachment 5



Queensland Government

WildNet species list

Search Criteria: Species List for a Specified Point

Species: All

Type: Native

Queensland status: All

Records: Confirmed

Date: Since 1980

Latitude: -27.7904

Longitude: 152.9801

Distance: 5

Email: christopher@28south.com.au

Date submitted: Tuesday 15 Aug 2023 14:54:22

Date extracted: Tuesday 15 Aug 2023 15:00:06

The number of records retrieved = 200

Disclaimer

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

The State of Queensland disclaims all responsibility for information contained in this product and all liability (including liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

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	Hylidae	<i>Litoria balatus</i>	slender bleating treefrog		C		4
animals	amphibians	Hylidae	<i>Litoria caerulea</i>	common green treefrog		C		22
animals	amphibians	Hylidae	<i>Litoria fallax</i>	eastern sedgefrog		C		25
animals	amphibians	Hylidae	<i>Litoria gracilentia</i>	graceful treefrog		C		6
animals	amphibians	Hylidae	<i>Litoria latopalmata</i>	broad palmed rocketfrog		C		4
animals	amphibians	Hylidae	<i>Litoria nasuta</i>	striped rocketfrog		C		7
animals	amphibians	Hylidae	<i>Litoria peronii</i>	emerald spotted treefrog		C		1
animals	amphibians	Hylidae	<i>Litoria rubella</i>	ruddy treefrog		C		13
animals	amphibians	Limnodynastidae	<i>Limnodynastes peronii</i>	striped marshfrog		C		8
animals	amphibians	Limnodynastidae	<i>Limnodynastes terraereginae</i>	scarlet sided pobblebonk		C		3
animals	amphibians	Limnodynastidae	<i>Platyplectrum ornatum</i>	ornate burrowing frog		C		8
animals	amphibians	Myobatrachidae	<i>Crinia parinsignifera</i>	beeping froglet		C		3
animals	amphibians	Myobatrachidae	<i>Mixophyes fasciolatus</i>	great barred frog		C		3
animals	amphibians	Myobatrachidae	<i>Pseudophryne raveni</i>	copper backed broodfrog		C		1
animals	amphibians	Myobatrachidae	<i>Uperoleia fusca</i>	dusky gungan		C		1
animals	amphibians	Myobatrachidae	<i>Uperoleia laevigata</i>	eastern gungan		C		1
animals	birds	Acanthizidae	<i>Acanthiza pusilla</i>	brown thornbill		C		1
animals	birds	Acanthizidae	<i>Acanthiza reguloides</i>	buff-rumped thornbill		C		1
animals	birds	Acanthizidae	<i>Gerygone olivacea</i>	white-throated gerygone		C		2
animals	birds	Acanthizidae	<i>Sericornis frontalis</i>	white-browed scrubwren		C		1
animals	birds	Accipitridae	<i>Accipiter cirrocephalus</i>	collared sparrowhawk		C		1
animals	birds	Accipitridae	<i>Accipiter fasciatus</i>	brown goshawk		C		1
animals	birds	Accipitridae	<i>Accipiter novaehollandiae</i>	grey goshawk		C		1
animals	birds	Accipitridae	<i>Aviceda subcristata</i>	Pacific baza		C		1
animals	birds	Accipitridae	<i>Elanus axillaris</i>	black-shouldered kite		C		1
animals	birds	Accipitridae	<i>Haliastur sphenurus</i>	whistling kite		C		1
animals	birds	Alcedinidae	<i>Dacelo novaeguineae</i>	laughing kookaburra		C		1
animals	birds	Alcedinidae	<i>Todiramphus macleayii</i>	forest kingfisher		C		1
animals	birds	Alcedinidae	<i>Todiramphus sanctus</i>	sacred kingfisher		C		2
animals	birds	Anatidae	<i>Anas superciliosa</i>	Pacific black duck		C		1
animals	birds	Anatidae	<i>Chenonetta jubata</i>	Australian wood duck		C		2
animals	birds	Anatidae	<i>Dendrocygna arcuata</i>	wandering whistling-duck		C		1
animals	birds	Anhingidae	<i>Anhinga novaehollandiae</i>	Australasian darter		C		1
animals	birds	Apodidae	<i>Hirundapus caudacutus</i>	white-throated needletail		V	V	1
animals	birds	Ardeidae	<i>Ardea alba modesta</i>	eastern great egret		C		2
animals	birds	Ardeidae	<i>Ardea intermedia</i>	intermediate egret		C		1
animals	birds	Ardeidae	<i>Bubulcus ibis</i>	cattle egret		C		2
animals	birds	Ardeidae	<i>Egretta novaehollandiae</i>	white-faced heron		C		1
animals	birds	Artamidae	<i>Artamus leucorhynchus</i>	white-breasted woodswallow		C		1
animals	birds	Artamidae	<i>Cracticus nigrogularis</i>	piebald butcherbird		C		4
animals	birds	Artamidae	<i>Cracticus torquatus</i>	grey butcherbird		C		4
animals	birds	Artamidae	<i>Gymnorhina tibicen</i>	Australian magpie		C		6
animals	birds	Artamidae	<i>Strepera graculina</i>	piebald currawong		C		1
animals	birds	Cacatuidae	<i>Cacatua galerita</i>	sulphur-crested cockatoo		C		4
animals	birds	Cacatuidae	<i>Calyptorhynchus lathami lathami</i>	glossy black-cockatoo (eastern)		V	V	1
animals	birds	Cacatuidae	<i>Eolophus roseicapilla</i>	galah		C		3

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Campephagidae	<i>Coracina novaehollandiae</i>	black-faced cuckoo-shrike		C		1
animals	birds	Campephagidae	<i>Coracina papuensis</i>	white-bellied cuckoo-shrike		C		1
animals	birds	Campephagidae	<i>Edolisoma tenuirostre</i>	common cicadabird		C		1
animals	birds	Campephagidae	<i>Lalage leucomela</i>	varied triller		C		1
animals	birds	Charadriidae	<i>Vanellus miles novaehollandiae</i>	masked lapwing (southern subspecies)		C		3
animals	birds	Ciconiidae	<i>Ephippiorhynchus asiaticus</i>	black-necked stork		C		1
animals	birds	Cisticolidae	<i>Cisticola exilis</i>	golden-headed cisticola		C		1
animals	birds	Columbidae	<i>Geopelia humeralis</i>	bar-shouldered dove		C		2
animals	birds	Columbidae	<i>Geopelia placida</i>	peaceful dove		C		1
animals	birds	Columbidae	<i>Macropygia phasianella</i>	brown cuckoo-dove		C		1
animals	birds	Columbidae	<i>Ocyphaps lophotes</i>	crested pigeon		C		3
animals	birds	Columbidae	<i>Phaps chalcoptera</i>	common bronzewing		C		1
animals	birds	Coraciidae	<i>Eurystomus orientalis</i>	dollarbird		C		1
animals	birds	Corvidae	<i>Corvus orru</i>	Torresian crow		C		10
animals	birds	Cuculidae	<i>Cacomantis flabelliformis</i>	fan-tailed cuckoo		C		1
animals	birds	Cuculidae	<i>Cacomantis variolosus</i>	brush cuckoo		C		1
animals	birds	Cuculidae	<i>Centropus phasianinus</i>	pheasant coucal		C		1
animals	birds	Cuculidae	<i>Eudynamys orientalis</i>	eastern koel		C		1
animals	birds	Cuculidae	<i>Scythrops novaehollandiae</i>	channel-billed cuckoo		C		1
animals	birds	Dicaeidae	<i>Dicaeum hirundinaceum</i>	mistletoebird		C		1
animals	birds	Dicruridae	<i>Dicrurus bracteatus</i>	spangled drongo		C		1
animals	birds	Estrildidae	<i>Neochmia temporalis</i>	red-browed finch		C		1
animals	birds	Estrildidae	<i>Taeniopygia bichenovii</i>	double-barred finch		C		1
animals	birds	Eurostopodidae	<i>Eurostopodus mystacalis</i>	white-throated nightjar		C		1
animals	birds	Falconidae	<i>Falco berigora</i>	brown falcon		C		1
animals	birds	Falconidae	<i>Falco cenchroides</i>	nankeen kestrel		C		1
animals	birds	Hirundinidae	<i>Hirundo neoxena</i>	welcome swallow		C		1
animals	birds	Hirundinidae	<i>Petrochelidon nigricans</i>	tree martin		C		1
animals	birds	Maluridae	<i>Malurus cyaneus</i>	superb fairy-wren		C		1
animals	birds	Maluridae	<i>Malurus lamberti</i>	variegated fairy-wren		C		1
animals	birds	Maluridae	<i>Malurus melanocephalus</i>	red-backed fairy-wren		C		2
animals	birds	Megapodiidae	<i>Alectura lathami</i>	Australian brush-turkey		C		1
animals	birds	Meliphagidae	<i>Caligavis chrysops</i>	yellow-faced honeyeater		C		2
animals	birds	Meliphagidae	<i>Entomyzon cyanotis</i>	blue-faced honeyeater		C		4
animals	birds	Meliphagidae	<i>Lichmera indistincta</i>	brown honeyeater		C		1
animals	birds	Meliphagidae	<i>Manorina melanocephala</i>	noisy miner		C		3
animals	birds	Meliphagidae	<i>Meliphaga lewinii</i>	Lewin's honeyeater		C		1
animals	birds	Meliphagidae	<i>Melithreptus albogularis</i>	white-throated honeyeater		C		1
animals	birds	Meliphagidae	<i>Philemon citreogularis</i>	little friarbird		C		1
animals	birds	Meliphagidae	<i>Philemon corniculatus</i>	noisy friarbird		C		2
animals	birds	Meliphagidae	<i>Ptilotula fusca</i>	fuscous honeyeater		C		1
animals	birds	Meropidae	<i>Merops ornatus</i>	rainbow bee-eater		C		1
animals	birds	Monarchidae	<i>Grallina cyanoleuca</i>	magpie-lark		C		1
animals	birds	Monarchidae	<i>Myiagra rubecula</i>	leaden flycatcher		C		1
animals	birds	Neosittidae	<i>Daphoenositta chrysoptera</i>	varied sittella		C		1
animals	birds	Oriolidae	<i>Oriolus sagittatus</i>	olive-backed oriole		C		1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Oriolidae	<i>Sphecotheres vieilloti</i>	Australasian figbird		C		1
animals	birds	Pachycephalidae	<i>Colluricincla harmonica</i>	grey shrike-thrush		C		1
animals	birds	Pachycephalidae	<i>Pachycephala pectoralis</i>	golden whistler		C		2
animals	birds	Pachycephalidae	<i>Pachycephala rufiventris</i>	rufous whistler		C		2
animals	birds	Pardalotidae	<i>Pardalotus striatus</i>	striated pardalote		C		2
animals	birds	Petroicidae	<i>Eopsaltria australis</i>	eastern yellow robin		C		2
animals	birds	Petroicidae	<i>Petroica boodang</i>	scarlet robin		C		1
animals	birds	Phalacrocoracidae	<i>Microcarbo melanoleucus</i>	little pied cormorant		C		1
animals	birds	Phalacrocoracidae	<i>Phalacrocorax sulcirostris</i>	little black cormorant		C		1
animals	birds	Phasianidae	<i>Synoicus ypsilophorus</i>	brown quail		C		1
animals	birds	Podargidae	<i>Podargus strigoides</i>	tawny frogmouth		C		4
animals	birds	Podicipedidae	<i>Tachybaptus novaehollandiae</i>	Australasian grebe		C		1
animals	birds	Pomatostomidae	<i>Pomatostomus temporalis</i>	grey-crowned babbler		C		1
animals	birds	Psittaculidae	<i>Alisterus scapularis</i>	Australian king-parrot		C		4
animals	birds	Psittaculidae	<i>Parvipsitta pusilla</i>	little lorikeet		C		1
animals	birds	Psittaculidae	<i>Platycercus adscitus</i>	pale-headed rosella		C		3
animals	birds	Psittaculidae	<i>Trichoglossus chlorolepidotus</i>	scaly-breasted lorikeet		C		2
animals	birds	Psittaculidae	<i>Trichoglossus moluccanus</i>	rainbow lorikeet		C		3
animals	birds	Psophodidae	<i>Psophodes olivaceus</i>	eastern whipbird		C		1
animals	birds	Ptilonorhynchidae	<i>Ailuroedus crassirostris</i>	green catbird		C		1
animals	birds	Rallidae	<i>Porphyrio melanotus</i>	purple swamphen		C		1
animals	birds	Rhipiduridae	<i>Rhipidura albiscapa</i>	grey fantail		C		3
animals	birds	Rhipiduridae	<i>Rhipidura leucophrys</i>	willie wagtail		C		2
animals	birds	Strigidae	<i>Ninox boobook</i>	southern boobook		C		2
animals	birds	Strigidae	<i>Ninox strenua</i>	powerful owl		V		1
animals	birds	Threskiornithidae	<i>Threskiornis molucca</i>	Australian white ibis		C		2
animals	birds	Threskiornithidae	<i>Threskiornis spinicollis</i>	straw-necked ibis		C		4
animals	birds	Zosteropidae	<i>Zosterops lateralis</i>	silvereye		C		1
animals	mammals	Canidae	<i>Canis familiaris (dingo)</i>	dingo				3
animals	mammals	Dasyuridae	<i>Antechinus flavipes flavipes</i>	yellow-footed antechinus (south-east Queensland)		C		5
animals	mammals	Dasyuridae	<i>Antechinus sp.</i>			C		3
animals	mammals	Dasyuridae	<i>Phascogale tapoatafa tapoatafa</i>	brush-tailed phascogale		C		4
animals	mammals	Dasyuridae	<i>Sminthopsis murina</i>	common dunnart		C		1
animals	mammals	Macropodidae	<i>Macropus giganteus</i>	eastern grey kangaroo		C		12
animals	mammals	Macropodidae	<i>Notamacropus rufogriseus</i>	red-necked wallaby		C		17
animals	mammals	Macropodidae	<i>Wallabia bicolor</i>	swamp wallaby		C		2
animals	mammals	Molossidae	<i>Austronomus australis</i>	white-striped freetail bat		C		1
animals	mammals	Muridae	<i>Pseudomys gracilicaudatus</i>	eastern chestnut mouse		C		1
animals	mammals	Muridae	<i>Rattus fuscipes</i>	bush rat		C		1
animals	mammals	Muridae	<i>Rattus tunneyi</i>	pale field-rat		C		1
animals	mammals	Peramelidae	<i>Isoodon macrourus</i>	northern brown bandicoot		C		2
animals	mammals	Petauridae	<i>Petaurus australis australis</i>	yellow-bellied glider (southern subspecies)		V	V	2
animals	mammals	Phalangeridae	<i>Trichosurus vulpecula</i>	common brushtail possum		C		17
animals	mammals	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala		E	E	177

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	mammals	Pseudocheiridae	<i>Petauroides armillatus</i>	central greater glider	E		E	1/1
animals	mammals	Pseudocheiridae	<i>Pseudocheirus peregrinus</i>	common ringtail possum	C			1
animals	mammals	Pteropodidae	<i>Pteropus alecto</i>	black flying-fox	C			2
animals	mammals	Pteropodidae	<i>Pteropus poliocephalus</i>	grey-headed flying-fox	C		V	2
animals	mammals	Pteropodidae	<i>Pteropus scapulatus</i>	little red flying-fox	C			1
animals	mammals	Pteropodidae	<i>Pteropus sp.</i>		C			1
animals	mammals	Tachyglossidae	<i>Tachyglossus aculeatus</i>	short-beaked echidna		SL		3
animals	ray-finned fishes	Ambassidae	<i>Ambassis agassizii</i>	Agassiz's glassfish				8
animals	ray-finned fishes	Anguillidae	<i>Anguilla australis</i>	southern shortfin eel				4
animals	ray-finned fishes	Anguillidae	<i>Anguilla reinhardtii</i>	longfin eel				23
animals	ray-finned fishes	Atherinidae	<i>Craterocephalus stercusmuscarum</i>	flyspecked hardyhead				1
animals	ray-finned fishes	Eleotridae	<i>Gobiomorphus australis</i>	striped gudgeon				22
animals	ray-finned fishes	Eleotridae	<i>Hypseleotris compressa</i>	empire gudgeon				17
animals	ray-finned fishes	Eleotridae	<i>Hypseleotris galii</i>	firetail gudgeon				23
animals	ray-finned fishes	Eleotridae	<i>Hypseleotris klunzingeri</i>	western carp gudgeon				20
animals	ray-finned fishes	Eleotridae	<i>Philypnodon grandiceps</i>	flathead gudgeon				8
animals	ray-finned fishes	Eleotridae	<i>Philypnodon macrostomus</i>	dwarf flathead gudgeon				3
animals	ray-finned fishes	Melanotaeniidae	<i>Melanotaenia duboulayi</i>	crimsonspotted rainbowfish				23
animals	ray-finned fishes	Mugilidae	<i>Mugil cephalus</i>	sea mullet				19
animals	ray-finned fishes	Mugilidae	<i>Trachystoma petardi</i>	pinkeye mullet				5
animals	ray-finned fishes	Percichthyidae	<i>Macquaria novemaculeata</i>	Australian bass				2
animals	ray-finned fishes	Plotosidae	<i>Tandanus tandanus</i>	freshwater catfish				3
animals	ray-finned fishes	Pseudomugilidae	<i>Pseudomugil signifer</i>	Pacific blue eye				15
animals	ray-finned fishes	Retropinnidae	<i>Retropinna semoni</i>	Australian smelt				9
animals	ray-finned fishes	Scorpaenidae	<i>Notesthes robusta</i>	bullrout				2
animals	ray-finned fishes	Terapontidae	<i>Leiopotherapon unicolor</i>	spangled perch				16
animals	reptiles	Agamidae	<i>Intellagama lesueurii</i>	eastern water dragon		C		3
animals	reptiles	Agamidae	<i>Pogona barbata</i>	bearded dragon		C		4
animals	reptiles	Colubridae	<i>Dendrelaphis punctulatus</i>	green tree snake		C		1
animals	reptiles	Elapidae	<i>Cryptophis nigrescens</i>	eastern small-eyed snake		C		1
animals	reptiles	Elapidae	<i>Demansia psammophis</i>	yellow-faced whipsnake		C		2/1
animals	reptiles	Gekkonidae	<i>Gehyra dubia</i>	dubious dtella		C		1
animals	reptiles	Scincidae	<i>Anomalopus verreauxii</i>	three-clawed worm-skink		C		1
animals	reptiles	Scincidae	<i>Calyptotis scutirostrum</i>	scute-snouted calyptotis		C		1
animals	reptiles	Scincidae	<i>Carlia pectoralis</i>	open-litter rainbow skink		C		1
animals	reptiles	Scincidae	<i>Carlia vivax</i>	tussock rainbow-skink		C		1
animals	reptiles	Scincidae	<i>Cryptoblepharus pulcher pulcher</i>	elegant snake-eyed skink		C		1
animals	reptiles	Scincidae	<i>Ctenotus taeniolatus</i>	copper-tailed skink		C		1
animals	reptiles	Scincidae	<i>Eulamprus quoyii</i>	eastern water skink		C		1
animals	reptiles	Scincidae	<i>Lampropholis delicata</i>	dark-flecked garden sunskink		C		1
animals	reptiles	Scincidae	<i>Lygisaurus foliorum</i>	tree-base litter-skink		C		1
animals	reptiles	Scincidae	<i>Tiliqua scincoides scincoides</i>	eastern bluetongue		C		1
animals	reptiles	Typhlopidae	<i>Anilius proximus</i>	proximus blind snake		C		1
animals	reptiles	Varanidae	<i>Varanus varius</i>	lace monitor		C		8
fungi	lecanoromycetes	Acarosporaceae	<i>Acarospora citrina</i>			C		1/1
fungi	lecanoromycetes	Caliciaceae	<i>Dirinaria flava</i>			C		1/1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
fungi	lecanoromycetes	Candelariaceae	<i>Candelariella aurella</i>			C		1/1
fungi	lecanoromycetes	Cladoniaceae	<i>Cladia glaucolivida</i>			C		1/1
fungi	lecanoromycetes	Cladoniaceae	<i>Thysanothecium scutellatum</i>			C		1/1
fungi	lecanoromycetes	Lecanoraceae	<i>Lecanora</i>					1/1
fungi	lecanoromycetes	Lecanoraceae	<i>Lecanora oreinoides</i>			C		1/1
fungi	lecanoromycetes	Lecideaceae	<i>Paraporpidia glauca</i>			C		1/1
fungi	lecanoromycetes	Parmeliaceae	<i>Parmotrema subsumptum</i>			C		1/1
fungi	lecanoromycetes	Pertusariaceae	<i>Pertusaria xanthoplaca</i>			C		1/1
fungi	lecanoromycetes	Physciaceae	<i>Rinodina moziana</i>			C		1/1
fungi	lecanoromycetes	Teloschistaceae	<i>Caloplaca</i>					1/1
fungi	lecanoromycetes	Teloschistaceae	<i>Caloplaca crenulatella</i>			C		2/2
plants	land plants	Campanulaceae	<i>Lobelia quadrangularis</i>			SL		1/1
plants	land plants	Myrtaceae	<i>Melaleuca irbyana</i>			E		14/5
plants	land plants	Myrtaceae	<i>Rhodomyrtus psidioides</i>	native guava		CR	CE	1/1
plants	land plants	Najadaceae	<i>Najas marina</i>			SL		1/1
plants	land plants	Najadaceae	<i>Najas tenuifolia</i>	water nymph		SL		1/1
plants	land plants	Rubiaceae	<i>Asperula geminifolia</i>			C		1/1
plants	land plants	Sematophyllaceae	<i>Sematophyllum subhumile var. contiguum</i>			C		1/1

CODES

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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: Introduced
Queensland status: All
Records: Confirmed
Date: Since 1980
Latitude: -27.7904
Longitude: 152.9801
Distance: 5
Email: christopher@28south.com.au
Date submitted: Tuesday 15 Aug 2023 14:55:28
Date extracted: Tuesday 15 Aug 2023 15:00:08

The number of records retrieved = 28

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Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Bufo	<i>Rhinella marina</i>	cane toad	Y			14
animals	birds	Anatidae	<i>Anas platyrhynchos</i>	northern mallard	Y			2
animals	birds	Cacatuidae	<i>Cacatua tenuirostris</i>	long-billed corella	Y	C		1
animals	birds	Columbidae	<i>Columba livia</i>	rock dove	Y			1
animals	birds	Columbidae	<i>Spilopelia chinensis</i>	spotted dove	Y			1
animals	birds	Sturnidae	<i>Acridotheres tristis</i>	common myna	Y			3
animals	mammals	Canidae	<i>Canis familiaris</i>	dog	Y			1
animals	mammals	Canidae	<i>Vulpes vulpes</i>	red fox	Y			9
animals	mammals	Felidae	<i>Felis catus</i>	cat	Y			7
animals	mammals	Leporidae	<i>Lepus europaeus</i>	European brown hare	Y			3
animals	mammals	Muridae	<i>Mus musculus</i>	house mouse	Y			2
animals	mammals	Muridae	<i>Rattus norvegicus</i>	brown rat	Y			1
animals	mammals	Muridae	<i>Rattus rattus</i>	black rat	Y			6
animals	ray-finned fishes	Cichlidae	<i>Oreochromis mossambica</i>	Mozambique mouthbrooder	Y			7
animals	ray-finned fishes	Cyprinidae	<i>Cyprinus carpio</i>	European carp	Y			17
animals	ray-finned fishes	Poeciliidae	<i>Gambusia holbrooki</i>	mosquitofish	Y			24
plants	land plants	Amaranthaceae	<i>Alternanthera pungens</i>	khaki weed	Y			1/1
plants	land plants	Anacardiaceae	<i>Schinus terebinthifolius</i>		Y			1/1
plants	land plants	Asteraceae	<i>Senecio madagascariensis</i>	fireweed	Y			1/1
plants	land plants	Cyperaceae	<i>Cyperus rotundus</i>	nutgrass	Y			1
plants	land plants	Hydrocharitaceae	<i>Limnobium laevigatum</i>		Y			1/1
plants	land plants	Leguminosae	<i>Gleditsia triacanthos</i>	honey locust	Y			1/1
plants	land plants	Moraceae	<i>Morus alba</i>	white mulberry	Y			1/1
plants	land plants	Poaceae	<i>Cynodon dactylon var. dactylon</i>		Y			1/1
plants	land plants	Poaceae	<i>Paspalum distichum</i>	water couch	Y			1/1
plants	land plants	Rubiaceae	<i>Richardia brasiliensis</i>	white eye	Y			1/1
plants	land plants	Rutaceae	<i>Severinia buxifolia</i>		Y			1/1
plants	land plants	Salicaceae	<i>Dovyalis caffra</i>	kei apple	Y			1/1

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

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Attachment 6



Vegetation management report

For Lot: 1 Plan: RP193885

15/08/2023

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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: 1 Plan: RP193885, are listed in Table 1.

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

Lot	Plan	Tenure	Property title area (sq metres)
1	RP193885	Freehold	20,460

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

Does this property have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

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

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 1 Plan: RP193885, 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: 1 Plan: RP193885

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: 2.05ha

Vegetation category	Area (ha)
Category C	1.5
Category X	0.6

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
12.9-10.12	Endangered	C	0.45	Mixed woodland usually containing <i>Corymbia intermedia</i> , <i>Angophora leiocarpa</i> and at least the presence of <i>Eucalyptus seeana</i> on sedimentary rocks	Sparse
12.9-10.2	Least concern	C	0.74	<i>Corymbia citriodora</i> subsp. <i>variegata</i> +/- <i>Eucalyptus crebra</i> open forest on sedimentary rocks	Mid-dense
12.9-10.7	Of concern	C	0.30	<i>Eucalyptus crebra</i> +/- <i>E. tereticornis</i> , <i>Corymbia tessellaris</i> , <i>Angophora</i> spp. and <i>E. melanophloia</i> woodland on sedimentary rocks	Sparse
non-rem	None	X	0.56	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

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
860	Phascolarctos cinereus	koala	E	Open forests and woodlands containing Eucalyptus, Corymbia, Lophostemon or Melaleuca trees having a trunk of a diameter of more than 10cm at 1.3m above the ground. Tree species used for food and habitat varies across the state and can include: Corymbia citriodora, Corymbia henryi, Corymbia intermedia, Eucalyptus acmenoides, Eucalyptus bancroftii, Eucalyptus biturbinata, Eucalyptus blakelyi, Eucalyptus brownii, Eucalyptus camaldulensis, Eucalyptus carnea, Eucalyptus chloroclada, Eucalyptus coolabah, Eucalyptus crebra, Eucalyptus dealbata, Eucalyptus drepanophylla, Eucalyptus dunnii, Eucalyptus eugenioides, Eucalyptus exserta, Eucalyptus fibrosa, Eucalyptus grandis, Eucalyptus helidonica, Eucalyptus latisinensis, Eucalyptus longirostrata, Eucalyptus major, Eucalyptus melanophloia, Eucalyptus melliodora, Eucalyptus microcarpa, Eucalyptus microcorys, Eucalyptus microtheca, Eucalyptus moluccana, Eucalyptus montivaga, Eucalyptus orgadophila, Eucalyptus papuana, Eucalyptus pilularis, Eucalyptus platyphylla, Eucalyptus populnea, Eucalyptus portuensis, Eucalyptus propinqua, Eucalyptus racemosa, Eucalyptus resinifera, Eucalyptus robusta, Eucalyptus saligna, Eucalyptus seeana, Eucalyptus siderophloia, Eucalyptus sideroxylon, Eucalyptus tereticornis, Eucalyptus thozetiana, Eucalyptus tindaliae, Eucalyptus umbra, Lophostemon confertus, Melaleuca leucadendra, Melaleuca quinquenervia.	Sea level to 1000m.	None	Riparian areas, plains and hill/escarpment slopes.

Label	Regional Ecosystem (mandatory unless otherwise specified)
860	4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.8, 4.3.10, 4.3.11, 4.5.3, 4.5.5, 4.5.6, 4.5.8, 4.5.9, 4.7.1, 4.7.7, 4.7.8, 4.9.6, 4.9.10, 4.9.12, 4.9.17, 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.7, 6.3.8, 6.3.9, 6.3.11, 6.3.12, 6.3.17, 6.3.18, 6.3.22, 6.3.24, 6.3.25, 6.4.1, 6.4.2, 6.4.3, 6.4.4, 6.5.1, 6.5.2, 6.5.3, 6.5.5, 6.5.6, 6.5.7, 6.5.8, 6.5.9, 6.5.10, 6.5.11, 6.5.13, 6.5.14, 6.5.15, 6.5.16, 6.5.17, 6.5.18, 6.5.19, 6.6.2, 6.7.1, 6.7.2, 6.7.5, 6.7.6, 6.7.7, 6.7.9, 6.7.11, 6.7.12, 6.7.13, 6.7.14, 6.7.17, 6.9.3, 7.2.3, 7.2.4, 7.2.7, 7.2.11, 7.3.7, 7.3.8, 7.3.9, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.25, 7.3.26, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.47, 7.3.48, 7.3.50, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.8.7, 7.8.8, 7.8.10, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.5, 7.11.6, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.41, 7.11.42, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.48, 7.11.49, 7.11.50, 7.11.51, 7.12.4, 7.12.5, 7.12.17, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.33, 7.12.34, 7.12.35, 7.12.51, 7.12.52, 7.12.53, 7.12.54, 7.12.55, 7.12.56, 7.12.57, 7.12.58, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.63, 7.12.65, 7.12.66, 7.12.69, 8.1.5, 8.2.3, 8.2.6, 8.2.7, 8.2.8, 8.2.11, 8.2.12, 8.2.13, 8.2.14, 8.3.1, 8.3.2, 8.3.3, 8.3.5, 8.3.6, 8.3.8, 8.3.10, 8.3.11, 8.3.13, 8.5.1, 8.5.2, 8.5.3, 8.5.5, 8.5.6, 8.5.7, 8.9.1, 8.10.1, 8.11.1, 8.11.3, 8.11.4, 8.11.5, 8.11.6, 8.11.8, 8.11.10, 8.11.12, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.12, 8.12.14, 8.12.20, 8.12.22, 8.12.23, 8.12.25, 8.12.26, 8.12.27, 8.12.29, 8.12.31, 8.12.32, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.10, 9.3.11, 9.3.13, 9.3.14, 9.3.15, 9.3.16, 9.3.17, 9.3.19, 9.3.20, 9.3.21, 9.3.22, 9.3.27, 9.4.1, 9.4.2, 9.5.1, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.10, 9.5.11, 9.5.12, 9.5.15, 9.5.16, 9.5.17, 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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

No Class B

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 1 Plan: RP193885.

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.

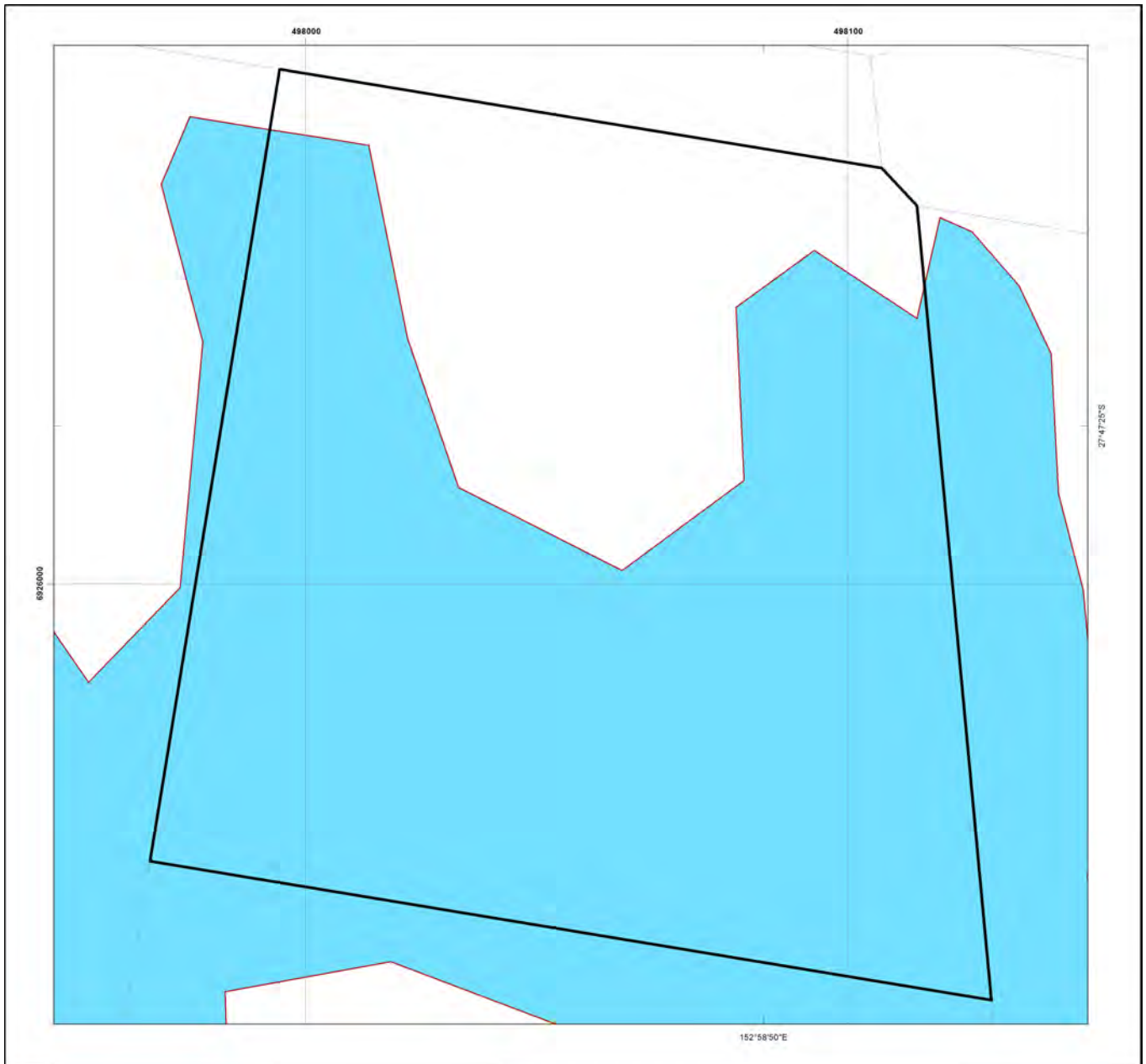
Coastal/non-coastal map

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



Regulated Vegetation Management Map

Legend

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



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 in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

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

Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.



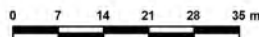
4.2 Vegetation management supporting map



Vegetation Management Supporting Map

Legend

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



This product is projected into:
GDA 1994 MGA Zone 56

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

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

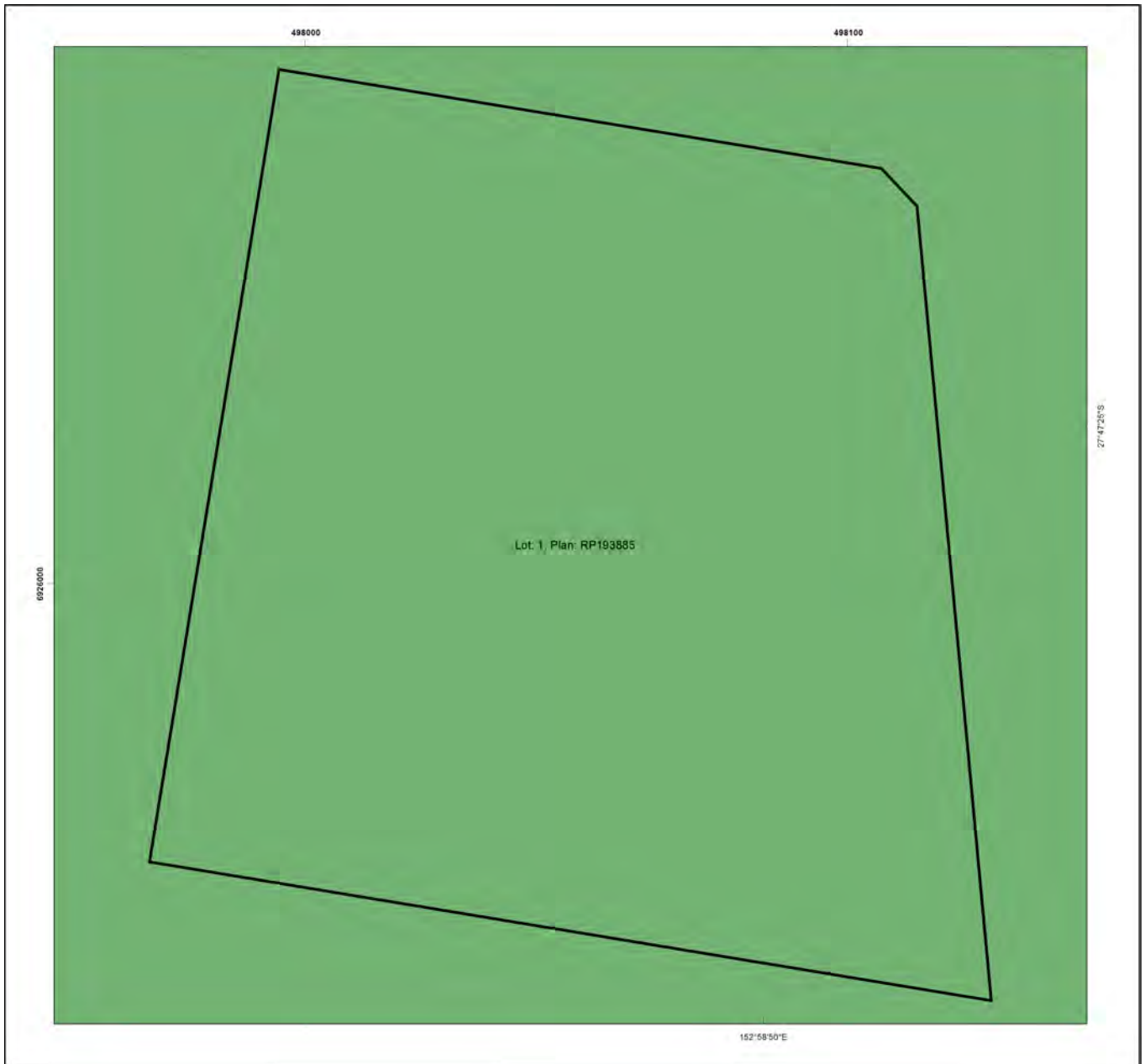
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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

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





Land parcel boundaries are provided as locational aid only.

4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Legend

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



This product is projected into:
GDA 1994 MGA Zone 56

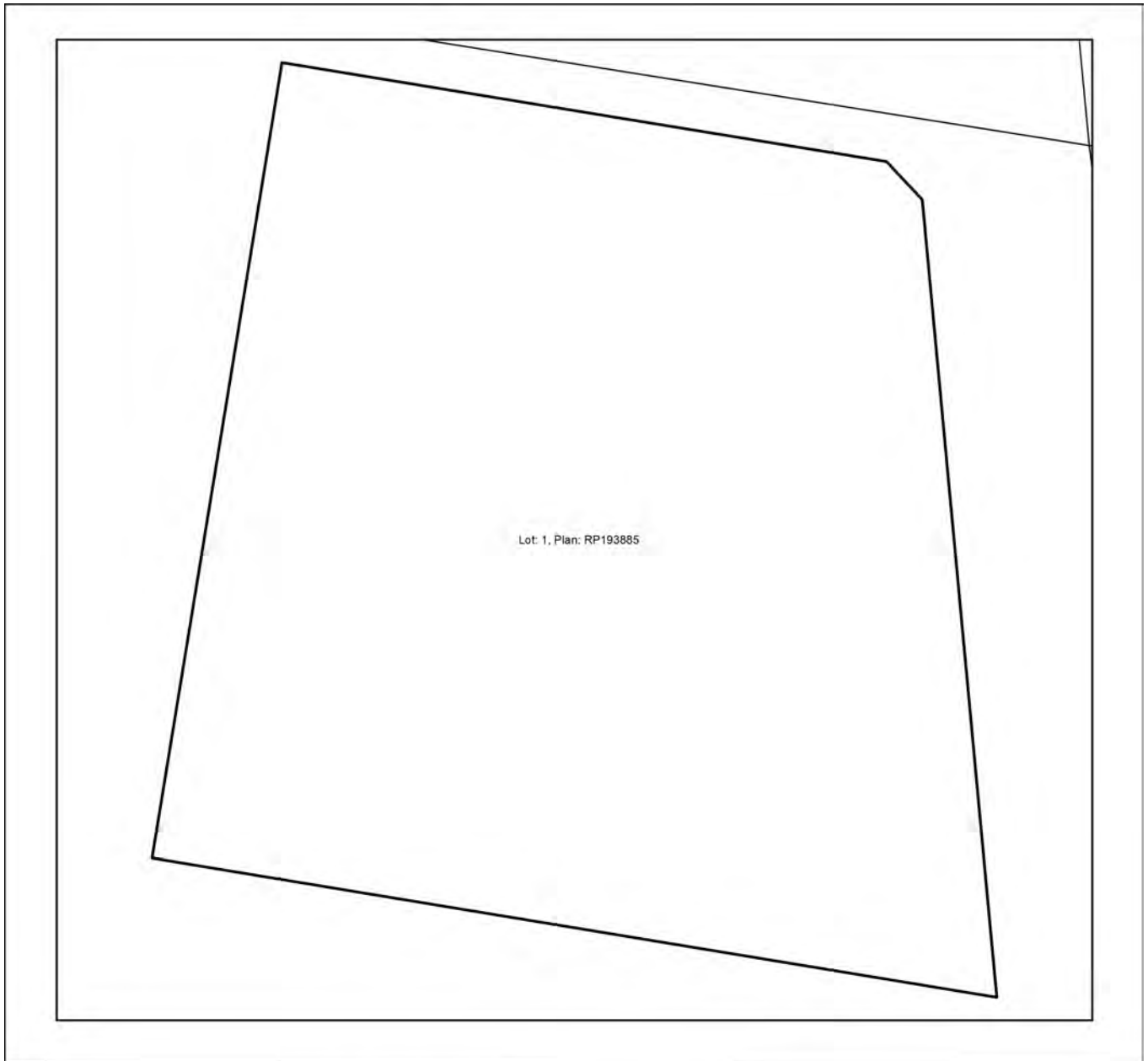
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Land parcel boundaries shown are provided as a locational aid only.











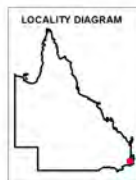
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



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

Legend

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



This product is projected into GDA 1994 MGA Zone 56

Disclaimer

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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

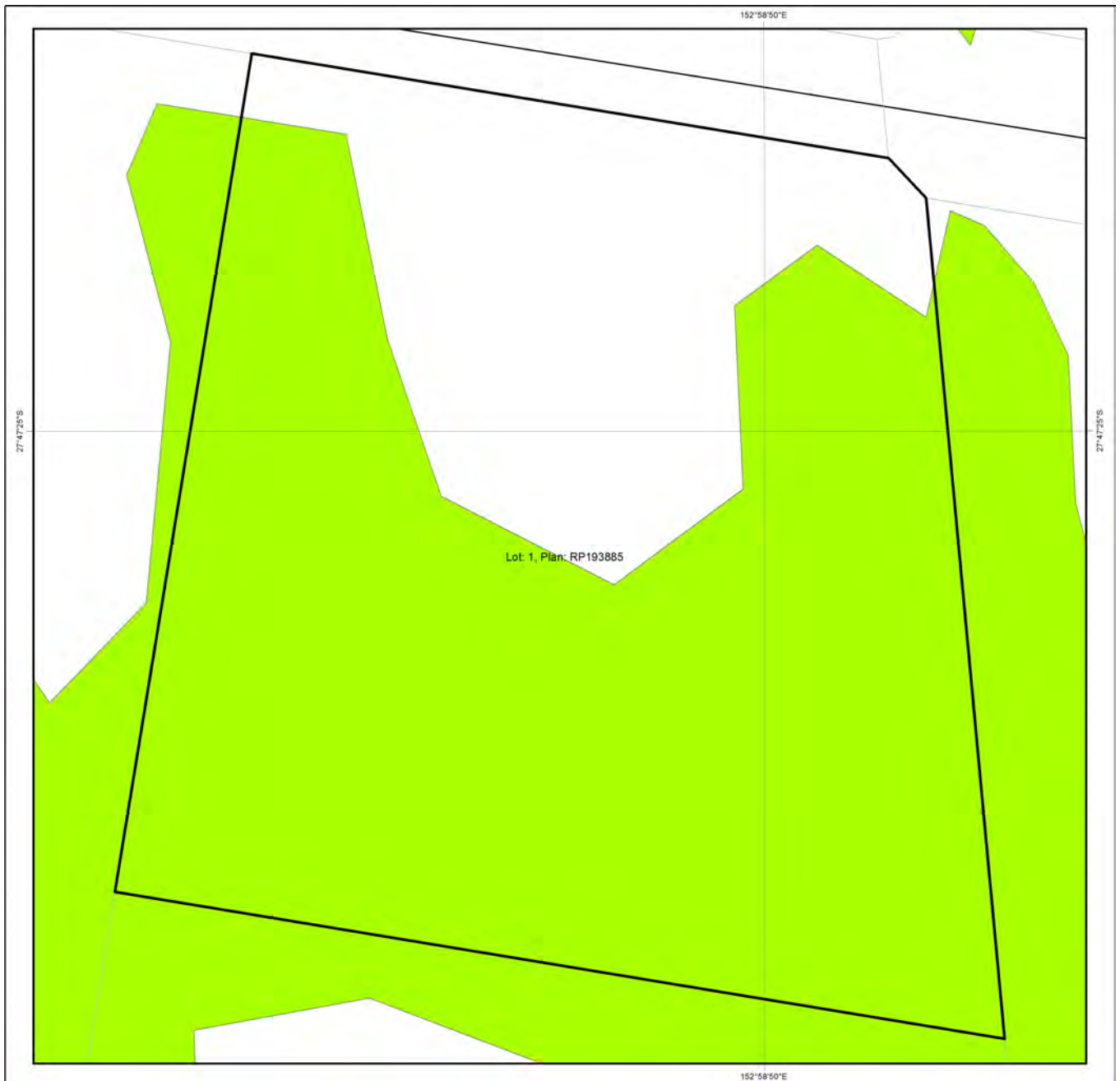
This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

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

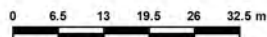
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request. 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 disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

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

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley,

Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:

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

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

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

Interfering with koala habitat means:

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

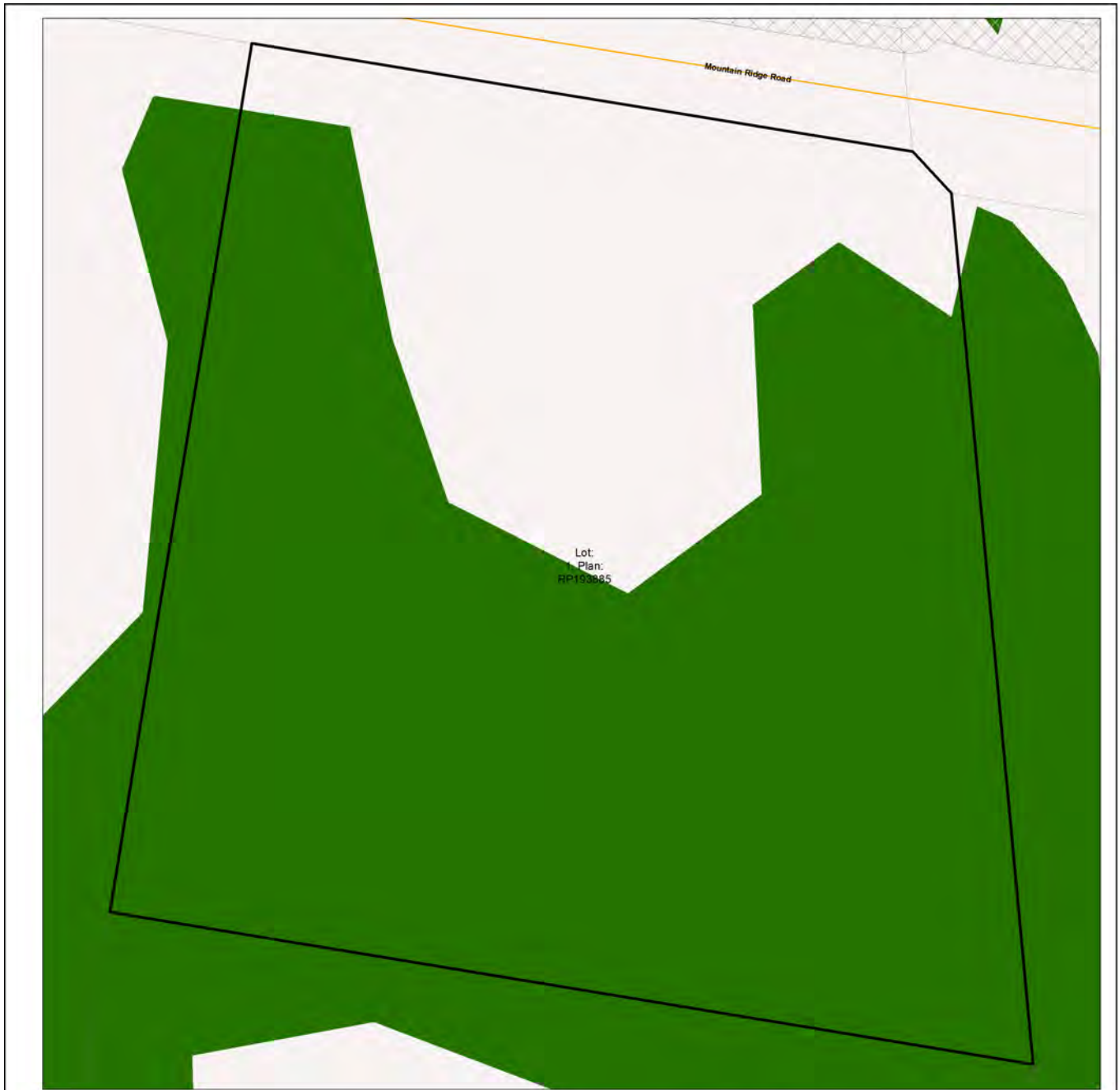
Visit <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

7. Koala protection framework details for Lot: 1 Plan: RP193885

7.1 Koala districts













Koala District A

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

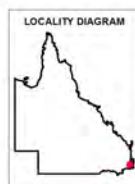


Koala priority area, koala habitat area and identified koala broad-hectare area map

Legend

-  Selected Lot and Plan
-  Koala habitat area (core)
-  Koala habitat area (locally refined)
-  Koala priority area
-  Identified koala broad-hectare area
-  Cadastral Boundaries
-  Towns
-  Highway
-  Connector
-  Street/Local Road
-  Major rivers/creeks
-  Queensland

The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.



Disclaimer:
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

In order to ensure that the most recent map for an area of interest can be accessed, prior to the annual update, a register of changes made to koala habitat areas as a result of the map amendment process will be available at:
<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/>.
The register will include lot on plan for the change, the date the decision was made and the map issued to the landholder which shows areas determined to be koala habitat areas.

7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

Legend

-  Selected Lot and Plan
-  Koala habitat area (core)
-  Towns
-  Highway
-  Connector
-  Street/Local Road
-  Major rivers/creeks
-  Queensland



N



0 9 18 27 36 45 m



This product is projected into GDA 1994 MGA Zone 56

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The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.

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8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 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

Attachment 7

Tree ID	Genus	DBH (mm)	Multistem	Multistem Value	Tree Height (m)	Crown Width (m)	Tree Health	Health Comment	Tree Structure	Structure Comment	Habitat Features	Status	Comments	TPZ (m)
3	Eucalyptus crebra	260	No		12	5	Good	Typical	Good	Typical	No visible habitat features	Retain		3.1
4	Eucalyptus tereticornis	260	2 stems		12	6	Good	Typical	Good	Typical	No visible habitat features	TBC		3.1
5	Eucalyptus tereticornis	290	No		14	8	Good	Typical	Good	Typical	No visible habitat features	Retain		3.5
6	Eucalyptus tereticornis	310	No		15	9	Good	Typical	Good	Typical	No visible habitat features	Remove		3.7
7	Eucalyptus tereticornis	250	No		12	5	Good	Typical	Good	Typical	No visible habitat features	TBC		3.0
8	Eucalyptus tereticornis	230	No		11	6	Good	Typical	Good	Typical	No visible habitat features	Remove		2.8
9	Corymbia citriodora subsp. citriodora	280	No		12	6	Good	Typical	Good	Typical	No visible habitat features	Retain		3.4
10	Corymbia citriodora subsp. citriodora	230	No		12	6	Good	Typical	Good	Typical	No visible habitat features	Retain		2.8
11	Corymbia citriodora subsp. citriodora	370	No		19	12	Good	Typical	Good	Typical	No visible habitat features	Retain		4.4
12	Angophora leiocarpa	280	No		12	8	Fair	Sparse	Fair	Typical	No visible habitat features	Retain		3.4
13	Eucalyptus tereticornis	280	2 stems		10	7	Good	Typical	Fair	Typical	No visible habitat features	Retain		3.4
14	Eucalyptus tereticornis	280	No		12	8	Good	Typical	Good	Typical	No visible habitat features	Retain		3.4
15	Eucalyptus tereticornis	340	No		18	12	Good	Typical	Good	Typical	No visible habitat features	Remove		4.1
16	Eucalyptus tereticornis	290	No		12	9	Good	Typical	Good	Typical	No visible habitat features	Remove		3.5
17	Eucalyptus tereticornis	310	No		14	10	Good	Typical	Good	Typical	No visible habitat features	Remove		3.7
18	Corymbia intermedia	250	3 stems		10	8	Good	Typical	Fair	Typical	No visible habitat features	Remove		3.0
19	Eucalyptus tereticornis	480	No		22	15	Good	Typical	Good	Typical	No visible habitat features	Remove		5.8
20	Corymbia citriodora subsp. citriodora	650	No		24	15	Good	Typical	Good	Typical	No visible habitat features	Remove		7.8
21	Eucalyptus tereticornis	1200	No		25	18	Good	Typical	Good	Typical	No visible habitat features	Remove		14.4
22	Eucalyptus fibrosa	260	No		12	8	Good	Typical	Good	Typical	No visible habitat features	Remove		3.1
23	Eucalyptus crebra	180	No		10	6	Good	Typical	Good	Typical	No visible habitat features	Remove		2.2
24	Corymbia citriodora subsp. citriodora	660	No		23	12	Good	Typical	Good	Typical	No visible habitat features	Remove		7.9
25	Corymbia citriodora subsp. citriodora	750	No		23	12	Good	Typical	Good	Typical	No visible habitat features	Remove		9.0
26	Eucalyptus tereticornis	300	2 stems		12	8	Fair	Crown Decline	Good	Poor Form	No visible habitat features	Remove		3.6
27	Corymbia intermedia	280	2 stems		11	8	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.4
28	Eucalyptus tereticornis	1100	No		21	15	Fair	Sparse	Fair	Poor Form	Large Hollow	Remove	several broken branch potential hollows	13.2
29	Eucalyptus tereticornis	330	No		15	10	Good	Typical	Good	Typical	No visible habitat features	Remove		4.0
30	Eucalyptus crebra	360	No		20	12	Good	Typical	Good	Typical	No visible habitat features	Remove		4.3
31	Eucalyptus crebra	250	No		10	5	Good	Typical	Good	Typical	No visible habitat features	Remove		3.0
32	Eucalyptus tereticornis	220	No		8	4	Good	Typical	Good	Typical	No visible habitat features	Remove		2.6
33	Corymbia citriodora subsp. citriodora	330	No		14	8	Good	Typical	Good	Typical	No visible habitat features	Remove		4.0
34	Eucalyptus tereticornis	290	No		12	8	Good	Typical	Good	Typical	No visible habitat features	Remove		3.5
35	Corymbia intermedia	150	No		6	2	Good	Typical	Good	Typical	No visible habitat features	Remove		2.0
36	Lophostemon suaveolens	260	2 stems		10	6	Good	Typical	Good	Typical	No visible habitat features	Remove		3.1
37	Corymbia intermedia	320	No		15	8	Good	Typical	Good	Typical	No visible habitat features	Remove		3.8
38	Corymbia intermedia	370	No		18	9	Good	Typical	Good	Typical	No visible habitat features	Remove		4.4
39	Eucalyptus tereticornis	760	No		23	15	Good	Typical	Good	Typical	No visible habitat features	Remove		9.1
40	Corymbia intermedia	260	No		12	7	Good	Typical	Good	Typical	No visible habitat features	Remove		3.1
41	Eucalyptus crebra	660	No		22	14	Good	Typical	Good	Typical	No visible habitat features	Remove		7.9
42	Eucalyptus tereticornis	560	No		22	12	Good	Typical	Good	Typical	No visible habitat features	Remove		6.7
43	Lophostemon suaveolens	230	No		9	5	Good	Typical	Good	Typical	No visible habitat features	Remove		2.8
44	Lophostemon suaveolens	230	No		9	5	Good	Typical	Good	Typical	No visible habitat features	Remove		2.8
45	Lophostemon suaveolens	290	No		12	8	Good	Typical	Good	Typical	No visible habitat features	Remove		3.5
46	Eucalyptus tereticornis	260	No		9	5	Good	Typical	Good	Typical	No visible habitat features	TBC		3.1
47	Eucalyptus tereticornis	220	No		12	5	Good	Typical	Good	Typical	No visible habitat features	Remove		2.6
48	Eucalyptus tereticornis	250	No		12	6	Good	Typical	Good	Typical	No visible habitat features	Remove		3.0
49	Eucalyptus tereticornis	320	No		14	9	Good	Typical	Good	Typical	No visible habitat features	Remove		3.8
50	Corymbia intermedia	180	3 stems		9	4	Good	Typical	Good	Typical	No visible habitat features	Remove		2.2
51	Lophostemon suaveolens	340	No		12	9	Good	Typical	Good	Typical	No visible habitat features	Remove		4.1
52	Eucalyptus tereticornis	330	No		16	8	Good	Typical	Good	Typical	No visible habitat features	Remove		4.0
53	Eucalyptus tereticornis	260	No		12	6	Good	Typical	Good	Typical	No visible habitat features	Remove		3.1
54	Eucalyptus tereticornis	280	No		12	7	Good	Typical	Good	Typical	No visible habitat features	Remove		3.4
55	Corymbia citriodora subsp. citriodora	150	No		13	5	Good	Typical	Good	Typical	No visible habitat features	Remove		2.0
56	Corymbia citriodora subsp. citriodora	150	No		10	5	Good	Typical	Good	Typical	No visible habitat features	Remove		2.0
57	Corymbia citriodora subsp. citriodora	350	No		18	12	Good	Typical	Good	Typical	No visible habitat features	Remove		4.2
58	Eucalyptus tereticornis	320	No		16	10	Good	Typical	Good	Typical	No visible habitat features	Remove		3.8
59	Eucalyptus tereticornis	880	No		23	14	Fair	Sparse	Fair	Typical	No visible habitat features	Remove		10.6
60	Corymbia tessellaris	260	No		14	8	Fair	Sparse	Fair	Typical	No visible habitat features	Remove		3.1
61	Corymbia intermedia	560	No		19	12	Good	Typical	Good	Typical	No visible habitat features	Remove		6.7
62	Corymbia citriodora subsp. citriodora	370	No		18	10	Good	Typical	Good	Typical	No visible habitat features	Remove		4.4
63	Eucalyptus tereticornis	250	No		11	6	Good	Typical	Good	Typical	No visible habitat features	Remove		3.0
64	Corymbia intermedia	290	No		13	6	Good	Typical	Good	Typical	No visible habitat features	Remove		3.5
65	Corymbia citriodora subsp. citriodora	600	No		19	12	Good	Typical	Good	Typical	No visible habitat features	Remove		7.2
66	Corymbia citriodora subsp. citriodora	560	No		21	14	Good	Typical	Good	Typical	No visible habitat features	Remove		6.7
67	Eucalyptus tereticornis	340	No		15	10	Good	Typical	Good	Typical	No visible habitat features	Remove		4.1
68	Lophostemon suaveolens	220	No		8	6	Good	Typical	Good	Typical	No visible habitat features	Remove		2.6
69	Eucalyptus tereticornis	1100	No		24	15	Fair	Sparse	Fair	Typical	Large Hollow	TBC	potential for hollow	13.2
70	Eucalyptus tereticornis	310			18	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.7
71	Corymbia citriodora	314	2	270 160	11	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.8
72	Eucalyptus tereticornis	450			20	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		5.4
73	Corymbia citriodora	380			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.6
74	Eucalyptus tereticornis	220			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.6
75	Eucalyptus tereticornis	780			23	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		9.4
76	Corymbia intermedia	370			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.4
77	Eucalyptus tereticornis	650			24	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		7.8
78	Lophostemon suaveolens	330			12	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		4.0
79	Eucalyptus tereticornis	440			22	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		5.3

Tree ID	Genus	DBH (mm)	Multistem	Multistem Value	Tree Height (m)	Crown Width (m)	Tree Health	Health Comment	Tree Structure	Structure Comment	Habitat Features	Status	Comments	TPZ (m)
80	Eucalyptus tereticornis	280			20	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.4
81	Corymbia citriodora	750			21	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		9.0
82	Corymbia tessellaris	230			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.8
83	Eucalyptus tereticornis	650			26	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		7.8
84	Corymbia citriodora	340			22	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.1
85	Lophostemon suaveolens	220			10	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.6
86	Corymbia citriodora	250			14	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.0
87	Corymbia citriodora	240			12	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.9
88	Corymbia citriodora	360			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		4.3
89	Lophostemon suaveolens	220			10	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.6
90	Eucalyptus tereticornis	290			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.5
91	Corymbia intermedia	350			22	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.2
92	Corymbia citriodora	240			20	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.9
93	Eucalyptus tereticornis	810			28	5	Fair	Typical	Fair	Typical	No visible habitat features	TBC		9.7
94	Corymbia citriodora	390			21	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.7
95	Lophostemon suaveolens	397	3	130 250 280	13	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.8
96	Lophostemon suaveolens	420			14	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		5.0
97	Lophostemon suaveolens	250			13	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.0
98	Corymbia citriodora	380			20	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.6
99	Corymbia citriodora	200			11	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.4
100	Eucalyptus tereticornis	240			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.9
101	Eucalyptus tereticornis	300			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.6
102	Corymbia citriodora	233	2	200 120	11	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.8
103	Eucalyptus tereticornis	300			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.6
104	Corymbia citriodora	400			18	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		4.8
105	Lophostemon suaveolens	240			12	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.9
106	Corymbia citriodora	290			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		3.5
107	Eucalyptus tereticornis	360			22	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.3
108	Corymbia citriodora	370			21	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.4
109	Corymbia citriodora	260			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.1
110	Corymbia intermedia	600			20	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		7.2
111	Corymbia citriodora	460			22	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		5.5
112	Corymbia citriodora	400			21	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		4.8
113	Eucalyptus tereticornis	230			14	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.8
114	Eucalyptus tereticornis	220			14	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		2.6
115	Corymbia intermedia	270			15	5	Fair	Typical	Fair	Typical	No visible habitat features	Retain		3.2
116	Eucalyptus tereticornis	230			16	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		2.8
117	Lophostemon suaveolens	250			9	5	Fair	Typical	Fair	Typical	No visible habitat features	Remove		3.0

Attachment 8

Your Environmental Offset Estimate Report

IMPORTANT NOTICE

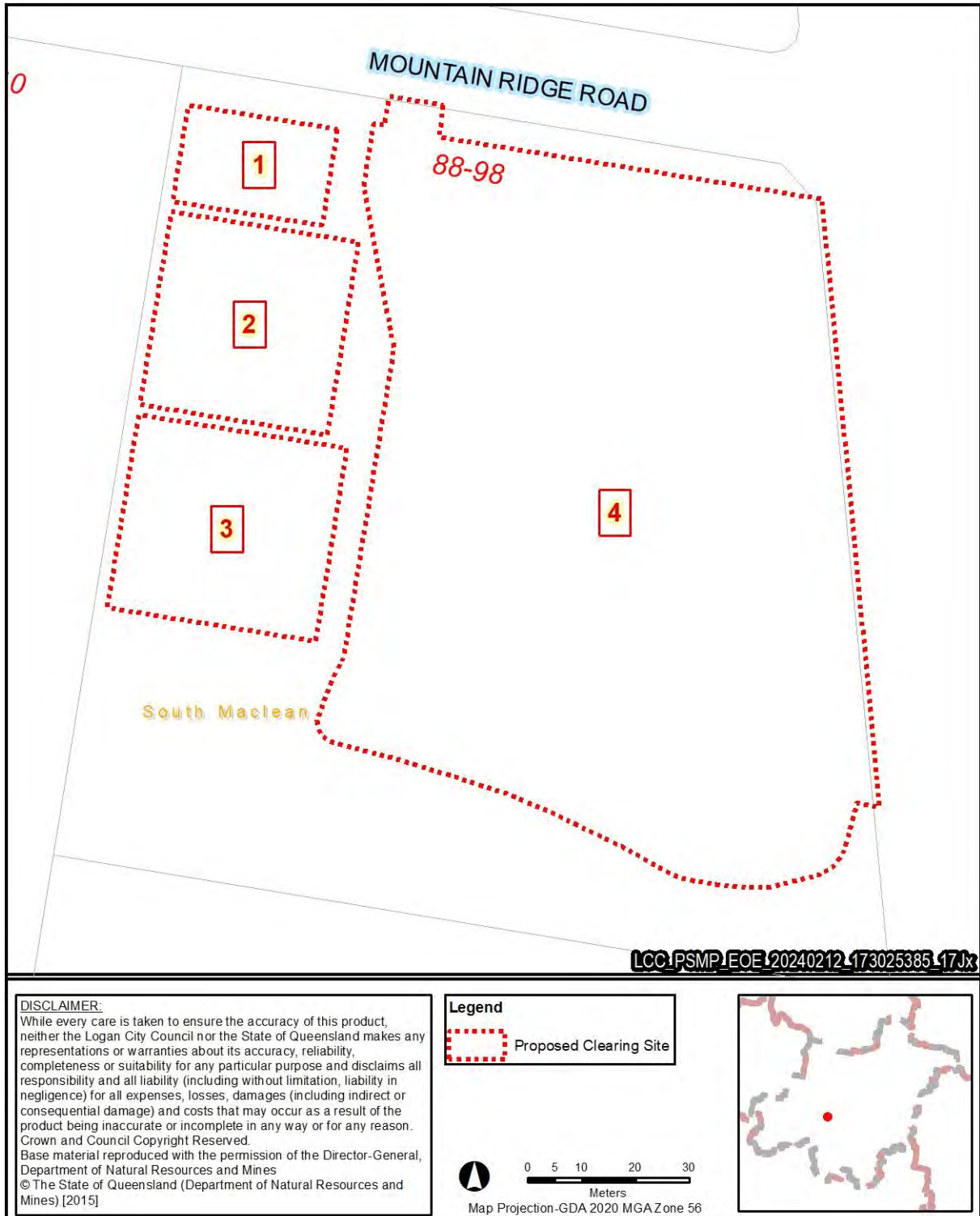
If you are proposing development that requires the clearing of vegetation, please contact Council to obtain further advice on (07) 3412 3412 or via email: Council@logan.qld.gov.au. Do not rely solely on the offset estimation report below.

City of Logan - Planning and Development

Environmental Offset Estimate Report

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

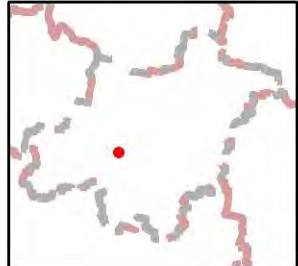
Request Received: 12/02/2024 05:30 PM



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© The State of Queensland (Department of Natural Resources and Mines) [2015]

Legend
Proposed Clearing Site

0 5 10 20 30
Meters
Map Projection-GDA 2020 MGA Zone 56



Environmental Offsets

Financial settlement offsets are calculated under the Logan Planning Scheme 2015 to offset the unavoidable clearing of protected native vegetation required as a result of development.

An environmental offset is an action such as planting trees or a payment made by the property owner to compensate for the environmental impacts of their development - usually associated with clearing [protected vegetation](#).

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

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

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

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

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

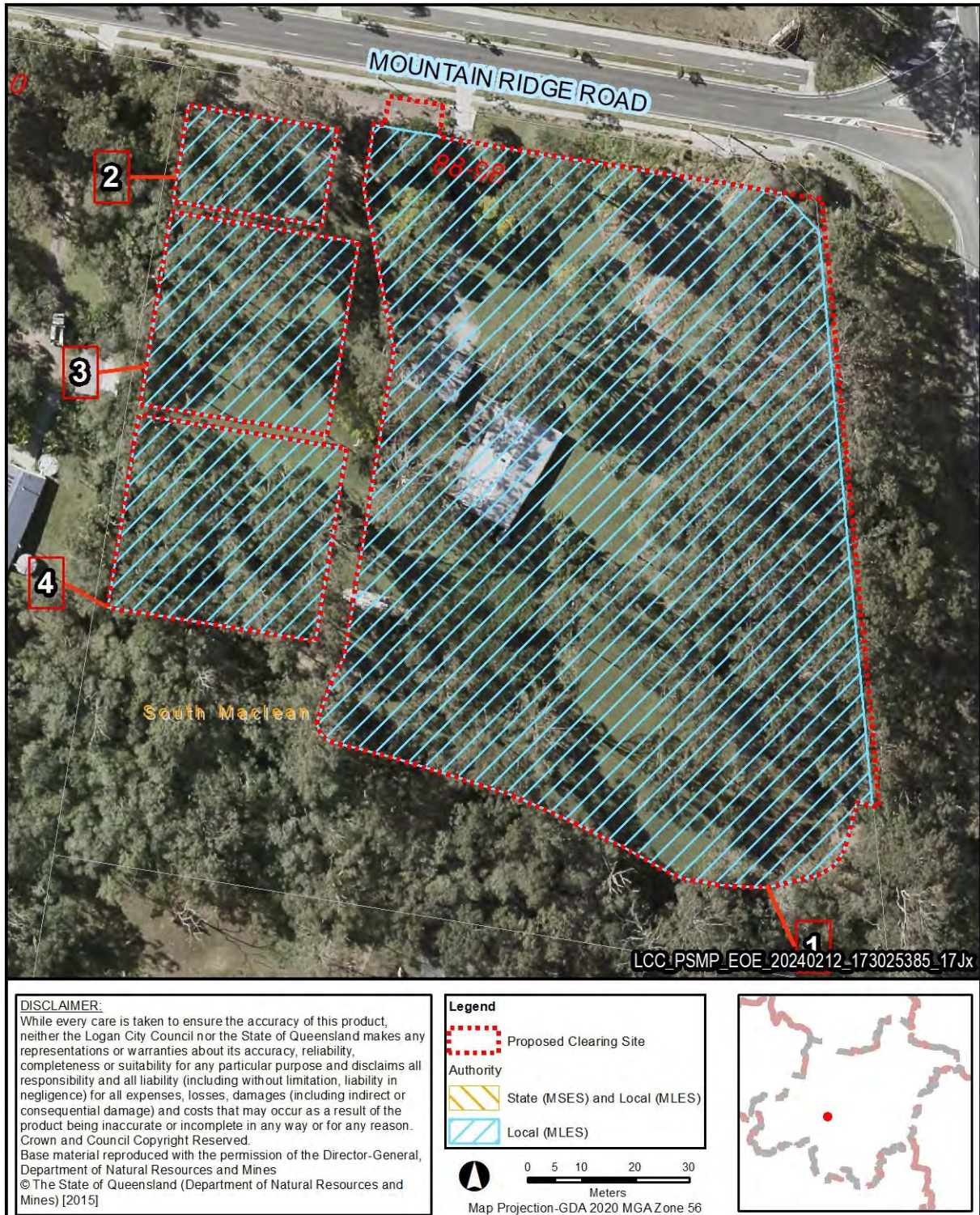
Important Information about this Estimate Report

This report:

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

Your Environmental Offset Map

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



Further information about the areas identified as being subject to environmental offsets is enclosed in the [Proposed Clearing Site - Ecological Significance and Values Map](#), which

contains detailed maps from [Figure 3.1.10.1 - Ecological Significance of the Logan Planning Scheme 2015](#). This information is used to determine the ecological value of the areas that are a Matter of Local Environmental Significance (MLES) which are subject to an environmental offset (shown in blue on the map above).

Financial Settlement Offset

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

Table 1: Estimate of financial settlement offset amount. (- Ref:LCC_PSMP_EOE_20240212_173025385_17Jx)

Proposed Clearing Site Part	Area (square metres)	Ecological Index*	Estimated Offset Amount
1: MLES-1	3,714.81628588729518	3.000000	\$10,077.75
1: MLES-2	7,241.57431756701772	13.000000	\$85,129.77
2: MLES-1	71.27705623510431	3.000000	\$193.36
2: MLES-2	431.83130558495048	13.000000	\$5,076.48
3: MLES-1	512.38560061754981	3.000000	\$1,390.03
3: MLES-2	754.42486948624173	13.000000	\$8,868.79
4: MLES-1	71.83316405465810	3.000000	\$194.87
4: MLES-2	1,336.13697348106143	13.000000	\$15,707.22
Total	14,134.27957291387975	9.908005	\$126,638.29

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

Primary and Secondary Vegetation Management Areas

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

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

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

Tree	Cost per tree
Native Tree	\$134.78
Native Habitat Tree	\$269.56

City of Logan - Planning and Development

Environmental Offset Estimate Report

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

More Information

You can learn more about environmental offsets using our [Vegetation Protection webpage](http://www.logan.qld.gov.au/vegetationprotection), or by contacting Council on the details below.

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



**City of Logan
Planning and Development**

**Proposed Clearing Site
Ecological Significance Map**

LEGEND:

- Ecological Significance**
- MLES 1 (> 0 and <= 12)
 - MLES 2 (> 12 and <= 22)
 - MLES 3 (> 22 and <= 32)
 - MLES 4 (> 32)

DISCLAIMER:
While every care is taken to ensure the accuracy of this product, neither the Logan City Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

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Map Projection: Universal Transverse Mercator
Horizontal Datum: GDA2020
Grid: Map Grid of Australia, Zone 56





Queensland Government home > For Queenslanders > Environment, land and water >
 Environment and pollution management > Environmental management > Environmental offsets >
 Financial settlement offset calculator

Financial settlement offset calculator

Payment details

Non-protected non-SEQ koala cost

On ground cost	\$0.00
Landholder incentive payment	\$0.00
Administrative cost	\$0.00
Total non-protected area cost	\$0.00

Protected area cost

Total protected area cost	\$0.00
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Logan City Council koala habitat area

Total on ground cost	\$67,176.00
Landholder incentive payment	\$116,721.66
Administrative cost	\$16,794.00
Total koala habitat cost for Logan City Council	\$200,691.66

Total cost

Grand total	\$200,691.66
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Total offset area: 3.3588 ha

Section 1

LGA

Logan City Council

Bioregion

Southeast Queensland

Subregion

Moreton Basin

Impact area

1.1196 ha

Notional offset area

3.3588 ha

Distinct matter area 1.1

Impact area: 1.1196 ha

Notional offset area: 3.3588 ha

Matter groups:

- 1.1.1: SEQ Koala Habitat

Logan City Council koala habitat

The notional offset area for this LGA is 3.3588 ha.

Sections, areas and matter groups used in calculations

Section	Bioregion / Marine (and waterways) zone	Subregion / Marine bioregion	Local government area (LGA)	Distinct matter area (DMA)	DMA impact area (ha)	DMA notional offset area (ha)	Matter group
1	Southeast Queensland	Moreton Basin	Logan City Council	1.1	1.1196	3.3588	1.1.1 SEQ Koala Habitat

Email these results

Email address



Contact

For any questions relating to the financial settlement offset calculator, please email the Offsets Team offsets@des.qld.gov.au (<mailto:offsets@des.qld.gov.au>).

For any questions relating to payment of a financial settlement offset, please email the Offset Fund Management and Delivery unit financialoffsets@des.qld.gov.au (<mailto:financialoffsets@des.qld.gov.au>).

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